

July 2022



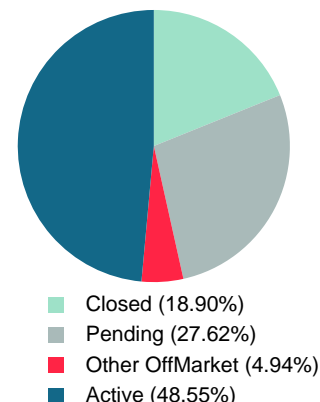
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 11, 2022 for MLS Technology Inc.

Compared Metrics	2021	July 2022	+/-%
Closed Listings	105	65	-38.10%
Pending Listings	95	95	0.00%
New Listings	111	117	5.41%
Average List Price	223,979	261,286	16.66%
Average Sale Price	220,912	263,337	19.20%
Average Percent of Selling Price to List Price	98.07%	100.78%	2.77%
Average Days on Market to Sale	18.28	20.06	9.77%
End of Month Inventory	240	167	-30.42%
Months Supply of Inventory	3.19	2.20	-30.95%



Absorption: Last 12 months, an Average of **76 Sales/Month Active Inventory** as of July 31, 2022 = **167**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2022 decreased **30.42%** to 167 existing homes available for sale. Over the last 12 months this area has had an average of 76 closed sales per month. This represents an unsold inventory index of **2.20** 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 **19.20%** in July 2022 to \$263,337 versus the previous year at \$220,912.

Average Days on Market Lengthens

The average number of **20.06** days that homes spent on the market before selling increased by 1.79 days or **9.77%** in July 2022 compared to last year's same month at **18.28** DOM.

Sales Success for July 2022 is Positive

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

There were 117 New Listings in July 2022, up **5.41%** from last year at 111. Furthermore, there were 65 Closed Listings this month versus last year at 105, a **-38.10%** decrease.

Closed versus Listed trends yielded a **55.6%** ratio, down from previous year's, July 2021, at **94.6%**, a **41.27%** 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

July 2022



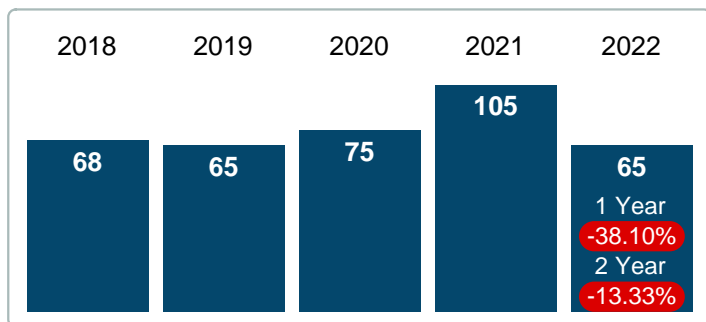
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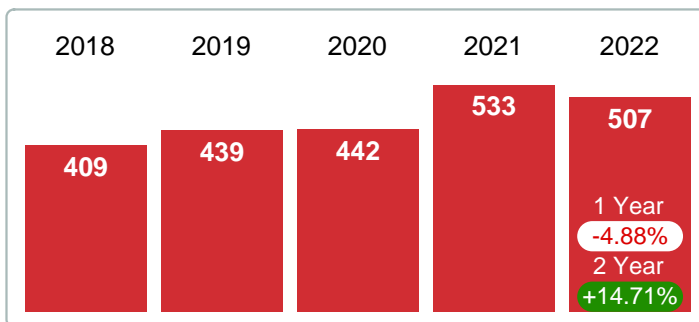
CLOSED LISTINGS

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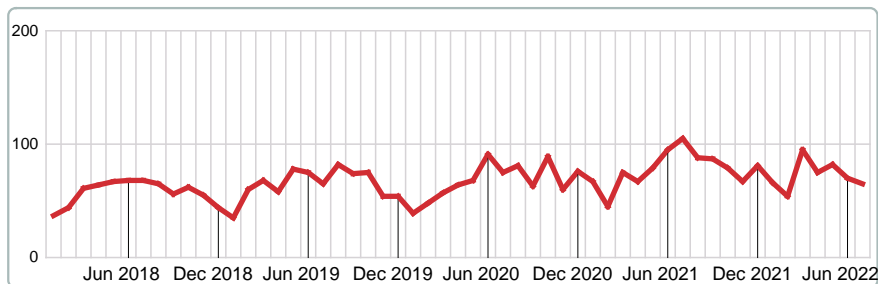
JULY



YEAR TO DATE (YTD)

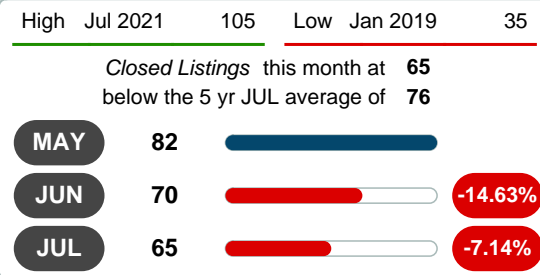


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 76



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	3	4.62%	37.0	2	1	0	0
\$75,001 - \$125,000	12	18.46%	29.4	3	9	0	0
\$125,001 - \$150,000	7	10.77%	4.3	1	6	0	0
\$150,001 - \$225,000	18	27.69%	19.7	3	13	2	0
\$225,001 - \$275,000	10	15.38%	9.4	1	8	1	0
\$275,001 - \$525,000	8	12.31%	17.0	1	5	2	0
\$525,001 and up	7	10.77%	32.1	0	3	2	2
Total Closed Units	65			11	45	7	2
Total Closed Volume	17,116,921	100%	20.1	1.61M	11.44M	2.48M	1.58M
Average Closed Price	\$263,337			\$146,666	\$254,202	\$354,786	\$790,500

July 2022



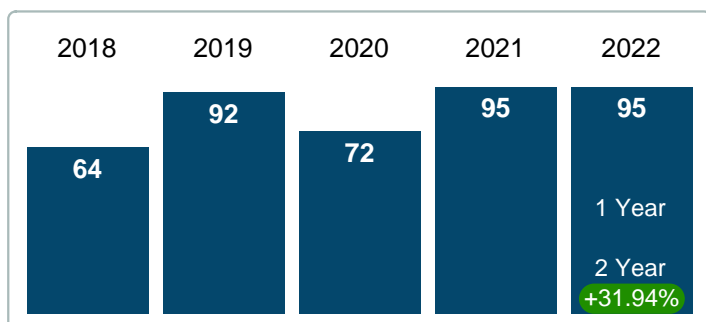
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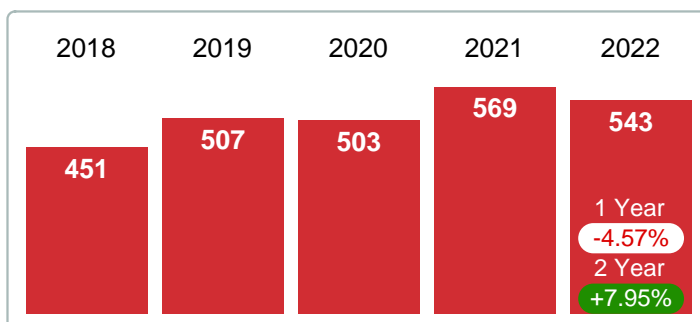
PENDING LISTINGS

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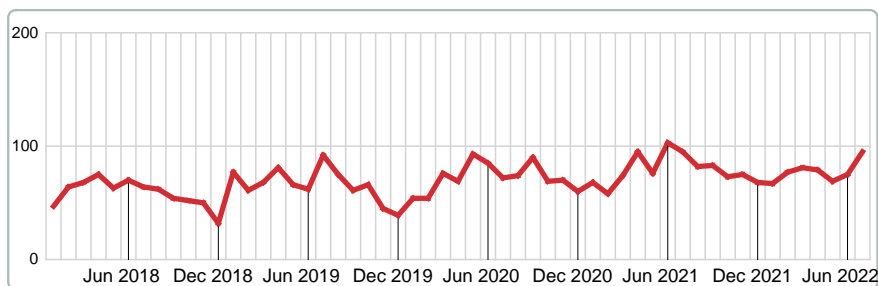
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

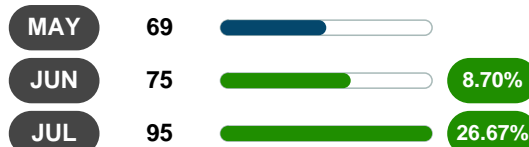


3 MONTHS

5 year JUL AVG = 84

High Jun 2021 103 Low Dec 2018 32

Pending Listings this month at 95 above the 5 yr JUL average of 84



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	6	6.32%	29.7	4	2	0	0
\$75,001 - \$125,000	12	12.63%	23.9	5	5	1	1
\$125,001 - \$150,000	13	13.68%	17.2	4	7	2	0
\$150,001 - \$225,000	29	30.53%	11.9	3	23	3	0
\$225,001 - \$275,000	10	10.53%	12.8	1	8	1	0
\$275,001 - \$475,000	14	14.74%	19.7	1	12	1	0
\$475,001 and up	11	11.58%	56.7	0	5	3	3
Total Pending Units	95			18	62	11	4
Total Pending Volume	24,341,239	100%	41.4	2.30M	15.41M	3.31M	3.32M
Average Listing Price	\$163,400			\$127,584	\$248,596	\$301,100	\$829,925

July 2022



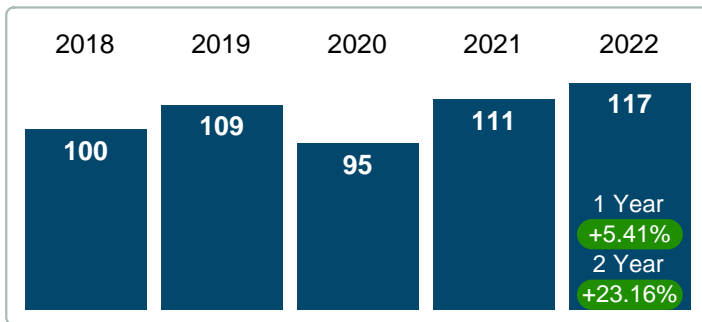
Area Delimited by County Of Creek - Residential Property Type



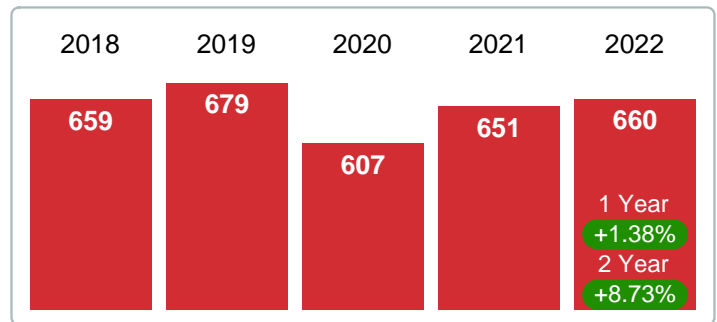
NEW LISTINGS

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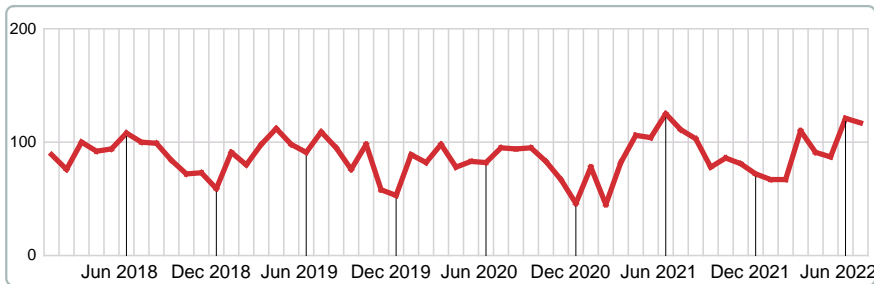
JULY



YEAR TO DATE (YTD)

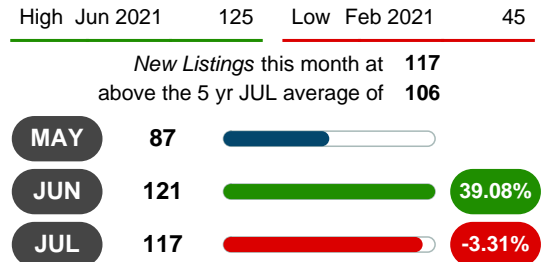


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 106



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$80,000 and less	9	7.69%	5	3	0	1
\$80,001 - \$140,000	20	17.09%	9	10	1	0
\$140,001 - \$170,000	10	8.55%	0	9	1	0
\$170,001 - \$260,000	34	29.06%	9	21	4	0
\$260,001 - \$320,000	17	14.53%	0	13	3	1
\$320,001 - \$520,000	16	13.68%	1	10	5	0
\$520,001 and up	11	9.40%	0	3	3	5
Total New Listed Units	117		24	69	17	7
Total New Listed Volume	32,063,714	100%	3.65M	17.21M	6.14M	5.07M
Average New Listed Listing Price	\$0		\$151,976	\$249,383	\$361,012	\$724,529

July 2022



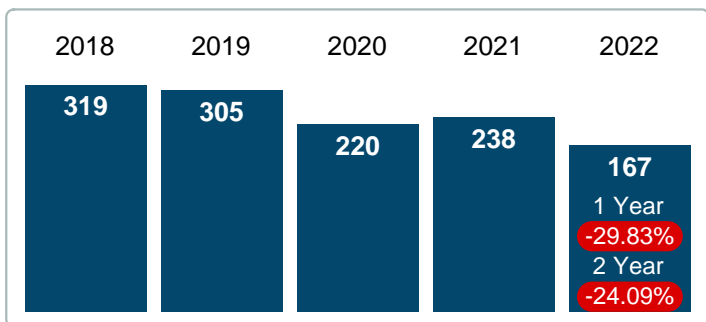
Area Delimited by County Of Creek - Residential Property Type



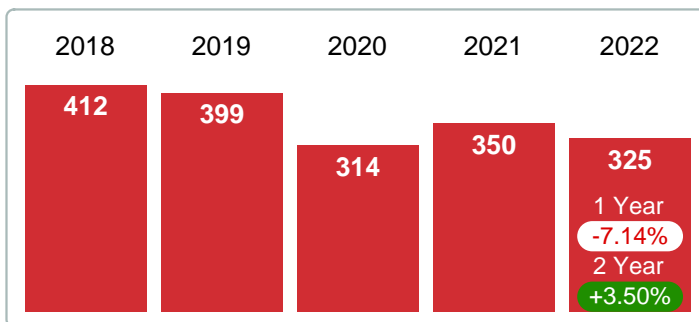
ACTIVE INVENTORY

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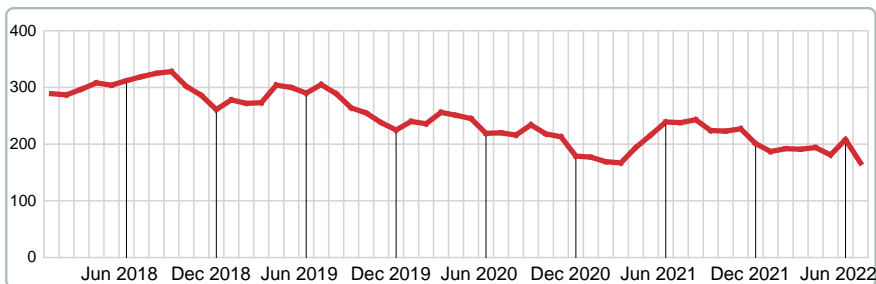
END OF JULY



ACTIVE DURING JULY

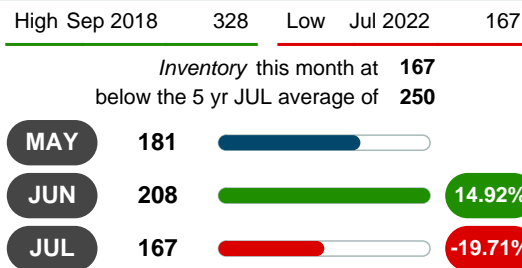


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 250



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9	5.39%	41.3	4	4	0	1
\$75,001 - \$150,000	24	14.37%	51.7	10	13	0	1
\$150,001 - \$200,000	29	17.37%	42.3	8	19	2	0
\$200,001 - \$300,000	39	23.35%	35.6	3	27	8	1
\$300,001 - \$475,000	28	16.77%	54.8	3	17	6	2
\$475,001 - \$750,000	21	12.57%	52.6	0	6	11	4
\$750,001 and up	17	10.18%	100.0	1	7	4	5
Total Active Inventory by Units	167			29	93	31	14
Total Active Inventory by Volume	71,130,369	100%	51.3	5.58M	31.95M	17.29M	16.30M
Average Active Inventory Listing Price	\$425,930			\$192,470	\$343,591	\$557,807	\$1,164,486

July 2022



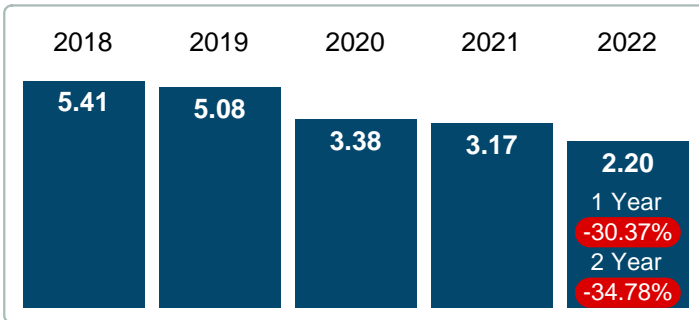
Area Delimited by County Of Creek - Residential Property Type



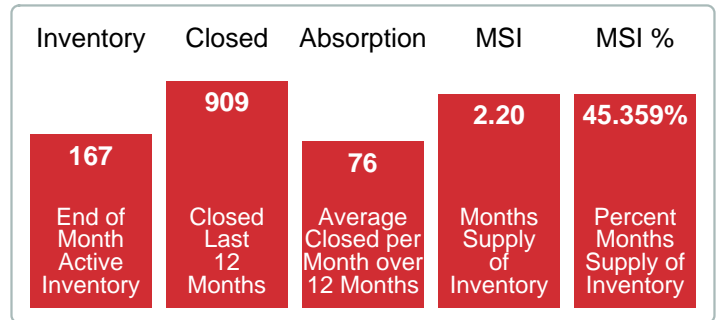
MONTHS SUPPLY of INVENTORY (MSI)

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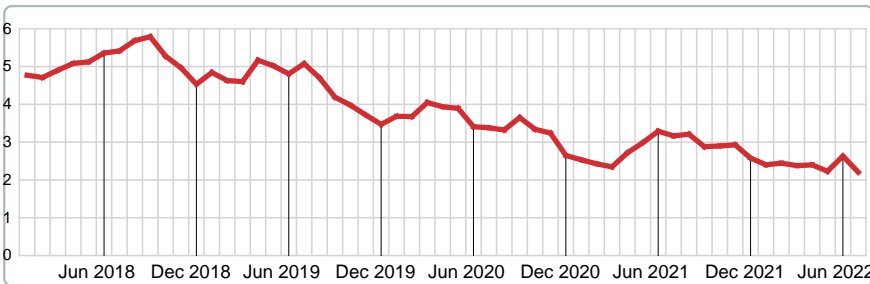
MSI FOR JULY



INDICATORS FOR JULY 2022

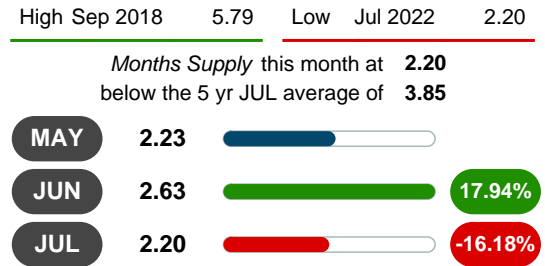


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 3.85



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
\$75,000 and less	9	5.39%	1.48	1.30	1.45	0.00	0.00
\$75,001 - \$150,000	24	14.37%	1.20	1.82	0.98	0.00	12.00
\$150,001 - \$200,000	29	17.37%	1.77	7.38	1.42	1.04	0.00
\$200,001 - \$300,000	39	23.35%	2.06	3.27	2.08	1.66	6.00
\$300,001 - \$475,000	28	16.77%	3.26	7.20	4.16	1.85	2.40
\$475,001 - \$750,000	21	12.57%	4.50	0.00	4.80	4.89	3.69
\$750,001 and up	17	10.18%	15.69	0.00	28.00	6.86	20.00
Market Supply of Inventory (MSI)			2.20	2.62	1.93	2.19	5.79
Total Active Inventory by Units		100%	2.20	29	93	31	14

July 2022



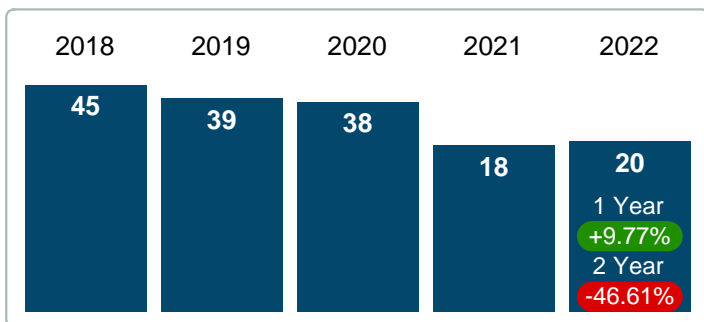
Area Delimited by County Of Creek - Residential Property Type



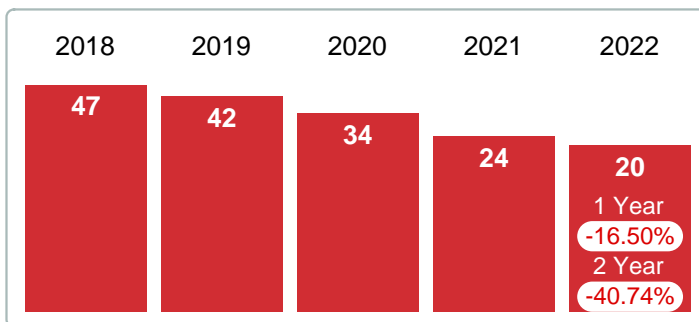
AVERAGE DAYS ON MARKET TO SALE

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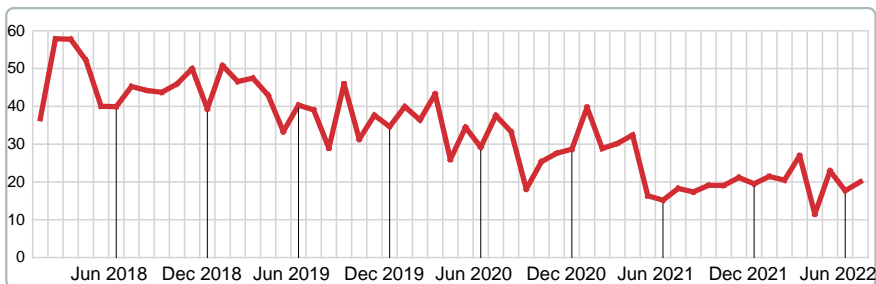
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 32

High Feb 2018 58 Low Apr 2022 11

Average Days on Market to Sale this month at 20 below the 5 yr JUL average of 32



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	4.62%	37	54	3	0	0
\$75,001 - \$125,000	18.46%	29	7	37	0	0
\$125,001 - \$150,000	10.77%	4	5	4	0	0
\$150,001 - \$225,000	27.69%	20	20	21	14	0
\$225,001 - \$275,000	15.38%	9	28	8	3	0
\$275,001 - \$525,000	12.31%	17	4	25	4	0
\$525,001 and up	10.77%	32	0	48	5	36
Average Closed DOM		20	21	21	7	36
Total Closed Units	100%	20	11	45	7	2
Total Closed Volume		17,116,921	1.61M	11.44M	2.48M	1.58M

July 2022



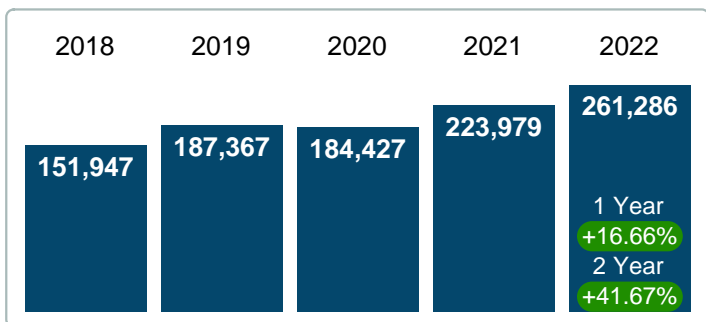
Area Delimited by County Of Creek - Residential Property Type



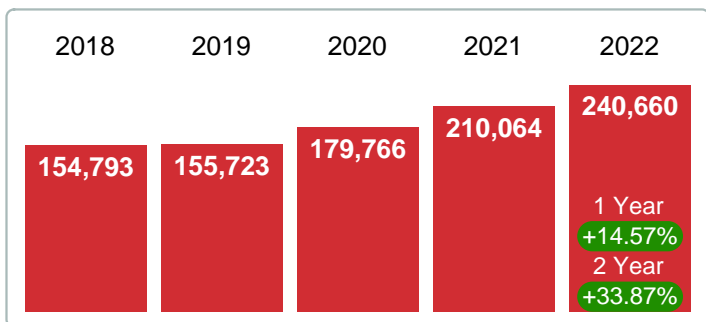
AVERAGE LIST PRICE AT CLOSING

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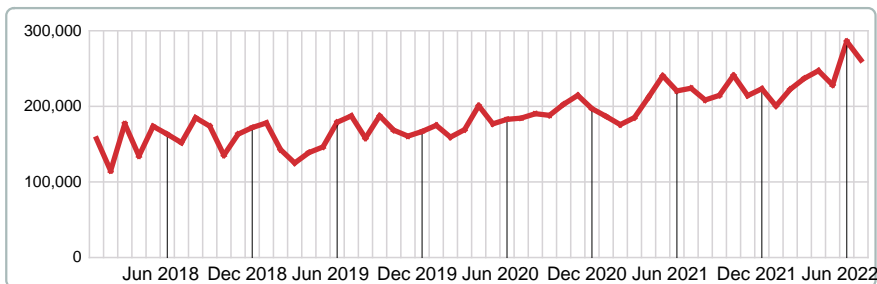
JULY



YEAR TO DATE (YTD)

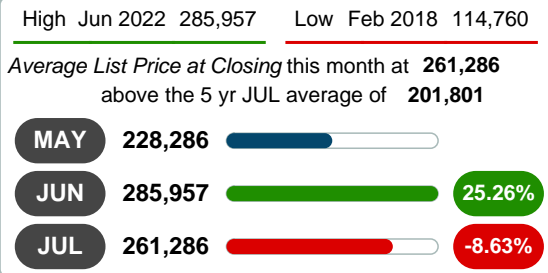


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 201,801



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	4.62%	48,333	50,000	45,000	0	0
\$75,001 - \$125,000	20.00%	104,938	86,967	114,267	0	0
\$125,001 - \$150,000	12.31%	147,100	150,000	141,950	0	0
\$150,001 - \$225,000	27.69%	191,169	191,667	187,088	179,450	0
\$225,001 - \$275,000	13.85%	246,422	100,000	242,850	225,000	0
\$275,001 - \$525,000	12.31%	388,284	315,000	365,754	362,500	0
\$525,001 and up	9.23%	922,083		01,116,333	556,000	792,000
Average List Price		261,286	136,445	255,063	345,843	792,000
Total Closed Units	100%	261,286	11	45	7	2
Total Closed Volume		16,983,621	1.50M	11.48M	2.42M	1.58M

July 2022



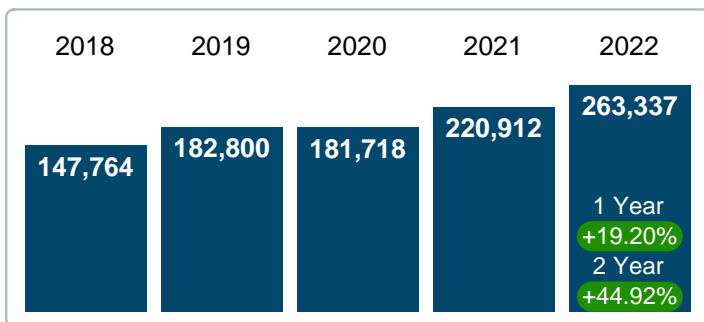
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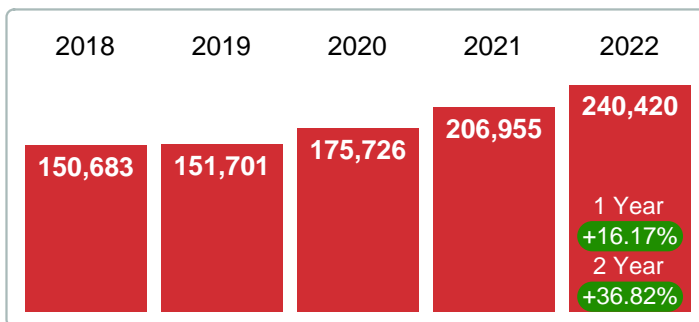
AVERAGE SOLD PRICE AT CLOSING

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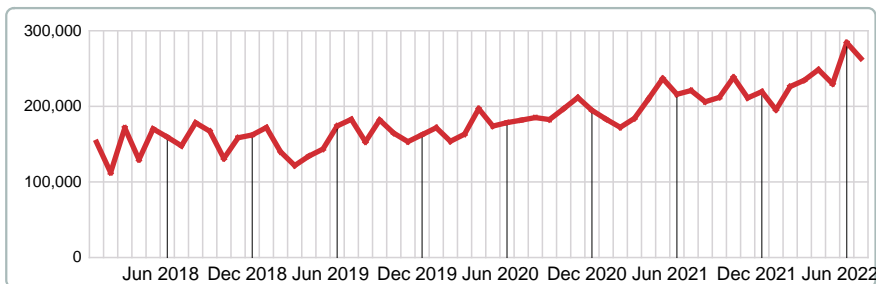
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

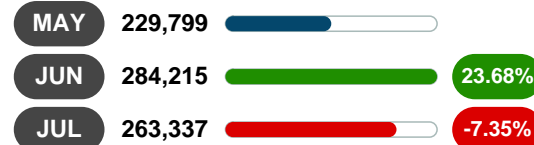


3 MONTHS

5 year JUL AVG = 199,306

High Jun 2022 284,215 Low Feb 2018 112,345

Average Sold Price at Closing this month at **263,337** above the 5 yr JUL average of **199,306**



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	4.62%	45,000	45,000	45,000	0	0
\$75,001 - \$125,000	18.46%	102,402	84,275	108,444	0	0
\$125,001 - \$150,000	10.77%	143,500	150,000	142,417	0	0
\$150,001 - \$225,000	27.69%	185,203	190,167	184,165	184,500	0
\$225,001 - \$275,000	15.38%	245,145	235,000	247,056	240,000	0
\$275,001 - \$525,000	12.31%	342,250	315,000	338,600	365,000	0
\$525,001 and up	10.77%	889,357		01,166,667	572,250	790,500
Average Sold Price		263,337	146,666	254,202	354,786	790,500
Total Closed Units	100%	263,337	11	45	7	2
Total Closed Volume		17,116,921	1.61M	11.44M	2.48M	1.58M

July 2022



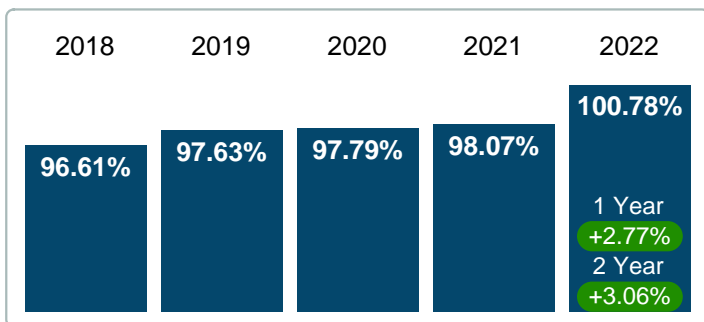
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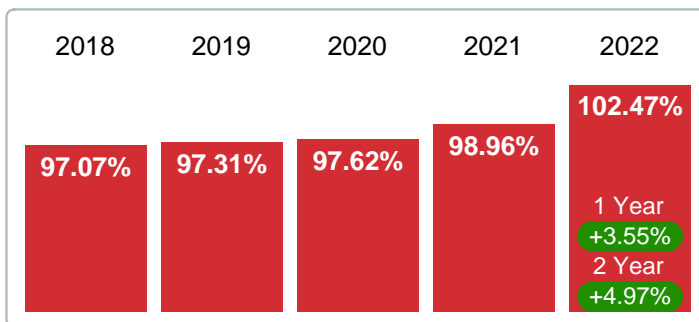
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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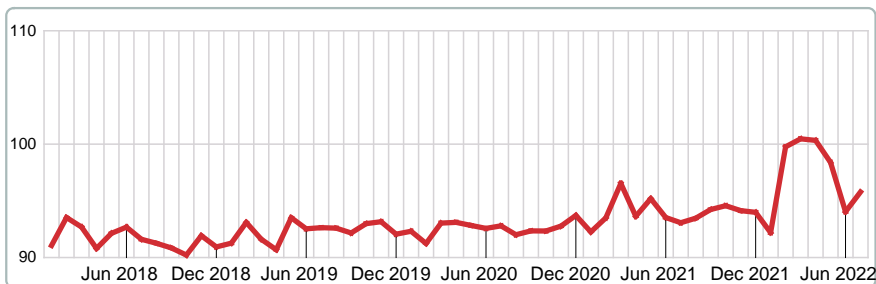
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

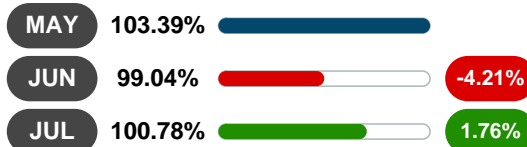


3 MONTHS

5 year JUL AVG = 98.18%

High Mar 2022 105.47% Low Oct 2018 95.22%

Average Sold/List Ratio this month at **100.78%** above the 5 yr JUL average of **98.18%**



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	3	4.62%	86.67%	80.00%	100.00%	0.00%	0.00%
\$75,001 - \$125,000	12	18.46%	96.00%	97.01%	95.66%	0.00%	0.00%
\$125,001 - \$150,000	7	10.77%	100.42%	100.00%	100.49%	0.00%	0.00%
\$150,001 - \$225,000	18	27.69%	99.29%	99.21%	98.78%	102.79%	0.00%
\$225,001 - \$275,000	10	15.38%	115.61%	235.00%	101.80%	106.67%	0.00%
\$275,001 - \$525,000	8	12.31%	96.32%	100.00%	93.75%	100.91%	0.00%
\$525,001 and up	7	10.77%	103.17%	0.00%	105.43%	103.17%	99.77%
Average Sold/List Ratio		100.80%		107.60%	98.83%	102.92%	99.77%
Total Closed Units	65	100%	100.80%	11	45	7	2
Total Closed Volume	17,116,921			1.61M	11.44M	2.48M	1.58M

July 2022



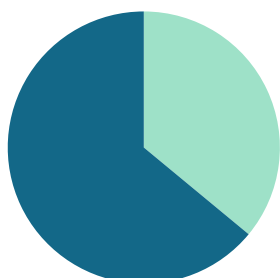
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Aug 11, 2022 for MLS Technology Inc.

INVENTORY

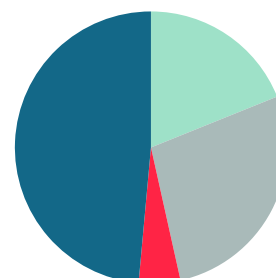


Inventory
 New Listings
117 = 36.00%
 Start Inventory
208
 Total Inventory Units
325
 Volume
\$117,252,684

Market Activity

Closed Sales
65 = 18.90%
 Pending Sales
95 = 27.62%
 Other Off Market
17 = 4.94%
 Active Inventory
167 = 48.55%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	105	65	-38.10%	533	507	-4.88%
Pending Sales	95	95	0.00%	569	543	-4.57%
New Listings	111	117	5.41%	651	660	1.38%
Average List Price	223,979	261,286	16.66%	210,064	240,660	14.57%
Average Sale Price	220,912	263,337	19.20%	206,955	240,420	16.17%
Average Percent of Selling Price to List Price	98.07%	100.78%	2.77%	98.96%	102.47%	3.55%
Average Days on Market to Sale	18.28	20.06	9.77%	24.48	20.44	-16.50%
Monthly Inventory	240	167	-30.42%	240	167	-30.42%
Months Supply of Inventory	3.19	2.20	-30.95%	3.19	2.20	-30.95%

Absorption: Last 12 months, an Average of **76** Sales/Month

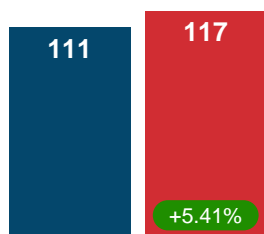
Inventory on July 31, 2022 = **167**

2021 **2022**

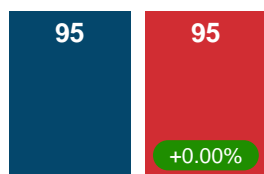
JULY MARKET

AVERAGE PRICES

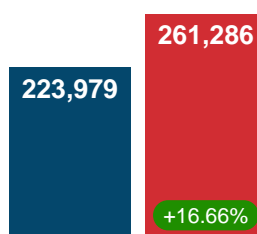
New Listings



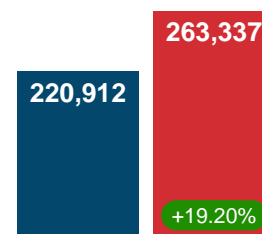
Pending Listings



List Price



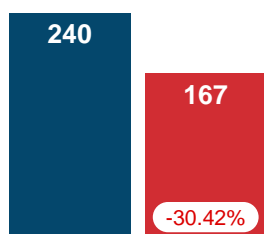
Sale Price



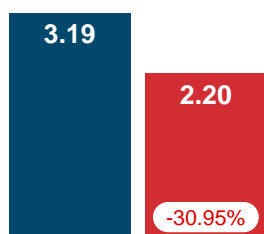
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

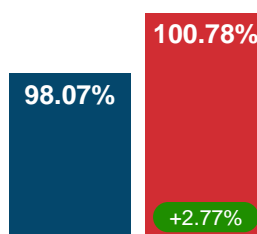
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

