

# July 2022



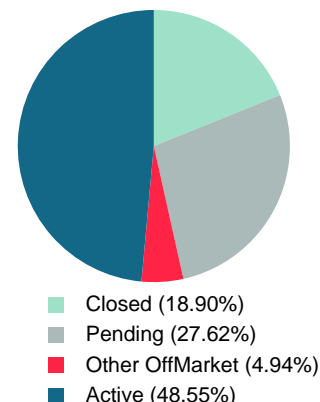
Area Delimited by County Of Creek - Residential Property Type



## 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%
Median List Price	169,900	196,000	15.36%
Median Sale Price	168,000	190,000	13.10%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.00	7.00	0.00%
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.

#### 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 **13.10%** in July 2022 to \$190,000 versus the previous year at \$168,000.

#### Median Days on Market Shortens

The median number of **7.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in July 2022 compared to last year's same month at **7.00** DOM.

#### Sales Success for July 2022 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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.

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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

# July 2022



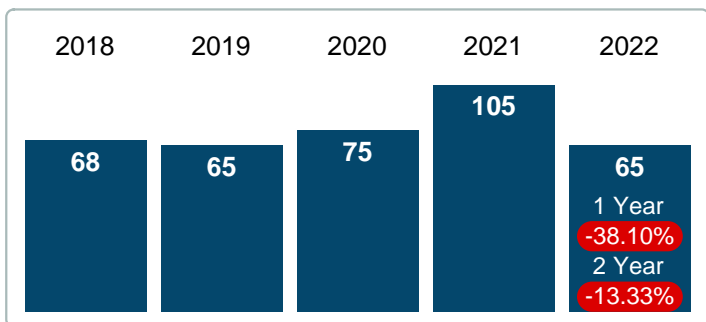
Area Delimited by County Of Creek - Residential Property Type



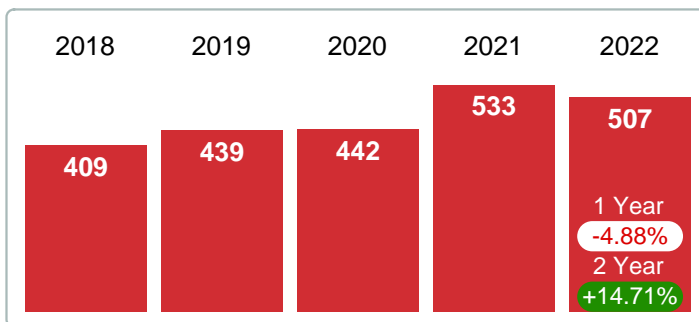
## CLOSED LISTINGS

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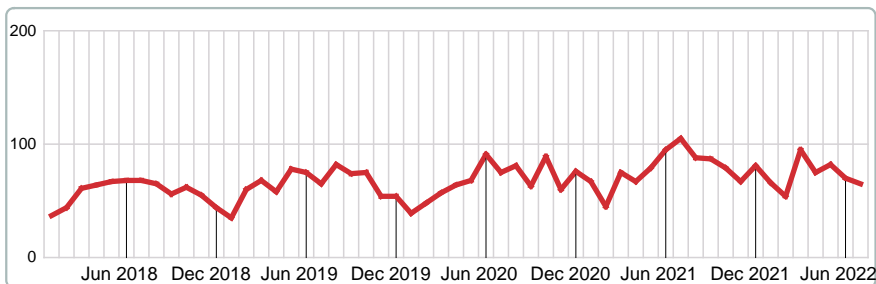
### JULY



### YEAR TO DATE (YTD)

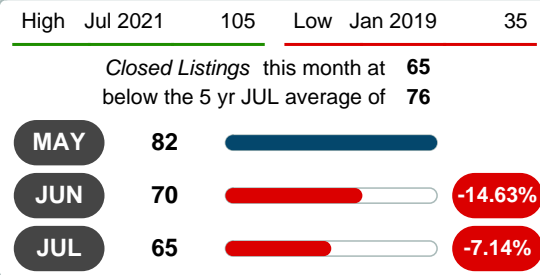


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 76



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	4.62%	25.0	2	1	0	0
\$75,001 - \$125,000	12	18.46%	18.5	3	9	0	0
\$125,001 - \$150,000	7	10.77%	5.0	1	6	0	0
\$150,001 - \$225,000	18	27.69%	11.5	3	13	2	0
\$225,001 - \$275,000	10	15.38%	5.0	1	8	1	0
\$275,001 - \$525,000	8	12.31%	6.5	1	5	2	0
\$525,001 and up	7	10.77%	6.0	0	3	2	2
<b>Total Closed Units</b>	<b>65</b>			<b>11</b>	<b>45</b>	<b>7</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>17,116,921</b>	<b>100%</b>	<b>7.0</b>	<b>1.61M</b>	<b>11.44M</b>	<b>2.48M</b>	<b>1.58M</b>
<b>Median Closed Price</b>	<b>\$190,000</b>			<b>\$150,000</b>	<b>\$183,750</b>	<b>\$280,000</b>	<b>\$790,500</b>

# July 2022



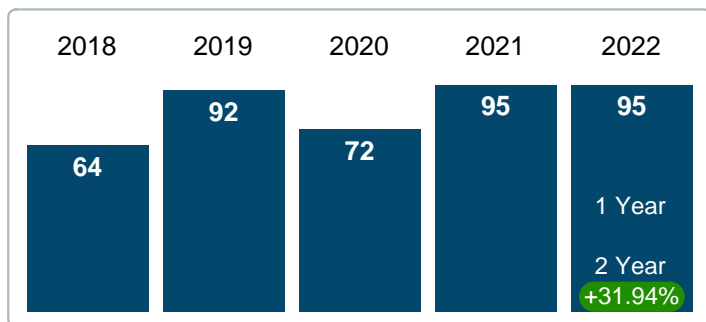
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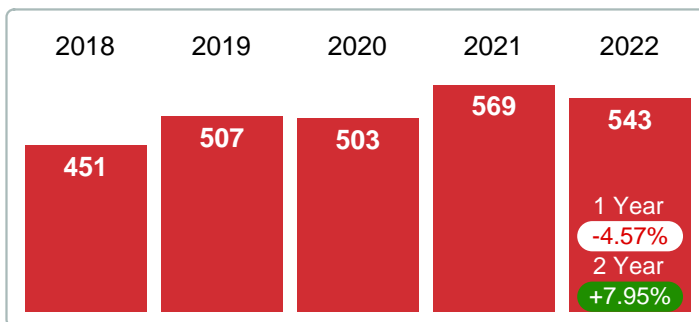
## PENDING LISTINGS

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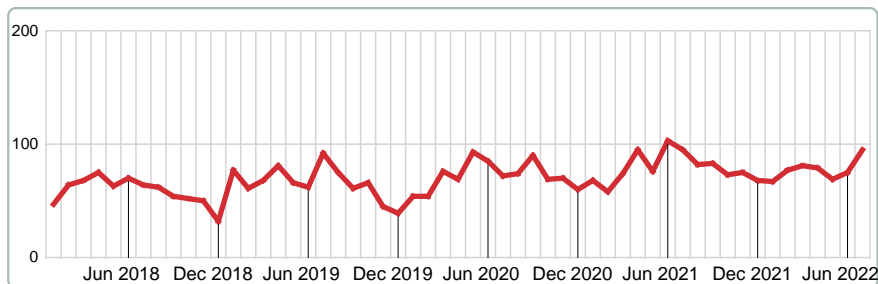
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

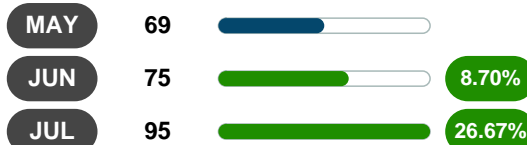


### 3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	6.32%	26.0	4	2	0	0
\$75,001 - \$125,000	12	12.63%	20.0	5	5	1	1
\$125,001 - \$150,000	13	13.68%	8.0	4	7	2	0
\$150,001 - \$225,000	29	30.53%	6.0	3	23	3	0
\$225,001 - \$275,000	10	10.53%	5.0	1	8	1	0
\$275,001 - \$475,000	14	14.74%	10.5	1	12	1	0
\$475,001 and up	11	11.58%	28.0	0	5	3	3
<b>Total Pending Units</b>	<b>95</b>			<b>18</b>	<b>62</b>	<b>11</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>24,341,239</b>	<b>100%</b>	<b>10.0</b>	<b>2.30M</b>	<b>15.41M</b>	<b>3.31M</b>	<b>3.32M</b>
<b>Median Listing Price</b>	<b>\$189,900</b>			<b>\$121,250</b>	<b>\$204,750</b>	<b>\$220,000</b>	<b>\$874,900</b>

# July 2022



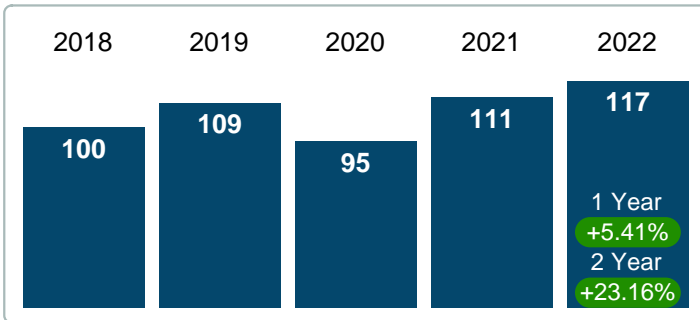
Area Delimited by County Of Creek - Residential Property Type



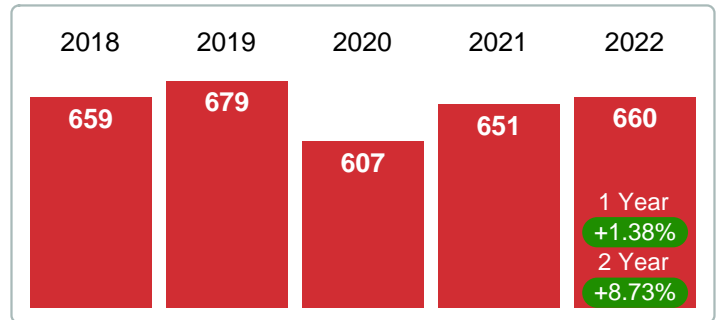
## NEW LISTINGS

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

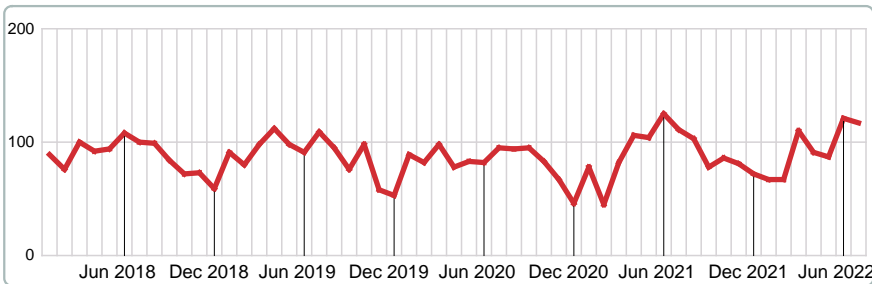
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 106

High Jun 2021 125 Low Feb 2021 45

New Listings this month at 117  
above the 5 yr JUL average of 106



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	4.27%	3	2	0	0
\$75,001 - \$125,000	13	11.11%	5	6	1	1
\$125,001 - \$175,000	24	20.51%	7	16	1	0
\$175,001 - \$250,000	31	26.50%	8	19	4	0
\$250,001 - \$325,000	17	14.53%	0	13	3	1
\$325,001 - \$500,000	14	11.97%	1	9	4	0
\$500,001 and up	13	11.11%	0	4	4	5
<b>Total New Listed Units</b>	<b>117</b>		<b>24</b>	<b>69</b>	<b>17</b>	<b>7</b>
<b>Total New Listed Volume</b>	<b>32,063,714</b>	<b>100%</b>	<b>3.65M</b>	<b>17.21M</b>	<b>6.14M</b>	<b>5.07M</b>
<b>Median New Listed Listing Price</b>	<b>\$215,000</b>		<b>\$139,950</b>	<b>\$222,000</b>	<b>\$285,000</b>	<b>\$650,000</b>

# July 2022



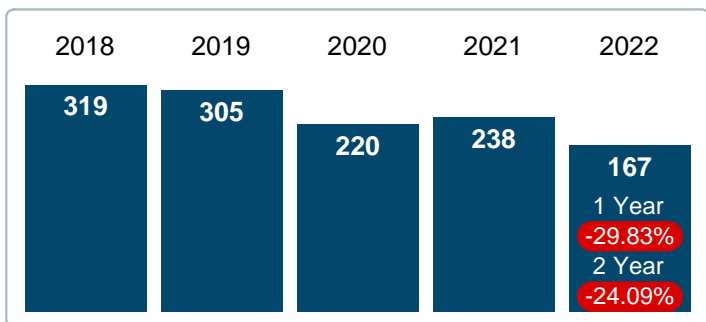
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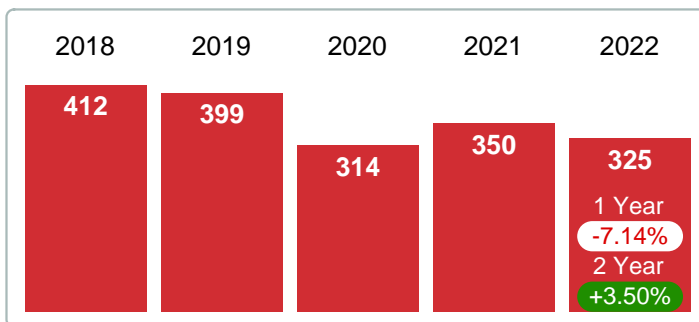
## ACTIVE INVENTORY

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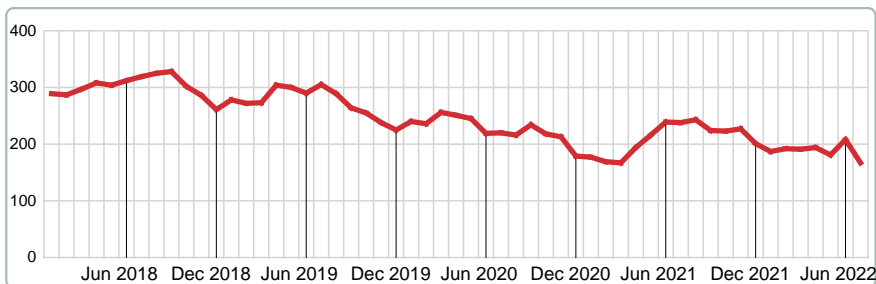
### END OF JULY



### ACTIVE DURING JULY

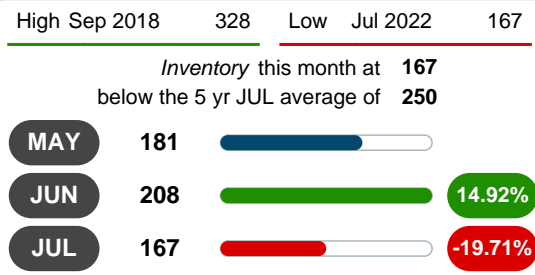


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 250



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9	5.39%	31.0	4	4	0	1
\$75,001 - \$150,000	24	14.37%	30.5	10	13	0	1
\$150,001 - \$200,000	29	17.37%	38.0	8	19	2	0
\$200,001 - \$300,000	39	23.35%	33.0	3	27	8	1
\$300,001 - \$475,000	28	16.77%	43.5	3	17	6	2
\$475,001 - \$750,000	21	12.57%	34.0	0	6	11	4
\$750,001 and up	17	10.18%	89.0	1	7	4	5
<b>Total Active Inventory by Units</b>	<b>167</b>			<b>29</b>	<b>93</b>	<b>31</b>	<b>14</b>
<b>Total Active Inventory by Volume</b>	<b>71,130,369</b>	<b>100%</b>	<b>37.0</b>	<b>5.58M</b>	<b>31.95M</b>	<b>17.29M</b>	<b>16.30M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$262,500</b>			<b>\$155,000</b>	<b>\$258,355</b>	<b>\$466,609</b>	<b>\$662,500</b>

# July 2022



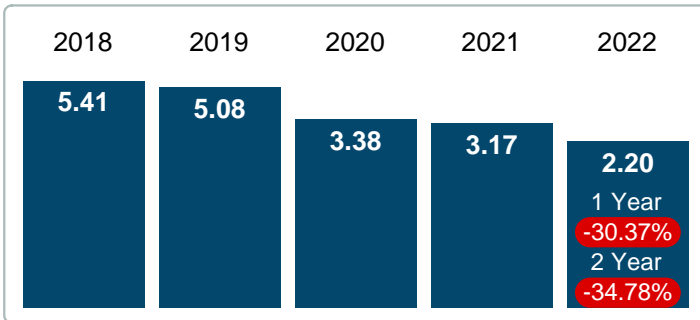
Area Delimited by County Of Creek - Residential Property Type



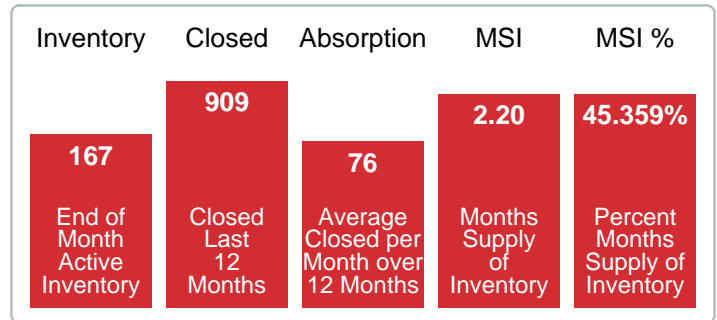
## MONTHS SUPPLY of INVENTORY (MSI)

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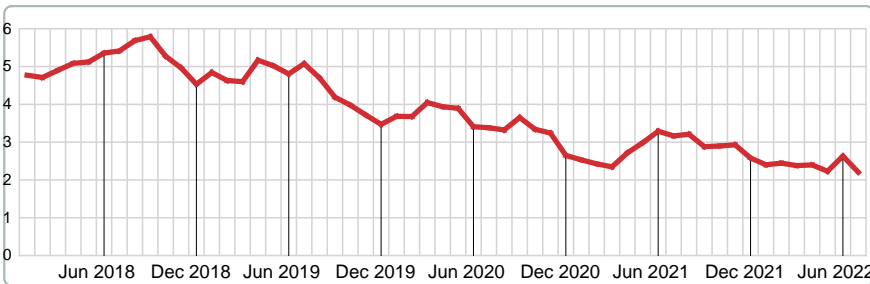
### MSI FOR JULY



### INDICATORS FOR JULY 2022

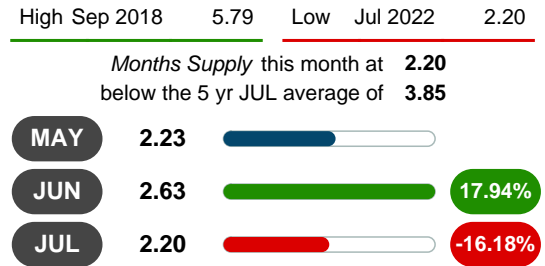


### 5 YEAR MARKET ACTIVITY TRENDS



### 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	100%	2.20	2.62	1.93	2.19	5.79
Total Active Inventory by Units	167			29	93	31	14

# July 2022



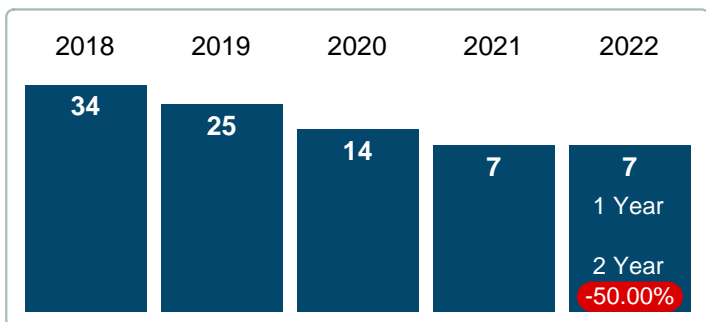
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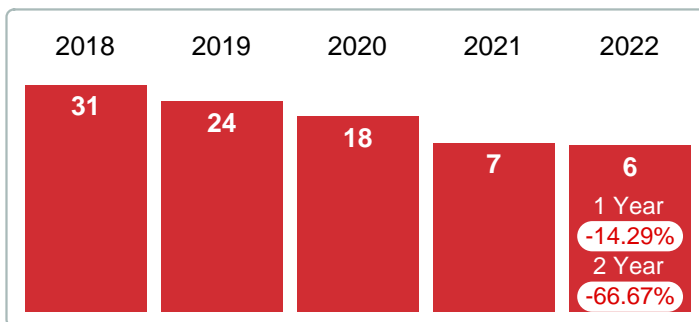
## MEDIAN DAYS ON MARKET TO SALE

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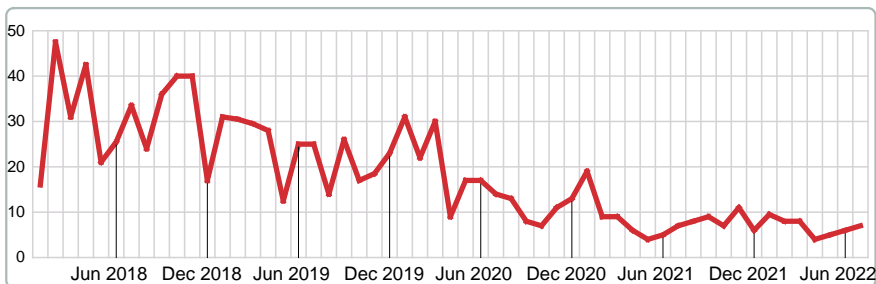
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

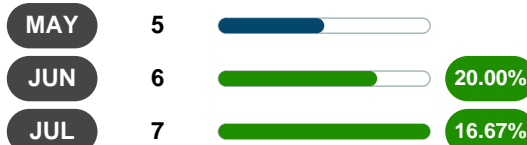


### 3 MONTHS

5 year JUL AVG = 17

High Feb 2018 48 Low Apr 2022 4

Median Days on Market to Sale this month at 7 below the 5 yr JUL average of 17



### 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	4.62%	25	54	3	0	0	
\$75,001 - \$125,000	18.46%	19	7	28	0	0	
\$125,001 - \$150,000	10.77%	5	5	5	0	0	
\$150,001 - \$225,000	27.69%	12	8	11	14	0	
\$225,001 - \$275,000	15.38%	5	28	5	3	0	
\$275,001 - \$525,000	12.31%	7	4	7	4	0	
\$525,001 and up	10.77%	6	0	55	5	36	
Median Closed DOM		7	8	7	5	36	
Total Closed Units	100%	65	7.0	11	45	7	2
Total Closed Volume		17,116,921		1.61M	11.44M	2.48M	1.58M



# July 2022



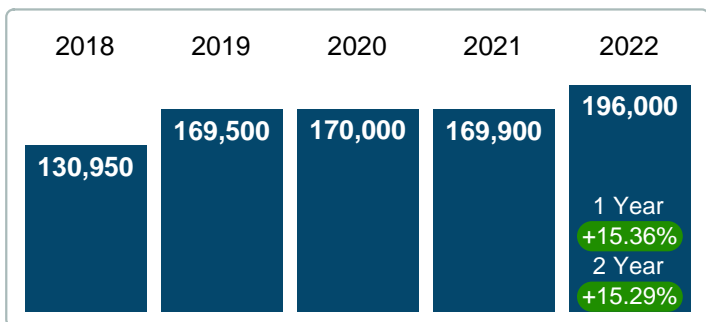
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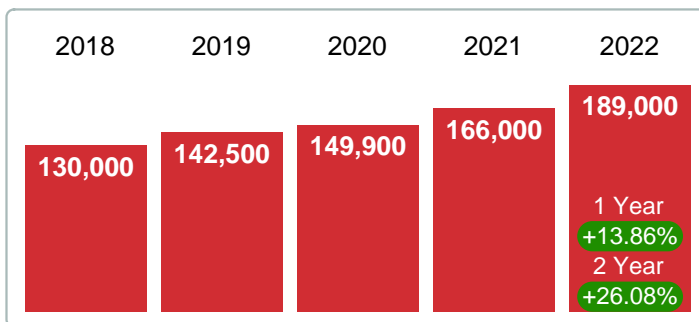
## MEDIAN LIST PRICE AT CLOSING

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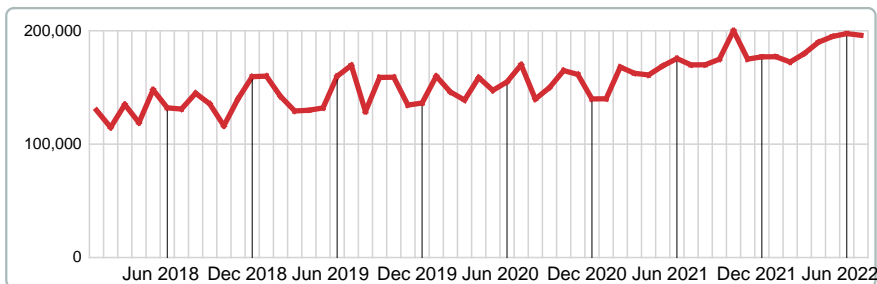
### JULY



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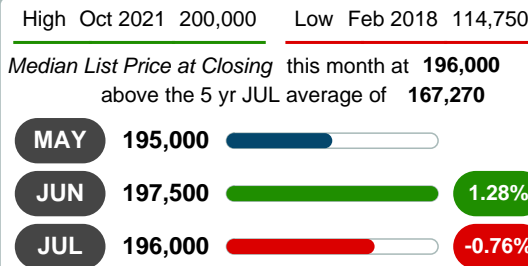


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 167,270



### 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	4.62%	45,000	50,000	45,000	0	0
\$75,001 - \$125,000	20.00%	109,000	87,950	115,000	0	0
\$125,001 - \$150,000	12.31%	149,950	150,000	149,900	0	0
\$150,001 - \$225,000	27.69%	197,500	196,000	192,000	199,000	0
\$225,001 - \$275,000	13.85%	245,000	0	242,000	275,000	0
\$275,001 - \$525,000	12.31%	337,936	315,000	335,872	481,250	0
\$525,001 and up	9.23%	792,000		01,399,000	599,500	792,000
Median List Price		196,000	100,000	185,000	275,000	792,000
Total Closed Units	100%	196,000	11	45	7	2
Total Closed Volume		16,983,621	1.50M	11.48M	2.42M	1.58M



# July 2022



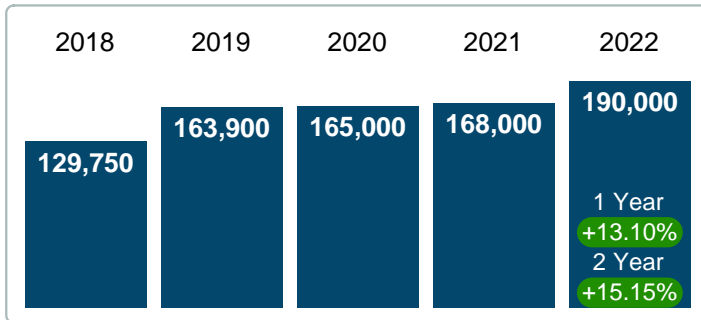
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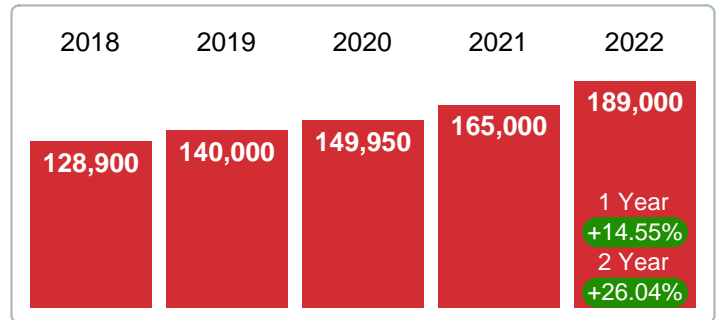
## MEDIAN SOLD PRICE AT CLOSING

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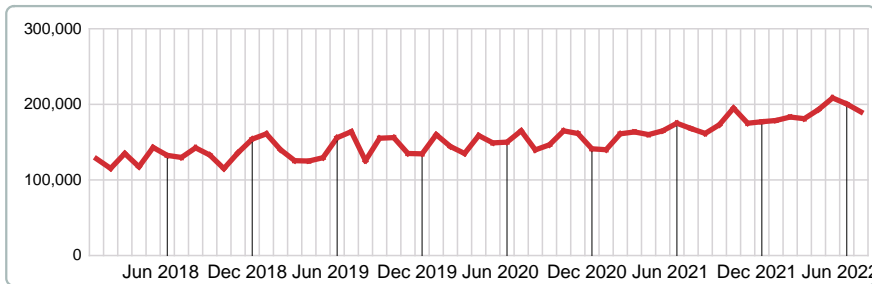
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

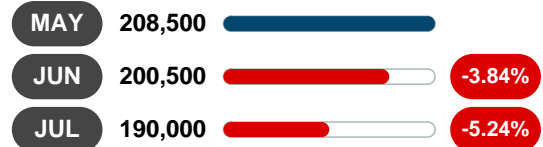


### 3 MONTHS

5 year JUL AVG = 163,330

High May 2022 208,500 Low Oct 2018 115,000

Median Sold Price at Closing this month at **190,000**  
above the 5 yr JUL average of **163,330**



### 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	3	4.62%	45,000	45,000	45,000	0	0
\$75,001 - \$125,000	12	18.46%	107,000	85,000	107,000	0	0
\$125,001 - \$150,000	7	10.77%	147,500	150,000	144,750	0	0
\$150,001 - \$225,000	18	27.69%	186,875	190,000	183,750	184,500	0
\$225,001 - \$275,000	10	15.38%	242,500	235,000	248,000	240,000	0
\$275,001 - \$525,000	8	12.31%	320,000	315,000	325,000	365,000	0
\$525,001 and up	7	10.77%	656,000		01,000,000	572,250	790,500
Median Sold Price			190,000	150,000	183,750	280,000	790,500
Total Closed Units		100%	190,000	11	45	7	2
Total Closed Volume			17,116,921	1.61M	11.44M	2.48M	1.58M

# July 2022



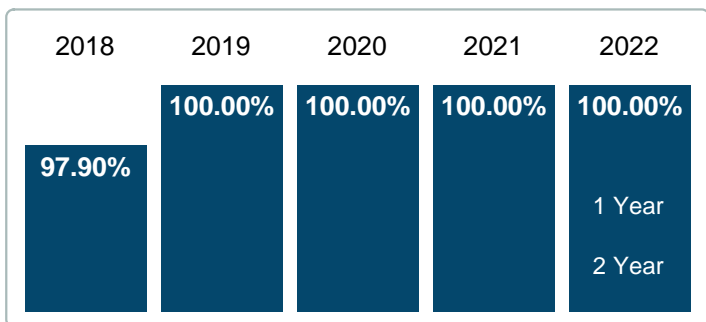
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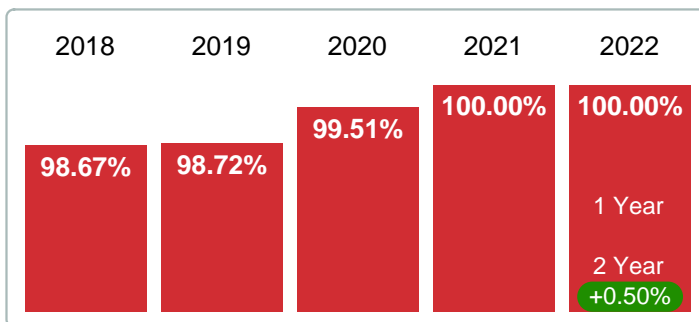
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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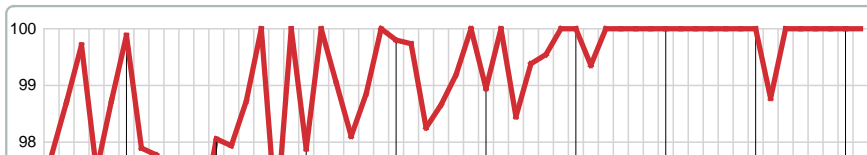
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 99.58%

High Jul 2022 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at 100.00% equal to 5 yr JUL average of 99.58%

- MAY 100.00%
- JUN 100.00%
- JUL 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	
\$75,000 and less	3	4.62%	100.00%	80.00%	100.00%	0.00%	0.00%	
\$75,001 - \$125,000	12	18.46%	97.91%	100.00%	97.65%	0.00%	0.00%	
\$125,001 - \$150,000	7	10.77%	100.00%	100.00%	100.03%	0.00%	0.00%	
\$150,001 - \$225,000	18	27.69%	100.00%	100.00%	99.32%	102.79%	0.00%	
\$225,001 - \$275,000	10	15.38%	102.79%	235.00%	101.19%	106.67%	0.00%	
\$275,001 - \$525,000	8	12.31%	99.39%	100.00%	98.71%	100.91%	0.00%	
\$525,001 and up	7	10.77%	100.00%	0.00%	109.09%	103.17%	99.77%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	102.56%	99.77%	
Total Closed Units		65	100%	100.00%	11	45	7	2
Total Closed Volume		17,116,921			1.61M	11.44M	2.48M	1.58M

# July 2022



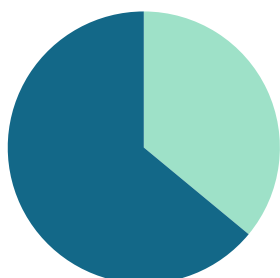
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

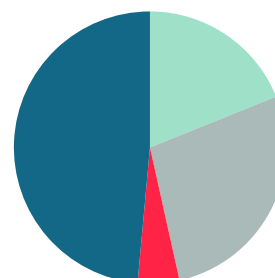


**Inventory**  
 New Listings  
**117 = 36.00%**  
 Start Inventory  
**208**  
 Total Inventory Units  
**325**  
 Volume  
**\$117,252,684**

### 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%
Median List Price	169,900	196,000	15.36%	166,000	189,000	13.86%
Median Sale Price	168,000	190,000	13.10%	165,000	189,000	14.55%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.00	7.00	0.00%	7.00	6.00	-14.29%
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

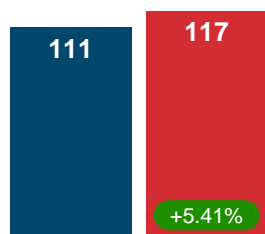
**Inventory** on July 31, 2022 = **167**

**2021** **2022**

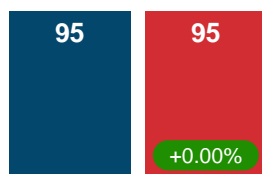
### JULY MARKET

### MEDIAN PRICES

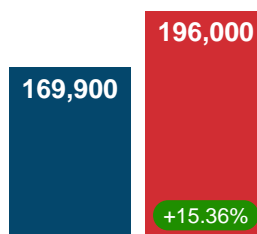
#### New Listings



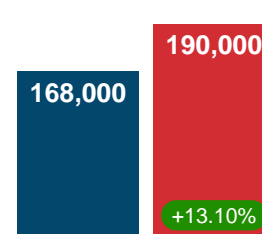
#### Pending Listings



#### List Price



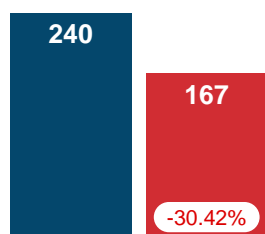
#### Sale Price



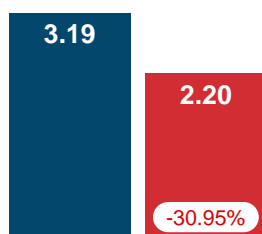
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

+0.00%