

# November 2022



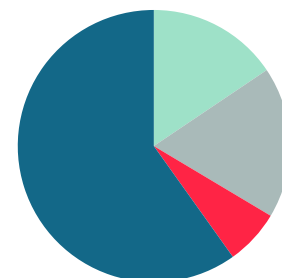
Area Delimited by County Of Creek - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Dec 12, 2022 for MLS Technology Inc.

Compared Metrics	November		
	2021	2022	+/-%
Closed Listings	67	45	-32.84%
Pending Listings	75	52	-30.67%
New Listings	81	69	-14.81%
Median List Price	175,000	179,900	2.80%
Median Sale Price	175,000	175,000	0.00%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	11.00	13.00	18.18%
End of Month Inventory	229	173	-24.45%
Months Supply of Inventory	2.95	2.39	-19.24%



■ Closed (15.57%)  
■ Pending (17.99%)  
■ Other OffMarket (6.57%)  
■ Active (59.86%)

**Absorption:** Last 12 months, an Average of **73** Sales/Month  
**Active Inventory** as of November 30, 2022 = **173**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of November 2022 decreased **24.45%** to 173 existing homes available for sale. Over the last 12 months this area has had an average of 73 closed sales per month. This represents an unsold inventory index of **2.39** MSI for this period.

#### Median Sale Price Stays the Same

According to the preliminary trends, this market area has experienced some constant momentum with no variation of Median Price this month. Prices varied by **0.00%** in November 2022 to \$175,000 versus the previous year at \$175,000.

#### Median Days on Market Lengthens

The median number of **13.00** days that homes spent on the market before selling increased by 2.00 days or **18.18%** in November 2022 compared to last year's same month at **11.00** DOM.

#### Sales Success for November 2022 is Positive

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

There were 69 New Listings in November 2022, down **14.81%** from last year at 81. Furthermore, there were 45 Closed Listings this month versus last year at 67, a **-32.84%** decrease.

Closed versus Listed trends yielded a **65.2%** ratio, down from previous year's, November 2021, at **82.7%**, a **21.16%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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



Area Delimited by County Of Creek - Residential Property Type

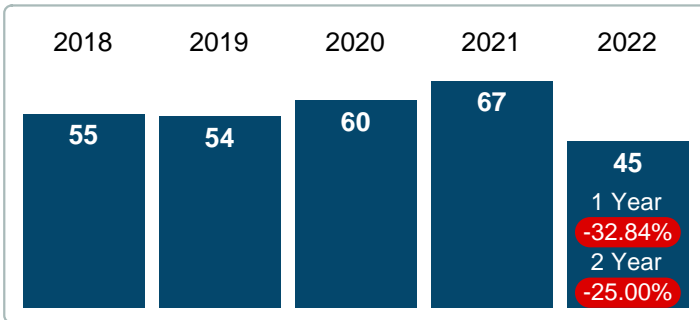


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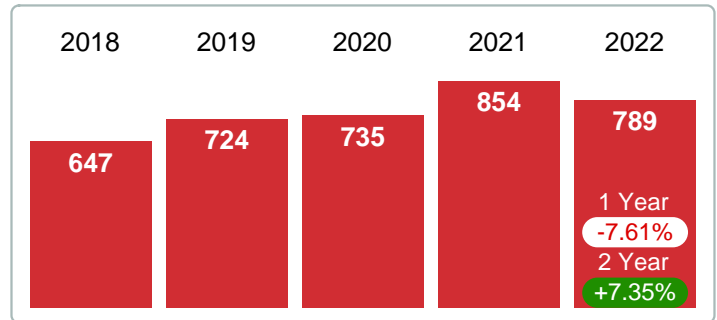
## CLOSED LISTINGS

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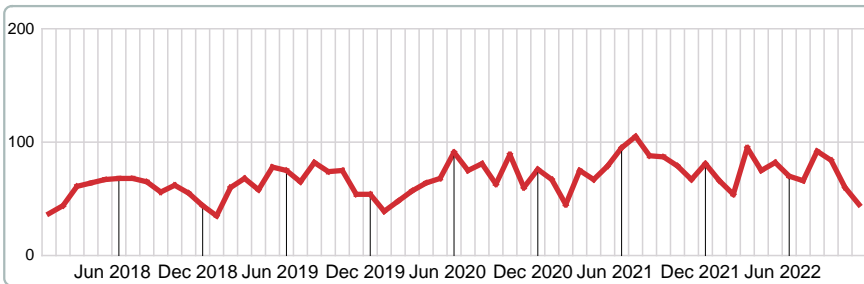
### NOVEMBER



### YEAR TO DATE (YTD)

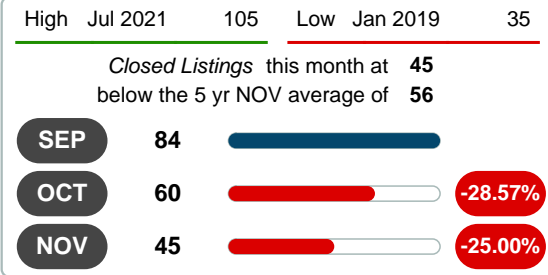


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 56



### 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	6.67%	8.0	1	2	0	0
\$75,001 - \$125,000	6	13.33%	22.0	1	5	0	0
\$125,001 - \$150,000	7	15.56%	7.0	4	3	0	0
\$150,001 - \$175,000	8	17.78%	13.5	4	3	1	0
\$175,001 - \$200,000	5	11.11%	22.0	1	4	0	0
\$200,001 - \$325,000	10	22.22%	10.5	2	5	3	0
\$325,001 and up	6	13.33%	14.5	0	2	2	2
<b>Total Closed Units</b>	<b>45</b>			<b>13</b>	<b>24</b>	<b>6</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>9,308,850</b>	<b>100%</b>	<b>13.0</b>	<b>2.09M</b>	<b>4.25M</b>	<b>1.90M</b>	<b>1.07M</b>
<b>Median Closed Price</b>	<b>\$175,000</b>			<b>\$160,000</b>	<b>\$165,000</b>	<b>\$302,000</b>	<b>\$533,450</b>

# November 2022



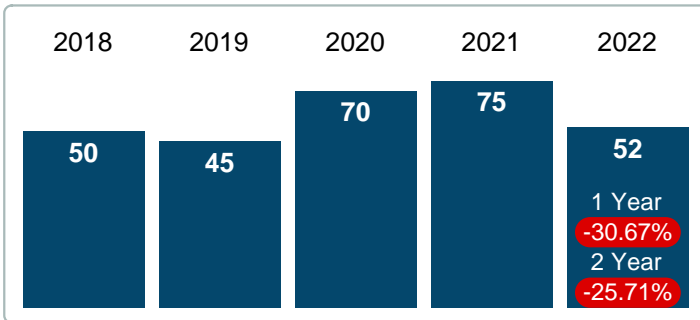
Area Delimited by County Of Creek - Residential Property Type



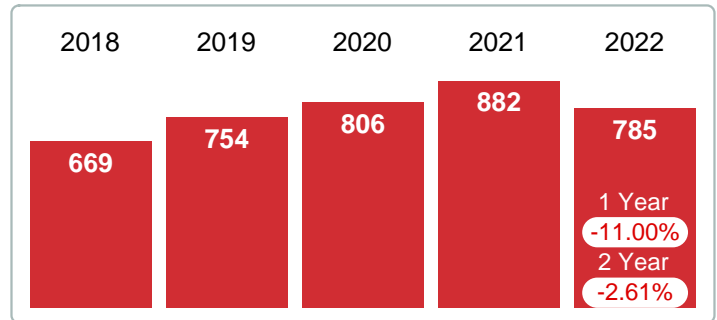
## PENDING LISTINGS

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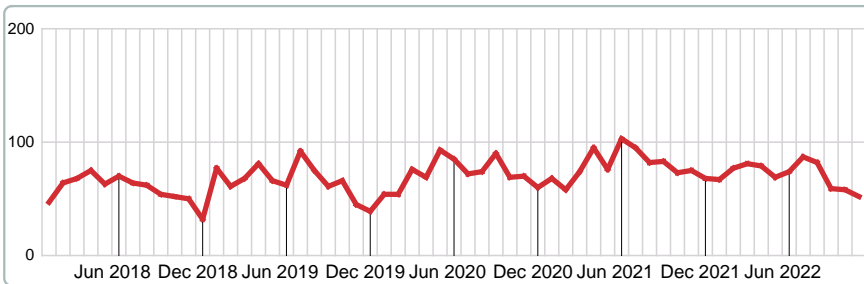
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

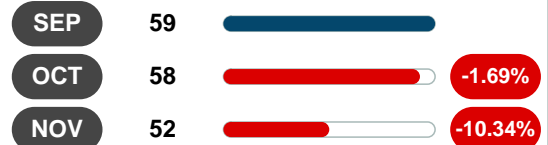


### 3 MONTHS

5 year NOV AVG = 58

High Jun 2021 103 Low Dec 2018 32

Pending Listings this month at 52  
below the 5 yr NOV average of 58



### 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	3	5.77%	42.0	1	1	0	1
\$75,001 - \$150,000	8	15.38%	71.0	3	4	0	1
\$150,001 - \$175,000	5	9.62%	48.0	1	4	0	0
\$175,001 - \$225,000	17	32.69%	19.0	3	13	1	0
\$225,001 - \$250,000	6	11.54%	7.0	0	5	0	1
\$250,001 - \$375,000	7	13.46%	38.0	0	3	4	0
\$375,001 and up	6	11.54%	79.0	0	2	3	1
<b>Total Pending Units</b>	<b>52</b>			<b>8</b>	<b>32</b>	<b>8</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>13,860,056</b>	<b>100%</b>	<b>25.0</b>	<b>1.07M</b>	<b>6.95M</b>	<b>2.96M</b>	<b>2.87M</b>
<b>Median Listing Price</b>	<b>\$196,700</b>			<b>\$141,500</b>	<b>\$192,400</b>	<b>\$347,950</b>	<b>\$156,000</b>

# November 2022



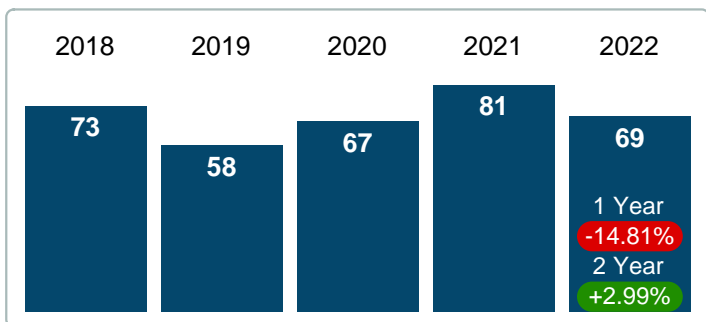
Area Delimited by County Of Creek - Residential Property Type



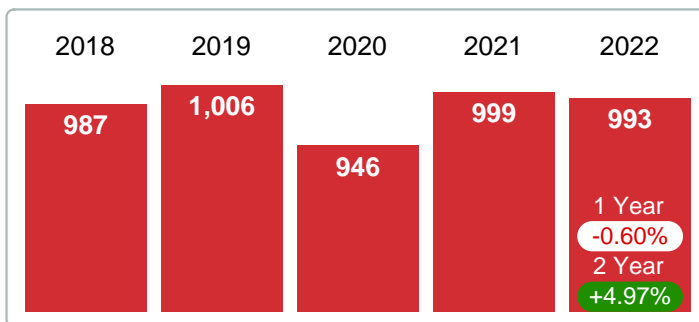
## NEW LISTINGS

Report produced on Dec 12, 2022 for MLS Technology Inc.

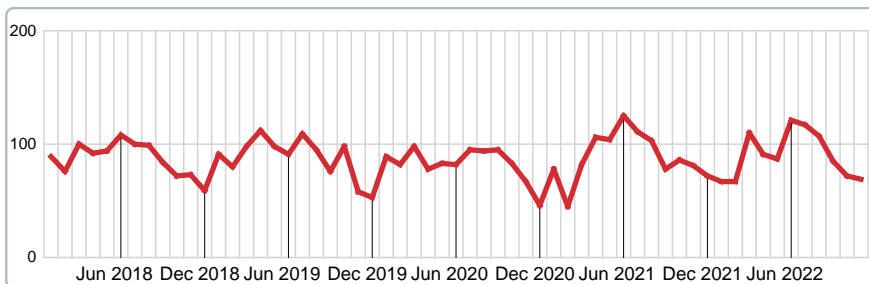
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 70

High Jun 2021 125 Low Feb 2021 45

New Listings this month at 69  
below the 5 yr NOV average of 70



### 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	4	5.80%	1	3	0	0
\$75,001 - \$125,000	4	5.80%	2	1	0	1
\$125,001 - \$150,000	12	17.39%	4	8	0	0
\$150,001 - \$225,000	23	33.33%	1	21	1	0
\$225,001 - \$275,000	11	15.94%	2	9	0	0
\$275,001 - \$450,000	8	11.59%	0	4	4	0
\$450,001 and up	7	10.14%	0	2	2	3
<b>Total New Listed Units</b>	<b>69</b>		<b>10</b>	<b>48</b>	<b>7</b>	<b>4</b>
<b>Total New Listed Volume</b>	<b>16,739,676</b>	<b>100%</b>	<b>1.44M</b>	<b>10.97M</b>	<b>2.79M</b>	<b>1.54M</b>
<b>Median New Listed Listing Price</b>	<b>\$192,500</b>		<b>\$131,000</b>	<b>\$191,250</b>	<b>\$439,900</b>	<b>\$470,000</b>



Area Delimited by County Of Creek - Residential Property Type

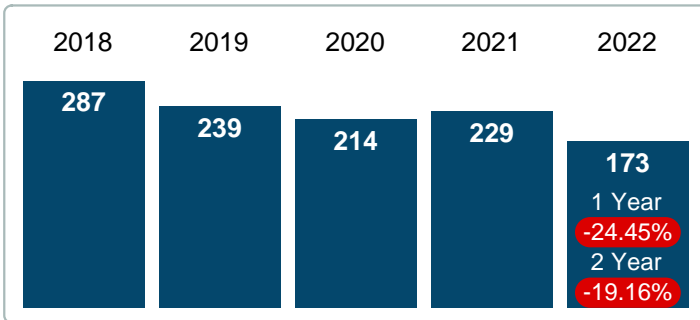


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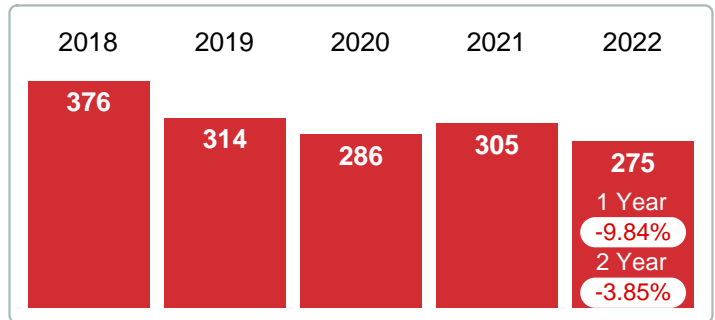
## ACTIVE INVENTORY

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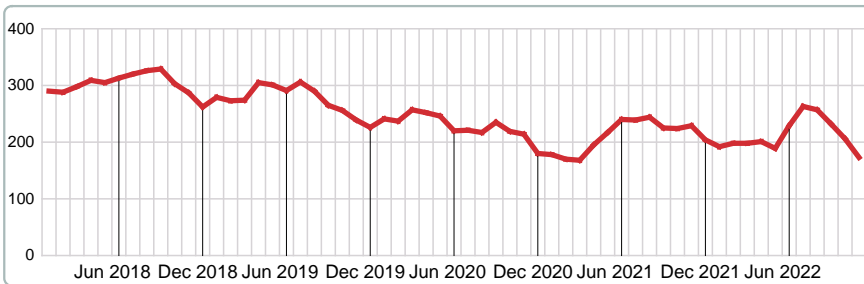
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER

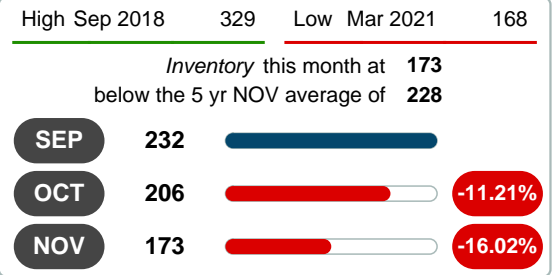


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 228



### 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	11	6.36%	79.0	4	7	0	0
\$75,001 - \$125,000	15	8.67%	62.0	8	3	3	1
\$125,001 - \$175,000	37	21.39%	30.0	13	23	1	0
\$175,001 - \$275,000	42	24.28%	36.0	5	35	2	0
\$275,001 - \$425,000	29	16.76%	69.0	1	18	9	1
\$425,001 - \$625,000	21	12.14%	93.0	1	5	10	5
\$625,001 and up	18	10.40%	112.0	0	4	8	6
<b>Total Active Inventory by Units</b>	<b>173</b>			<b>32</b>	<b>95</b>	<b>33</b>	<b>13</b>
<b>Total Active Inventory by Volume</b>	<b>59,794,555</b>	<b>100%</b>	<b>58.0</b>	<b>4.91M</b>	<b>24.55M</b>	<b>17.60M</b>	<b>12.74M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$225,000</b>			<b>\$135,950</b>	<b>\$207,777</b>	<b>\$439,900</b>	<b>\$515,000</b>

# November 2022



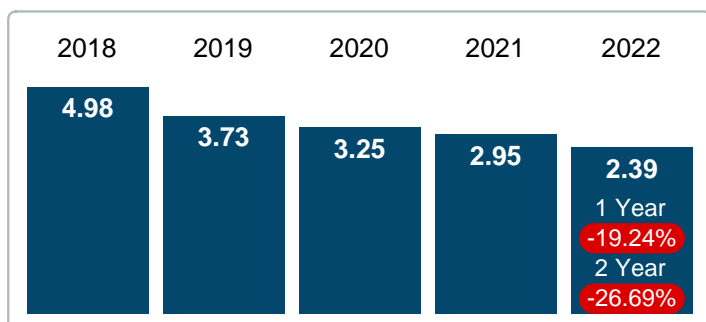
Area Delimited by County Of Creek - Residential Property Type



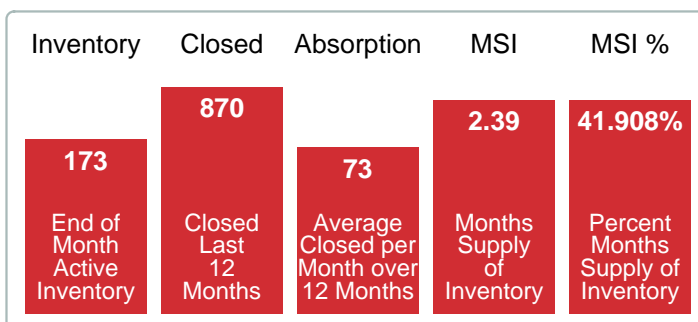
## MONTHS SUPPLY of INVENTORY (MSI)

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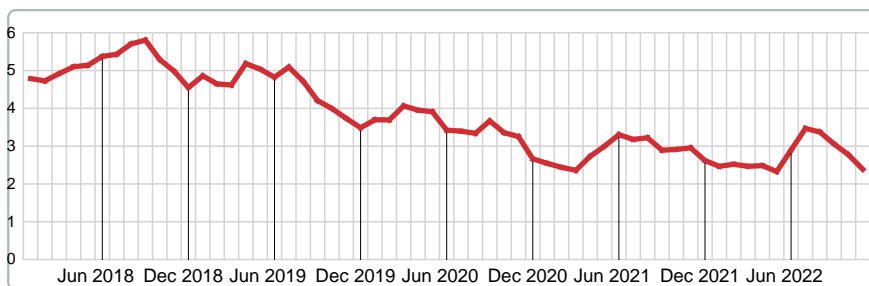
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2022

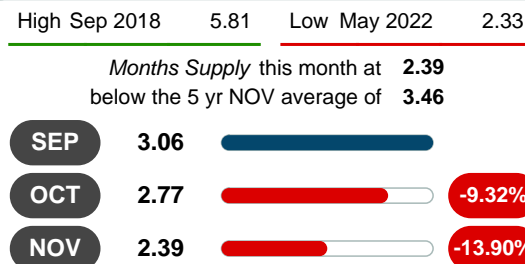


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 3.46



### 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	11	6.36%	1.83	1.23	2.63	0.00	0.00
\$75,001 - \$125,000	15	8.67%	1.54	2.67	0.49	4.50	0.00
\$125,001 - \$175,000	37	21.39%	2.19	3.55	2.03	0.57	0.00
\$175,001 - \$275,000	42	24.28%	1.87	2.73	2.08	0.59	0.00
\$275,001 - \$425,000	29	16.76%	2.76	1.09	2.96	3.00	2.00
\$425,001 - \$625,000	21	12.14%	4.94	12.00	3.53	4.80	7.50
\$625,001 and up	18	10.40%	6.75	0.00	5.33	6.86	8.00
Market Supply of Inventory (MSI)			2.39	2.51	2.10	2.71	5.38
Total Active Inventory by Units		100%	2.39	32	95	33	13

# November 2022



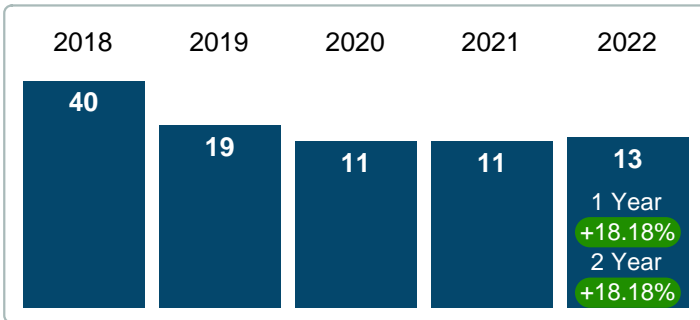
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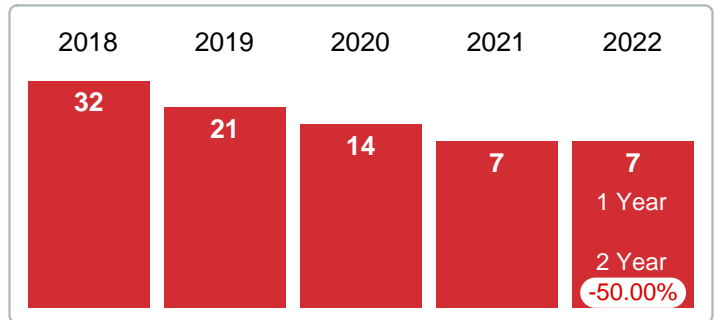
## MEDIAN DAYS ON MARKET TO SALE

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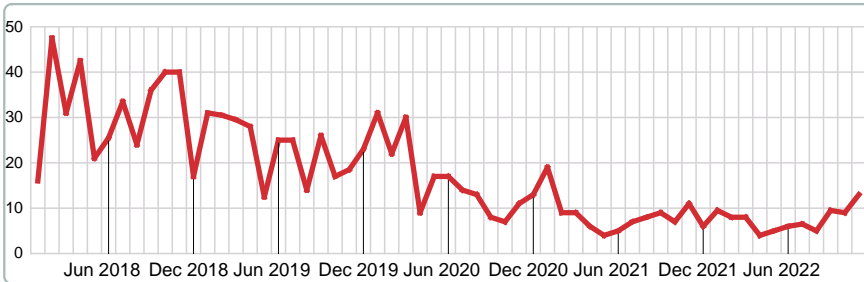
### NOVEMBER



### YEAR TO DATE (YTD)

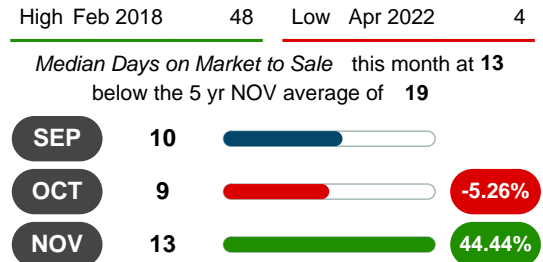


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 19



### 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	3	6.67%	8	3	13	0	0
\$75,001 - \$125,000	6	13.33%	22	3	22	0	0
\$125,001 - \$150,000	7	15.56%	7	8	7	0	0
\$150,001 - \$175,000	8	17.78%	14	14	71	13	0
\$175,001 - \$200,000	5	11.11%	22	109	17	0	0
\$200,001 - \$325,000	10	22.22%	11	62	11	6	0
\$325,001 and up	6	13.33%	15	0	65	8	65
Median Closed DOM	13			11	16	10	65
Total Closed Units	45	100%	13.0	13	24	6	2
Total Closed Volume	9,308,850			2.09M	4.25M	1.90M	1.07M





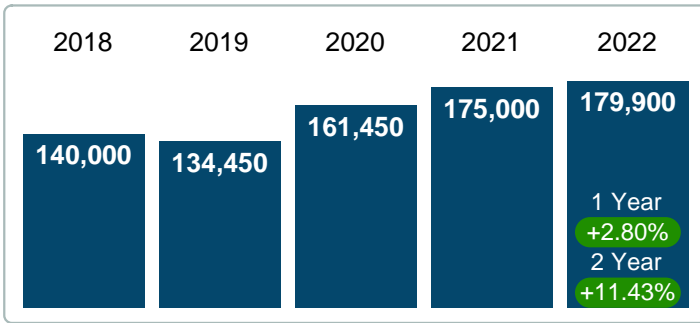
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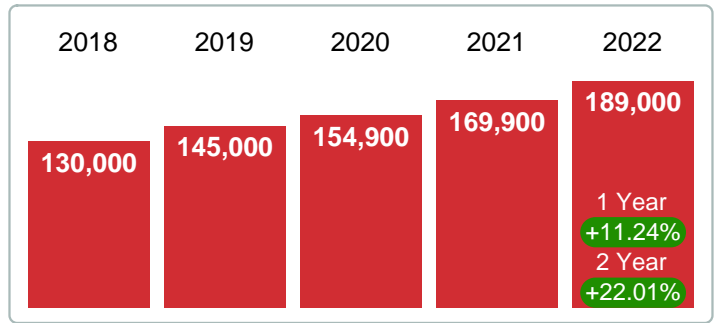
### MEDIAN LIST PRICE AT CLOSING

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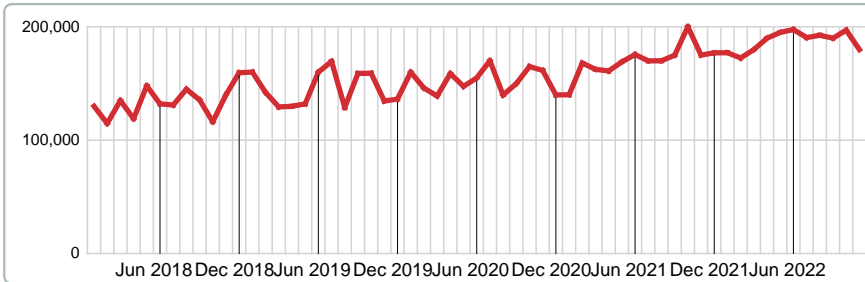
#### NOVEMBER



#### YEAR TO DATE (YTD)

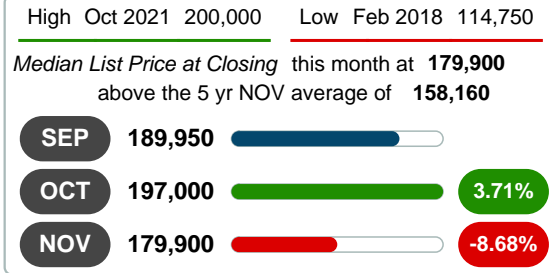


#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year NOV AVG = 158,160



#### 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	6.67%	60,000	52,500	64,950	0	0
\$75,001 - \$125,000	15.56%	110,000	119,900	107,500	0	0
\$125,001 - \$150,000	15.56%	139,900	137,450	149,000	0	0
\$150,001 - \$175,000	8.89%	172,250	168,750	175,000	0	0
\$175,001 - \$200,000	15.56%	180,000	180,000	183,500	179,900	0
\$200,001 - \$325,000	24.44%	220,000	270,000	217,500	295,000	0
\$325,001 and up	13.33%	469,450	0	469,450	457,500	548,950
<b>Median List Price</b>		<b>179,900</b>	<b>168,000</b>	<b>175,000</b>	<b>302,450</b>	<b>548,950</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>179,900</b>	<b>13</b>	<b>24</b>	<b>6</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>9,529,300</b>	<b>2.15M</b>	<b>4.36M</b>	<b>1.92M</b>	<b>1.10M</b>





Area Delimited by County Of Creek - Residential Property Type

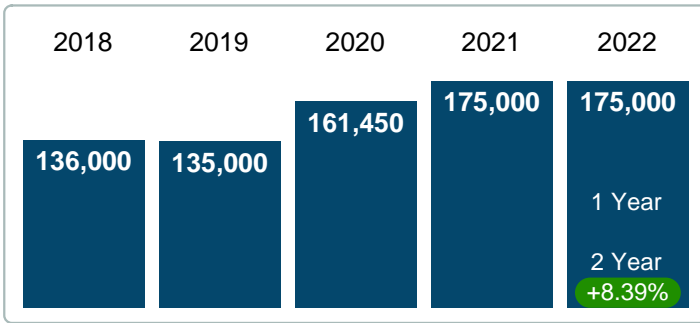


# November 2022

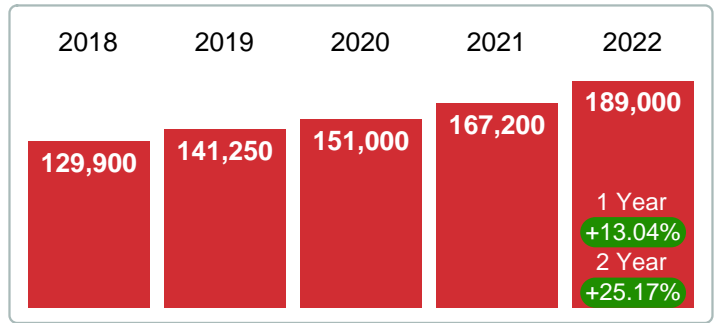
## MEDIAN SOLD PRICE AT CLOSING

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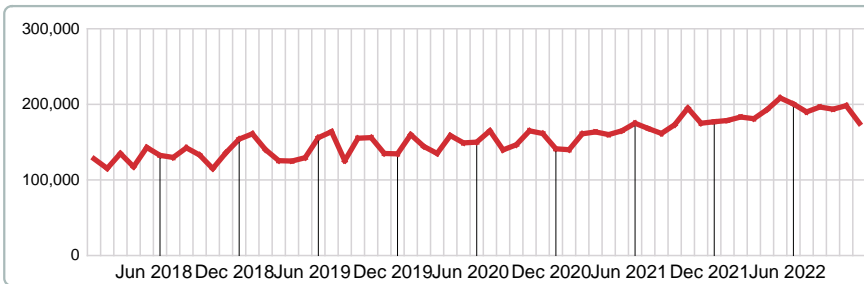
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

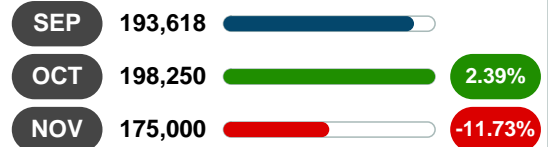


### 3 MONTHS

5 year NOV AVG = 156,490

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

Median Sold Price at Closing this month at 175,000 above the 5 yr NOV average of 156,490



### 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	6.67%	65,500	50,000	68,250	0	0
\$75,001 - \$125,000	6	13.33%	96,250	119,900	87,500	0	0
\$125,001 - \$150,000	7	15.56%	137,000	136,000	137,000	0	0
\$150,001 - \$175,000	8	17.78%	170,625	171,125	155,000	174,000	0
\$175,001 - \$200,000	5	11.11%	180,000	180,000	180,000	0	0
\$200,001 - \$325,000	10	22.22%	220,000	257,500	220,000	295,000	0
\$325,001 and up	6	13.33%	447,000	0	447,000	457,500	533,450
Median Sold Price			175,000	160,000	165,000	302,000	533,450
Total Closed Units		100%	175,000	13	24	6	2
Total Closed Volume			9,308,850	2.09M	4.25M	1.90M	1.07M

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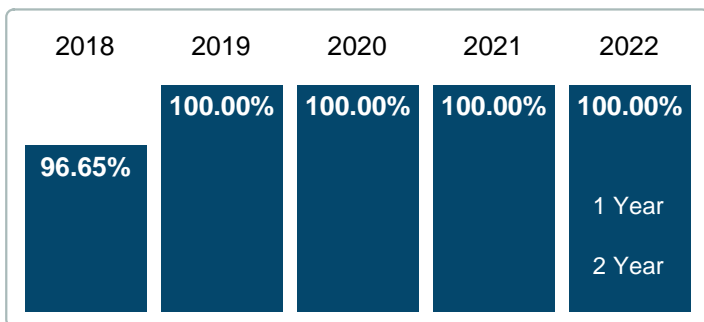
Area Delimited by County Of Creek - Residential Property Type



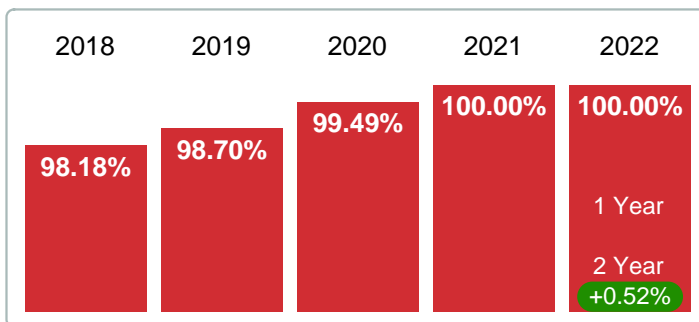
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Dec 12, 2022 for MLS Technology Inc.

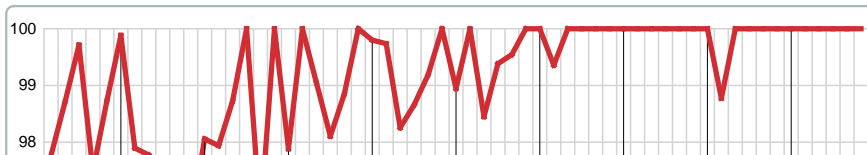
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 99.33%

High Nov 2022 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **100.00%** above the 5 yr NOV average of **99.33%**

- 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
\$75,000 and less	3	6.67%	101.57%	95.24%	105.37%	0.00%	0.00%
\$75,001 - \$125,000	6	13.33%	100.00%	100.00%	100.00%	0.00%	0.00%
\$125,001 - \$150,000	7	15.56%	100.00%	100.00%	104.80%	0.00%	0.00%
\$150,001 - \$175,000	8	17.78%	96.97%	97.95%	88.57%	96.72%	0.00%
\$175,001 - \$200,000	5	11.11%	100.00%	92.31%	100.00%	0.00%	0.00%
\$200,001 - \$325,000	10	22.22%	99.85%	96.15%	100.00%	99.71%	0.00%
\$325,001 and up	6	13.33%	97.91%	0.00%	95.31%	100.00%	95.67%
Median Sold/List Ratio		100.00%		98.67%	100.00%	99.85%	95.67%
Total Closed Units		45	100%	13	24	6	2
Total Closed Volume		9,308,850		2.09M	4.25M	1.90M	1.07M

# November 2022



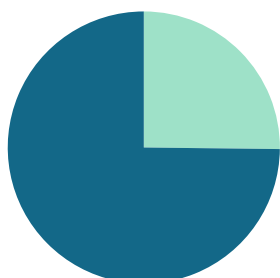
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

Report produced on Dec 12, 2022 for MLS Technology Inc.

### INVENTORY

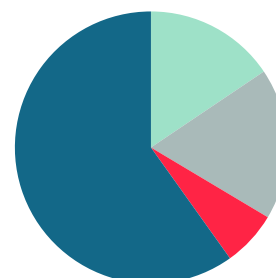


**Inventory**  
 New Listings  
**69 = 25.18%**  
 Start Inventory  
**205**  
 Total Inventory Units  
**274**  
 Volume  
**\$86,294,362**

### Market Activity

Closed Sales  
**45 = 15.57%**  
 Pending Sales  
**52 = 17.99%**  
 Other Off Market  
**19 = 6.57%**  
 Active Inventory  
**173 = 59.86%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	67	45	-32.84%	854	789	-7.61%
Pending Sales	75	52	-30.67%	882	785	-11.00%
New Listings	81	69	-14.81%	999	993	-0.60%
Median List Price	175,000	179,900	2.80%	169,900	189,000	11.24%
Median Sale Price	175,000	175,000	0.00%	167,200	189,000	13.04%
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	11.00	13.00	18.18%	7.00	7.00	0.00%
Monthly Inventory	229	173	-24.45%	229	173	-24.45%
Months Supply of Inventory	2.95	2.39	-19.24%	2.95	2.39	-19.24%

**Absorption:** Last 12 months, an Average of **73** Sales/Month

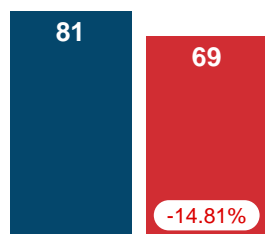
**Inventory** on November 30, 2022 = **173**

**2021** **2022**

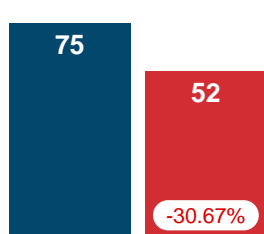
### NOVEMBER MARKET

### MEDIAN PRICES

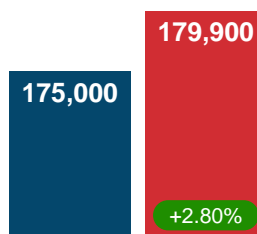
#### New Listings



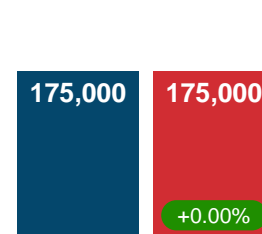
#### Pending Listings



#### List Price



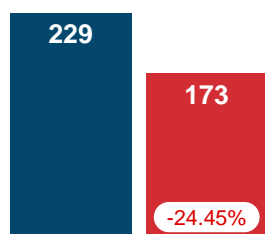
#### Sale Price



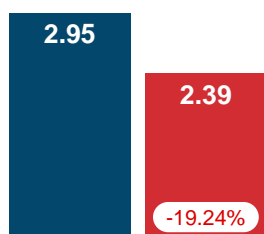
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

