

# October 2022



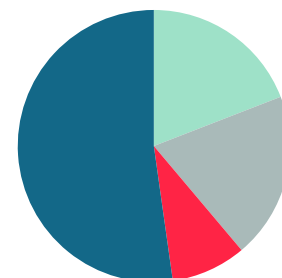
Area Delimited by County Of Creek - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	October 2022	+/-%
Closed Listings	79	60	-24.05%
Pending Listings	73	62	-15.07%
New Listings	86	72	-16.28%
Average List Price	240,900	249,987	3.77%
Average Sale Price	238,406	240,217	0.76%
Average Percent of Selling Price to List Price	99.57%	98.74%	-0.83%
Average Days on Market to Sale	19.08	19.62	2.83%
End of Month Inventory	224	164	-26.79%
Months Supply of Inventory	2.91	2.21	-24.24%



■ Closed (19.11%)  
■ Pending (19.75%)  
■ Other OffMarket (8.92%)  
■ Active (52.23%)

**Absorption:** Last 12 months, an Average of **74** Sales/Month  
**Active Inventory** as of October 31, 2022 = **164**

### Analysis Wrap-Up

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

The total housing inventory at the end of October 2022 decreased **26.79%** to 164 existing homes available for sale. Over the last 12 months this area has had an average of 74 closed sales per month. This represents an unsold inventory index of **2.21** 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 **0.76%** in October 2022 to \$240,217 versus the previous year at \$238,406.

#### Average Days on Market Lengthens

The average number of **19.62** days that homes spent on the market before selling increased by 0.54 days or **2.83%** in October 2022 compared to last year's same month at **19.08** DOM.

#### Sales Success for October 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 72 New Listings in October 2022, down **16.28%** from last year at 86. Furthermore, there were 60 Closed Listings this month versus last year at 79, a **-24.05%** decrease.

Closed versus Listed trends yielded a **83.3%** ratio, down from previous year's, October 2021, at **91.9%**, a **9.28%** downswing. This will certainly create pressure on a decreasing Monthly Months 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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

# October 2022



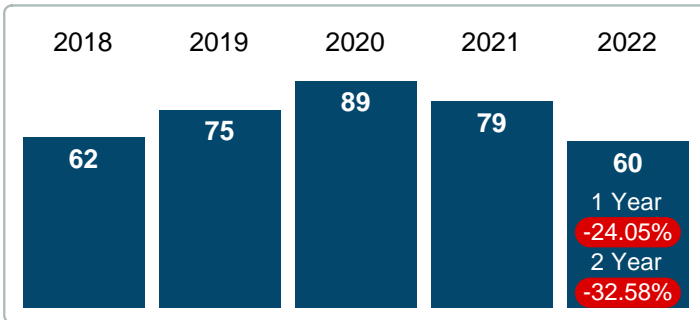
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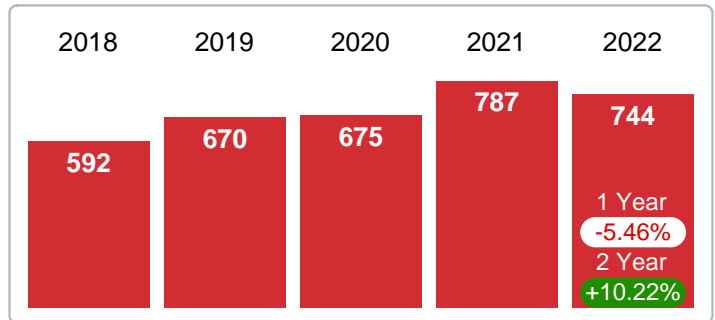
## CLOSED LISTINGS

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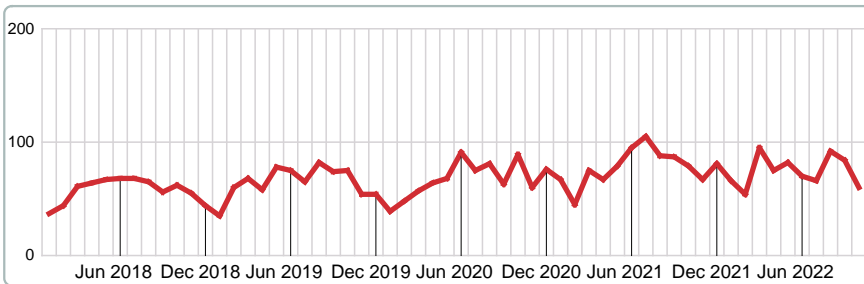
### OCTOBER



### YEAR TO DATE (YTD)

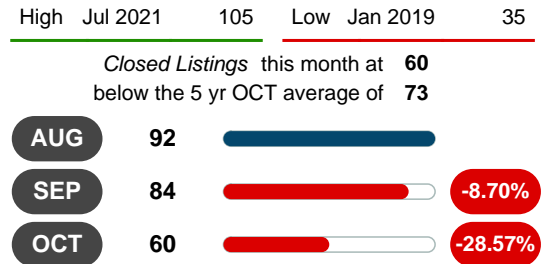


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 73



### 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	4	6.67%	9.0	3	1	0	0
\$75,001 - \$125,000	8	13.33%	12.0	3	4	1	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$225,000	22	36.67%	18.6	4	13	4	1
\$225,001 - \$275,000	10	16.67%	10.0	1	7	1	1
\$275,001 - \$425,000	11	18.33%	30.6	2	7	1	1
\$425,001 and up	5	8.33%	39.6	0	1	3	1
<b>Total Closed Units</b>	<b>60</b>			<b>13</b>	<b>33</b>	<b>10</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>14,413,001</b>	<b>100%</b>	<b>19.6</b>	<b>1.91M</b>	<b>7.21M</b>	<b>3.87M</b>	<b>1.43M</b>
<b>Average Closed Price</b>	<b>\$240,217</b>			<b>\$146,538</b>	<b>\$218,480</b>	<b>\$387,218</b>	<b>\$356,500</b>

# October 2022



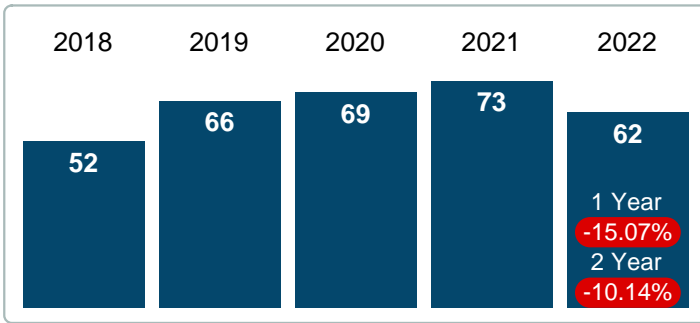
Area Delimited by County Of Creek - Residential Property Type



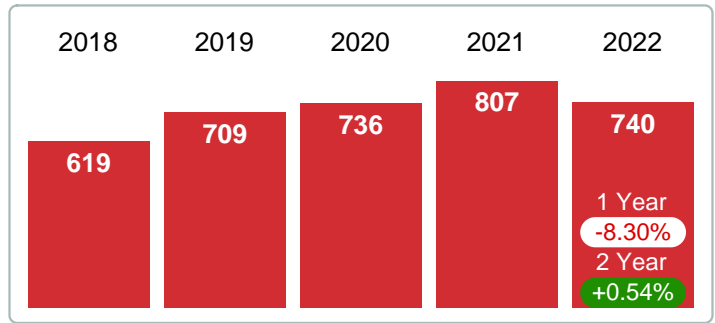
## PENDING LISTINGS

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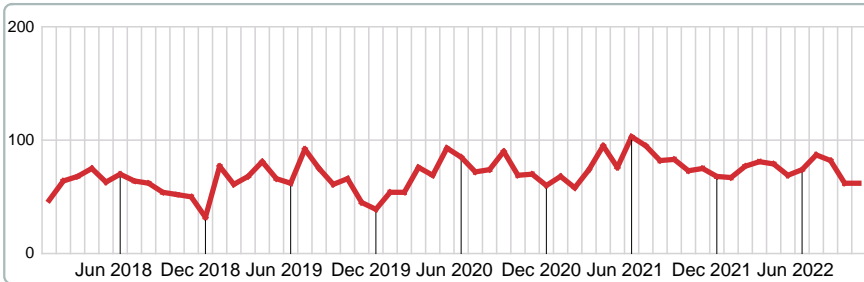
### OCTOBER



### YEAR TO DATE (YTD)

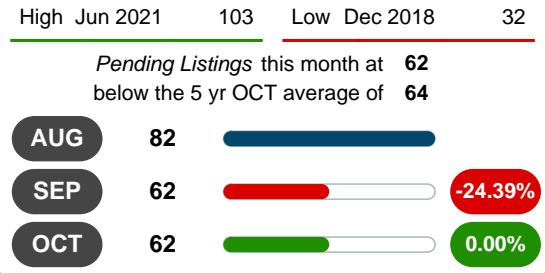


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 64



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	4	6.45%	31.0	1	3	0	0
\$70,001 - \$100,000	9	14.52%	40.2	2	6	1	0
\$100,001 - \$130,000	8	12.90%	22.8	1	6	0	1
\$130,001 - \$190,000	17	27.42%	22.7	8	9	0	0
\$190,001 - \$240,000	9	14.52%	22.6	1	7	1	0
\$240,001 - \$320,000	8	12.90%	3.3	0	3	5	0
\$320,001 and up	7	11.29%	55.0	1	2	3	1
<b>Total Pending Units</b>	<b>62</b>			<b>14</b>	<b>36</b>	<b>10</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>12,015,599</b>	<b>100%</b>	<b>34.4</b>	<b>2.11M</b>	<b>6.08M</b>	<b>2.96M</b>	<b>864.90K</b>
<b>Average Listing Price</b>	<b>\$141,371</b>			<b>\$151,043</b>	<b>\$168,761</b>	<b>\$296,070</b>	<b>\$432,450</b>

# October 2022



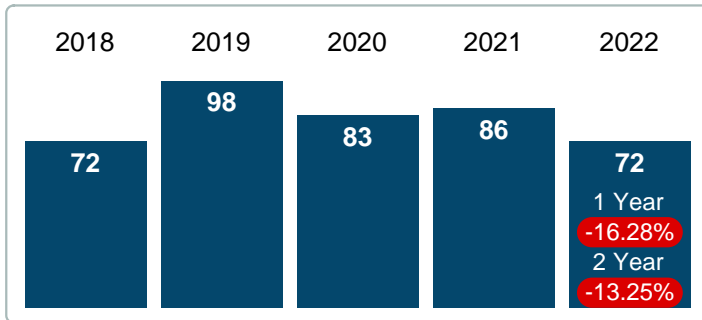
Area Delimited by County Of Creek - Residential Property Type



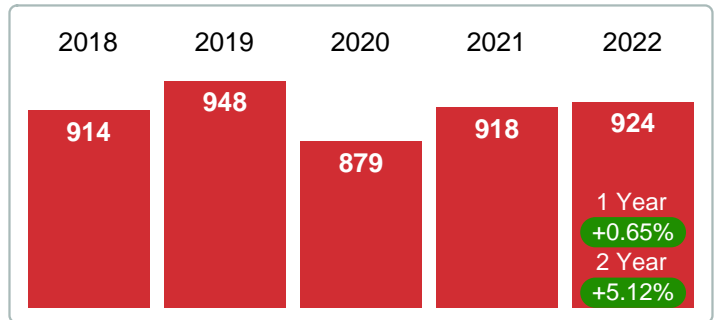
## NEW LISTINGS

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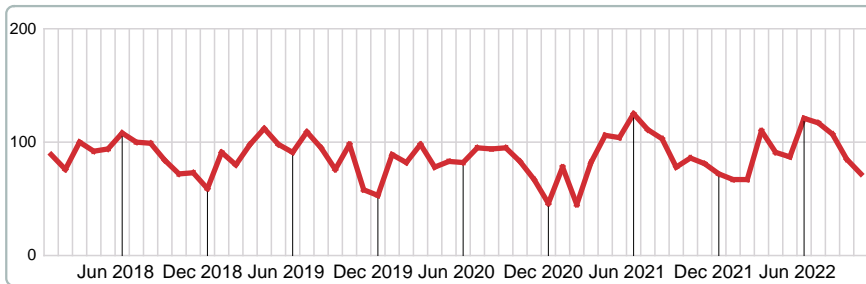
### OCTOBER



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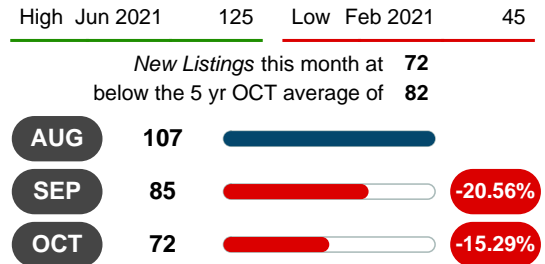


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 82



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	11.11%	3	5	0	0
\$100,001 - \$125,000	6	8.33%	3	2	0	1
\$125,001 - \$175,000	13	18.06%	6	7	0	0
\$175,001 - \$225,000	18	25.00%	5	10	3	0
\$225,001 - \$275,000	8	11.11%	0	6	2	0
\$275,001 - \$375,000	11	15.28%	0	3	7	1
\$375,001 and up	8	11.11%	0	2	5	1
<b>Total New Listed Units</b>	<b>72</b>		<b>17</b>	<b>35</b>	<b>17</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>17,621,749</b>	<b>100%</b>	<b>2.45M</b>	<b>7.05M</b>	<b>6.91M</b>	<b>1.21M</b>
<b>Average New Listed Listing Price</b>	<b>\$192,450</b>		<b>\$144,182</b>	<b>\$201,290</b>	<b>\$406,565</b>	<b>\$404,633</b>

# October 2022



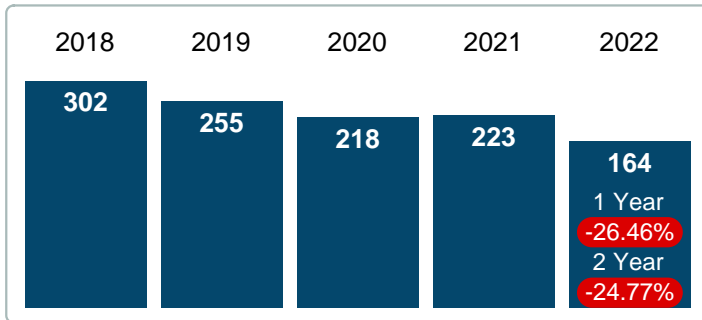
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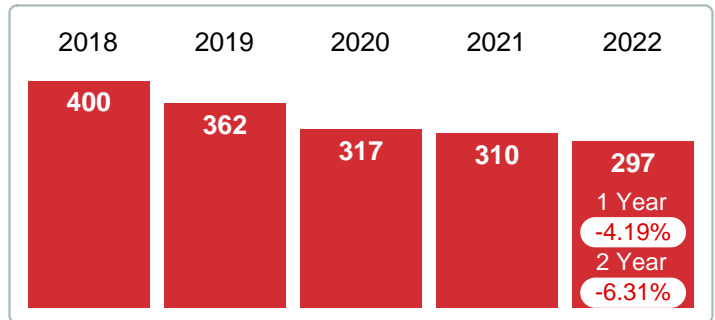
## ACTIVE INVENTORY

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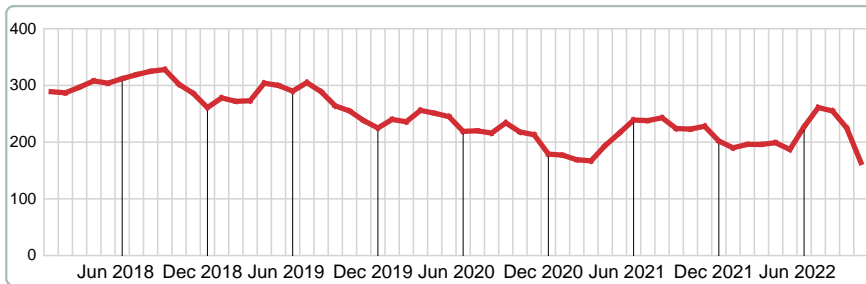
### END OF OCTOBER



### ACTIVE DURING OCTOBER

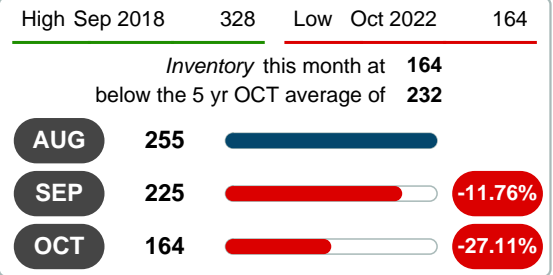


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 232



### 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	8	4.88%	86.0	4	3	0	1
\$75,001 - \$125,000	19	11.59%	58.2	7	9	2	1
\$125,001 - \$175,000	27	16.46%	69.9	12	15	0	0
\$175,001 - \$275,000	42	25.61%	59.9	10	27	4	1
\$275,001 - \$425,000	32	19.51%	78.1	2	18	10	2
\$425,001 - \$675,000	19	11.59%	98.0	1	5	10	3
\$675,001 and up	17	10.37%	102.1	0	4	7	6
<b>Total Active Inventory by Units</b>	<b>164</b>			<b>36</b>	<b>81</b>	<b>33</b>	<b>14</b>
<b>Total Active Inventory by Volume</b>	<b>61,081,383</b>	<b>100%</b>	<b>75.0</b>	<b>5.83M</b>	<b>21.24M</b>	<b>17.98M</b>	<b>16.03M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$372,447</b>			<b>\$161,908</b>	<b>\$262,215</b>	<b>\$544,897</b>	<b>\$1,145,121</b>

# October 2022



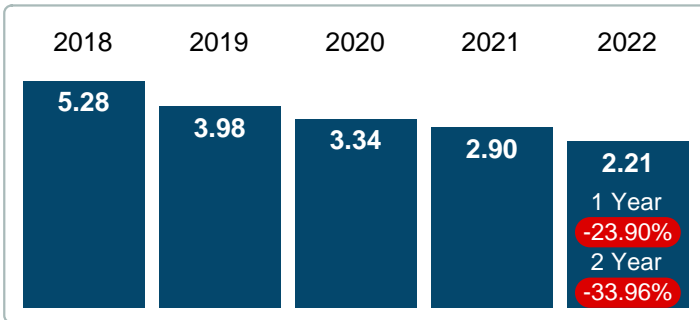
Area Delimited by County Of Creek - Residential Property Type



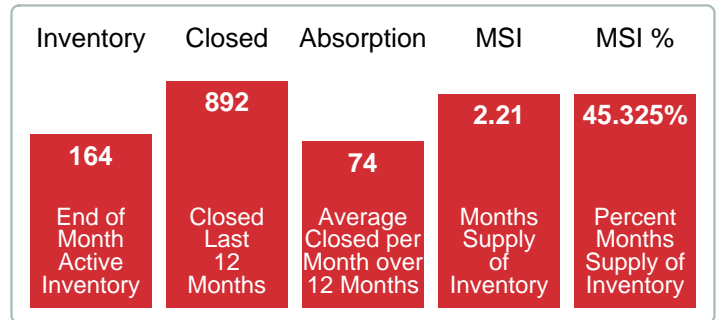
## MONTHS SUPPLY of INVENTORY (MSI)

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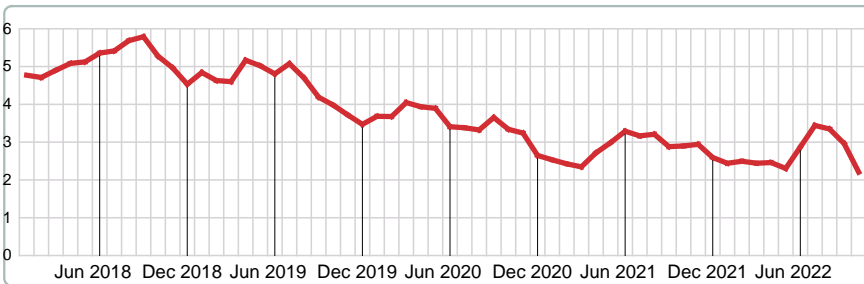
### MSI FOR OCTOBER



### INDICATORS FOR OCTOBER 2022

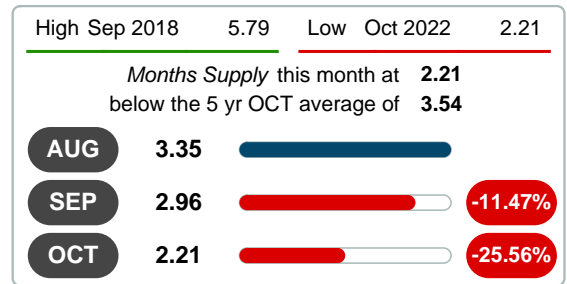


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 3.54



### 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	8	4.88%	1.30	1.20	1.13	0.00	0.00
\$75,001 - \$125,000	19	11.59%	1.88	2.10	1.48	3.00	0.00
\$125,001 - \$175,000	27	16.46%	1.57	3.79	1.25	0.00	0.00
\$175,001 - \$275,000	42	25.61%	1.81	6.00	1.57	1.00	3.00
\$275,001 - \$425,000	32	19.51%	3.02	2.40	2.81	3.43	4.80
\$425,001 - \$675,000	19	11.59%	3.74	12.00	3.33	3.64	4.00
\$675,001 and up	17	10.37%	8.50	0.00	6.86	8.40	10.29
Market Supply of Inventory (MSI)			2.21	2.90	1.75	2.51	6.00
Total Active Inventory by Units		100%	2.21	36	81	33	14

# October 2022



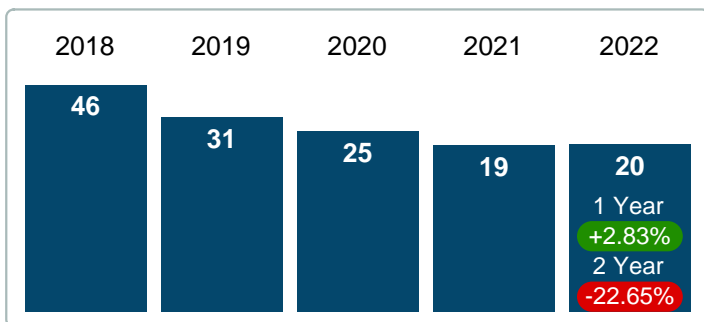
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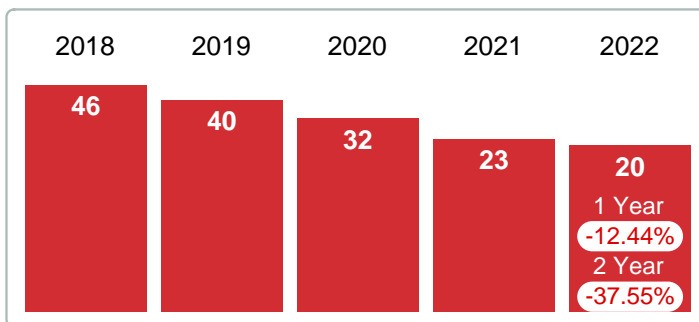
## AVERAGE DAYS ON MARKET TO SALE

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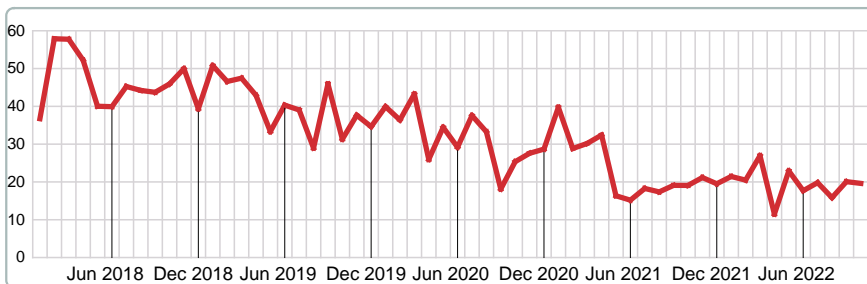
### OCTOBER



### YEAR TO DATE (YTD)

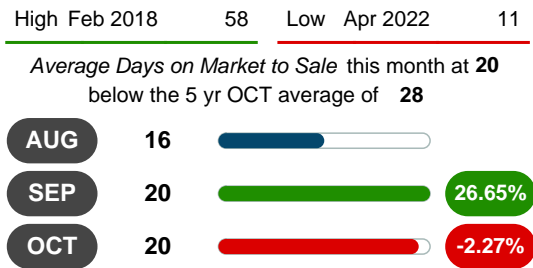


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 28



### 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	6.67%	9	11	2	0	0
\$75,001 - \$125,000	13.33%	12	12	13	9	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$225,000	36.67%	19	22	19	19	1
\$225,001 - \$275,000	16.67%	10	11	6	22	28
\$275,001 - \$425,000	18.33%	31	42	9	105	89
\$425,001 and up	8.33%	40	0	20	59	1
<b>Average Closed DOM</b>		<b>20</b>				
<b>Total Closed Units</b>	<b>100%</b>	<b>20</b>	<b>13</b>	<b>33</b>	<b>10</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>14,413,001</b>	<b>1.91M</b>	<b>7.21M</b>	<b>3.87M</b>	<b>1.43M</b>

# October 2022



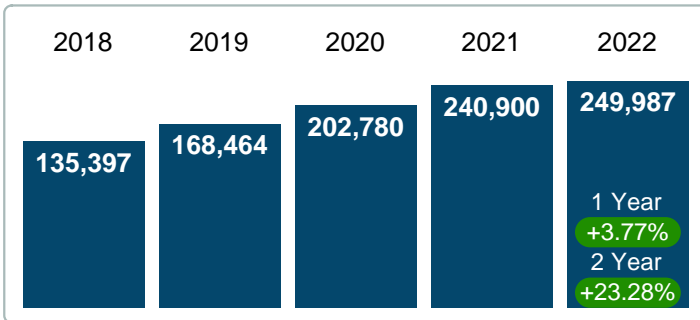
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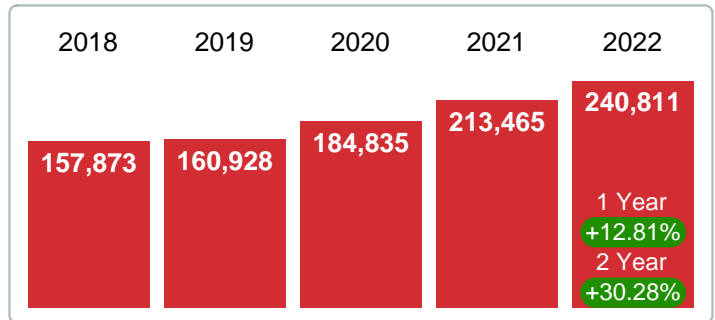
## AVERAGE LIST PRICE AT CLOSING

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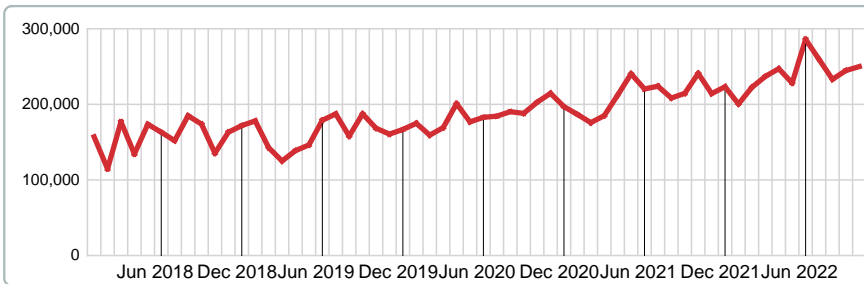
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

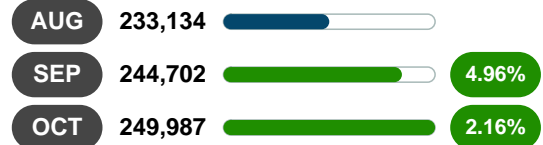


### 3 MONTHS

5 year OCT AVG = 199,506

High Jun 2022 285,957 Low Feb 2018 114,760

Average List Price at Closing this month at **249,987**  
above the 5 yr OCT average of **199,506**



### 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	3	56,667	56,667	85,000	0	0
\$75,001 - \$125,000	12	106,925	104,967	104,450	119,500	0
\$125,001 - \$125,000	0	0	0	0	0	0
\$125,001 - \$225,000	19	166,510	148,425	164,699	162,450	125,000
\$225,001 - \$275,000	10	251,970	260,000	251,671	238,000	260,000
\$275,001 - \$425,000	10	316,580	290,000	355,128	299,900	299,000
\$425,001 and up	6	782,817	0	454,900	1,006,000	725,000
<b>Average List Price</b>		<b>249,987</b>	<b>147,585</b>	<b>222,618</b>	<b>432,520</b>	<b>352,250</b>
<b>Total Closed Units</b>		<b>60</b>	<b>13</b>	<b>33</b>	<b>10</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>14,999,191</b>	<b>1.92M</b>	<b>7.35M</b>	<b>4.33M</b>	<b>1.41M</b>



# October 2022



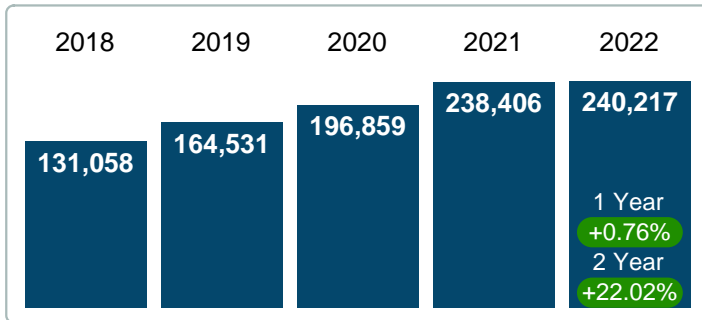
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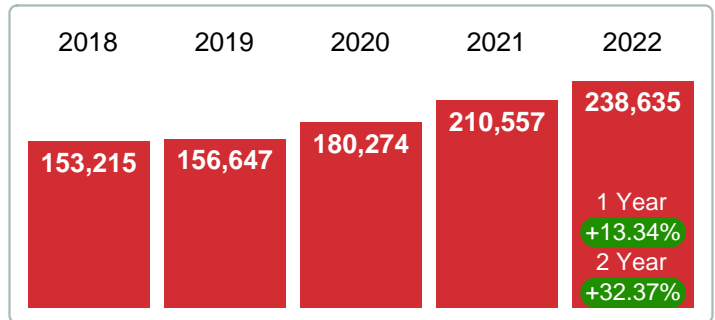
## AVERAGE SOLD PRICE AT CLOSING

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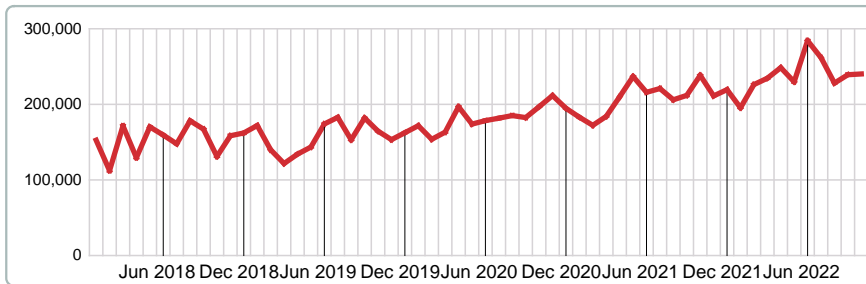
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

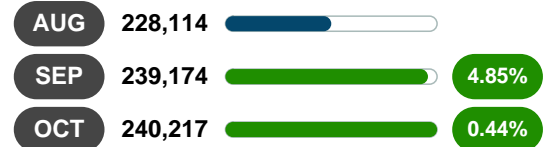


### 3 MONTHS

5 year OCT AVG = 194,214

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

Average Sold Price at Closing this month at **240,217** above the 5 yr OCT average of **194,214**



### 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	6.67%	55,000	53,333	60,000	0	0
\$75,001 - \$125,000	13.33%	107,125	111,000	102,500	114,000	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$225,000	36.67%	159,919	145,750	165,849	159,544	141,000
\$225,001 - \$275,000	16.67%	247,536	242,000	249,765	235,000	250,000
\$275,001 - \$425,000	18.33%	325,222	293,500	342,920	280,000	310,000
\$425,001 and up	8.33%	753,000	0	435,000	868,333	725,000
<b>Average Sold Price</b>		<b>240,217</b>	<b>146,538</b>	<b>218,480</b>	<b>387,218</b>	<b>356,500</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>240,217</b>	<b>13</b>	<b>33</b>	<b>10</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>14,413,001</b>	<b>1.91M</b>	<b>7.21M</b>	<b>3.87M</b>	<b>1.43M</b>

# October 2022



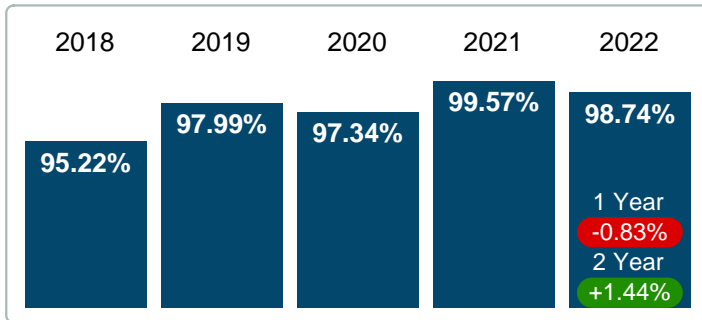
Area Delimited by County Of Creek - Residential Property Type



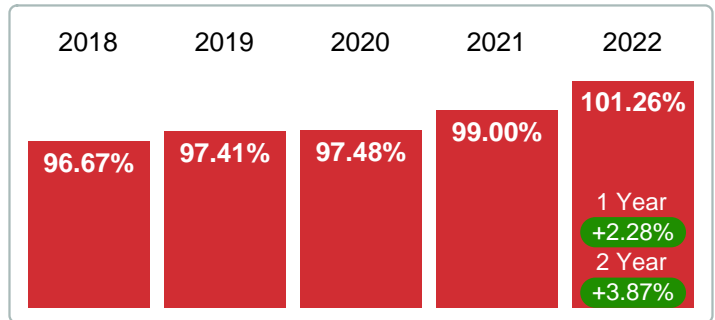
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

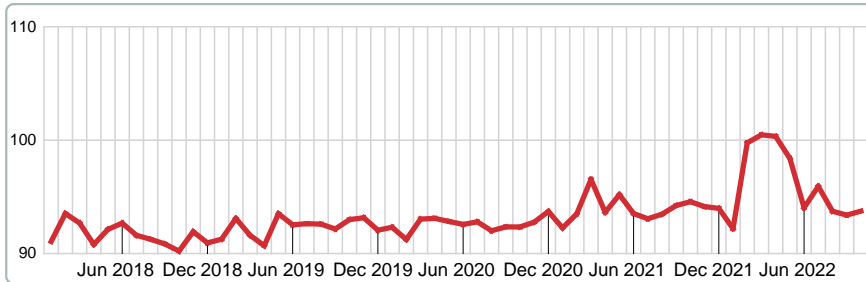
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

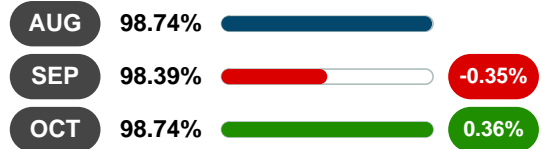


### 3 MONTHS

5 year OCT AVG = 97.77%

High Mar 2022 105.47% Low Oct 2018 95.22%

Average Sold/List Ratio this month at **98.74%**  
above the 5 yr OCT average of **97.77%**



### 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	4	6.67%	89.31%	95.56%	70.59%	0.00%	0.00%
\$75,001 - \$125,000	8	13.33%	101.16%	106.61%	98.52%	95.40%	0.00%
\$125,001 - \$125,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$225,000	22	36.67%	100.95%	98.08%	101.61%	98.69%	112.80%
\$225,001 - \$275,000	10	16.67%	98.28%	93.08%	99.26%	98.74%	96.15%
\$275,001 - \$425,000	11	18.33%	98.27%	101.23%	97.35%	93.36%	103.68%
\$425,001 and up	5	8.33%	94.63%	0.00%	95.63%	92.51%	100.00%
Average Sold/List Ratio		98.70%		99.57%	98.71%	95.98%	103.16%
Total Closed Units		60	100%	13	33	10	4
Total Closed Volume		14,413,001		1.91M	7.21M	3.87M	1.43M

# October 2022



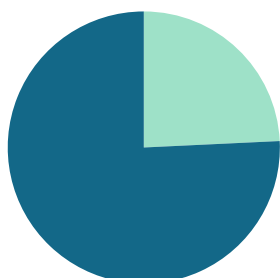
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

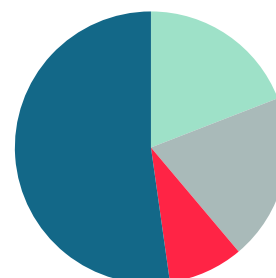


**Inventory**  
 New Listings  
**72 = 24.24%**  
 Start Inventory  
**225**  
 Total Inventory Units  
**297**  
 Volume  
**\$96,565,272**

### Market Activity

Closed Sales  
**60 = 19.11%**  
 Pending Sales  
**62 = 19.75%**  
 Other Off Market  
**28 = 8.92%**  
 Active Inventory  
**164 = 52.23%**

### MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	79	60	-24.05%	787	744	-5.46%
Pending Sales	73	62	-15.07%	807	740	-8.30%
New Listings	86	72	-16.28%	918	924	0.65%
Average List Price	240,900	249,987	3.77%	213,465	240,811	12.81%
Average Sale Price	238,406	240,217	0.76%	210,557	238,635	13.34%
Average Percent of Selling Price to List Price	99.57%	98.74%	-0.83%	99.00%	101.26%	2.28%
Average Days on Market to Sale	19.08	19.62	2.83%	22.55	19.74	-12.44%
Monthly Inventory	224	164	-26.79%	224	164	-26.79%
Months Supply of Inventory	2.91	2.21	-24.24%	2.91	2.21	-24.24%

**Absorption:** Last 12 months, an Average of **74** Sales/Month

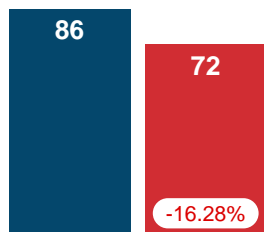
**Inventory** on October 31, 2022 = **164**

**2021** **2022**

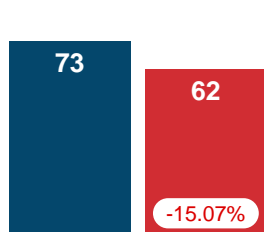
### OCTOBER MARKET

### AVERAGE PRICES

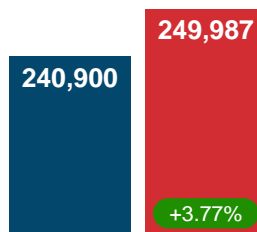
#### New Listings



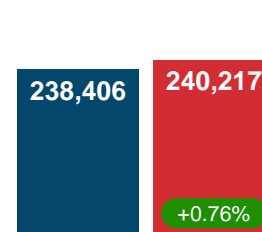
#### Pending Listings



#### List Price



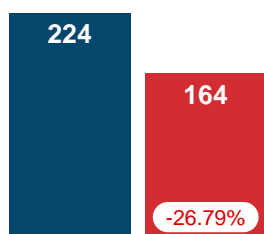
#### Sale Price



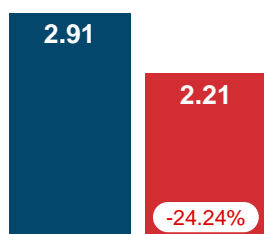
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

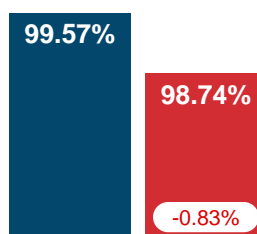
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

