

October 2022



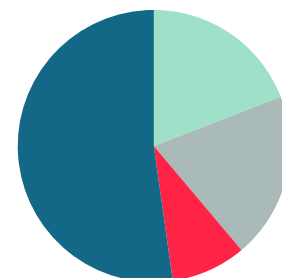
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	200,000	197,000	-1.50%
Median Sale Price	195,000	198,250	1.67%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.00	9.00	28.57%
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.

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 **1.67%** in October 2022 to \$198,250 versus the previous year at \$195,000.

Median Days on Market Lengthens

The median number of **9.00** days that homes spent on the market before selling increased by 2.00 days or **28.57%** in October 2022 compared to last year's same month at **7.00** DOM.

Sales Success for October 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 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 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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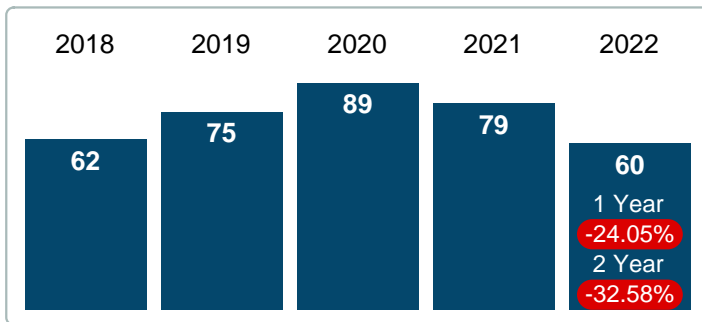
Area Delimited by County Of Creek - Residential Property Type



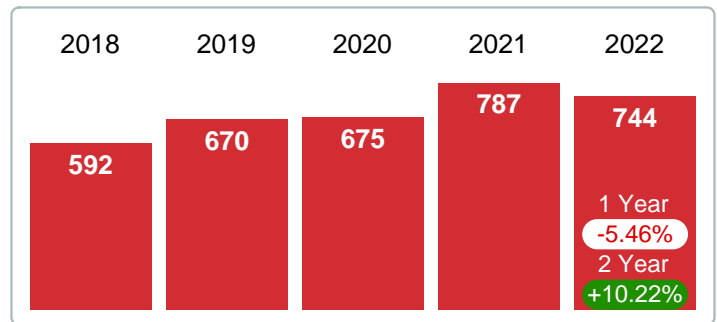
CLOSED LISTINGS

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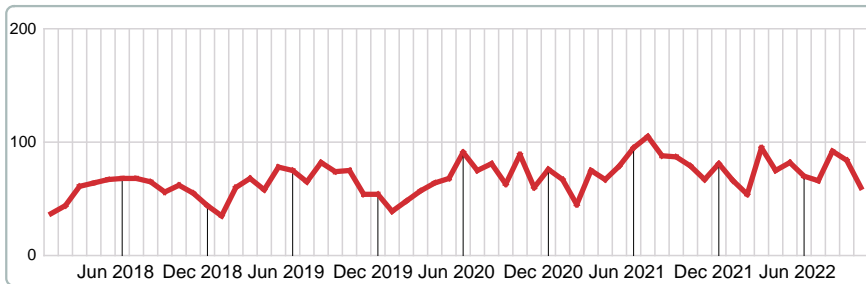
OCTOBER



YEAR TO DATE (YTD)

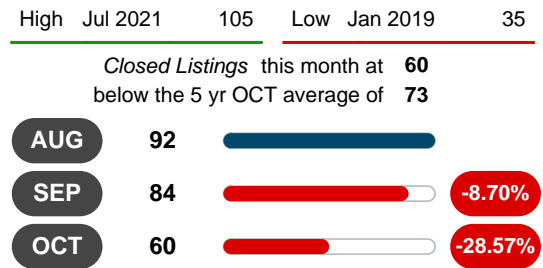


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 73



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	6.67%	6.0	3	1	0	0
\$75,001 - \$125,000	8	13.33%	7.0	3	4	1	0
\$125,001 - \$125,000	0	0.00%	7.0	0	0	0	0
\$125,001 - \$225,000	22	36.67%	13.0	4	13	4	1
\$225,001 - \$275,000	10	16.67%	7.5	1	7	1	1
\$275,001 - \$425,000	11	18.33%	8.0	2	7	1	1
\$425,001 and up	5	8.33%	20.0	0	1	3	1
Total Closed Units	60			13	33	10	4
Total Closed Volume	14,413,001	100%	9.0	1.91M	7.21M	3.87M	1.43M
Median Closed Price	\$198,250			\$130,000	\$199,900	\$227,500	\$280,000

October 2022



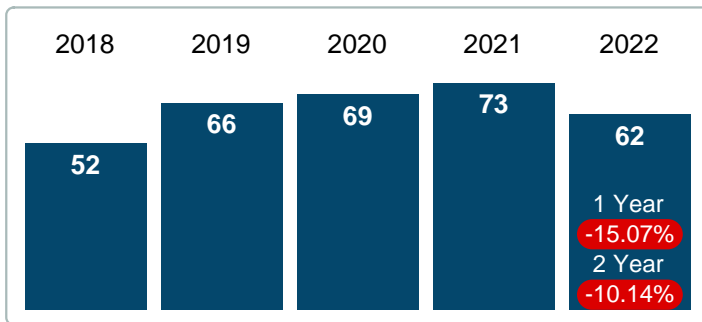
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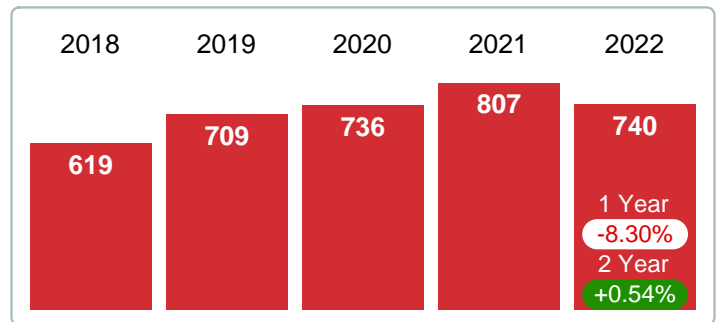
PENDING LISTINGS

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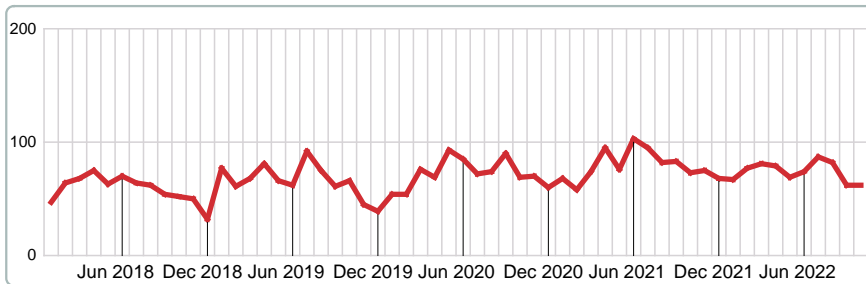
OCTOBER



YEAR TO DATE (YTD)

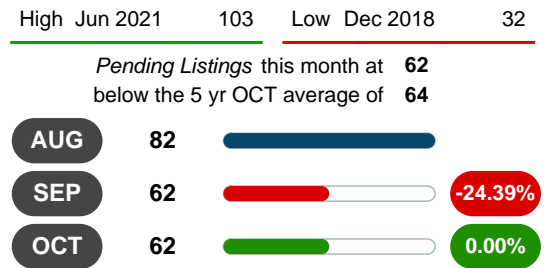


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 64



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	11.29%	18.0	2	5	0	0
\$75,001 - \$100,000	6	9.68%	16.5	1	4	1	0
\$100,001 - \$125,000	6	9.68%	9.0	1	4	0	1
\$125,001 - \$175,000	16	25.81%	11.0	7	9	0	0
\$175,001 - \$225,000	12	19.35%	16.5	2	9	1	0
\$225,001 - \$325,000	9	14.52%	3.0	1	3	5	0
\$325,001 and up	6	9.68%	18.5	0	2	3	1
Total Pending Units	62			14	36	10	2
Total Pending Volume	12,015,599	100%	14.0	2.11M	6.08M	2.96M	864.90K
Median Listing Price	\$164,000			\$142,450	\$157,950	\$299,000	\$432,450

October 2022



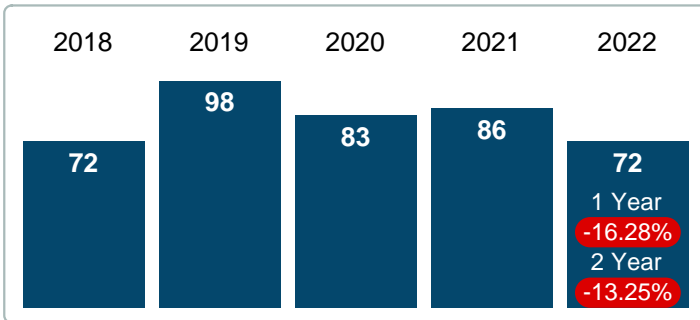
Area Delimited by County Of Creek - Residential Property Type



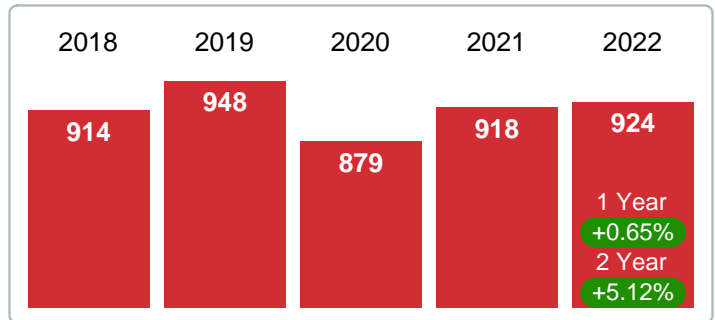
NEW LISTINGS

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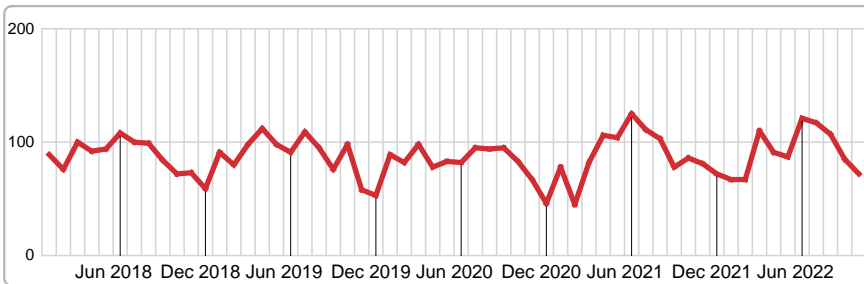
OCTOBER



YEAR TO DATE (YTD)

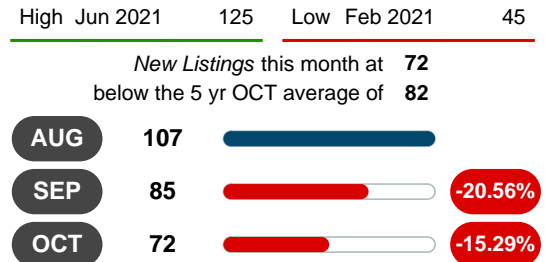


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 82



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	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
Total New Listed Units	72		17	35	17	3
Total New Listed Volume	17,621,749	100%	2.45M	7.05M	6.91M	1.21M
Median New Listed Listing Price	\$210,000		\$147,500	\$189,000	\$309,900	\$349,000

October 2022



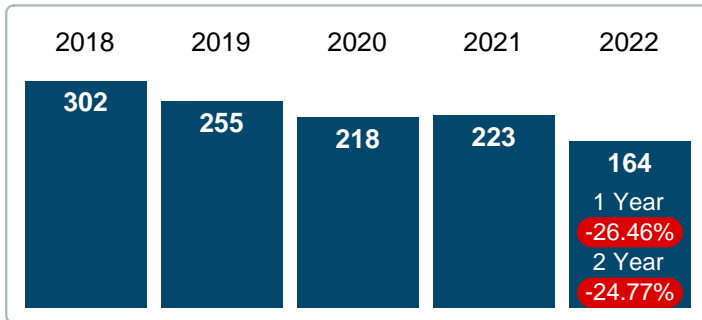
Area Delimited by County Of Creek - Residential Property Type



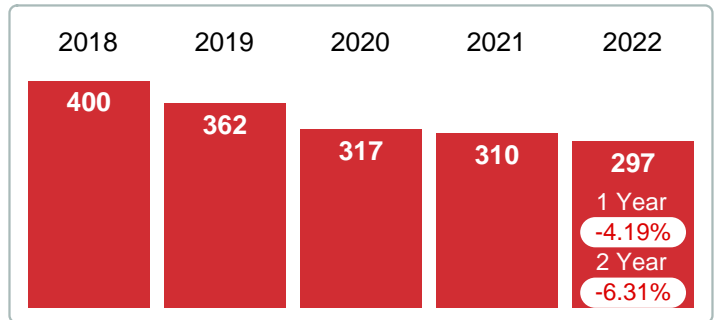
ACTIVE INVENTORY

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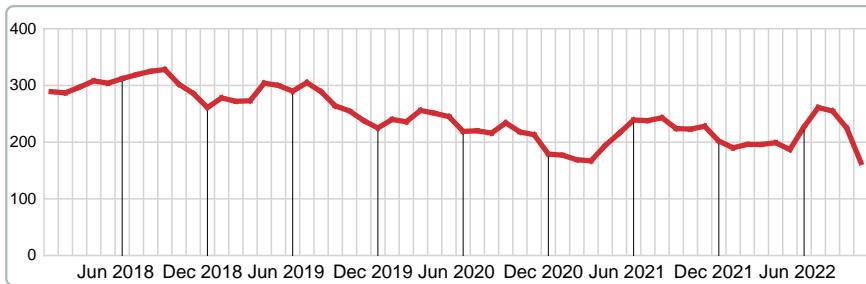
END OF OCTOBER



ACTIVE DURING OCTOBER

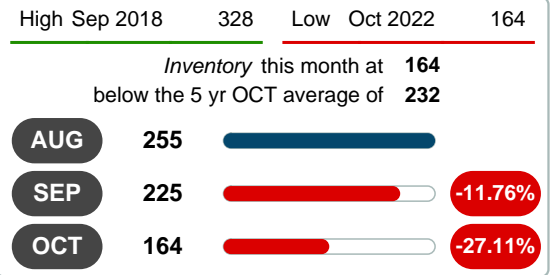


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 232



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	4.88%	42.5	4	3	0	1
\$75,001 - \$125,000	19	11.59%	46.0	7	9	2	1
\$125,001 - \$175,000	27	16.46%	61.0	12	15	0	0
\$175,001 - \$275,000	42	25.61%	46.0	10	27	4	1
\$275,001 - \$425,000	32	19.51%	75.5	2	18	10	2
\$425,001 - \$675,000	19	11.59%	87.0	1	5	10	3
\$675,001 and up	17	10.37%	91.0	0	4	7	6
Total Active Inventory by Units	164			36	81	33	14
Total Active Inventory by Volume	61,081,383	100%	65.0	5.83M	21.24M	17.98M	16.03M
Median Active Inventory Listing Price	\$230,975			\$148,700	\$225,000	\$450,000	\$587,450

October 2022



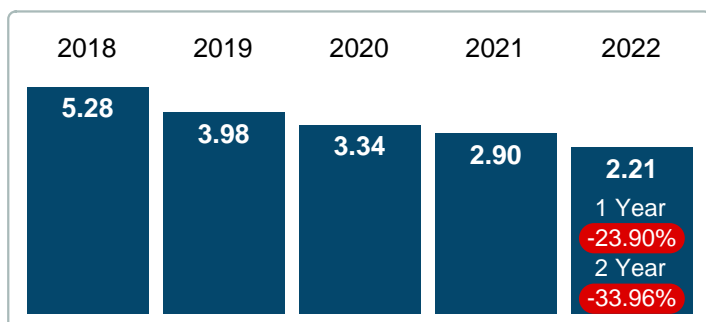
Area Delimited by County Of Creek - Residential Property Type



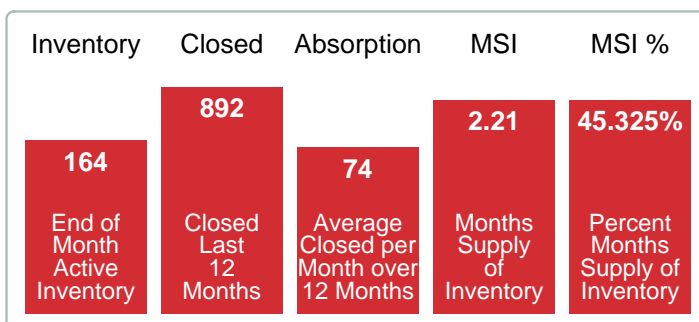
MONTHS SUPPLY of INVENTORY (MSI)

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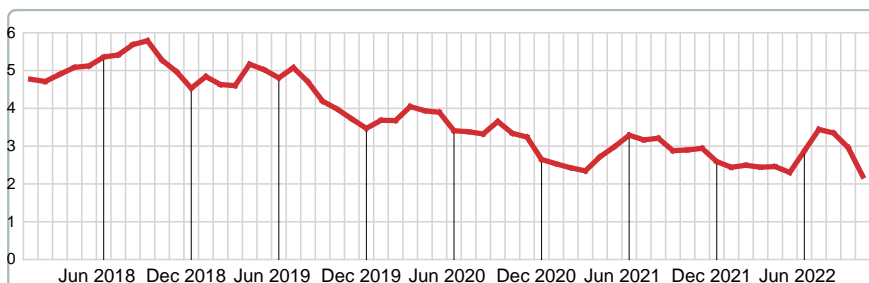
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2022

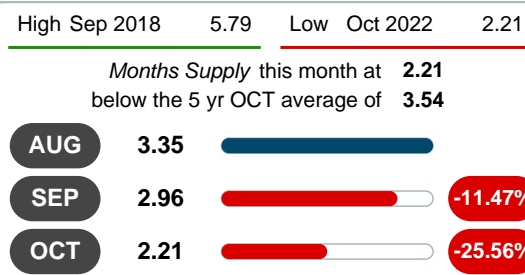


5 YEAR MARKET ACTIVITY TRENDS



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

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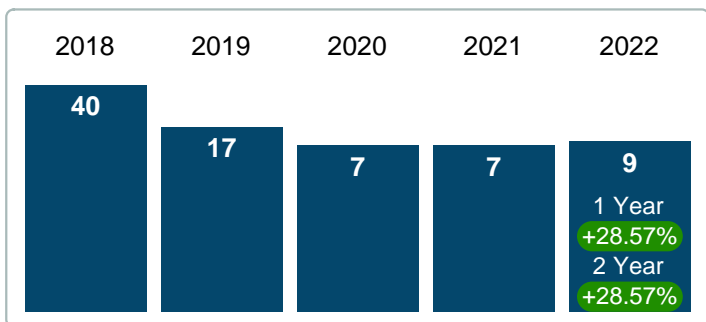
Area Delimited by County Of Creek - Residential Property Type



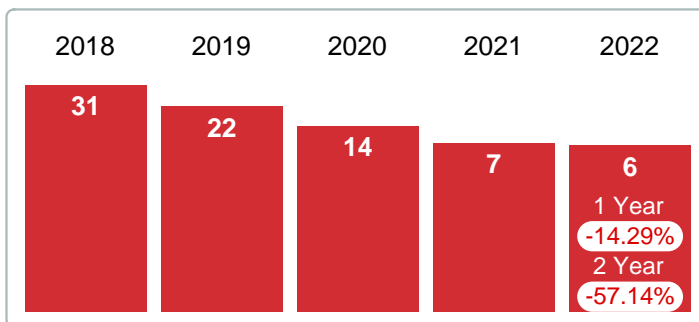
MEDIAN DAYS ON MARKET TO SALE

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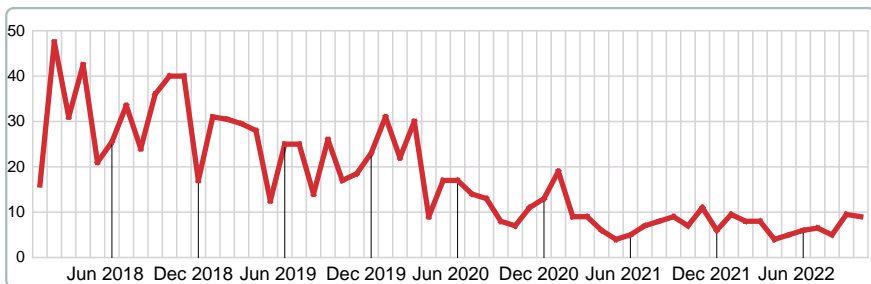
OCTOBER



YEAR TO DATE (YTD)

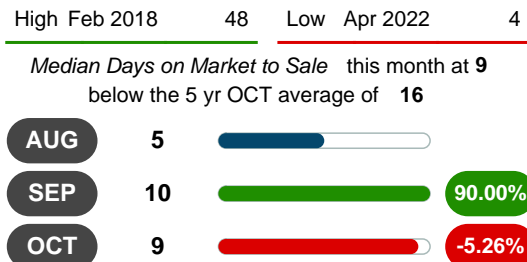


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 16



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	6.67%	6	8	2	0	0
\$75,001 - \$125,000	13.33%	7	4	7	9	0
\$125,001 - \$125,000	0.00%	7	0	0	0	0
\$125,001 - \$225,000	36.67%	13	22	10	17	1
\$225,001 - \$275,000	16.67%	8	11	4	22	28
\$275,001 - \$425,000	18.33%	8	42	6	105	89
\$425,001 and up	8.33%	20	0	20	23	1
Median Closed DOM		9	11	6	20	15
Total Closed Units	100%	9.0	13	33	10	4
Total Closed Volume		14,413,001	1.91M	7.21M	3.87M	1.43M

October 2022



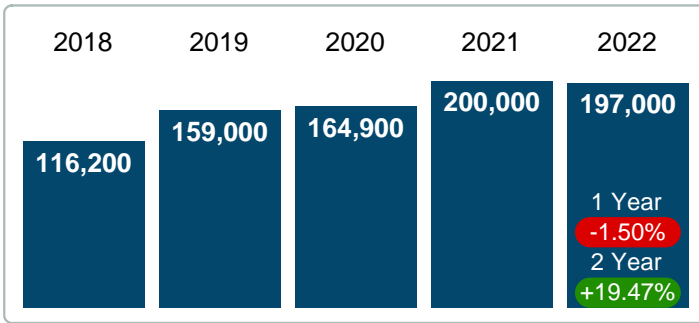
Area Delimited by County Of Creek - Residential Property Type



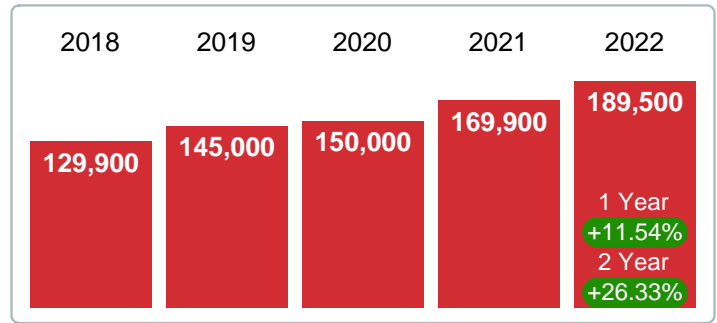
MEDIAN LIST PRICE AT CLOSING

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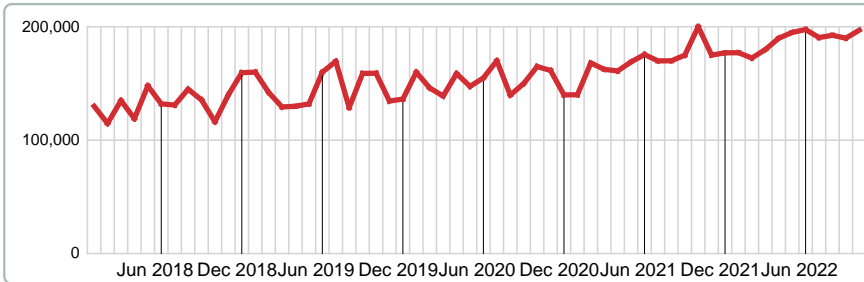
OCTOBER



YEAR TO DATE (YTD)

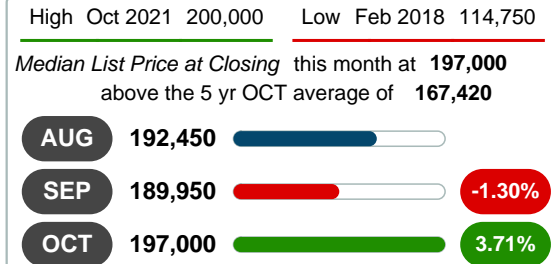


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 167,420



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	3	5.00%	75,000	75,000	0	0	0
\$75,001 - \$125,000	12	20.00%	104,950	99,900	99,450	122,200	125,000
\$125,001 - \$125,000	0	0.00%	104,950	0	0	0	0
\$125,001 - \$225,000	19	31.67%	159,500	139,900	171,146	170,000	0
\$225,001 - \$275,000	10	16.67%	251,950	260,000	249,000	238,000	260,000
\$275,001 - \$425,000	10	16.67%	299,900	290,000	306,000	299,900	299,000
\$425,001 and up	6	10.00%	609,500	0	476,950	650,000	725,000
Median List Price			197,000	131,900	199,900	229,000	279,500
Total Closed Units		100%	197,000	13	33	10	4
Total Closed Volume			14,999,191	1.92M	7.35M	4.33M	1.41M

October 2022



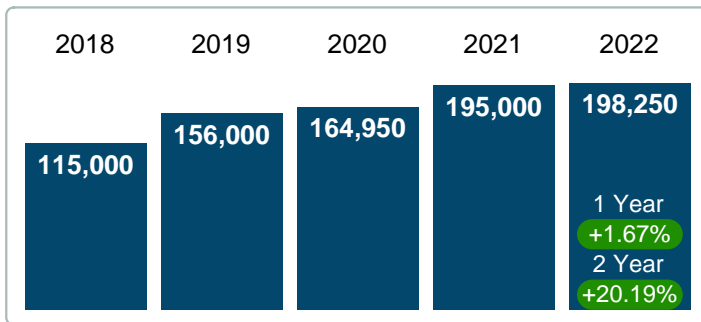
Area Delimited by County Of Creek - Residential Property Type



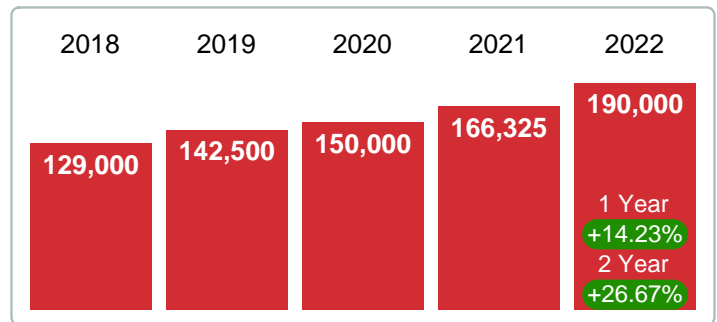
MEDIAN SOLD PRICE AT CLOSING

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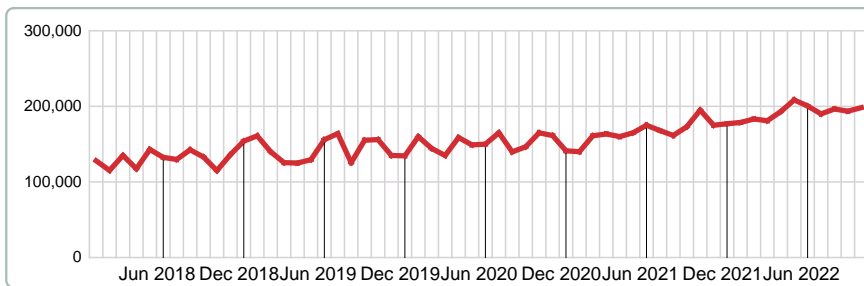
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

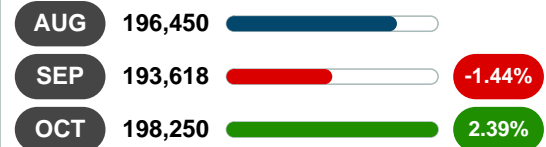


3 MONTHS

5 year OCT AVG = 165,840

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

Median Sold Price at Closing this month at **198,250** above the 5 yr OCT average of **165,840**



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	4	6.67%	63,750	67,500	60,000	0	0
\$75,001 - \$125,000	8	13.33%	107,000	117,000	98,250	114,000	0
\$125,001 - \$125,000	0	0.00%	107,000	0	0	0	0
\$125,001 - \$225,000	22	36.67%	149,500	135,000	158,000	143,950	141,000
\$225,001 - \$275,000	10	16.67%	246,000	242,000	249,000	235,000	250,000
\$275,001 - \$425,000	11	18.33%	300,000	293,500	306,000	280,000	310,000
\$425,001 and up	5	8.33%	660,000	0	435,000	660,000	725,000
Median Sold Price			198,250	130,000	199,900	227,500	280,000
Total Closed Units		100%	198,250	13	33	10	4
Total Closed Volume			14,413,001	1.91M	7.21M	3.87M	1.43M

October 2022



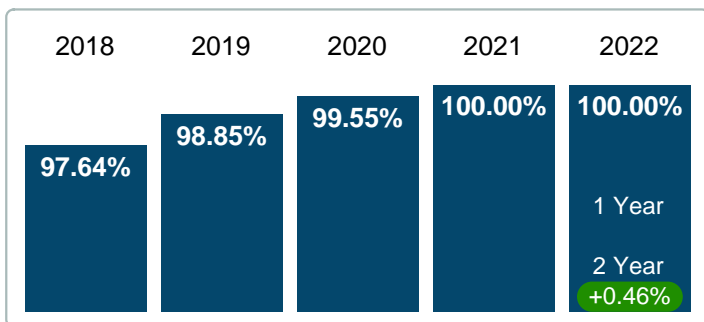
Area Delimited by County Of Creek - Residential Property Type



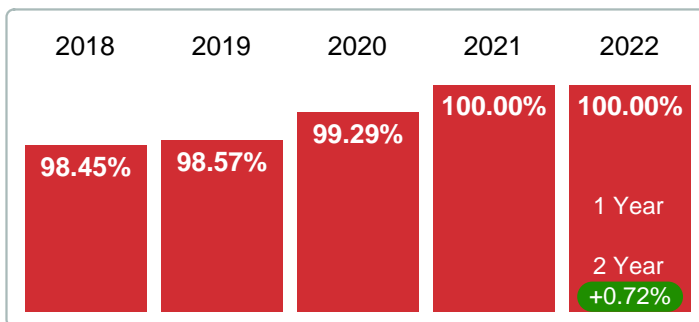
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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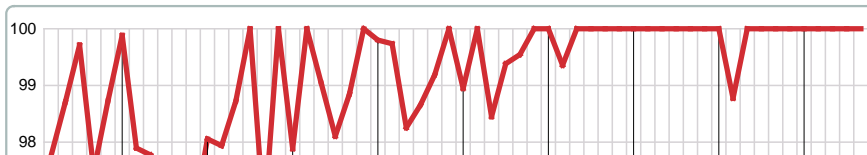
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 99.21%

High Oct 2022 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **100.00%** above the 5 yr OCT average of **99.21%**

AUG 100.00%
SEP 100.00%
OCT 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	4	6.67%	93.33%	96.67%	70.59%	0.00%	0.00%
\$75,001 - \$125,000	8	13.33%	98.57%	101.11%	98.57%	95.40%	0.00%
\$125,001 - \$125,000	0	0.00%	98.57%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$225,000	22	36.67%	100.00%	98.52%	100.00%	101.11%	112.80%
\$225,001 - \$275,000	10	16.67%	98.46%	93.08%	100.00%	98.74%	96.15%
\$275,001 - \$425,000	11	18.33%	100.00%	101.23%	100.00%	93.36%	103.68%
\$425,001 and up	5	8.33%	99.30%	0.00%	95.63%	99.30%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	99.02%	101.84%
Total Closed Units	60	100%	100.00%	13	33	10	4
Total Closed Volume	14,413,001			1.91M	7.21M	3.87M	1.43M

October 2022



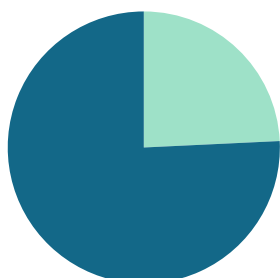
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

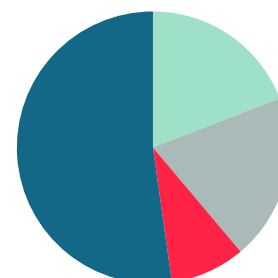


Inventory
 New Listings
72 = 24.24%
 Start Inventory
225
 Total Inventory Units
297
 Volume
\$96,565,272

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%
Median List Price	200,000	197,000	-1.50%	169,900	189,500	11.54%
Median Sale Price	195,000	198,250	1.67%	166,325	190,000	14.23%
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	9.00	28.57%	7.00	6.00	-14.29%
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

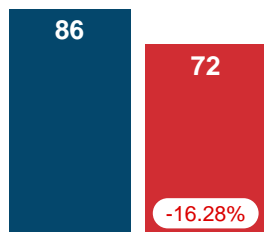
Inventory on October 31, 2022 = **164**

2021 **2022**

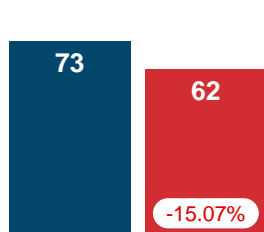
OCTOBER MARKET

MEDIAN PRICES

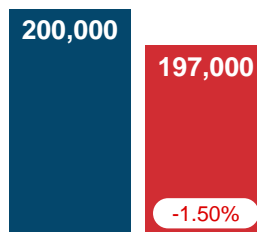
New Listings



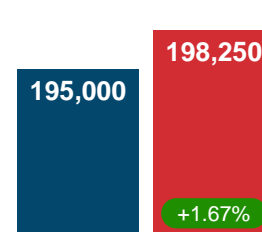
Pending Listings



List Price



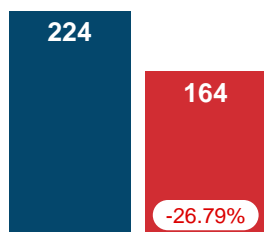
Sale Price



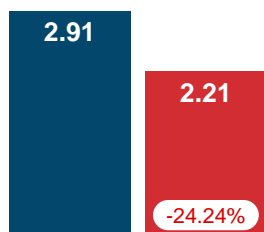
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

