

August 2021



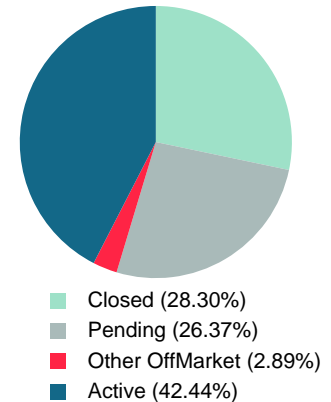
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 10, 2023 for MLS Technology Inc.

Compared Metrics	2020	August 2021	+/-%
Closed Listings	81	88	8.64%
Pending Listings	74	82	10.81%
New Listings	94	103	9.57%
Median List Price	139,740	170,000	21.65%
Median Sale Price	139,740	161,500	15.57%
Median Percent of Selling Price to List Price	98.45%	100.00%	1.57%
Median Days on Market to Sale	13.00	8.00	-38.46%
End of Month Inventory	126	132	4.76%
Months Supply of Inventory	1.94	1.74	-10.11%



Absorption: Last 12 months, an Average of **76** Sales/Month
Active Inventory as of August 31, 2021 = **132**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2021 rose **4.76%** to 132 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 **1.74** 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 **15.57%** in August 2021 to \$161,500 versus the previous year at \$139,740.

Median Days on Market Shortens

The median number of **8.00** days that homes spent on the market before selling decreased by 5.00 days or **38.46%** in August 2021 compared to last year's same month at **13.00** DOM.

Sales Success for August 2021 is Positive

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

There were 103 New Listings in August 2021, up **9.57%** from last year at 94. Furthermore, there were 88 Closed Listings this month versus last year at 81, a **8.64%** increase.

Closed versus Listed trends yielded a **85.4%** ratio, down from previous year's, August 2020, at **86.2%**, a **0.85%** downswing. This will certainly create pressure on an increasing Month's 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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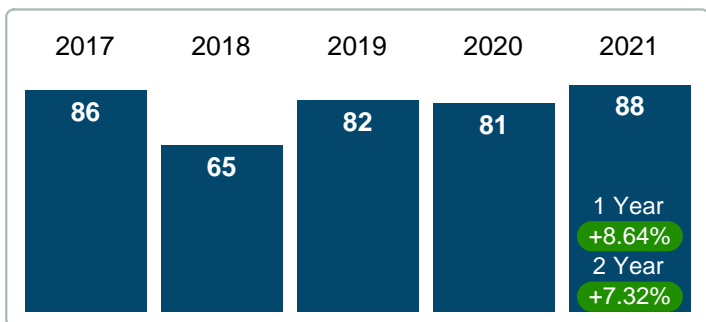
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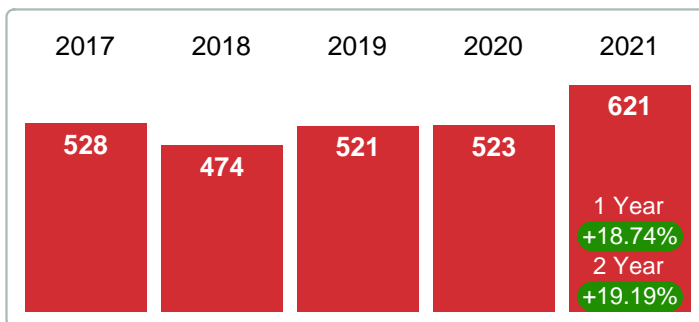
CLOSED LISTINGS

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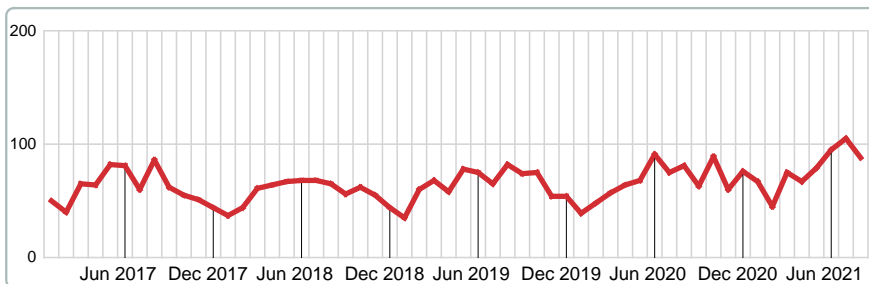
AUGUST



YEAR TO DATE (YTD)

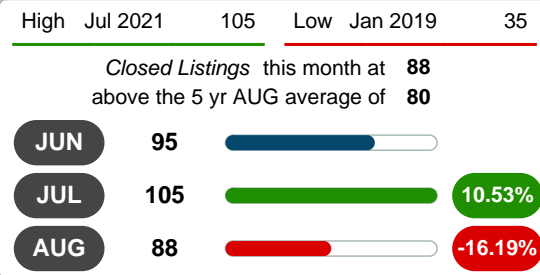


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 80



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	6	6.82%	8.5	3	3	0	0
\$75,001 - \$100,000	16	18.18%	12.5	2	13	1	0
\$100,001 - \$125,000	8	9.09%	7.0	1	7	0	0
\$125,001 - \$200,000	25	28.41%	10.0	0	21	4	0
\$200,001 - \$300,000	16	18.18%	6.5	1	9	6	0
\$300,001 - \$350,000	6	6.82%	6.0	1	2	1	2
\$350,001 and up	11	12.50%	11.0	0	3	5	3
Total Closed Units	88			8	58	17	5
Total Closed Volume	18,133,500	100%	8.0	1.03M	9.91M	4.75M	2.44M
Median Closed Price	\$161,500			\$94,500	\$140,250	\$257,000	\$406,000

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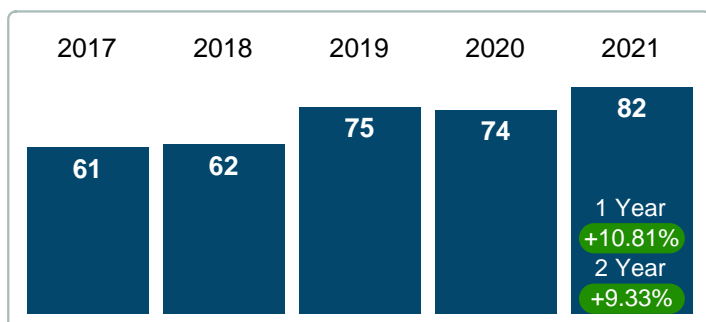
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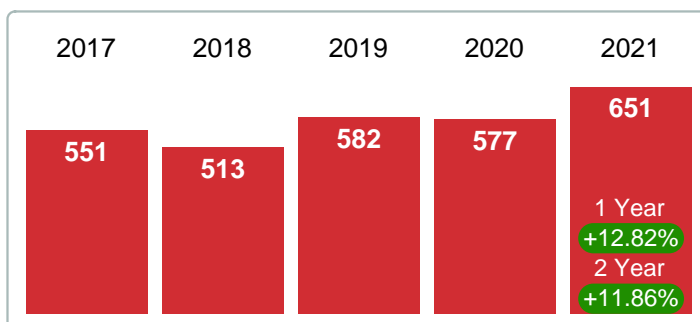
PENDING LISTINGS

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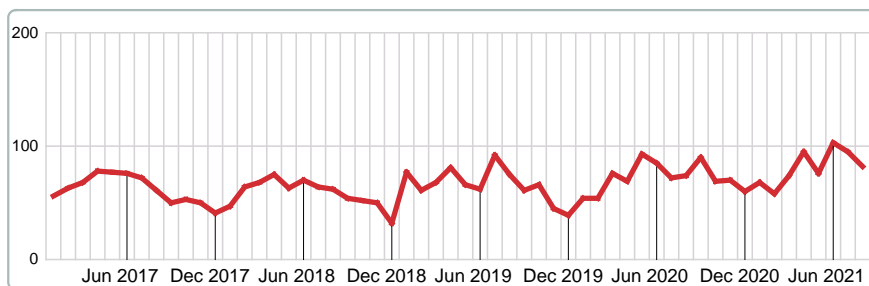
AUGUST



YEAR TO DATE (YTD)

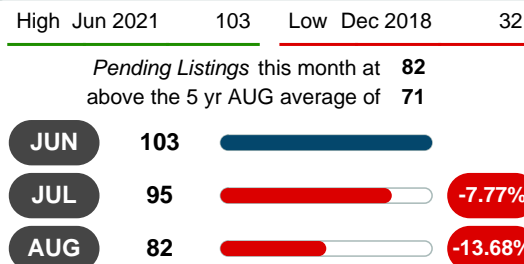


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 71



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	3.66%	39.0	0	3	0	0
\$75,001 - \$125,000	13	15.85%	26.0	5	7	1	0
\$125,001 - \$125,000	0	0.00%	26.0	0	0	0	0
\$125,001 - \$225,000	33	40.24%	7.0	2	26	4	1
\$225,001 - \$275,000	14	17.07%	9.0	1	11	2	0
\$275,001 - \$525,000	10	12.20%	19.0	0	4	6	0
\$525,001 and up	9	10.98%	25.0	0	2	4	3
Total Pending Units	82			8	53	17	4
Total Pending Volume	20,240,830	100%	12.0	1.08M	10.53M	6.56M	2.07M
Median Listing Price	\$182,500			\$125,000	\$168,500	\$315,000	\$607,450

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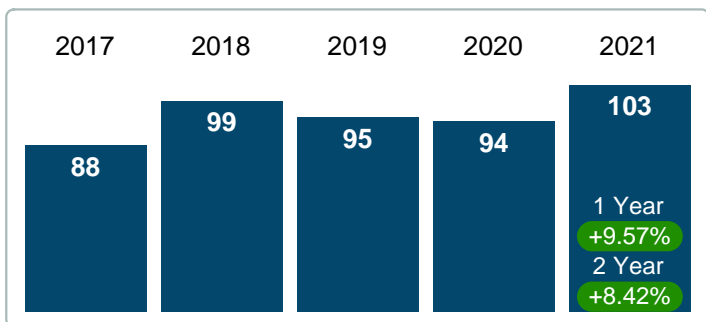
Area Delimited by County Of Creek - Residential Property Type



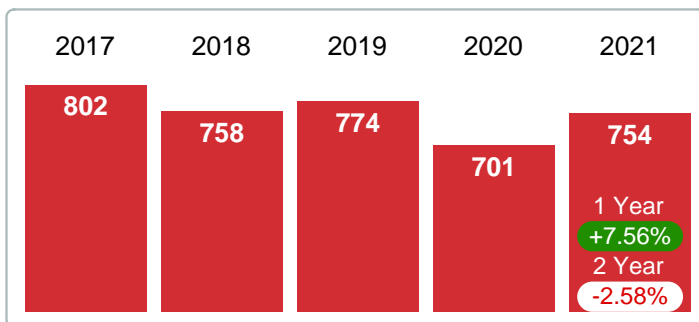
NEW LISTINGS

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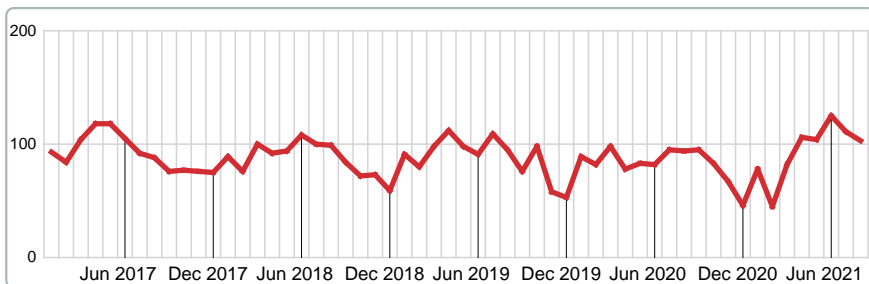
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 96

High Jun 2021 125 Low Feb 2021 45

New Listings this month at **103**
above the 5 yr AUG average of **96**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds 3 Beds 4 Beds 5+ Beds			
\$125,000 and less	13	12.62%	3	8	1	1
\$125,001 - \$125,000	0	0.00%	0	0	0	0
\$125,001 - \$150,000	20	19.42%	2	16	1	1
\$150,001 - \$225,000	24	23.30%	0	19	5	0
\$225,001 - \$300,000	20	19.42%	1	15	4	0
\$300,001 - \$475,000	14	13.59%	0	9	5	0
\$475,001 and up	12	11.65%	0	3	5	4
Total New Listed Units	103		6	70	21	6
Total New Listed Volume	26,823,279	100%	824.00K	15.60M	7.26M	3.13M
Median New Listed Listing Price	\$205,000		\$130,000	\$176,000	\$272,000	\$509,950

August 2021



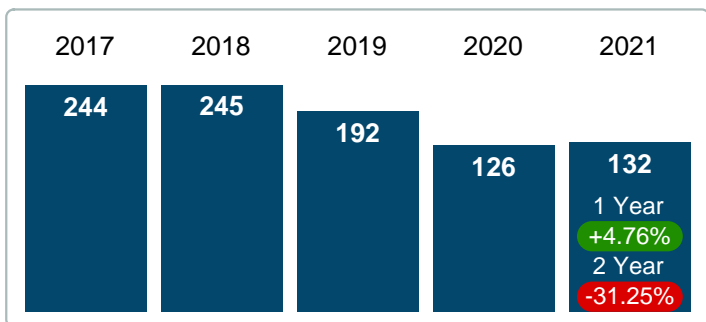
Area Delimited by County Of Creek - Residential Property Type



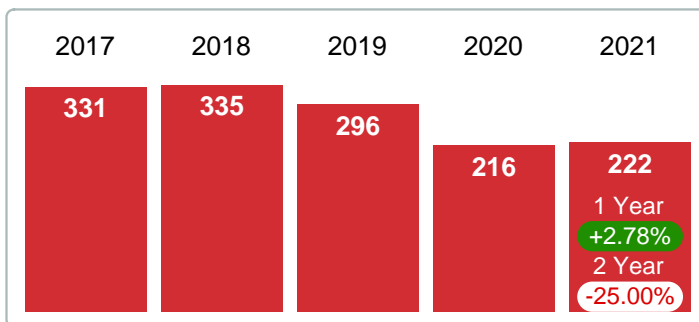
ACTIVE INVENTORY

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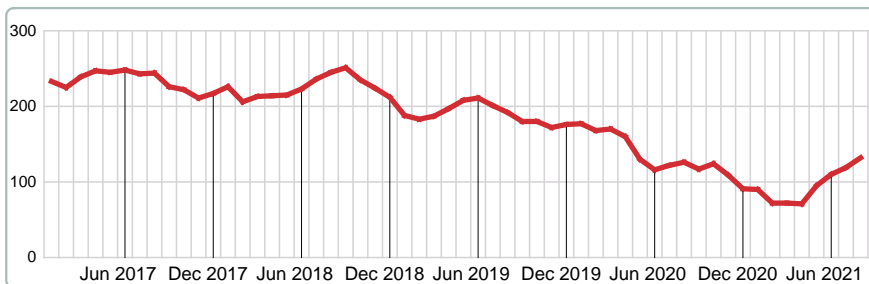
END OF AUGUST



ACTIVE DURING AUGUST

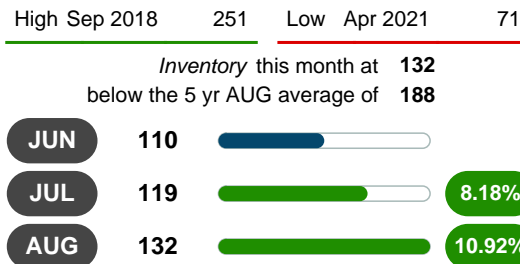


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 188



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	6.06%	83.0	3	4	1	0
\$75,001 - \$125,000	16	12.12%	39.0	2	12	1	1
\$125,001 - \$175,000	24	18.18%	23.5	2	20	1	1
\$175,001 - \$275,000	34	25.76%	30.5	5	18	11	0
\$275,001 - \$375,000	18	13.64%	25.5	0	14	3	1
\$375,001 - \$575,000	18	13.64%	41.0	0	4	8	6
\$575,001 and up	14	10.61%	62.0	0	4	6	4
Total Active Inventory by Units	132			12	76	31	13
Total Active Inventory by Volume	45,494,649	100%	32.0	1.79M	20.95M	13.95M	8.81M
Median Active Inventory Listing Price	\$224,950			\$139,950	\$198,500	\$340,000	\$479,900

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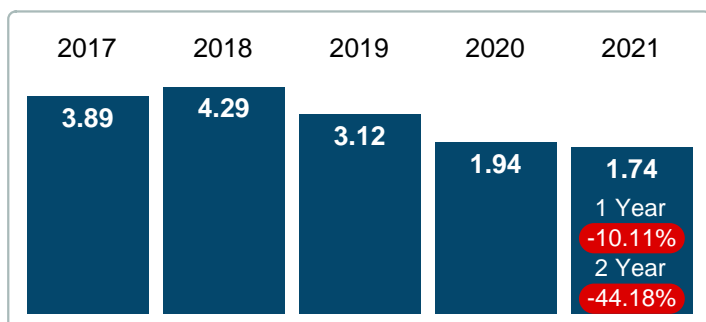
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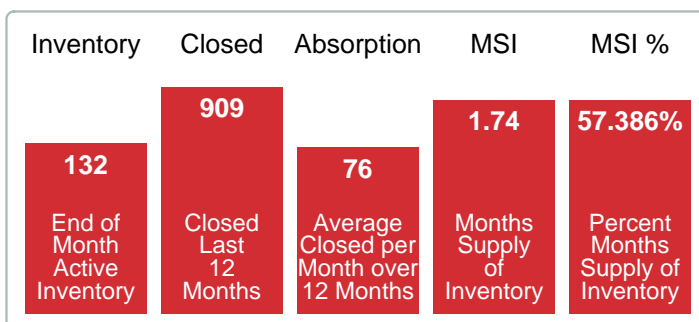
MONTHS SUPPLY of INVENTORY (MSI)

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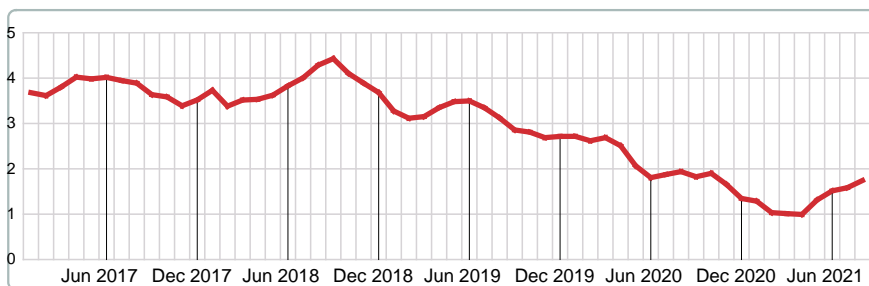
MSI FOR AUGUST



INDICATORS FOR AUGUST 2021

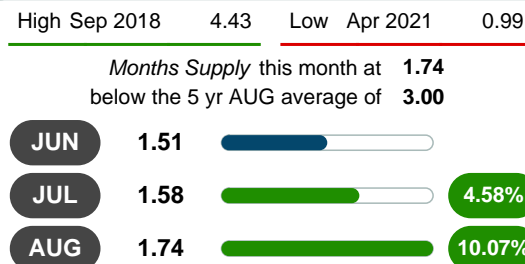


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 3.00



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	6.06%	1.13	1.09	1.14	1.50	0.00
\$75,001 - \$125,000	16	12.12%	0.99	0.46	1.15	1.09	2.40
\$125,001 - \$175,000	24	18.18%	1.12	1.85	1.07	0.63	12.00
\$175,001 - \$275,000	34	25.76%	2.08	7.50	1.53	3.07	0.00
\$275,001 - \$375,000	18	13.64%	2.35	0.00	4.00	1.06	0.92
\$375,001 - \$575,000	18	13.64%	3.60	0.00	2.82	3.56	4.50
\$575,001 and up	14	10.61%	6.72	0.00	6.00	12.00	4.36
Market Supply of Inventory (MSI)			1.74	1.32	1.52	2.51	3.00
Total Active Inventory by Units		100%	132	12	76	31	13

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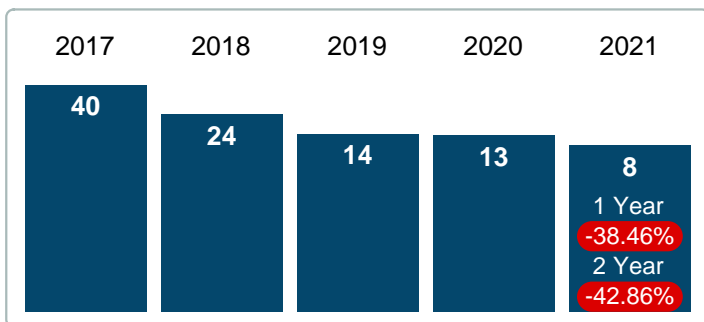
Area Delimited by County Of Creek - Residential Property Type



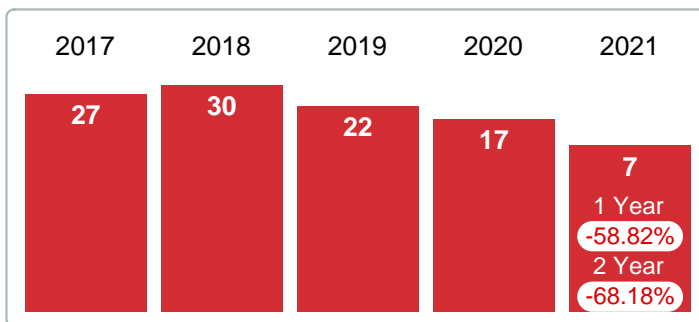
MEDIAN DAYS ON MARKET TO SALE

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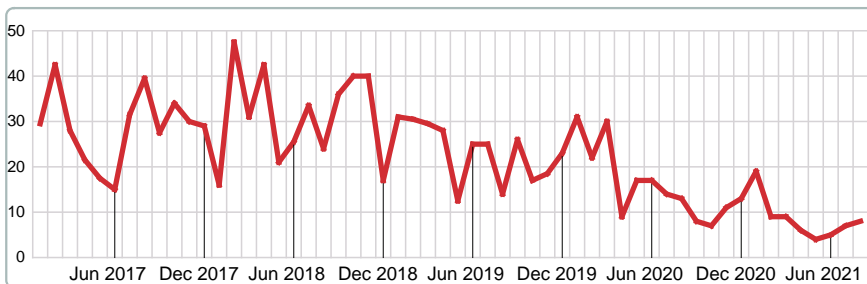
AUGUST



YEAR TO DATE (YTD)

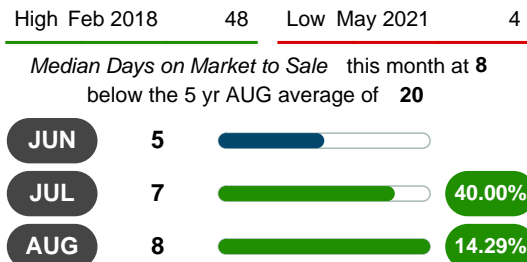


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 20



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	6.82%	9	5	23	0	0
\$75,001 - \$100,000	18.18%	13	6	21	17	0
\$100,001 - \$125,000	9.09%	7	1	7	0	0
\$125,001 - \$200,000	28.41%	10	0	9	10	0
\$200,001 - \$300,000	18.18%	7	4	13	5	0
\$300,001 - \$350,000	6.82%	6	4	4	22	14
\$350,001 and up	12.50%	11	0	84	11	4
Median Closed DOM		8	5	9	10	7
Total Closed Units	100%	88	8	58	17	5
Total Closed Volume		18,133,500	1.03M	9.91M	4.75M	2.44M

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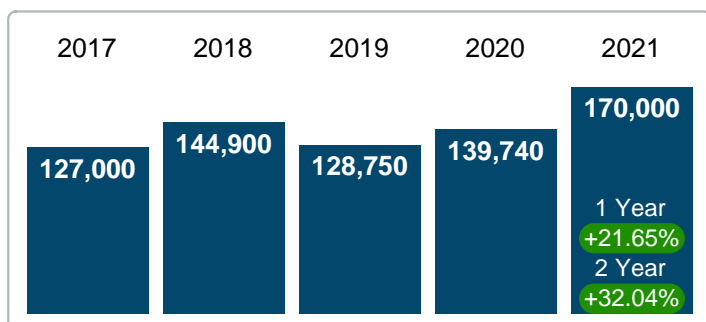
Area Delimited by County Of Creek - Residential Property Type



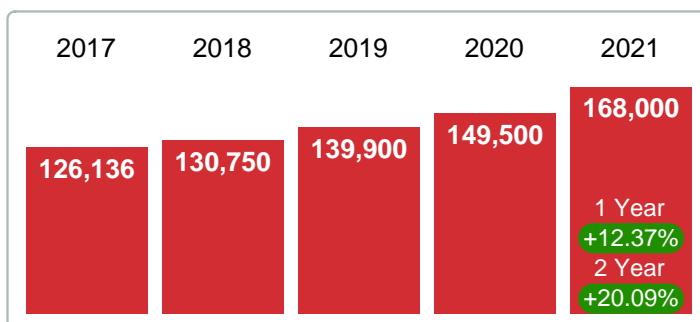
MEDIAN LIST PRICE AT CLOSING

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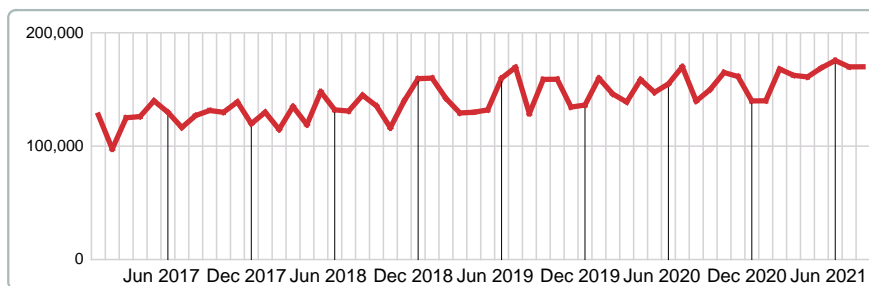
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

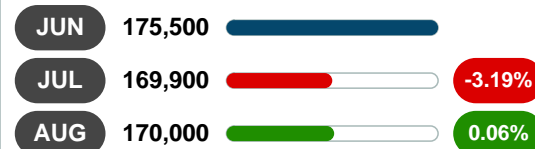


3 MONTHS

5 year AUG AVG = 142,078

High Jun 2021 175,500 Low Feb 2017 97,500

Median List Price at Closing this month at **170,000**
above the 5 yr AUG average of **142,078**



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	7.95%	56,650	56,650	60,700	0	0
\$75,001 - \$100,000	12.50%	87,000	85,000	87,000	100,000	0
\$100,001 - \$125,000	15.91%	112,450	109,900	114,500	0	0
\$125,001 - \$200,000	23.86%	169,000	0	169,500	165,000	0
\$200,001 - \$300,000	20.45%	254,500	215,000	261,500	259,000	0
\$300,001 - \$350,000	4.55%	322,000	325,000	314,500	0	349,900
\$350,001 and up	14.77%	399,000	0	399,000	387,450	457,500
Median List Price		170,000	94,950	141,750	264,500	390,000
Total Closed Units		88	8	58	17	5
Total Closed Volume		18,338,150	1.01M	10.00M	4.86M	2.47M

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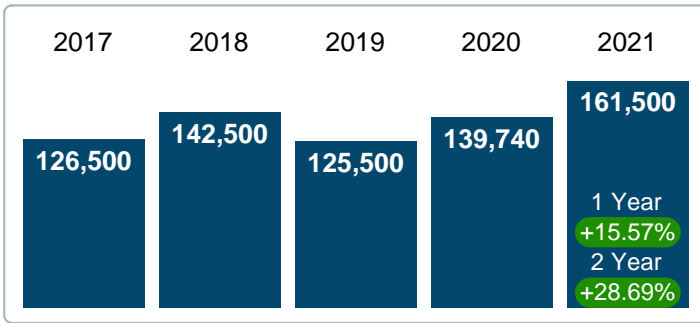
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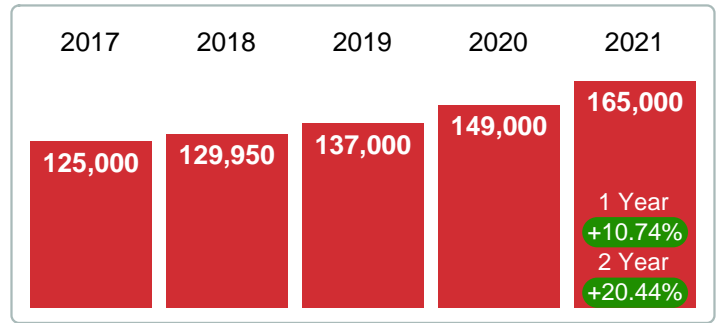
MEDIAN SOLD PRICE AT CLOSING

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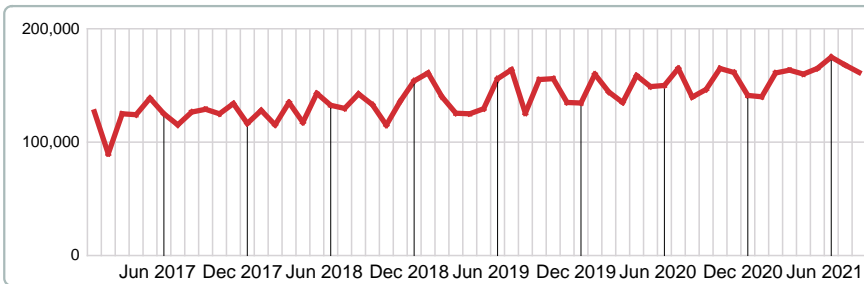
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

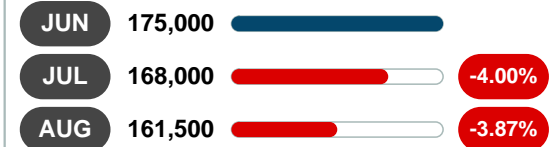


3 MONTHS

5 year AUG AVG = 139,148

High Jun 2021 175,000 Low Feb 2017 89,750

Median Sold Price at Closing this month at **161,500** above the 5 yr AUG average of **139,148**



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	6.82%	52,250	53,000	51,500	0	0
\$75,001 - \$100,000	18.18%	86,000	94,500	85,000	85,000	0
\$100,001 - \$125,000	9.09%	117,500	120,000	115,000	0	0
\$125,001 - \$200,000	28.41%	160,000	0	160,000	173,000	0
\$200,001 - \$300,000	18.18%	253,500	215,000	262,500	253,500	0
\$300,001 - \$350,000	6.82%	341,000	350,000	321,000	340,000	345,950
\$350,001 and up	12.50%	406,000	0	362,000	405,000	525,000
Median Sold Price		161,500	94,500	140,250	257,000	406,000
Total Closed Units	100%	161,500	8	58	17	5
Total Closed Volume		18,133,500	1.03M	9.91M	4.75M	2.44M

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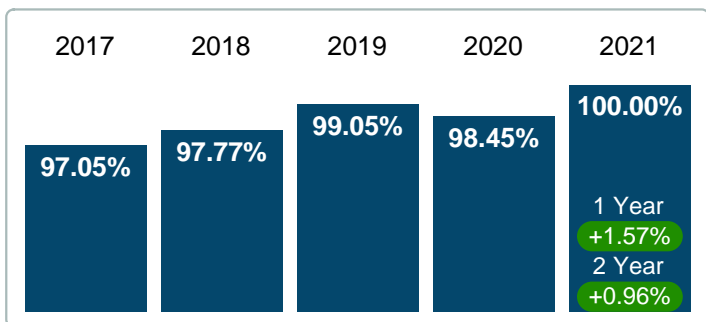
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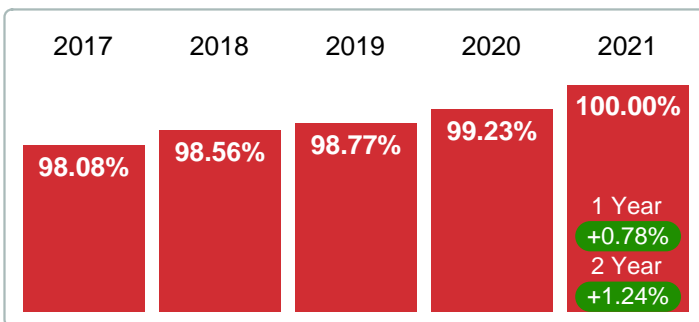
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 98.46%

High Aug 2021 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr AUG average of **98.46%**

JUN 100.00%
JUL 100.00%
AUG 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	6	6.82%	100.00%	100.00%	100.00%	0.00%	0.00%
\$75,001 - \$100,000	16	18.18%	97.66%	100.02%	100.00%	85.00%	0.00%
\$100,001 - \$125,000	8	9.09%	103.23%	104.44%	103.00%	0.00%	0.00%
\$125,001 - \$200,000	25	28.41%	100.00%	0.00%	100.78%	93.94%	0.00%
\$200,001 - \$300,000	16	18.18%	100.00%	100.00%	100.00%	99.61%	0.00%
\$300,001 - \$350,000	6	6.82%	99.52%	107.69%	102.02%	90.67%	94.31%
\$350,001 and up	11	12.50%	100.00%	0.00%	96.53%	100.20%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	98.68%	100.00%
Total Closed Units	88	100%	100.00%	8	58	17	5
Total Closed Volume	18,133,500			1.03M	9.91M	4.75M	2.44M

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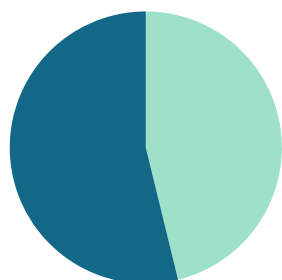
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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INVENTORY

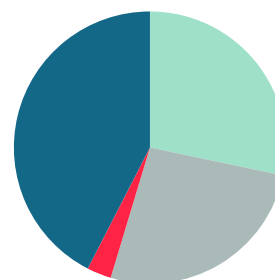


Inventory
 New Listings
103 = 46.19%
 Start Inventory
120
 Total Inventory Units
223
 Volume
\$70,472,279

Market Activity

Closed Sales
88 = 28.30%
 Pending Sales
82 = 26.37%
 Other Off Market
9 = 2.89%
 Active Inventory
132 = 42.44%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	81	88	8.64%	523	621	18.74%
Pending Sales	74	82	10.81%	577	651	12.82%
New Listings	94	103	9.57%	701	754	7.56%
Median List Price	139,740	170,000	21.65%	149,500	168,000	12.37%
Median Sale Price	139,740	161,500	15.57%	149,000	165,000	10.74%
Median Percent of Selling Price to List Price	98.45%	100.00%	1.57%	99.23%	100.00%	0.78%
Median Days on Market to Sale	13.00	8.00	-38.46%	17.00	7.00	-58.82%
Monthly Inventory	126	132	4.76%	126	132	4.76%
Months Supply of Inventory	1.94	1.74	-10.11%	1.94	1.74	-10.11%

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

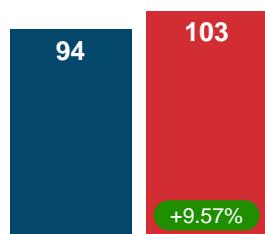
Inventory on August 31, 2021 = **132**

2020 **2021**

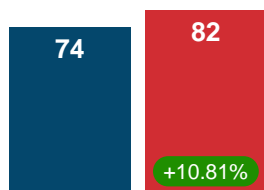
AUGUST MARKET

MEDIAN PRICES

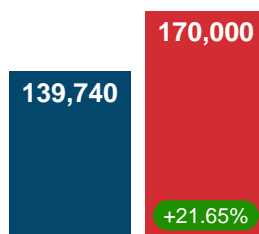
New Listings



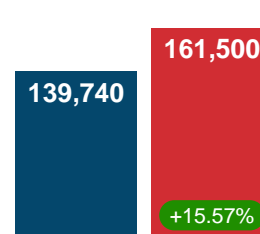
Pending Listings



List Price



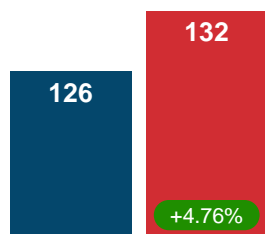
Sale Price



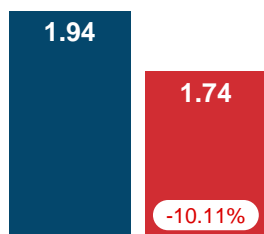
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

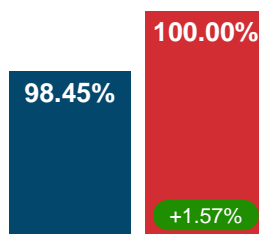
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

