

December 2021



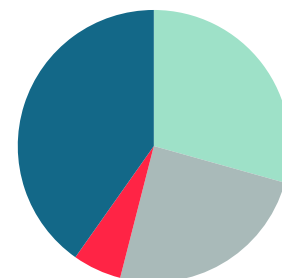
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	December		
	2020	2021	+/-%
Closed Listings	76	81	6.58%
Pending Listings	60	68	13.33%
New Listings	46	72	56.52%
Average List Price	196,975	223,245	13.34%
Average Sale Price	194,778	219,444	12.66%
Average Percent of Selling Price to List Price	98.71%	98.99%	0.28%
Average Days on Market to Sale	28.68	19.52	-31.95%
End of Month Inventory	91	111	21.98%
Months Supply of Inventory	1.35	1.42	5.80%



■ Closed (29.35%)
■ Pending (24.64%)
■ Other OffMarket (5.80%)
■ Active (40.22%)

Absorption: Last 12 months, an Average of **78** Sales/Month
Active Inventory as of December 31, 2021 = **111**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2021 rose **21.98%** to 111 existing homes available for sale. Over the last 12 months this area has had an average of 78 closed sales per month. This represents an unsold inventory index of **1.42** 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 **12.66%** in December 2021 to \$219,444 versus the previous year at \$194,778.

Average Days on Market Shortens

The average number of **19.52** days that homes spent on the market before selling decreased by 9.17 days or **31.95%** in December 2021 compared to last year's same month at **28.68** DOM.

Sales Success for December 2021 is Positive

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

There were 72 New Listings in December 2021, up **56.52%** from last year at 46. Furthermore, there were 81 Closed Listings this month versus last year at 76, a **6.58%** increase.

Closed versus Listed trends yielded a **112.5%** ratio, down from previous year's, December 2020, at **165.2%**, a **31.91%** 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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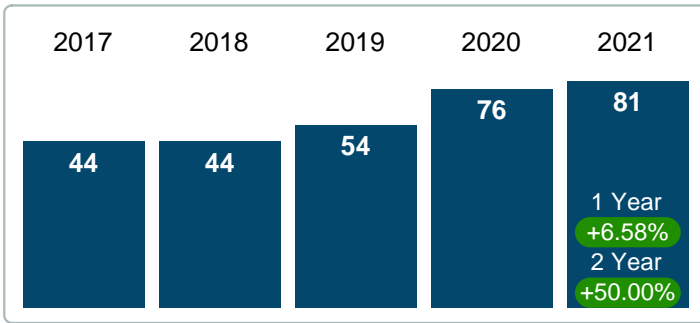
Area Delimited by County Of Creek - Residential Property Type



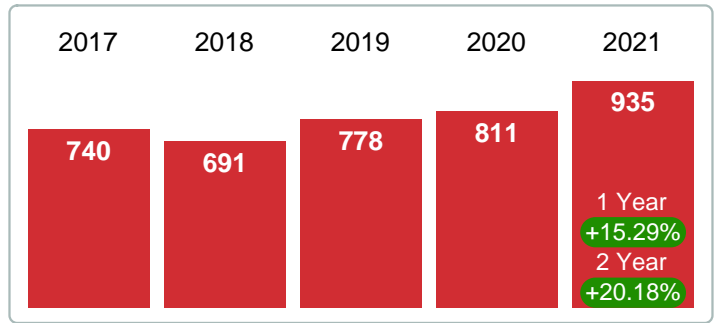
CLOSED LISTINGS

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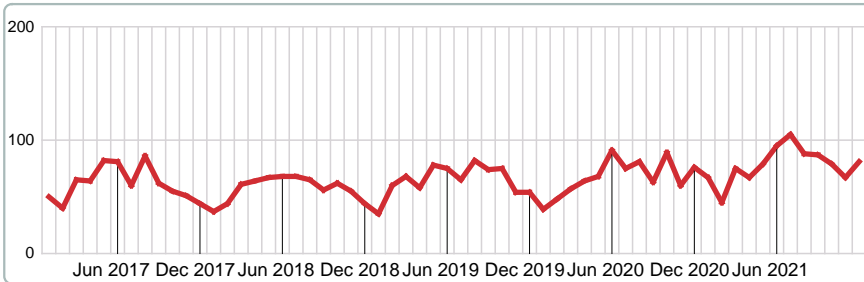
DECEMBER



YEAR TO DATE (YTD)

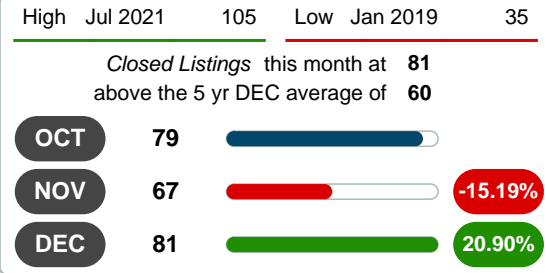


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 60



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	6	7.41%	39.5	3	3	0	0
\$75,001 - \$125,000	13	16.05%	13.3	3	10	0	0
\$125,001 - \$150,000	9	11.11%	14.1	3	5	1	0
\$150,001 - \$225,000	24	29.63%	12.8	5	14	5	0
\$225,001 - \$250,000	9	11.11%	22.8	0	6	2	1
\$250,001 - \$425,000	10	12.35%	21.0	2	2	4	2
\$425,001 and up	10	12.35%	32.3	0	5	3	2
Total Closed Units	81			16	45	15	5
Total Closed Volume	17,774,986	100%	19.5	2.49M	9.13M	4.32M	1.83M
Average Closed Price	\$219,444			\$155,669	\$202,822	\$288,287	\$366,600

December 2021



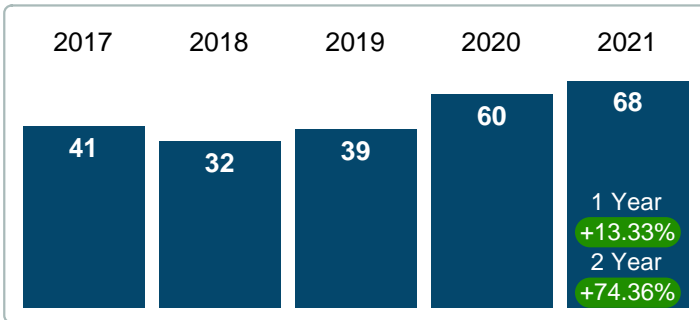
Area Delimited by County Of Creek - Residential Property Type



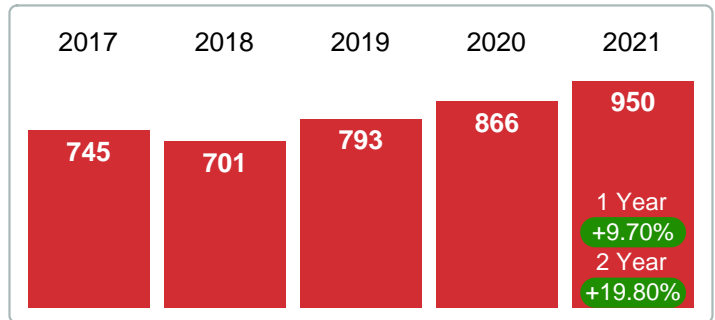
PENDING LISTINGS

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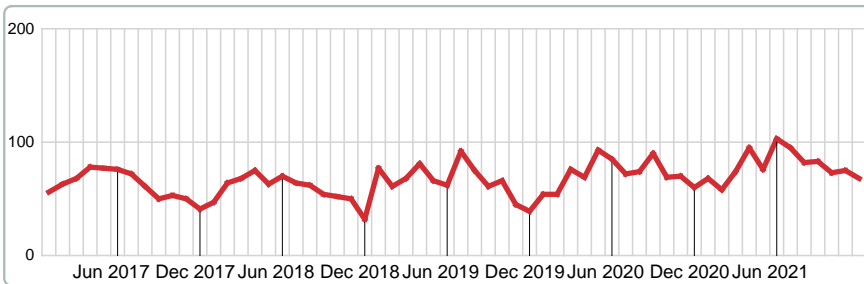
DECEMBER



YEAR TO DATE (YTD)

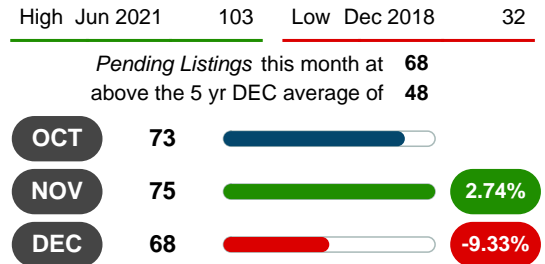


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 48



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	8.82%	26.8	2	4	0	0
\$50,001 - \$75,000	7	10.29%	16.1	3	4	0	0
\$75,001 - \$125,000	12	17.65%	26.6	2	9	1	0
\$125,001 - \$200,000	17	25.00%	38.1	2	13	2	0
\$200,001 - \$275,000	9	13.24%	22.7	0	6	3	0
\$275,001 - \$350,000	11	16.18%	29.1	0	6	4	1
\$350,001 and up	6	8.82%	49.7	0	1	3	2
Total Pending Units	68			9	43	13	3
Total Pending Volume	13,771,079	100%	29.1	805.80K	7.20M	4.50M	1.26M
Average Listing Price	\$200,912			\$89,533	\$167,549	\$345,898	\$421,333

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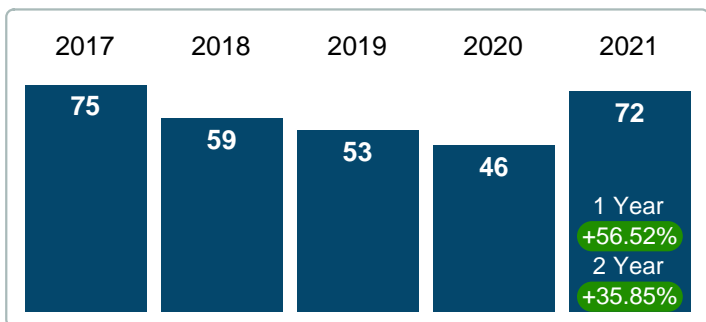
Area Delimited by County Of Creek - Residential Property Type



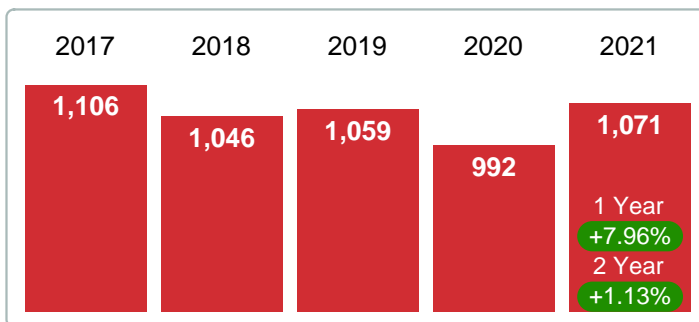
NEW LISTINGS

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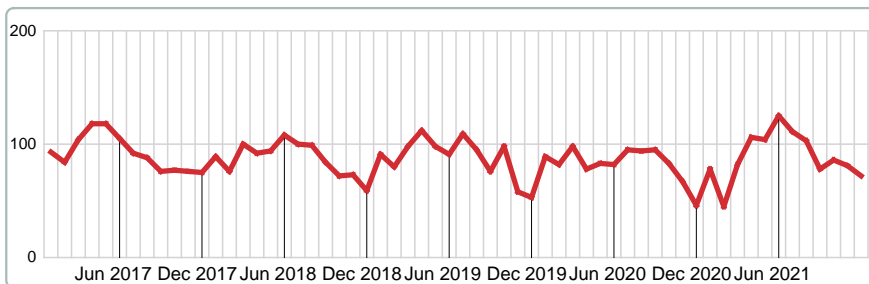
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 61

High Jun 2021 125 Low Feb 2021 45

New Listings this month at 72
above the 5 yr DEC average of 61



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds 3 Beds 4 Beds 5+ Beds			
\$50,000 and less	4	5.56%	4	0	0	0
\$50,001 - \$100,000	12	16.67%	4	6	2	0
\$100,001 - \$150,000	12	16.67%	2	10	0	0
\$150,001 - \$225,000	18	25.00%	0	17	1	0
\$225,001 - \$250,000	7	9.72%	1	5	1	0
\$250,001 - \$375,000	11	15.28%	0	7	3	1
\$375,001 and up	8	11.11%	0	2	4	2
Total New Listed Units	72		11	47	11	3
Total New Listed Volume	17,836,060	100%	981.60K	9.31M	3.95M	3.60M
Average New Listed Listing Price	\$227,852		\$89,236	\$198,091	\$358,836	\$1,199,000

December 2021



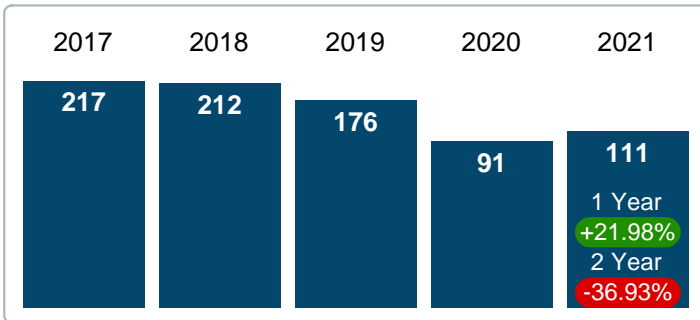
Area Delimited by County Of Creek - Residential Property Type



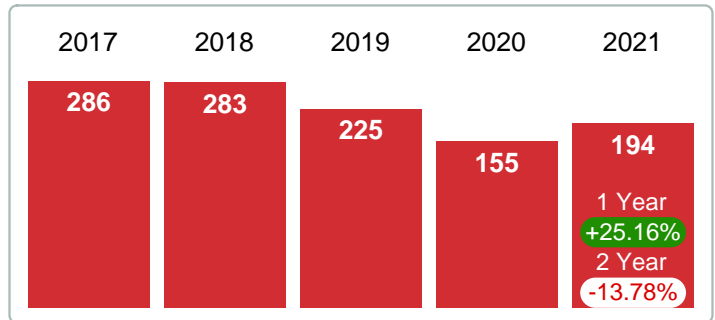
ACTIVE INVENTORY

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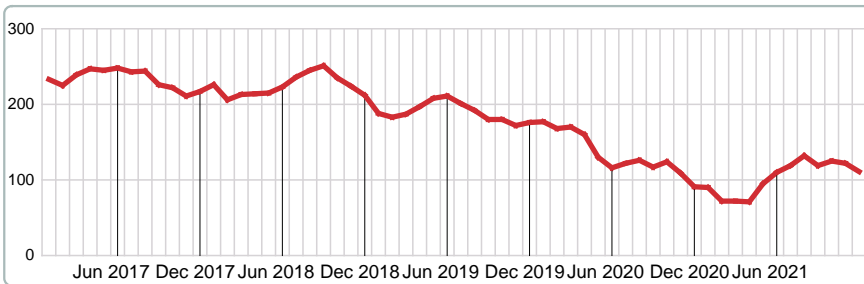
END OF DECEMBER



ACTIVE DURING DECEMBER

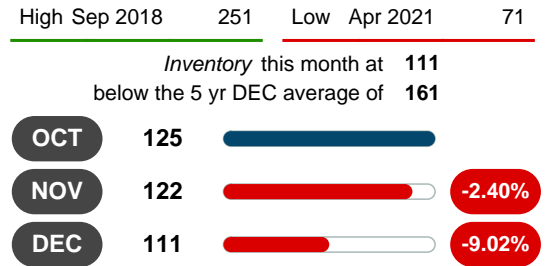


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 161



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	7.21%	42.1	5	2	1	0
\$75,001 - \$100,000	12	10.81%	83.9	3	5	4	0
\$100,001 - \$150,000	17	15.32%	59.5	1	15	0	1
\$150,001 - \$250,000	31	27.93%	62.4	3	25	3	0
\$250,001 - \$400,000	16	14.41%	60.4	2	7	6	1
\$400,001 - \$900,000	17	15.32%	91.0	1	4	8	4
\$900,001 and up	10	9.01%	82.8	1	3	1	5
Total Active Inventory by Units	111			16	61	23	11
Total Active Inventory by Volume	42,118,478	100%	68.7	3.38M	18.66M	9.15M	10.93M
Average Active Inventory Listing Price	\$379,446			\$211,063	\$305,967	\$397,901	\$993,254

December 2021



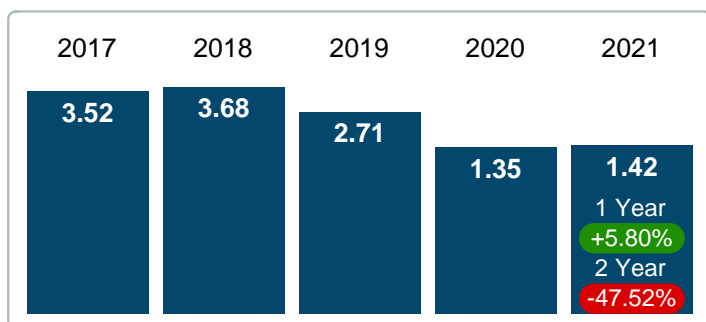
Area Delimited by County Of Creek - Residential Property Type



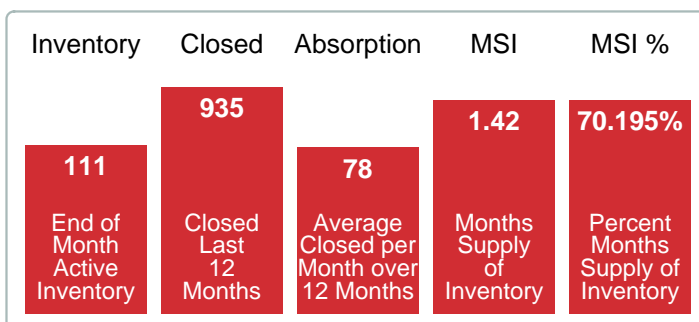
MONTHS SUPPLY of INVENTORY (MSI)

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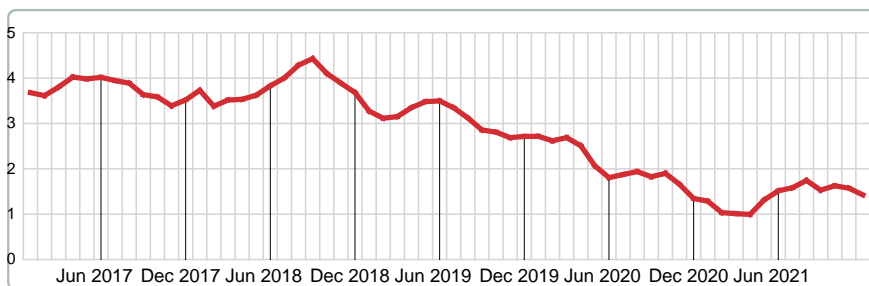
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2021

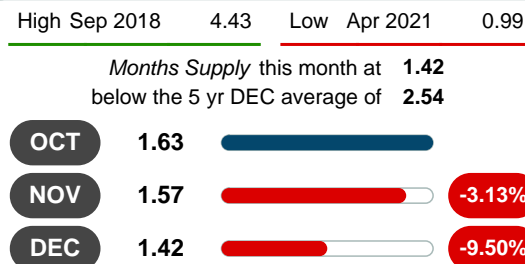


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 2.54



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	7.21%	1.19	1.82	0.60	1.71	0.00
\$75,001 - \$100,000	12	10.81%	1.67	1.06	1.46	4.80	0.00
\$100,001 - \$150,000	17	15.32%	1.04	0.34	1.17	0.00	3.00
\$150,001 - \$250,000	31	27.93%	1.08	2.12	1.10	0.68	0.00
\$250,001 - \$400,000	16	14.41%	1.38	4.80	1.24	1.33	1.00
\$400,001 - \$900,000	17	15.32%	2.58	0.00	2.00	3.10	2.00
\$900,001 and up	10	9.01%	15.00	0.00	0.00	2.40	20.00
Market Supply of Inventory (MSI)			1.42	1.55	1.22	1.68	2.75
Total Active Inventory by Units		100%	1.42	16	61	23	11

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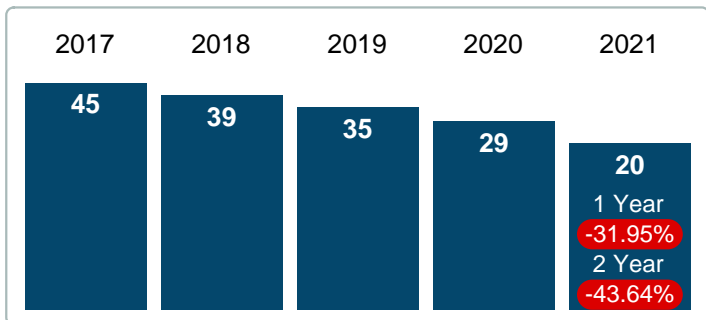
Area Delimited by County Of Creek - Residential Property Type



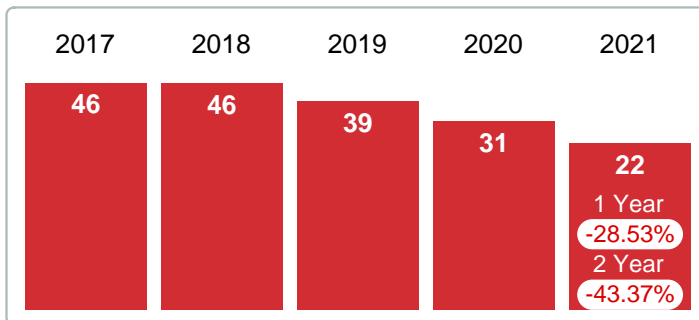
AVERAGE DAYS ON MARKET TO SALE

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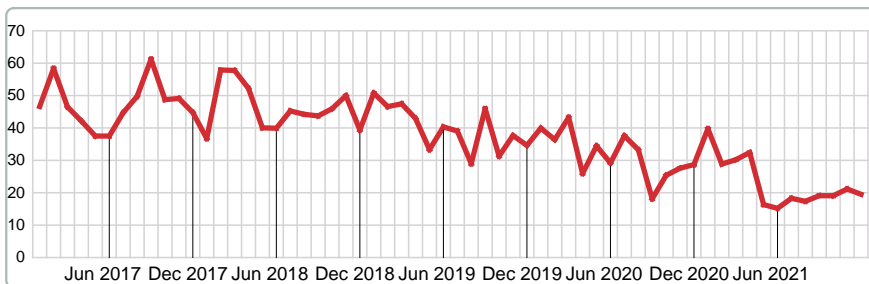
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 33

High Sep 2017 61 Low Jun 2021 15

Average Days on Market to Sale this month at 20 below the 5 yr DEC average of 33



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	7.41%	40	69	10	0	0
\$75,001 - \$125,000	16.05%	13	15	13	0	0
\$125,001 - \$150,000	11.11%	14	13	17	2	0
\$150,001 - \$225,000	29.63%	13	10	15	9	0
\$225,001 - \$250,000	11.11%	23	0	6	27	116
\$250,001 - \$425,000	12.35%	21	7	9	42	6
\$425,001 and up	12.35%	32	0	44	31	6
Average Closed DOM		20	22	16	24	28
Total Closed Units	100%	20	16	45	15	5
Total Closed Volume		17,774,986	2.49M	9.13M	4.32M	1.83M

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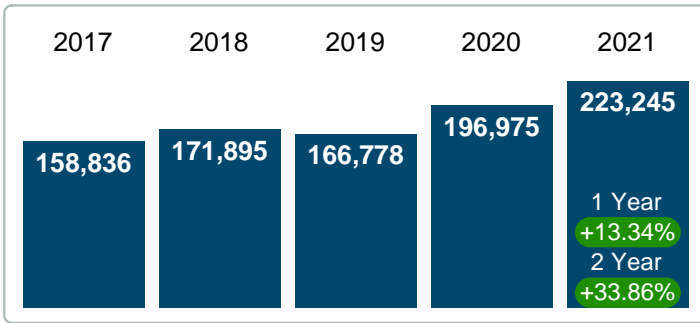
Area Delimited by County Of Creek - Residential Property Type



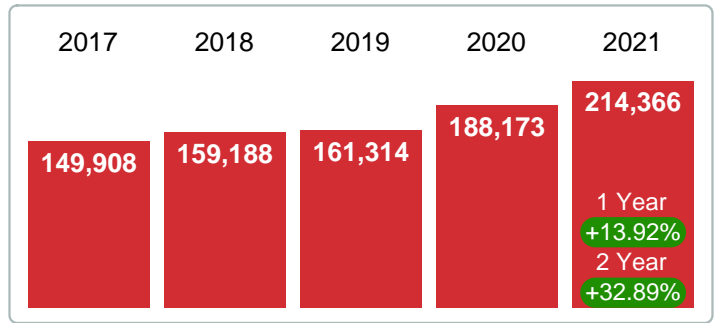
AVERAGE LIST PRICE AT CLOSING

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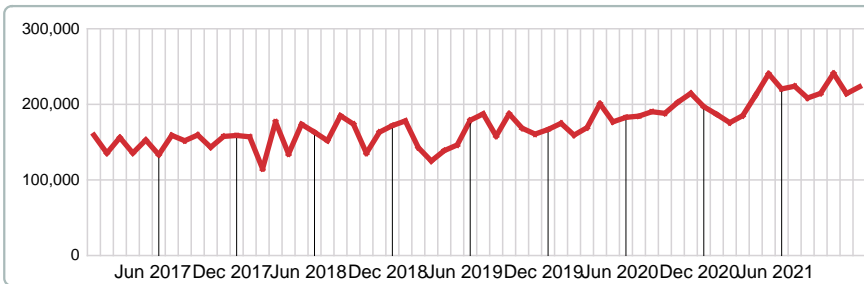
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

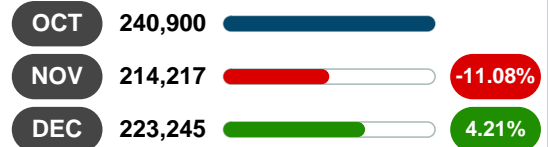


3 MONTHS

5 year DEC AVG = 183,546

High Oct 2021 240,900 Low Feb 2018 114,760

Average List Price at Closing this month at **223,245**
above the 5 yr DEC average of **183,546**



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	8.64%	63,529	59,933	63,633	0	0
\$75,001 - \$125,000	14.81%	108,033	111,633	104,050	0	0
\$125,001 - \$150,000	8.64%	135,957	136,267	138,360	155,000	0
\$150,001 - \$225,000	32.10%	184,310	193,300	186,555	186,980	0
\$225,001 - \$250,000	12.35%	241,168	0	235,463	236,950	295,000
\$250,001 - \$425,000	11.11%	298,478	307,000	304,250	278,700	274,500
\$425,001 and up	12.35%	550,000	0	547,600	574,333	519,500
Average List Price		223,245	156,500	206,539	293,440	376,600
Total Closed Units	100%	223,245	16	45	15	5
Total Closed Volume		18,082,842	2.50M	9.29M	4.40M	1.88M

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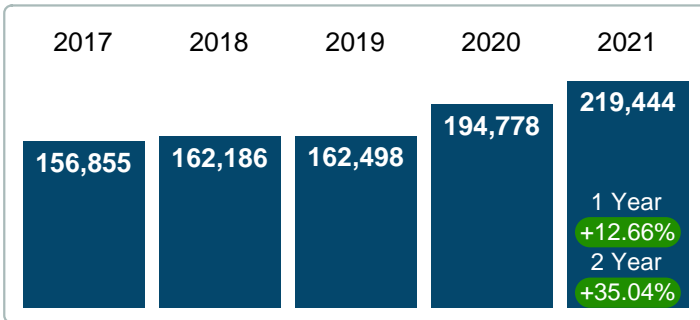
Area Delimited by County Of Creek - Residential Property Type



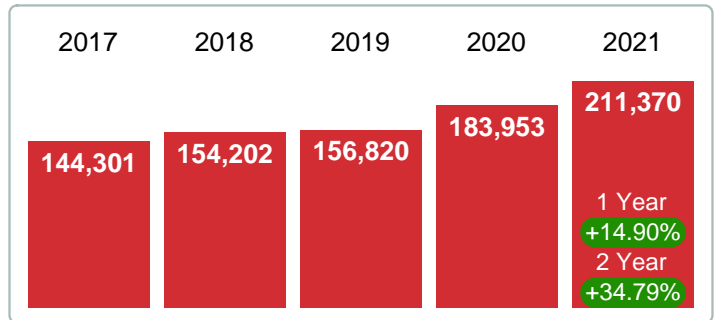
AVERAGE SOLD PRICE AT CLOSING

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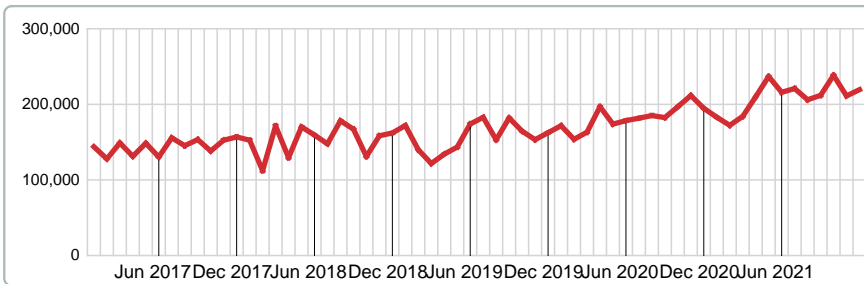
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

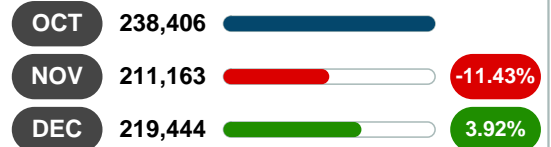


3 MONTHS

5 year DEC AVG = 179,152

High Oct 2021 238,406 Low Feb 2018 112,345

Average Sold Price at Closing this month at **219,444** above the 5 yr DEC average of **179,152**



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	7.41%	58,800	53,300	64,300	0	0
\$75,001 - \$125,000	16.05%	104,992	110,967	103,200	0	0
\$125,001 - \$150,000	11.11%	140,817	138,967	140,090	150,000	0
\$150,001 - \$225,000	29.63%	186,549	191,400	184,063	188,660	0
\$225,001 - \$250,000	11.11%	236,611	0	236,333	230,750	250,000
\$250,001 - \$425,000	12.35%	291,075	312,000	309,625	274,875	284,000
\$425,001 and up	12.35%	527,250	0	517,500	556,667	507,500
Average Sold Price		219,444	155,669	202,822	288,287	366,600
Total Closed Units	100%	219,444	16	45	15	5
Total Closed Volume		17,774,986	2.49M	9.13M	4.32M	1.83M

December 2021



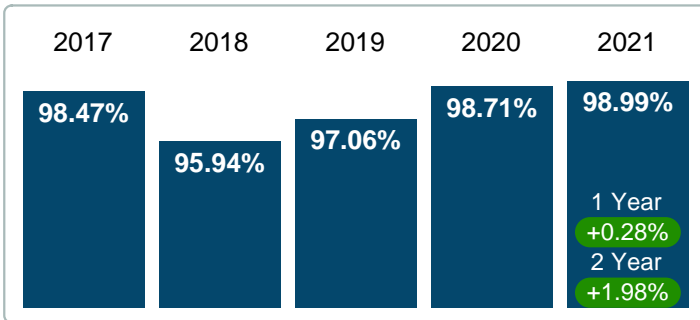
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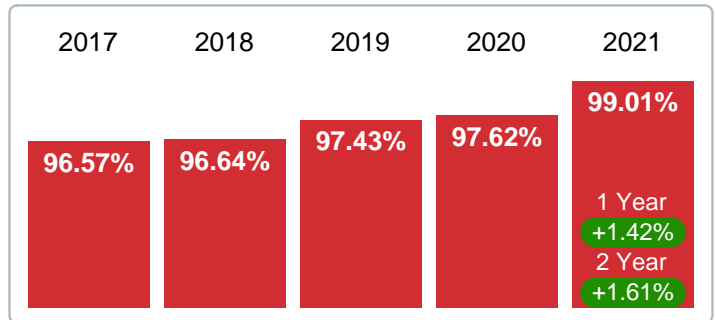
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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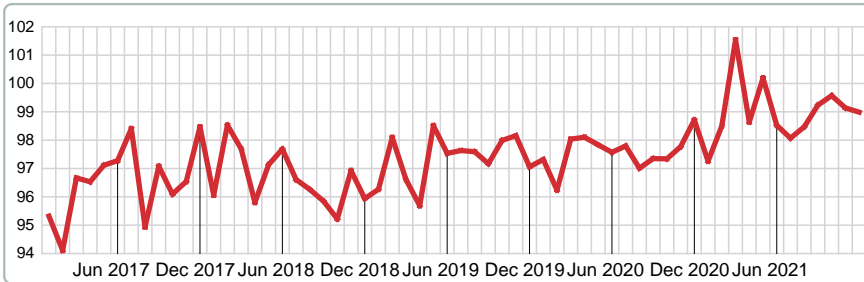
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

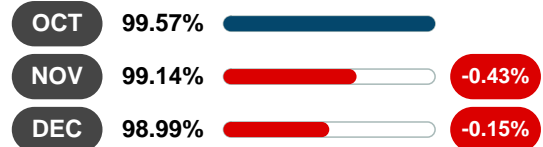


3 MONTHS

5 year DEC AVG = 97.83%

High Mar 2021 101.54% Low Feb 2017 94.11%

Average Sold/List Ratio this month at **98.99%**
above the 5 yr DEC average of **97.83%**



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	6	7.41%	96.07%	90.20%	101.94%	0.00%	0.00%
\$75,001 - \$125,000	13	16.05%	99.51%	99.26%	99.59%	0.00%	0.00%
\$125,001 - \$150,000	9	11.11%	101.24%	102.36%	101.46%	96.77%	0.00%
\$150,001 - \$225,000	24	29.63%	99.37%	99.11%	98.92%	100.91%	0.00%
\$225,001 - \$250,000	9	11.11%	98.04%	0.00%	100.46%	97.42%	84.75%
\$250,001 - \$425,000	10	12.35%	100.87%	101.54%	101.77%	98.81%	103.44%
\$425,001 and up	10	12.35%	96.07%	0.00%	95.02%	96.87%	97.48%
Average Sold/List Ratio		99.00%		98.38%	99.45%	98.80%	97.32%
Total Closed Units		81	100%	16	45	15	5
Total Closed Volume		17,774,986		2.49M	9.13M	4.32M	1.83M

December 2021



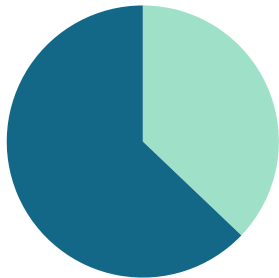
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

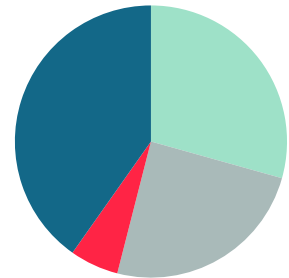


Inventory
 New Listings
72 = 37.11%
 Start Inventory
122
 Total Inventory Units
194
 Volume
\$64,721,157

Market Activity

Closed Sales
81 = 29.35%
 Pending Sales
68 = 24.64%
 Other Off Market
16 = 5.80%
 Active Inventory
111 = 40.22%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	76	81	6.58%	811	935	15.29%
Pending Sales	60	68	13.33%	866	950	9.70%
New Listings	46	72	56.52%	992	1,071	7.96%
Average List Price	196,975	223,245	13.34%	188,173	214,366	13.92%
Average Sale Price	194,778	219,444	12.66%	183,953	211,370	14.90%
Average Percent of Selling Price to List Price	98.71%	98.99%	0.28%	97.62%	99.01%	1.42%
Average Days on Market to Sale	28.68	19.52	-31.95%	31.04	22.19	-28.53%
Monthly Inventory	91	111	21.98%	91	111	21.98%
Months Supply of Inventory	1.35	1.42	5.80%	1.35	1.42	5.80%

Absorption: Last 12 months, an Average of **78** Sales/Month

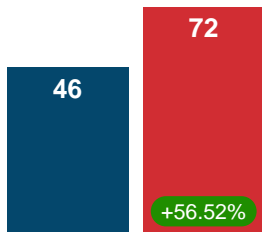
Inventory on December 31, 2021 = **111**

2020 **2021**

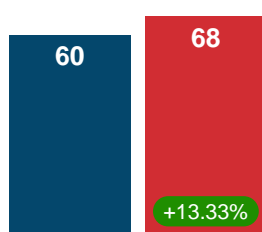
DECEMBER MARKET

AVERAGE PRICES

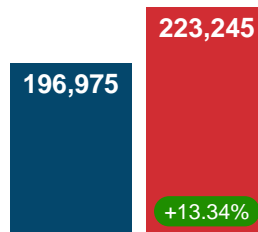
New Listings



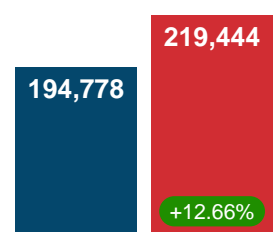
Pending Listings



List Price



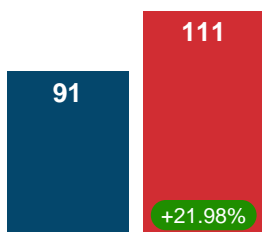
Sale Price



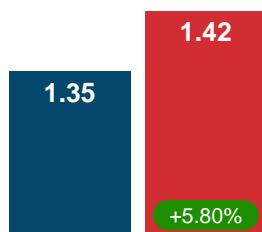
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

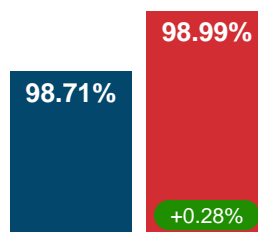
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

