

December 2021



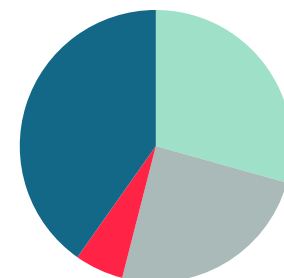
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	139,900	177,000	26.52%
Median Sale Price	141,200	177,000	25.35%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	13.00	6.00	-53.85%
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.

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 **25.35%** in December 2021 to \$177,000 versus the previous year at \$141,200.

Median Days on Market Shortens

The median number of **6.00** days that homes spent on the market before selling decreased by 7.00 days or **53.85%** in December 2021 compared to last year's same month at **13.00** DOM.

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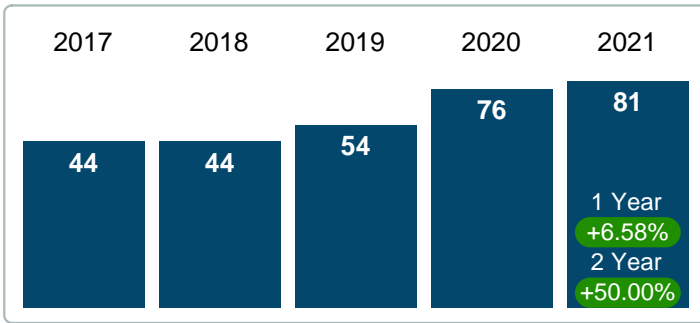
Area Delimited by County Of Creek - Residential Property Type



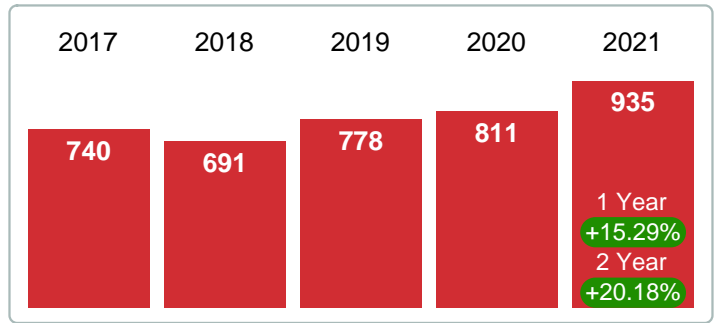
CLOSED LISTINGS

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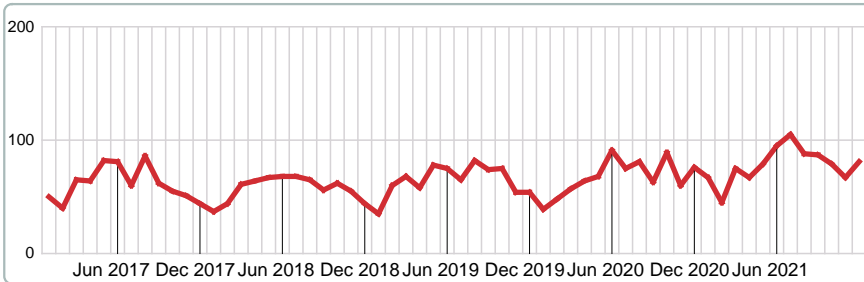
DECEMBER



YEAR TO DATE (YTD)

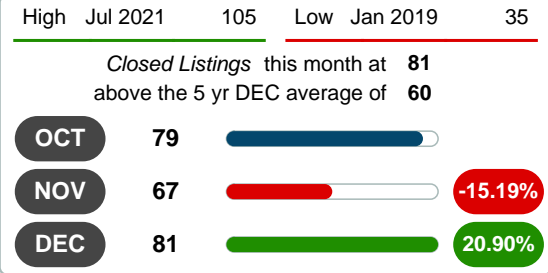


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 60



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	7.41%	12.0	3	3	0	0
\$75,001 - \$125,000	13	16.05%	5.0	3	10	0	0
\$125,001 - \$150,000	9	11.11%	3.0	3	5	1	0
\$150,001 - \$225,000	24	29.63%	6.0	5	14	5	0
\$225,001 - \$250,000	9	11.11%	5.0	0	6	2	1
\$250,001 - \$425,000	10	12.35%	9.5	2	2	4	2
\$425,001 and up	10	12.35%	16.0	0	5	3	2
Total Closed Units	81			16	45	15	5
Total Closed Volume	17,774,986	100%	6.0	2.49M	9.13M	4.32M	1.83M
Median Closed Price	\$177,000			\$143,500	\$165,000	\$234,000	\$310,000

December 2021



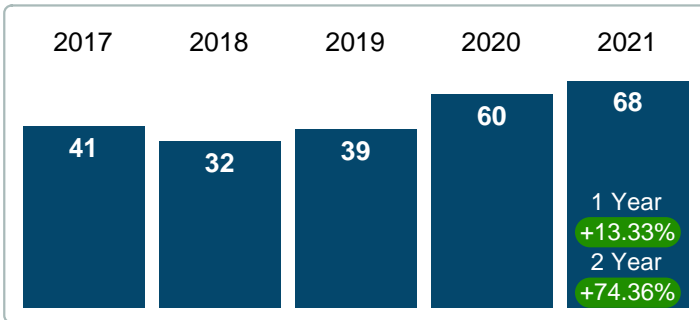
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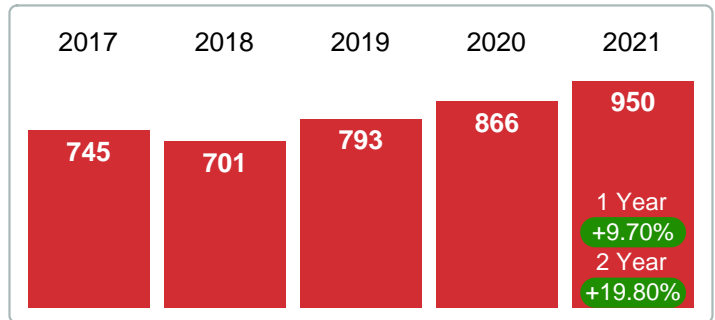
PENDING LISTINGS

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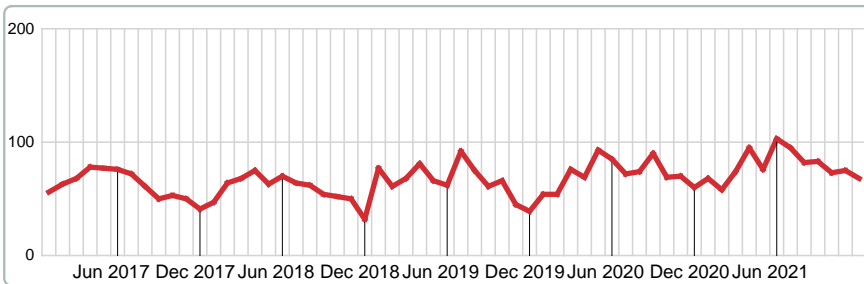
DECEMBER



YEAR TO DATE (YTD)

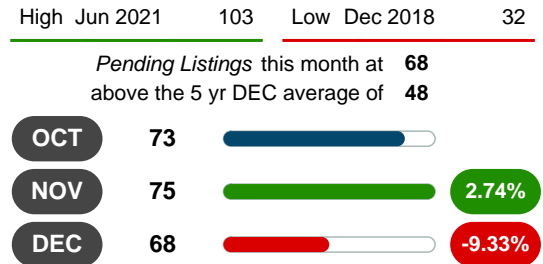


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 48



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	8.82%	30.0	2	4	0	0
\$50,001 - \$75,000	7	10.29%	4.0	3	4	0	0
\$75,001 - \$125,000	12	17.65%	14.0	2	9	1	0
\$125,001 - \$200,000	17	25.00%	6.0	2	13	2	0
\$200,001 - \$275,000	9	13.24%	12.0	0	6	3	0
\$275,001 - \$350,000	11	16.18%	15.0	0	6	4	1
\$350,001 and up	6	8.82%	40.5	0	1	3	2
Total Pending Units	68			9	43	13	3
Total Pending Volume	13,771,079	100%	12.0	805.80K	7.20M	4.50M	1.26M
Median Listing Price	\$174,950			\$72,000	\$165,900	\$310,000	\$415,000

December 2021



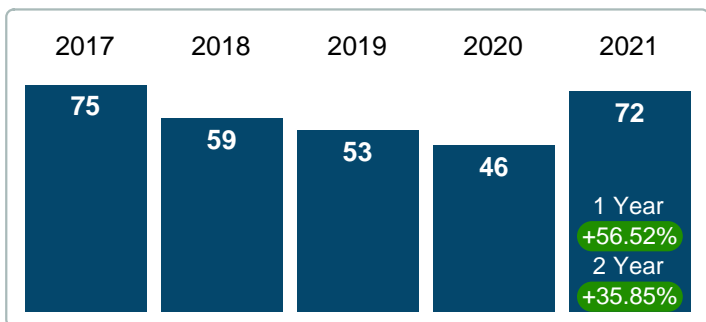
Area Delimited by County Of Creek - Residential Property Type



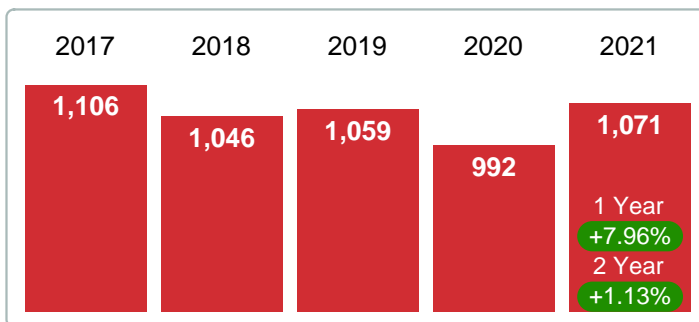
NEW LISTINGS

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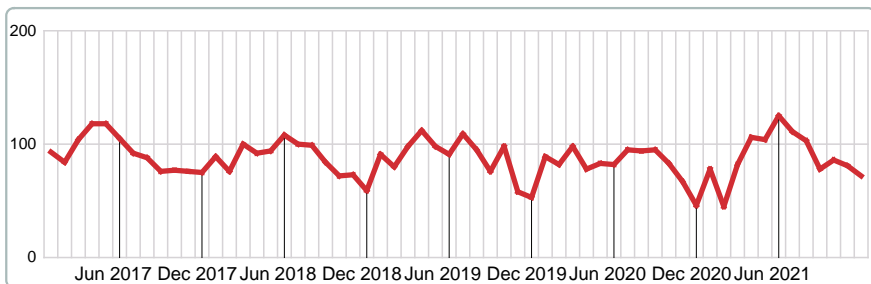
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YEAR TO DATE (YTD)

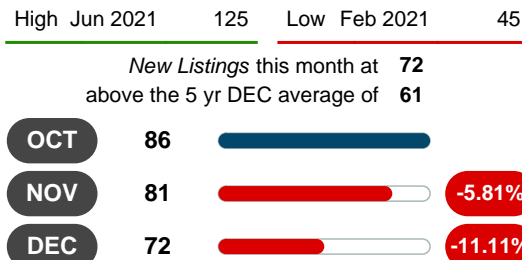


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 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
Median New Listed Listing Price	\$189,950		\$70,000	\$189,900	\$319,900	\$1,499,000

December 2021



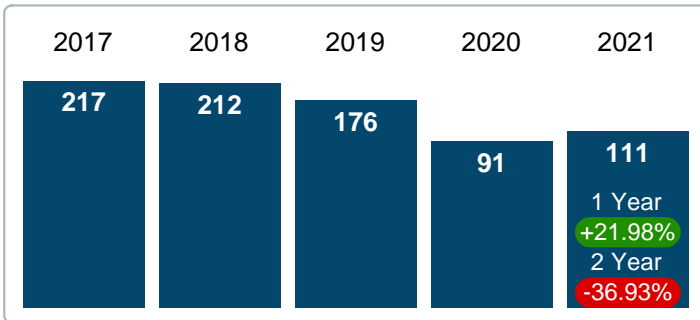
Area Delimited by County Of Creek - Residential Property Type



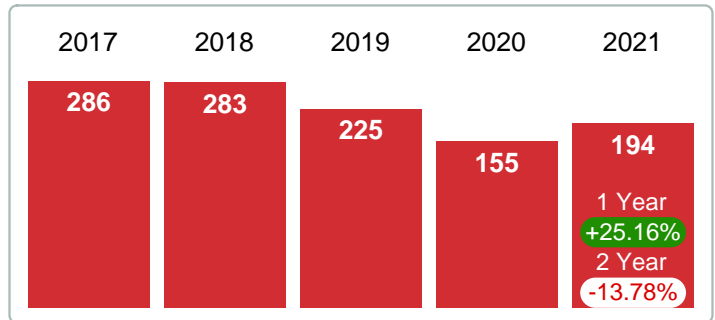
ACTIVE INVENTORY

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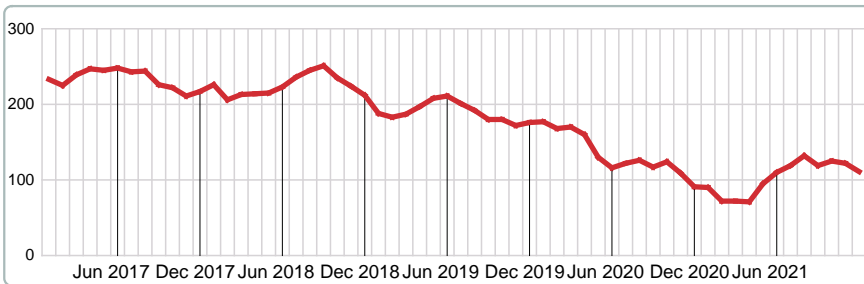
END OF DECEMBER



ACTIVE DURING DECEMBER

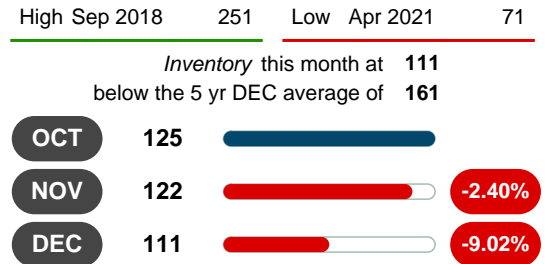


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 161



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	7.21%	30.0	5	2	1	0
\$75,001 - \$100,000	12	10.81%	72.5	3	5	4	0
\$100,001 - \$150,000	17	15.32%	37.0	1	15	0	1
\$150,001 - \$250,000	31	27.93%	41.0	3	25	3	0
\$250,001 - \$400,000	16	14.41%	40.0	2	7	6	1
\$400,001 - \$900,000	17	15.32%	79.0	1	4	8	4
\$900,001 and up	10	9.01%	83.0	1	3	1	5
Total Active Inventory by Units	111			16	61	23	11
Total Active Inventory by Volume	42,118,478	100%	45.0	3.38M	18.66M	9.15M	10.93M
Median Active Inventory Listing Price	\$205,000			\$124,500	\$180,000	\$349,900	\$800,000

December 2021



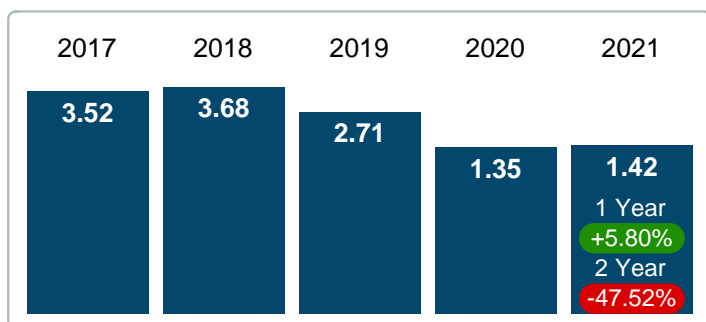
Area Delimited by County Of Creek - Residential Property Type



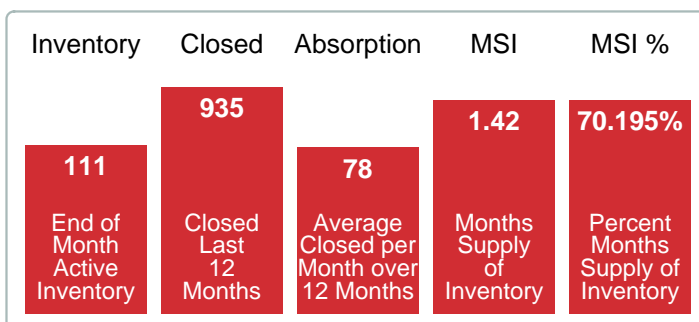
MONTHS SUPPLY of INVENTORY (MSI)

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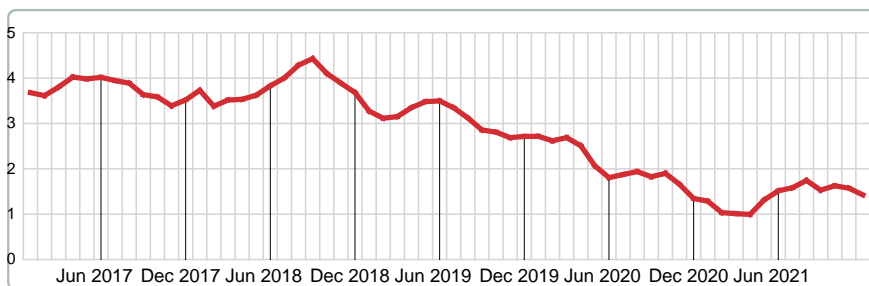
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2021

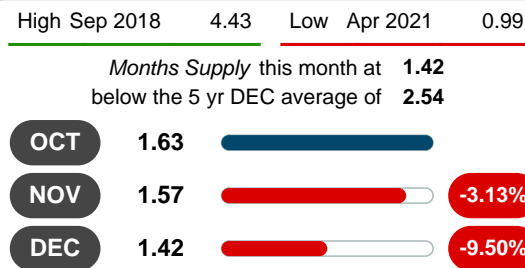


5 YEAR MARKET ACTIVITY TRENDS



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%	111	16	61	23	11

December 2021



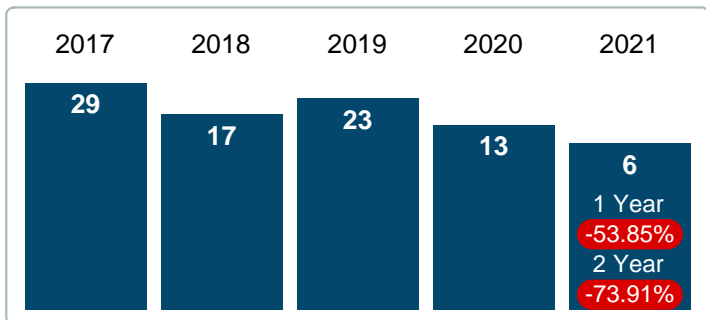
Area Delimited by County Of Creek - Residential Property Type



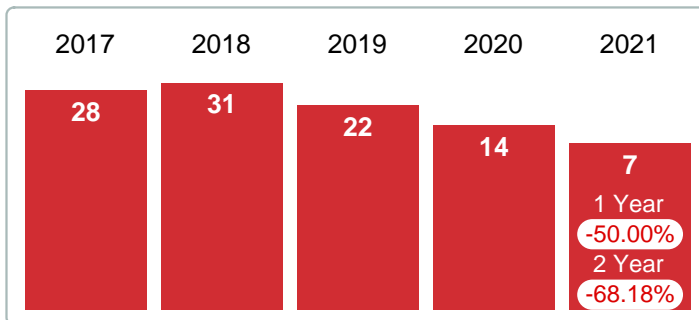
MEDIAN DAYS ON MARKET TO SALE

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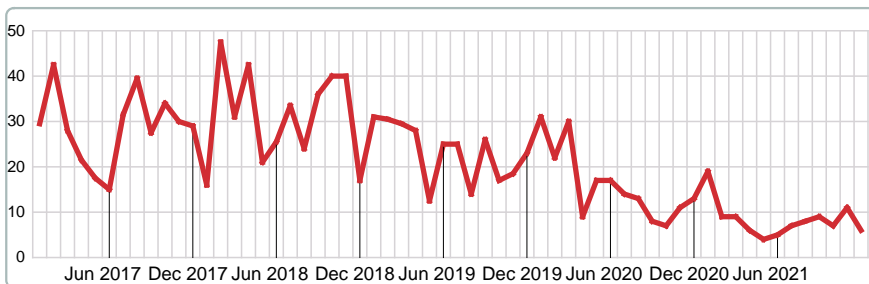
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

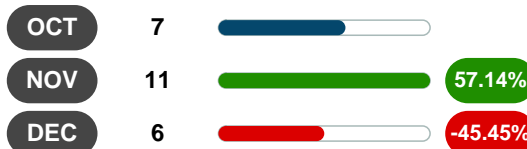


3 MONTHS

5 year DEC AVG = 18

High Feb 2018 48 Low May 2021 4

Median Days on Market to Sale this month at 6 below the 5 yr DEC average of 18



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	7.41%	12	14	9	0	0
\$75,001 - \$125,000	16.05%	5	3	5	0	0
\$125,001 - \$150,000	11.11%	3	3	3	2	0
\$150,001 - \$225,000	29.63%	6	5	6	8	0
\$225,001 - \$250,000	11.11%	5	0	4	27	116
\$250,001 - \$425,000	12.35%	10	7	9	43	6
\$425,001 and up	12.35%	16	0	25	45	6
Median Closed DOM		6	6	5	10	6
Total Closed Units	100%	81	16	45	15	5
Total Closed Volume		17,774,986	2.49M	9.13M	4.32M	1.83M

December 2021



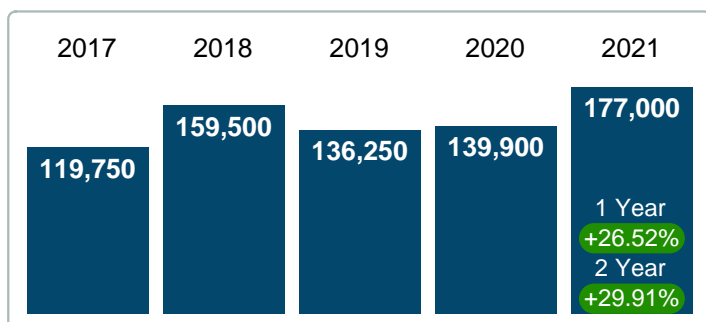
Area Delimited by County Of Creek - Residential Property Type



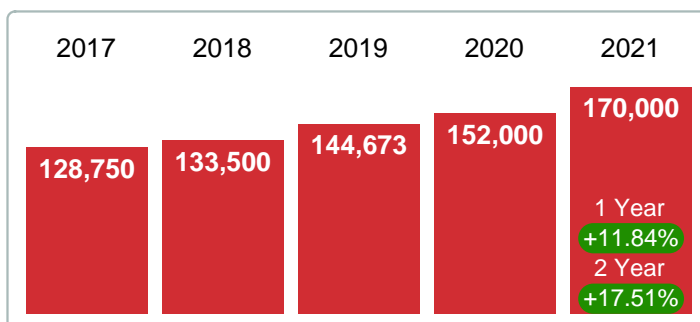
MEDIAN LIST PRICE AT CLOSING

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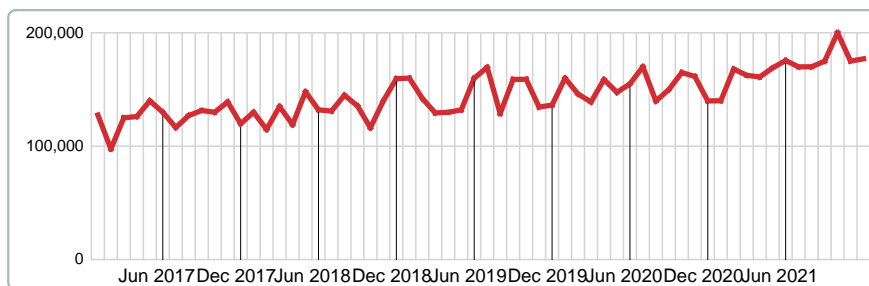
DECEMBER



YEAR TO DATE (YTD)

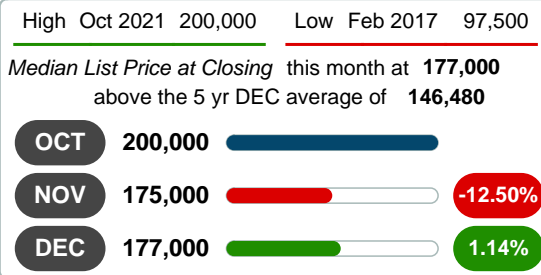


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 146,480



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	8.64%	69,900	69,900	71,950	0	
\$75,001 - \$125,000	12	14.81%	110,000	122,500	109,500	0	
\$125,001 - \$150,000	7	8.64%	135,000	129,900	137,000	0	
\$150,001 - \$225,000	26	32.10%	174,950	188,250	174,950	170,000	
\$225,001 - \$250,000	10	12.35%	242,450	0	241,389	239,900	
\$250,001 - \$425,000	9	11.11%	295,000	307,000	304,250	275,000	
\$425,001 and up	10	12.35%	536,500	0	499,000	548,000	
Median List Price		177,000	141,900	165,000	239,900	299,000	
Total Closed Units		81	100%	177,000	16	45	15
Total Closed Volume		18,082,842			2.50M	9.29M	4.40M

December 2021



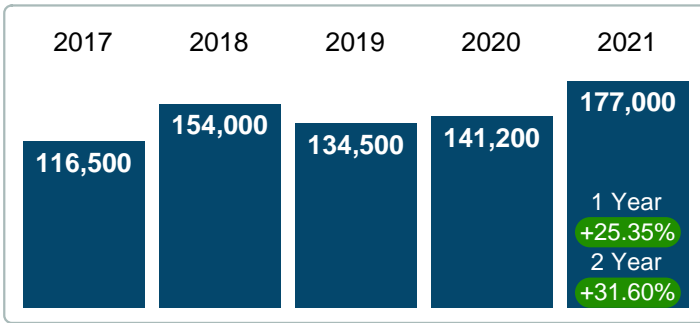
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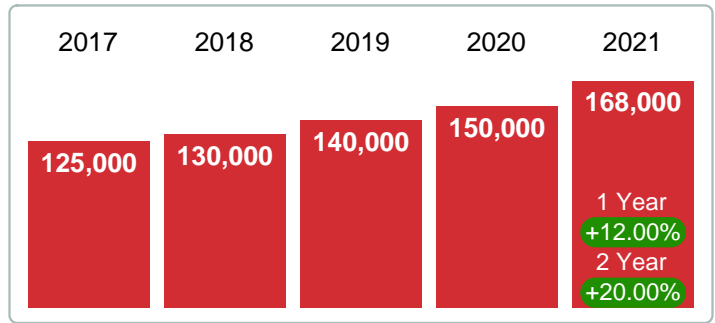
MEDIAN SOLD PRICE AT CLOSING

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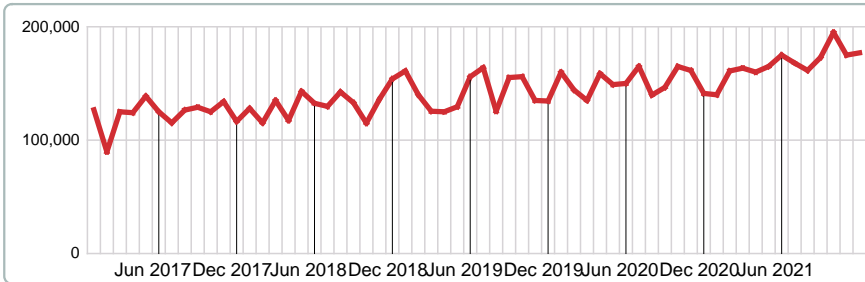
DECEMBER



YEAR TO DATE (YTD)

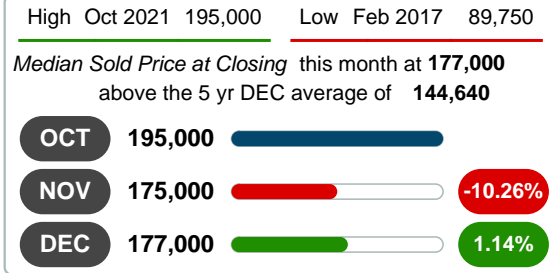


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 144,640



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	7.41%	59,450	51,000	67,900	0	0
\$75,001 - \$125,000	13	16.05%	104,000	120,000	102,000	0	0
\$125,001 - \$150,000	9	11.11%	139,500	137,000	139,500	150,000	0
\$150,001 - \$225,000	24	29.63%	176,000	195,000	171,700	175,000	0
\$225,001 - \$250,000	9	11.11%	234,000	0	233,000	230,750	250,000
\$250,001 - \$425,000	10	12.35%	291,625	312,000	309,625	263,750	284,000
\$425,001 and up	10	12.35%	513,750	0	500,000	525,000	507,500
Median Sold Price			177,000	143,500	165,000	234,000	310,000
Total Closed Units		100%	177,000	16	45	15	5
Total Closed Volume			17,774,986	2.49M	9.13M	4.32M	1.83M

December 2021



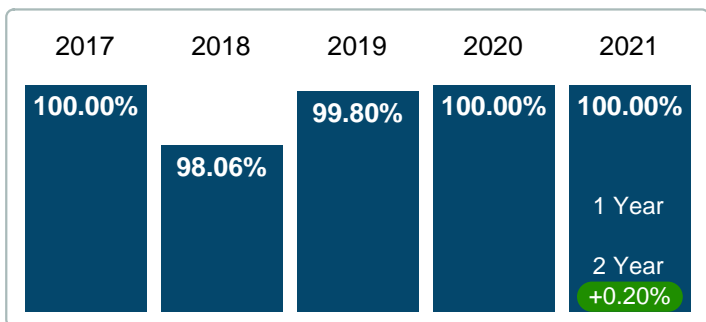
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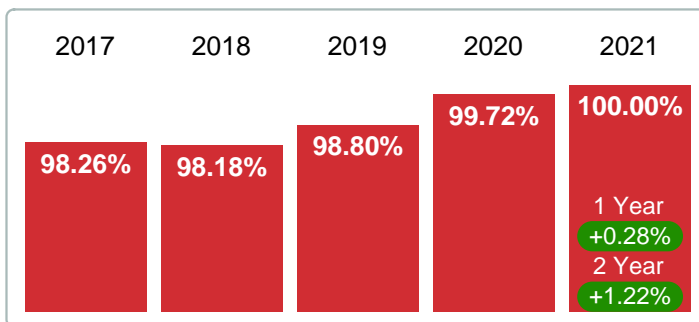
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 99.57%

High Dec 2021 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **100.00%**
equal to 5 yr DEC average of **99.57%**

OCT 100.00%
NOV 100.00%
DEC 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	7.41%	98.87%	97.74%	100.00%	0.00%	0.00%	
\$75,001 - \$125,000	13	16.05%	100.00%	100.00%	100.25%	0.00%	0.00%	
\$125,001 - \$150,000	9	11.11%	100.00%	100.00%	100.00%	96.77%	0.00%	
\$150,001 - \$225,000	24	29.63%	100.00%	100.00%	100.00%	100.00%	0.00%	
\$225,001 - \$250,000	9	11.11%	100.00%	0.00%	100.00%	97.42%	84.75%	
\$250,001 - \$425,000	10	12.35%	101.77%	101.54%	101.77%	97.88%	103.44%	
\$425,001 and up	10	12.35%	97.06%	0.00%	94.48%	98.46%	97.48%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	99.31%	
Total Closed Units		81	100%	100.00%	16	45	15	5
Total Closed Volume		17,774,986			2.49M	9.13M	4.32M	1.83M

December 2021



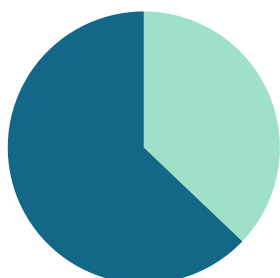
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

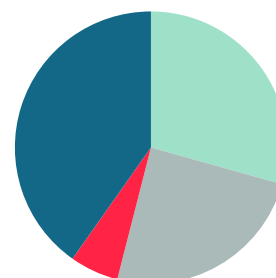


Inventory
 New Listings
72 = 37.11%
 Start Inventory
122
 Total Inventory Units
194
 Volume
\$64,721,157

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%
Median List Price	139,900	177,000	26.52%	152,000	170,000	11.84%
Median Sale Price	141,200	177,000	25.35%	150,000	168,000	12.00%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	99.72%	100.00%	0.28%
Median Days on Market to Sale	13.00	6.00	-53.85%	14.00	7.00	-50.00%
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

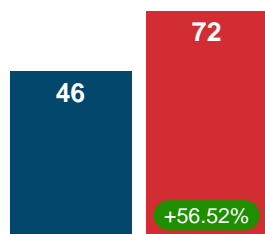
Inventory on December 31, 2021 = **111**

2020 **2021**

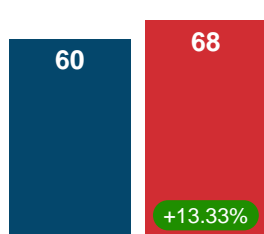
DECEMBER MARKET

MEDIAN PRICES

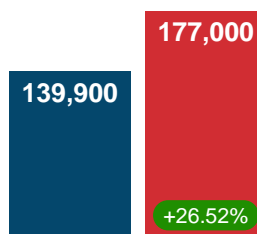
New Listings



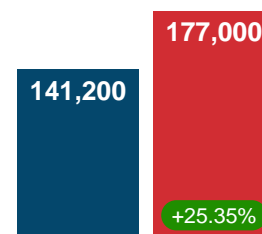
Pending Listings



List Price



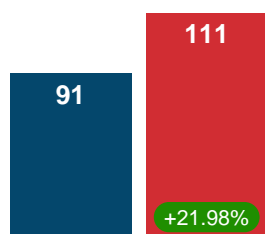
Sale Price



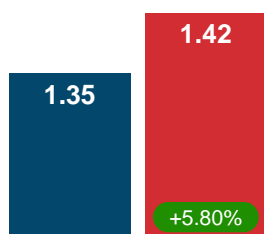
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

