

January 2021



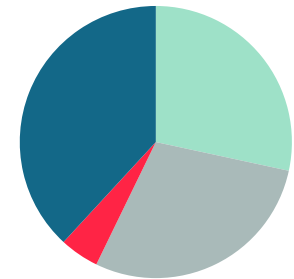
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 02, 2023 for MLS Technology Inc.

Compared Metrics	2020	January 2021	+/-%
Closed Listings	39	67	71.79%
Pending Listings	54	68	25.93%
New Listings	89	78	-12.36%
Average List Price	174,903	186,722	6.76%
Average Sale Price	171,735	182,972	6.54%
Average Percent of Selling Price to List Price	97.32%	97.26%	-0.06%
Average Days on Market to Sale	39.92	39.75	-0.44%
End of Month Inventory	177	90	-49.15%
Months Supply of Inventory	2.72	1.29	-52.61%



■ Closed (28.39%)
■ Pending (28.81%)
■ Other OffMarket (4.66%)
■ Active (38.14%)

Absorption: Last 12 months, an Average of **70** Sales/Month
Active Inventory as of January 31, 2021 = **90**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of January 2021 decreased **49.15%** to 90 existing homes available for sale. Over the last 12 months this area has had an average of 70 closed sales per month. This represents an unsold inventory index of **1.29** 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 **6.54%** in January 2021 to \$182,972 versus the previous year at \$171,735.

Average Days on Market Shortens

The average number of **39.75** days that homes spent on the market before selling decreased by 0.18 days or **0.44%** in January 2021 compared to last year's same month at **39.92** DOM.

Sales Success for January 2021 is Positive

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

There were 78 New Listings in January 2021, down **12.36%** from last year at 89. Furthermore, there were 67 Closed Listings this month versus last year at 39, a **71.79%** increase.

Closed versus Listed trends yielded a **85.9%** ratio, up from previous year's, January 2020, at **43.8%**, a **96.02%** upswing. This will certainly create pressure on a decreasing 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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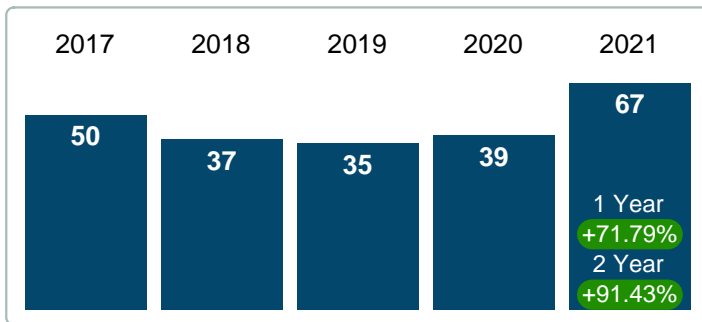
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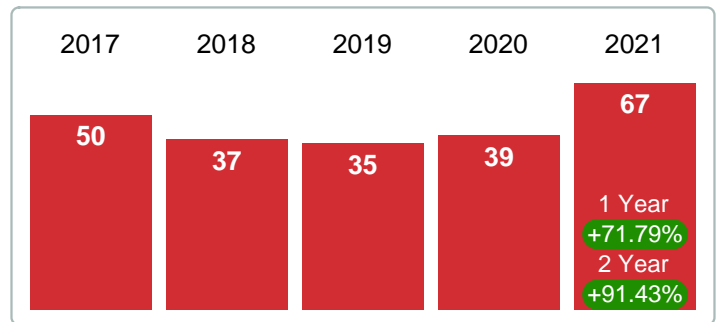
CLOSED LISTINGS

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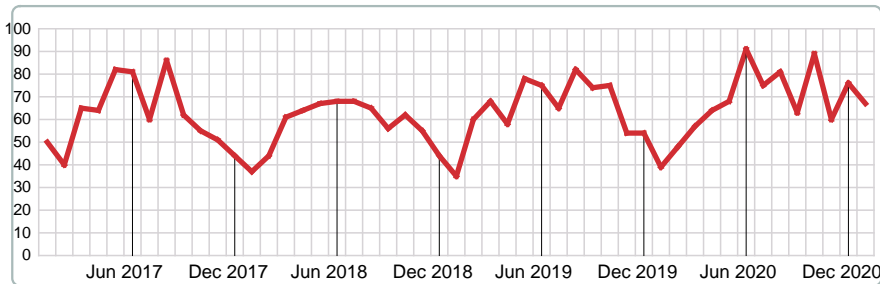
JANUARY



YEAR TO DATE (YTD)

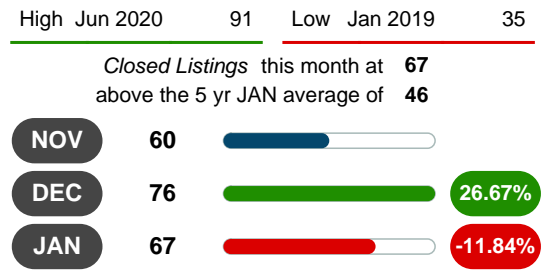


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 46



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	2.99%	37.5	0	2	0	0
\$50,001 - \$75,000	6	8.96%	55.0	1	2	2	1
\$75,001 - \$125,000	18	26.87%	40.9	5	11	1	1
\$125,001 - \$150,000	11	16.42%	14.0	0	10	1	0
\$150,001 - \$200,000	14	20.90%	25.7	0	12	2	0
\$200,001 - \$275,000	9	13.43%	42.1	0	7	2	0
\$275,001 and up	7	10.45%	89.7	0	2	4	1
Total Closed Units	67			6	46	12	3
Total Closed Volume	12,259,139	100%	39.7	575.50K	7.12M	3.74M	827.00K
Average Closed Price	\$182,972			\$95,916	\$154,798	\$311,329	\$275,667

January 2021



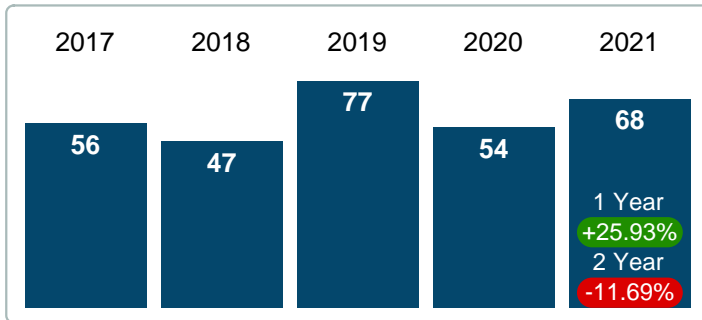
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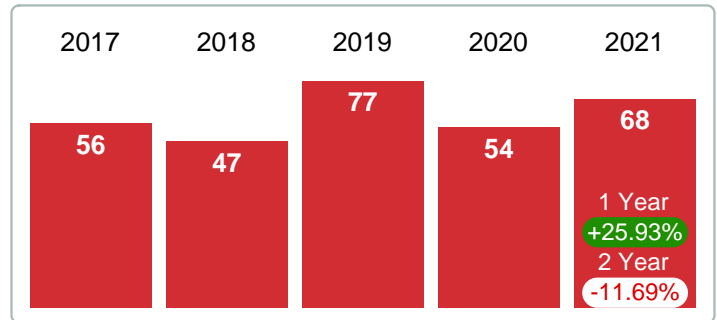
PENDING LISTINGS

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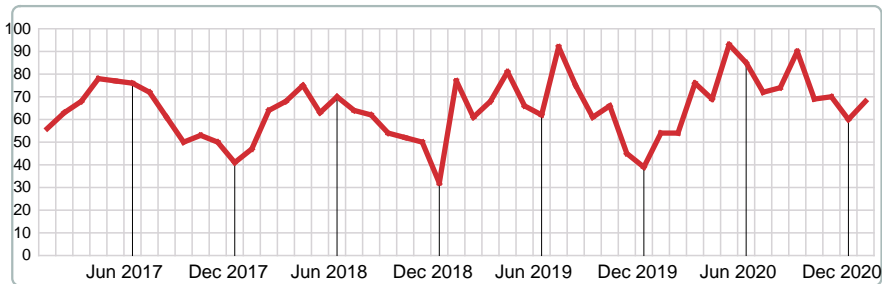
JANUARY



YEAR TO DATE (YTD)

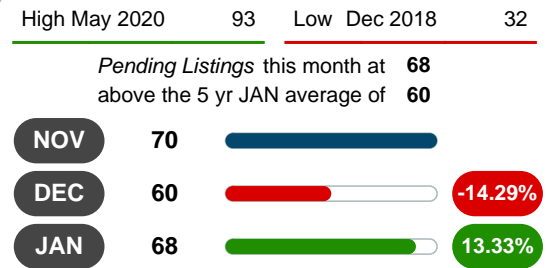


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 60



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	7.35%	36.4	1	4	0	0
\$75,001 - \$100,000	12	17.65%	31.2	4	6	2	0
\$100,001 - \$125,000	9	13.24%	12.9	1	8	0	0
\$125,001 - \$150,000	6	8.82%	8.0	2	4	0	0
\$150,001 - \$225,000	20	29.41%	31.2	1	17	2	0
\$225,001 - \$275,000	7	10.29%	48.3	1	5	1	0
\$275,001 and up	9	13.24%	42.7	0	3	5	1
Total Pending Units	68			10	47	10	1
Total Pending Volume	13,476,619	100%	30.4	1.24M	7.34M	4.59M	299.00K
Average Listing Price	\$198,186			\$124,185	\$156,234	\$459,277	\$299,000

January 2021



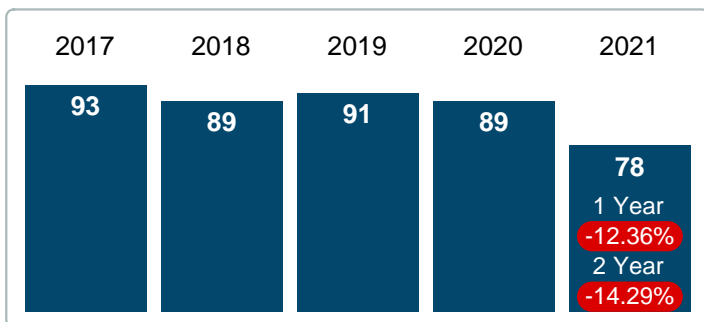
Area Delimited by County Of Creek - Residential Property Type



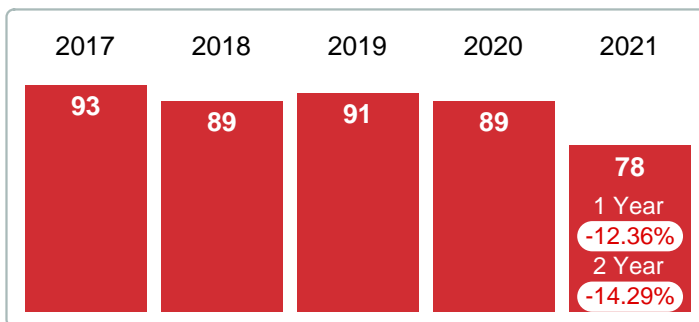
NEW LISTINGS

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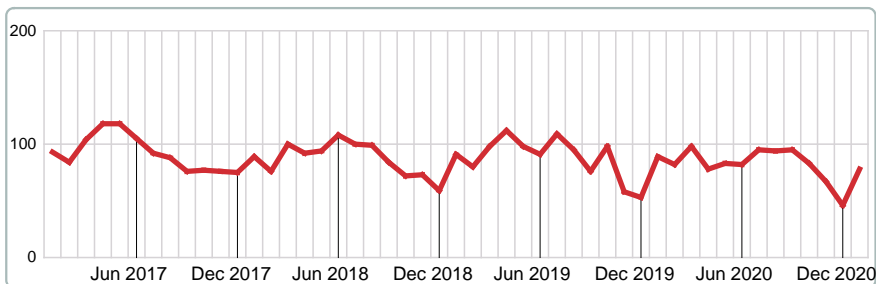
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 88

High May 2017 118 Low Dec 2020 46

New Listings this month at 78
below the 5 yr JAN average of 88



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	7.69%	3	3	0	0
\$75,001 - \$100,000	9	11.54%	3	4	2	0
\$100,001 - \$125,000	11	14.10%	3	8	0	0
\$125,001 - \$175,000	20	25.64%	1	19	0	0
\$175,001 - \$225,000	13	16.67%	0	12	1	0
\$225,001 - \$350,000	11	14.10%	0	7	3	1
\$350,001 and up	8	10.26%	0	2	5	1
Total New Listed Units	78		10	55	11	2
Total New Listed Volume	14,869,272	100%	872.90K	9.62M	3.51M	859.00K
Average New Listed Listing Price	\$187,463		\$87,290	\$174,996	\$319,325	\$429,500

January 2021



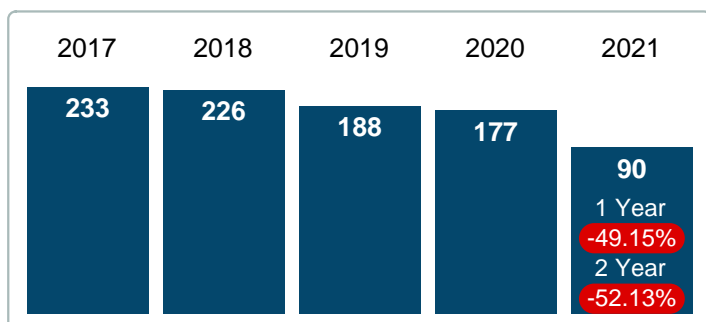
Area Delimited by County Of Creek - Residential Property Type



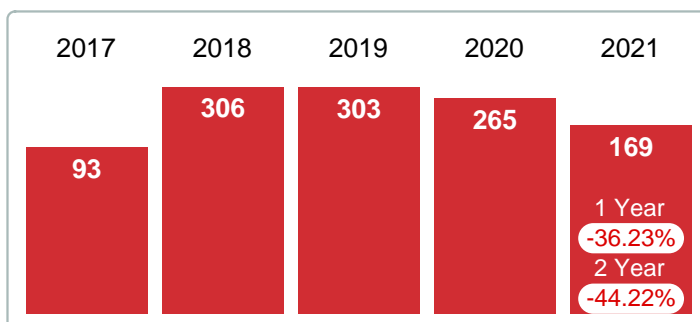
ACTIVE INVENTORY

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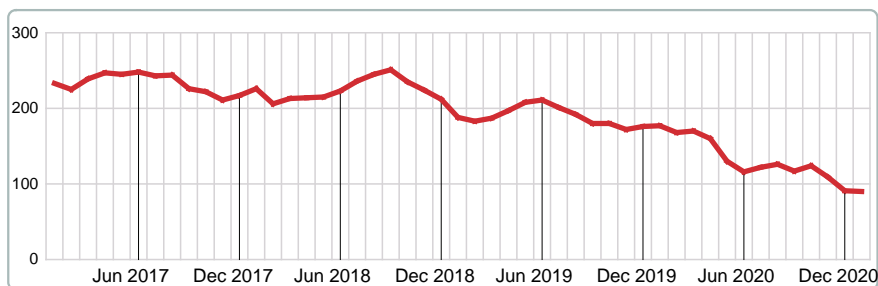
END OF JANUARY



ACTIVE DURING JANUARY

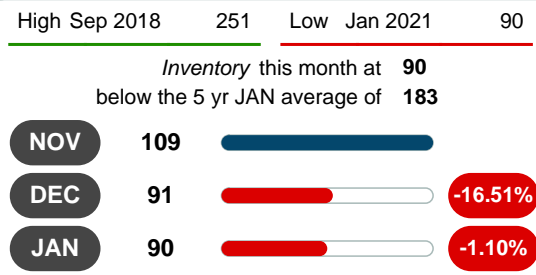


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 183



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	3.33%	65.0	3	0	0	0
\$50,001 - \$75,000	9	10.00%	90.7	4	4	1	0
\$75,001 - \$125,000	15	16.67%	63.4	8	4	3	0
\$125,001 - \$175,000	20	22.22%	106.1	0	20	0	0
\$175,001 - \$375,000	23	25.56%	60.9	1	15	5	2
\$375,001 - \$525,000	10	11.11%	92.7	0	3	4	3
\$525,001 and up	10	11.11%	96.9	0	2	3	5
Total Active Inventory by Units	90			16	48	16	10
Total Active Inventory by Volume	22,236,800	100%	82.0	1.33M	9.88M	5.21M	5.82M
Average Active Inventory Listing Price	\$247,076			\$82,856	\$205,842	\$325,563	\$582,170

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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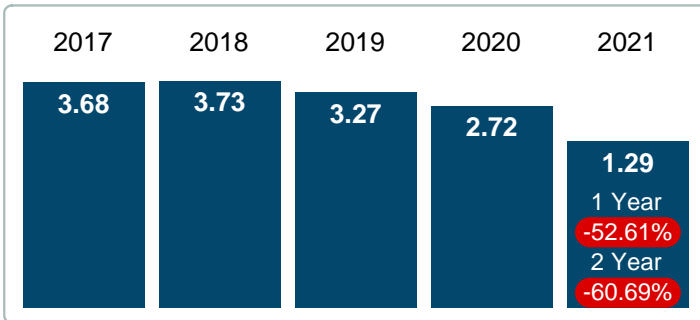
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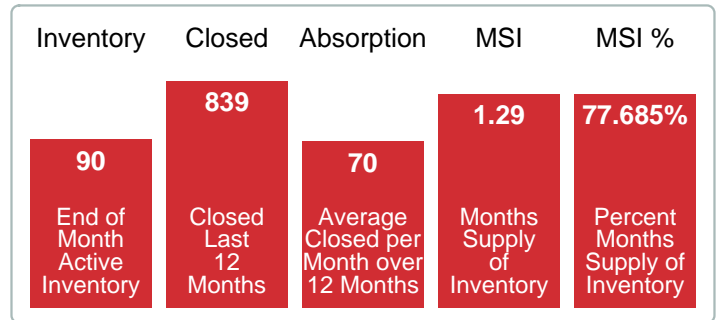
MONTHS SUPPLY of INVENTORY (MSI)

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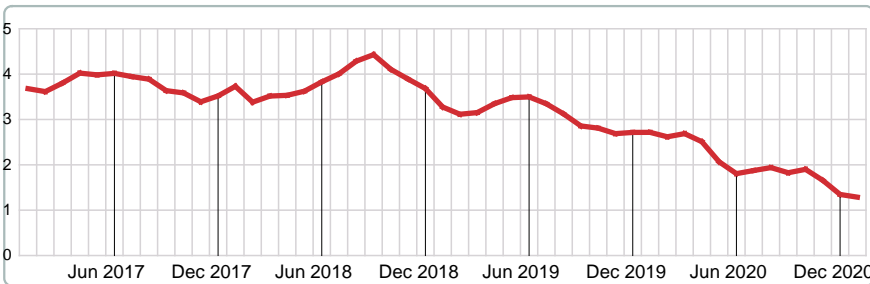
MSI FOR JANUARY



INDICATORS FOR JANUARY 2021

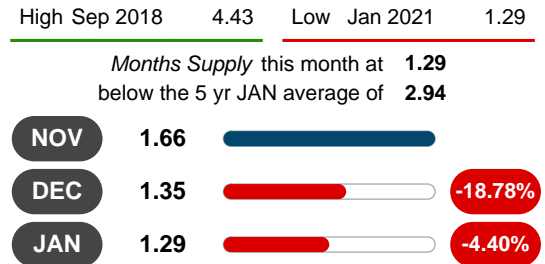


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 2.94



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
\$50,000 and less	3	3.33%	0.88	1.80	0.00	0.00	0.00
\$50,001 - \$75,000	9	10.00%	2.20	2.82	2.00	3.00	0.00
\$75,001 - \$125,000	15	16.67%	0.91	2.29	0.33	6.00	0.00
\$125,001 - \$175,000	20	22.22%	1.03	0.00	1.28	0.00	0.00
\$175,001 - \$375,000	23	25.56%	1.08	2.40	1.05	0.88	2.00
\$375,001 - \$525,000	10	11.11%	2.79	0.00	4.00	2.00	3.60
\$525,001 and up	10	11.11%	6.00	0.00	4.00	4.00	12.00
Market Supply of Inventory (MSI)			1.29	2.00	1.03	1.32	3.24
Total Active Inventory by Units		100%	1.29	16	48	16	10

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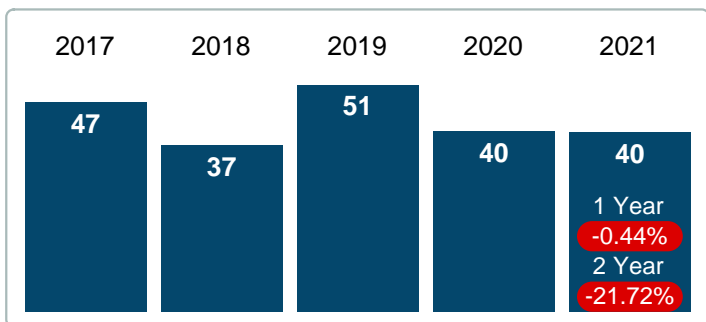
Area Delimited by County Of Creek - Residential Property Type



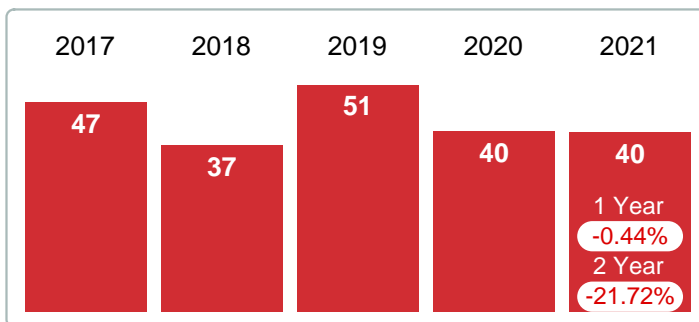
AVERAGE DAYS ON MARKET TO SALE

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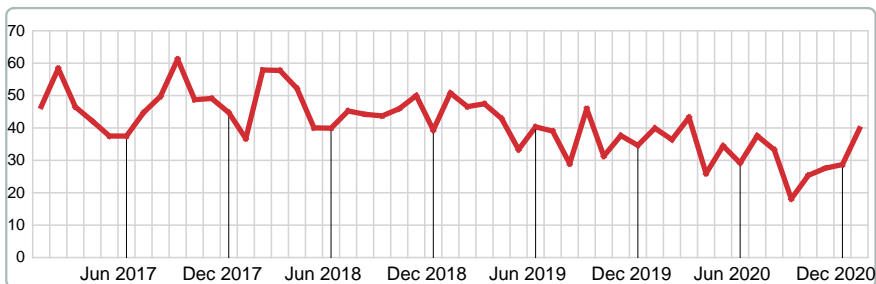
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

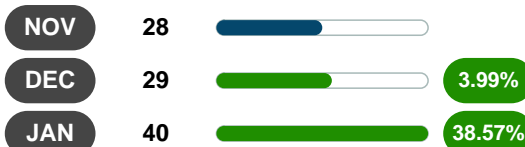


3 MONTHS

5 year JAN AVG = 43

High Sep 2017 61 Low Sep 2020 18

Average Days on Market to Sale this month at 40 below the 5 yr JAN average of 43



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
\$50,000 and less	2.99%	38	0	38	0	0
\$50,001 - \$75,000	8.96%	55	14	11	16	263
\$75,001 - \$125,000	26.87%	41	30	50	1	34
\$125,001 - \$150,000	16.42%	14	0	15	1	0
\$150,001 - \$200,000	20.90%	26	0	29	8	0
\$200,001 - \$275,000	13.43%	42	0	29	89	0
\$275,001 and up	10.45%	90	0	62	83	172
Average Closed DOM		40				
Total Closed Units	100%	40	6	46	12	3
Total Closed Volume		12,259,139	575.50K	7.12M	3.74M	827.00K

January 2021



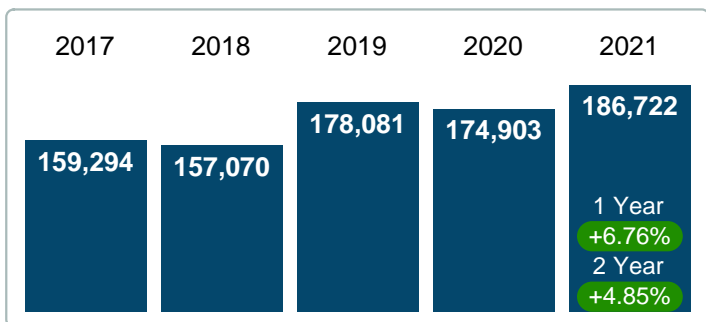
Area Delimited by County Of Creek - Residential Property Type



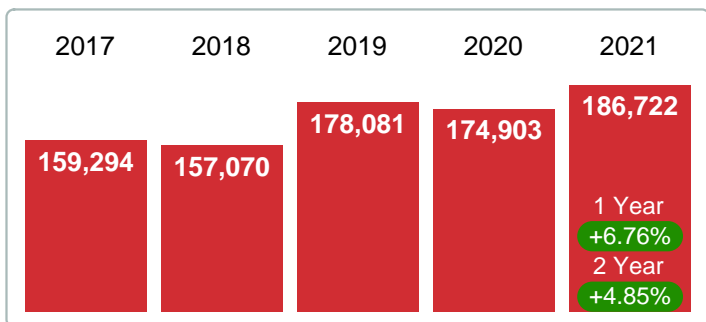
AVERAGE LIST PRICE AT CLOSING

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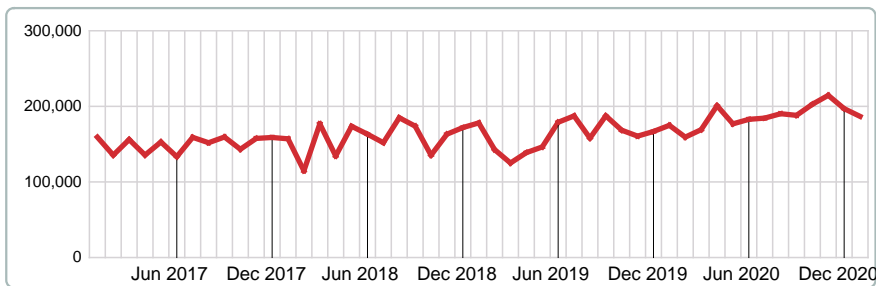
JANUARY



YEAR TO DATE (YTD)

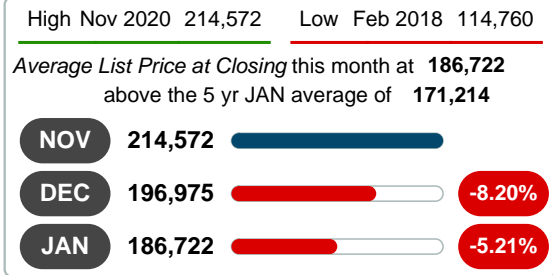


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 171,214



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
\$50,000 and less	2	2.99%	45,000	0	45,950	0	0
\$50,001 - \$75,000	4	5.97%	66,225	69,000	85,000	59,500	89,000
\$75,001 - \$125,000	21	31.34%	104,971	105,299	104,945	89,500	125,000
\$125,001 - \$150,000	10	14.93%	139,060	0	136,660	149,000	0
\$150,001 - \$200,000	15	22.39%	174,986	0	175,033	162,450	0
\$200,001 - \$275,000	8	11.94%	230,913	0	228,843	222,450	0
\$275,001 and up	7	10.45%	584,057	0	386,000	668,000	644,400
Average List Price			186,722	99,249	157,765	316,608	286,133
Total Closed Units		100%	186,722	6	46	12	3
Total Closed Volume			12,510,384	595.50K	7.26M	3.80M	858.40K

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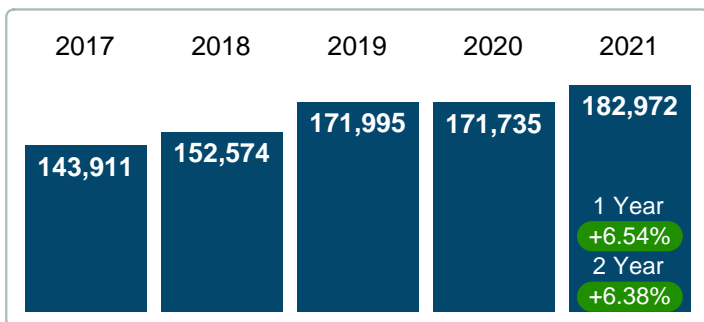
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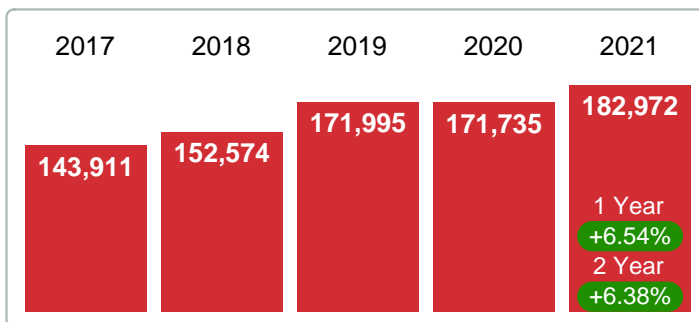
AVERAGE SOLD PRICE AT CLOSING

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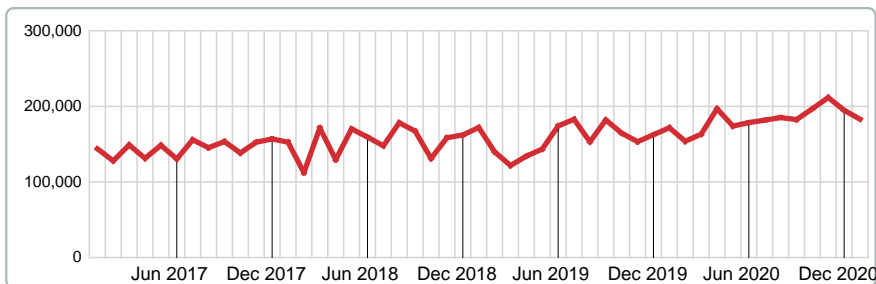
JANUARY



YEAR TO DATE (YTD)

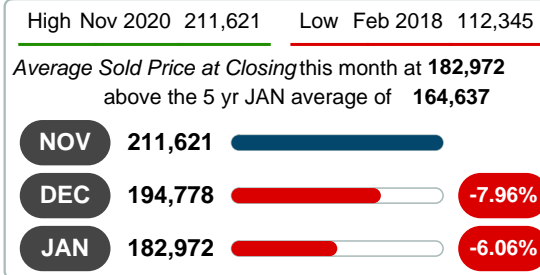


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 164,637



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
\$50,000 and less	2.99%	40,000	0	40,000	0	0
\$50,001 - \$75,000	8.96%	64,333	65,000	70,000	55,500	70,000
\$75,001 - \$125,000	26.87%	102,188	102,099	101,309	89,500	125,000
\$125,001 - \$150,000	16.42%	137,464	0	136,310	149,000	0
\$150,001 - \$200,000	20.90%	171,757	0	172,475	167,450	0
\$200,001 - \$275,000	13.43%	224,117	0	227,643	211,775	0
\$275,001 and up	10.45%	574,286	0	380,000	657,000	632,000
Average Sold Price		182,972	95,916	154,798	311,329	275,667
Total Closed Units	100%	182,972	6	46	12	3
Total Closed Volume		12,259,139	575.50K	7.12M	3.74M	827.00K

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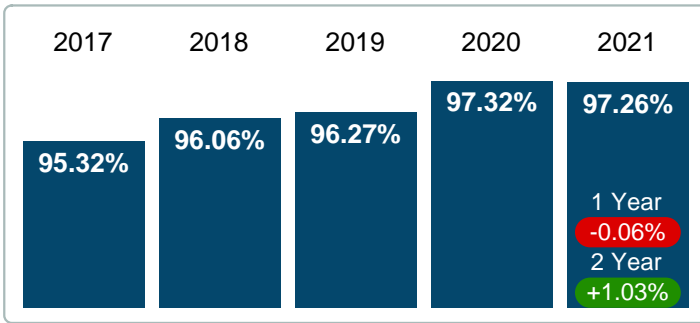
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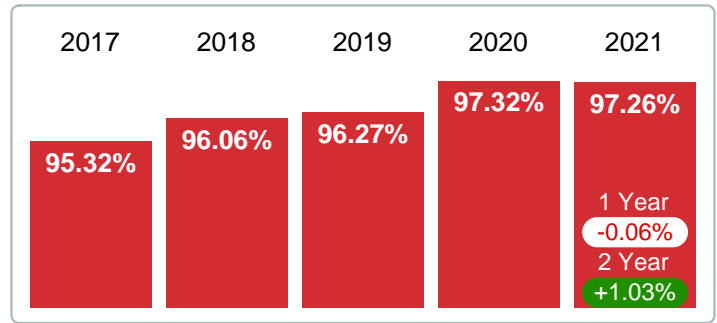
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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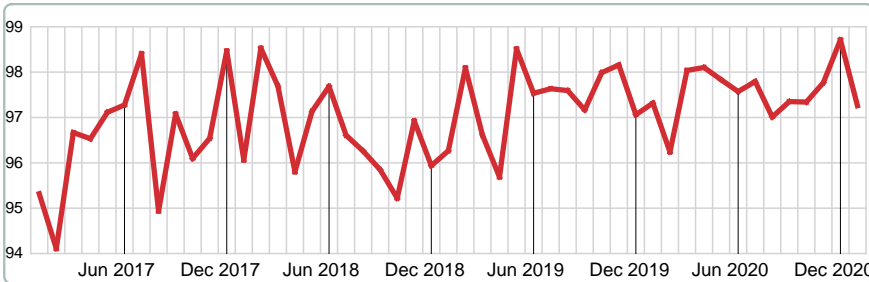
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

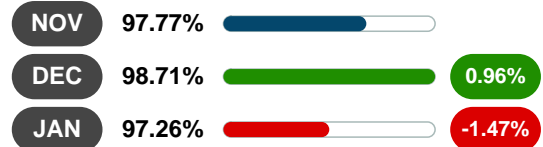


3 MONTHS

5 year JAN AVG = 96.45%

High Dec 2020 98.71% Low Feb 2017 94.11%

Average Sold/List Ratio this month at **97.26%**
above the 5 yr JAN average of **96.45%**



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	
\$50,000 and less	<div style="width: 2.99%;"></div> 2	2.99%	86.24%	0.00%	86.24%	0.00%	0.00%	
\$50,001 - \$75,000	<div style="width: 8.96%;"></div> 6	8.96%	88.36%	94.20%	82.81%	95.86%	78.65%	
\$75,001 - \$125,000	<div style="width: 26.87%;"></div> 18	26.87%	97.23%	97.17%	96.76%	100.00%	100.00%	
\$125,001 - \$150,000	<div style="width: 16.42%;"></div> 11	16.42%	99.80%	0.00%	99.78%	100.00%	0.00%	
\$150,001 - \$200,000	<div style="width: 20.90%;"></div> 14	20.90%	99.27%	0.00%	98.64%	103.03%	0.00%	
\$200,001 - \$275,000	<div style="width: 13.43%;"></div> 9	13.43%	98.57%	0.00%	99.54%	95.18%	0.00%	
\$275,001 and up	<div style="width: 10.45%;"></div> 7	10.45%	98.42%	0.00%	99.02%	98.20%	98.08%	
Average Sold/List Ratio		97.30%		96.68%	97.36%	98.41%	92.24%	
Total Closed Units		67	100%	97.30%	6	46	12	3
Total Closed Volume		12,259,139			575.50K	7.12M	3.74M	827.00K

January 2021



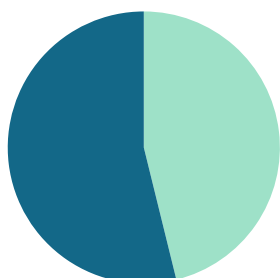
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Aug 02, 2023 for MLS Technology Inc.

INVENTORY

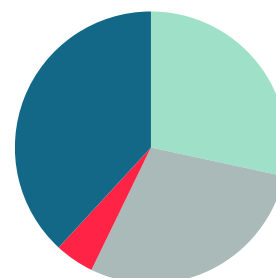


Inventory
 New Listings
78 = 46.15%
 Start Inventory
91
 Total Inventory Units
169
 Volume
\$38,134,969

Market Activity

Closed Sales
67 = 28.39%
 Pending Sales
68 = 28.81%
 Other Off Market
11 = 4.66%
 Active Inventory
90 = 38.14%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	39	67	71.79%	39	67	71.79%
Pending Sales	54	68	25.93%	54	68	25.93%
New Listings	89	78	-12.36%	89	78	-12.36%
Average List Price	174,903	186,722	6.76%	174,903	186,722	6.76%
Average Sale Price	171,735	182,972	6.54%	171,735	182,972	6.54%
Average Percent of Selling Price to List Price	97.32%	97.26%	-0.06%	97.32%	97.26%	-0.06%
Average Days on Market to Sale	39.92	39.75	-0.44%	39.92	39.75	-0.44%
Monthly Inventory	177	90	-49.15%	177	90	-49.15%
Months Supply of Inventory	2.72	1.29	-52.61%	2.72	1.29	-52.61%

Absorption: Last 12 months, an Average of **70** Sales/Month

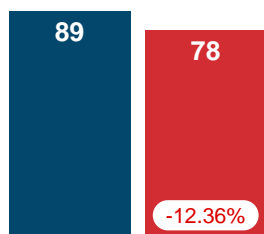
Inventory on January 31, 2021 = **90**

2020 **2021**

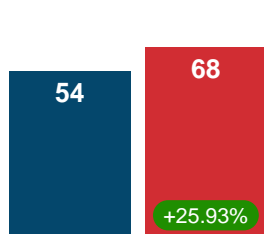
JANUARY MARKET

AVERAGE PRICES

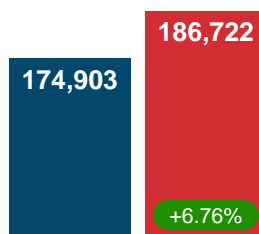
New Listings



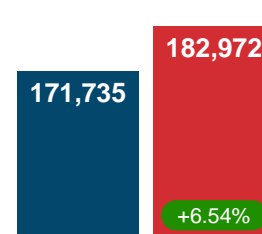
Pending Listings



List Price



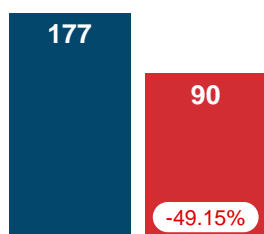
Sale Price



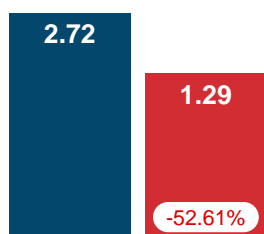
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

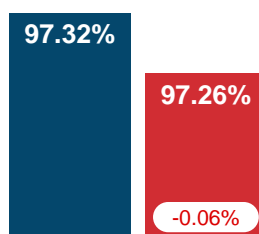
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

