

January 2021



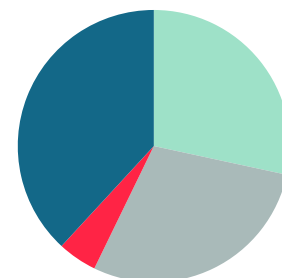
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	159,900	140,000	-12.45%
Median Sale Price	159,900	140,000	-12.45%
Median Percent of Selling Price to List Price	99.74%	99.36%	-0.38%
Median Days on Market to Sale	31.00	19.00	-38.71%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **12.45%** in January 2021 to \$140,000 versus the previous year at \$159,900.

Median Days on Market Shortens

The median number of **19.00** days that homes spent on the market before selling decreased by 12.00 days or **38.71%** in January 2021 compared to last year's same month at **31.00** DOM.

Sales Success for January 2021 is Positive

Overall, with Median Prices falling 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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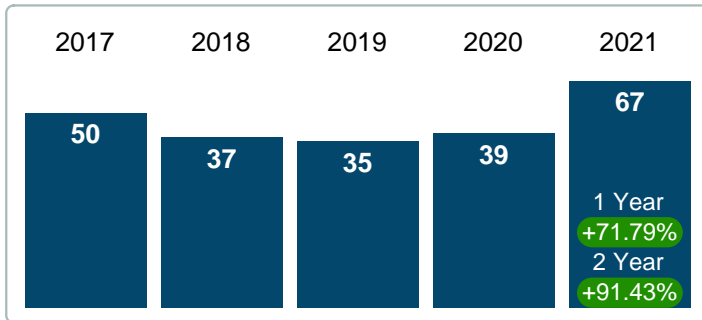
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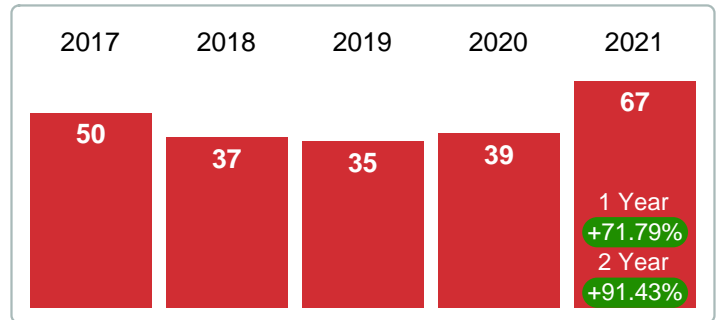
CLOSED LISTINGS

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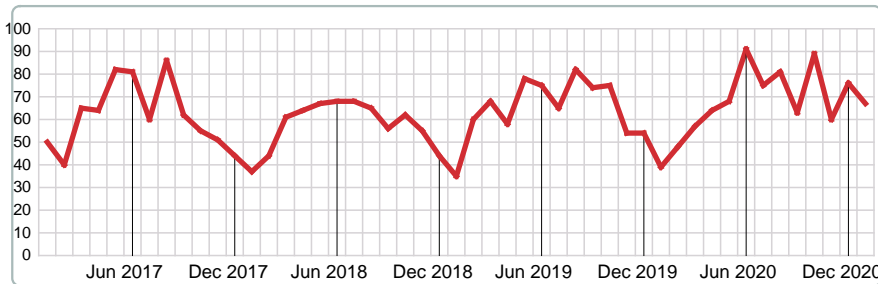
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 46

High Jun 2020 91 Low Jan 2019 35

Closed Listings this month at 67
above the 5 yr JAN average of 46



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	7	10.45%	19.0	1	3	2	1
\$70,001 - \$90,000	6	8.96%	6.5	1	4	1	0
\$90,001 - \$120,000	11	16.42%	32.0	4	7	0	0
\$120,001 - \$160,000	15	22.39%	11.0	0	12	2	1
\$160,001 - \$200,000	12	17.91%	19.0	0	11	1	0
\$200,001 - \$290,000	9	13.43%	39.0	0	7	2	0
\$290,001 and up	7	10.45%	119.0	0	2	4	1
Total Closed Units	67			6	46	12	3
Total Closed Volume	12,259,139	100%	19.0	575.50K	7.12M	3.74M	827.00K
Median Closed Price	\$140,000			\$99,498	\$144,000	\$189,275	\$125,000

January 2021



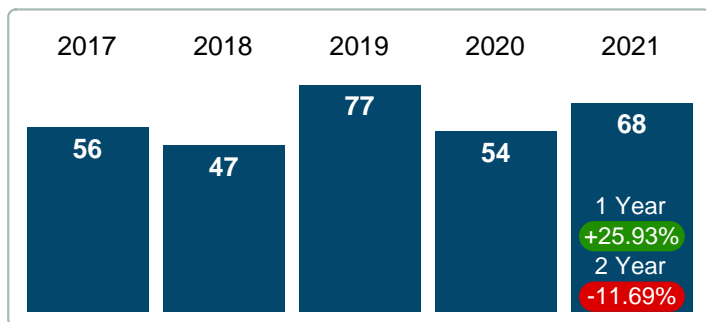
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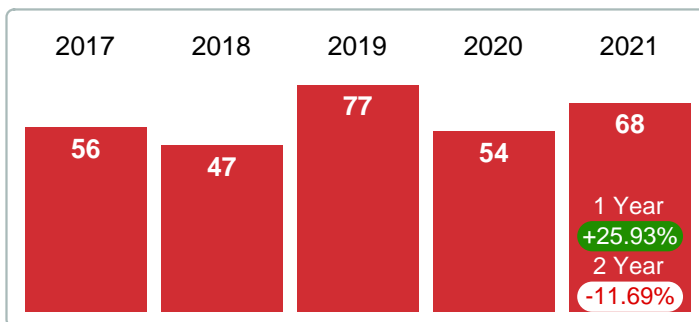
PENDING LISTINGS

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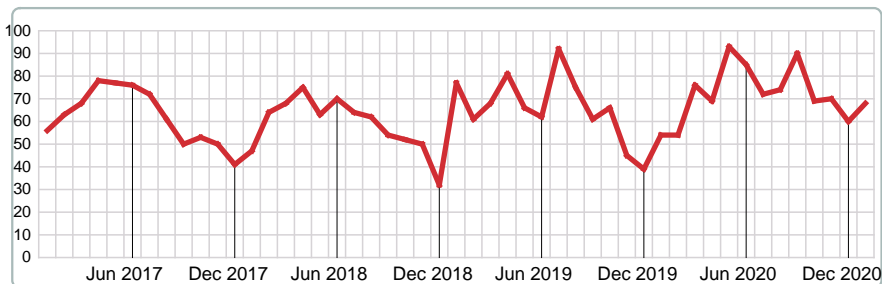
JANUARY



YEAR TO DATE (YTD)

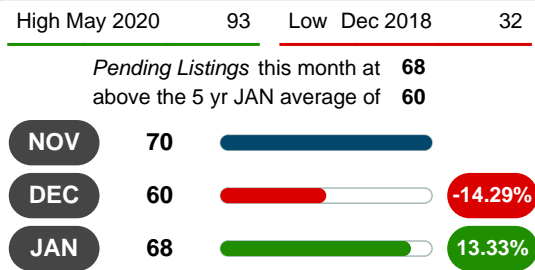


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 60



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	7.35%	19.0	1	4	0	0
\$75,001 - \$100,000	12	17.65%	19.0	4	6	2	0
\$100,001 - \$125,000	9	13.24%	8.0	1	8	0	0
\$125,001 - \$150,000	6	8.82%	9.0	2	4	0	0
\$150,001 - \$225,000	20	29.41%	7.5	1	17	2	0
\$225,001 - \$275,000	7	10.29%	40.0	1	5	1	0
\$275,001 and up	9	13.24%	5.0	0	3	5	1
Total Pending Units	68			10	47	10	1
Total Pending Volume	13,476,619	100%	9.5	1.24M	7.34M	4.59M	299.00K
Median Listing Price	\$155,000			\$106,750	\$155,000	\$309,736	\$299,000

January 2021



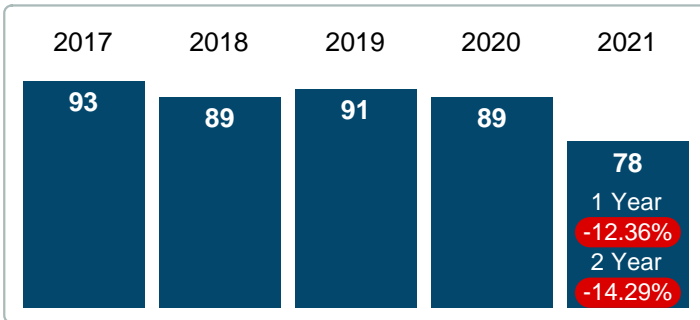
Area Delimited by County Of Creek - Residential Property Type



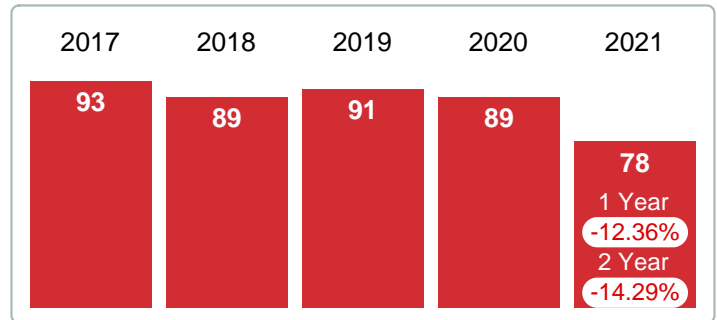
NEW LISTINGS

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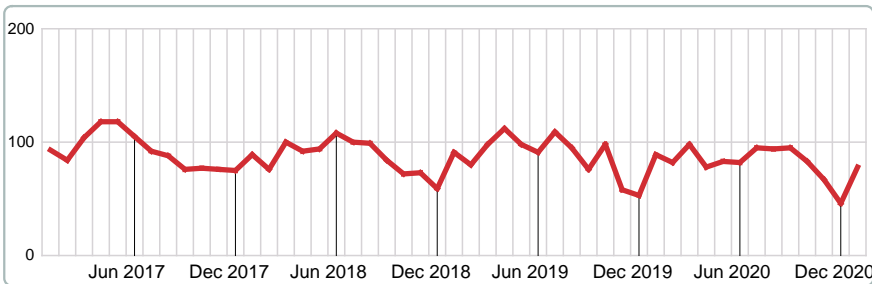
JANUARY



YEAR TO DATE (YTD)

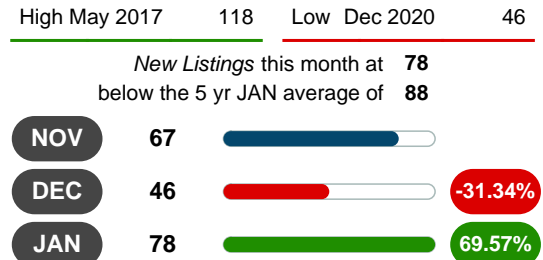


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 88



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
Median New Listed Listing Price	\$164,250		\$96,000	\$166,000	\$350,000	\$429,500

January 2021



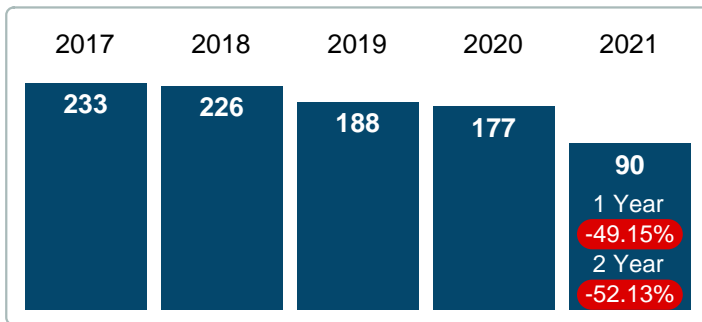
Area Delimited by County Of Creek - Residential Property Type



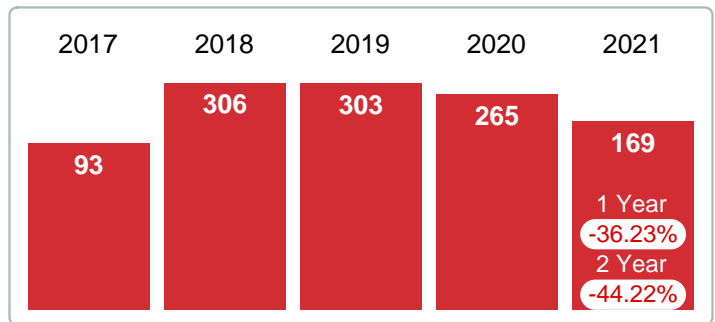
ACTIVE INVENTORY

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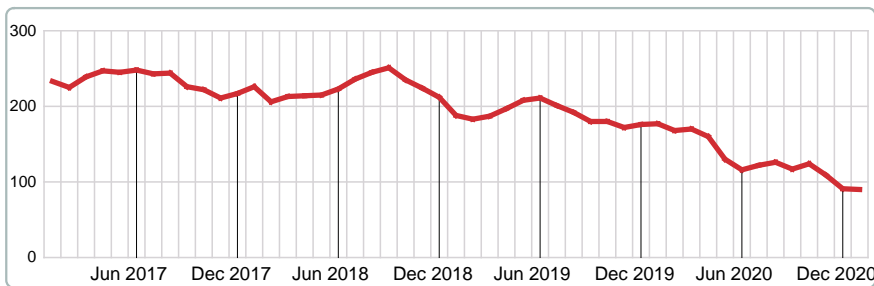
END OF JANUARY



ACTIVE DURING JANUARY

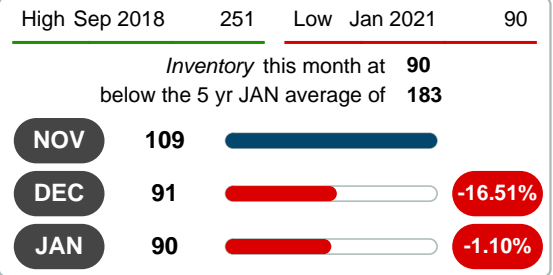


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 183



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	3.33%	11.0	3	0	0	0
\$50,001 - \$75,000	9	10.00%	74.0	4	4	1	0
\$75,001 - \$125,000	15	16.67%	44.0	8	4	3	0
\$125,001 - \$175,000	20	22.22%	53.0	0	20	0	0
\$175,001 - \$375,000	23	25.56%	26.0	1	15	5	2
\$375,001 - \$525,000	10	11.11%	81.5	0	3	4	3
\$525,001 and up	10	11.11%	106.0	0	2	3	5
Total Active Inventory by Units	90			16	48	16	10
Total Active Inventory by Volume	22,236,800	100%	59.0	1.33M	9.88M	5.21M	5.82M
Median Active Inventory Listing Price	\$172,400			\$82,250	\$167,750	\$312,500	\$522,450

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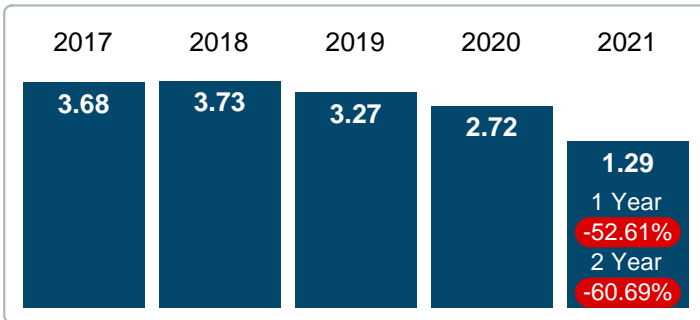
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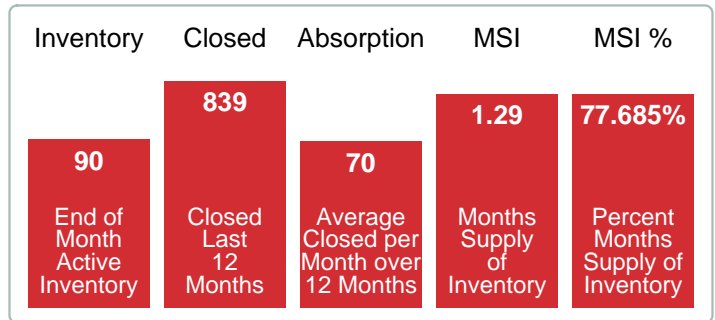
MONTHS SUPPLY of INVENTORY (MSI)

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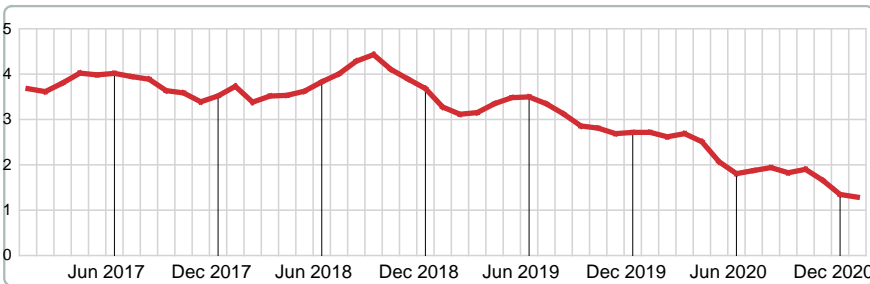
MSI FOR JANUARY



INDICATORS FOR JANUARY 2021

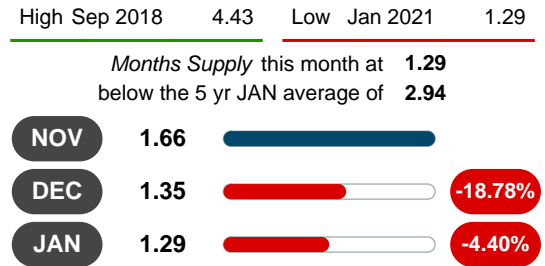


5 YEAR MARKET ACTIVITY TRENDS



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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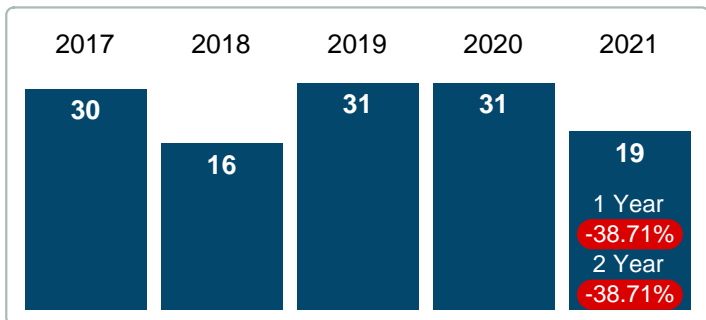
Area Delimited by County Of Creek - Residential Property Type



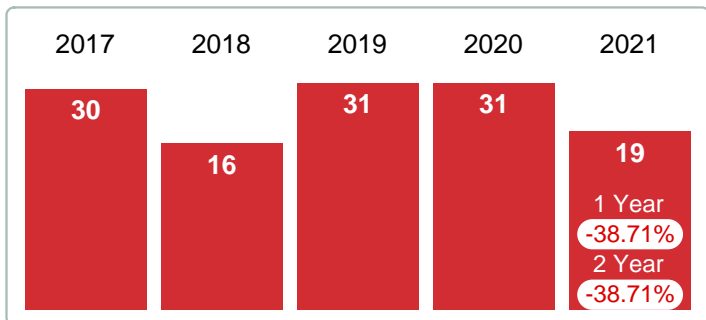
MEDIAN DAYS ON MARKET TO SALE

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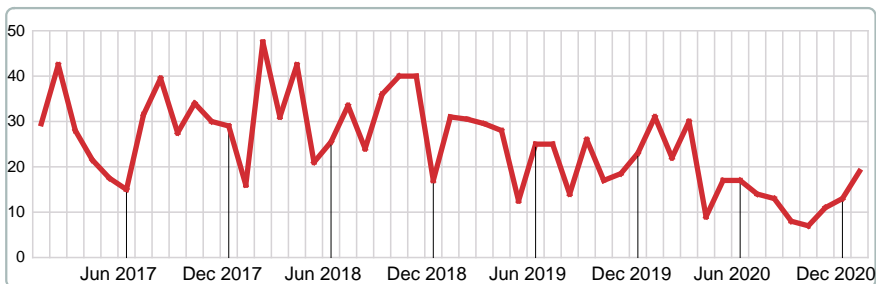
JANUARY



YEAR TO DATE (YTD)

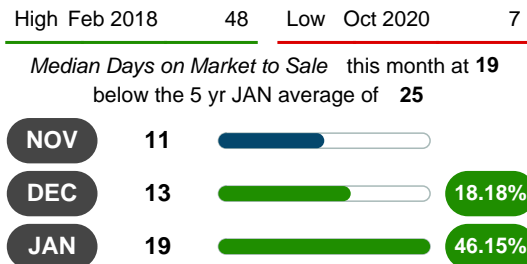


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 25



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
\$70,000 and less	10.45%	19	14	19	16	263
\$70,001 - \$90,000	8.96%	7	16	7	1	0
\$90,001 - \$120,000	16.42%	32	33	32	0	0
\$120,001 - \$160,000	22.39%	11	0	8	7	34
\$160,001 - \$200,000	17.91%	19	0	23	2	0
\$200,001 - \$290,000	13.43%	39	0	6	89	0
\$290,001 and up	10.45%	119	0	62	91	172
Median Closed DOM		19	19	15	19	172
Total Closed Units	100%	19.0	6	46	12	3
Total Closed Volume		12,259,139	575.50K	7.12M	3.74M	827.00K

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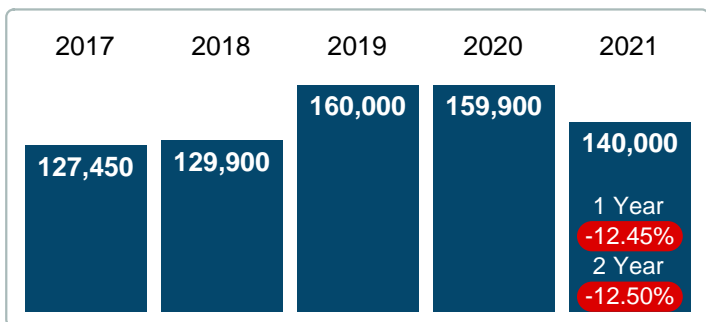
Area Delimited by County Of Creek - Residential Property Type



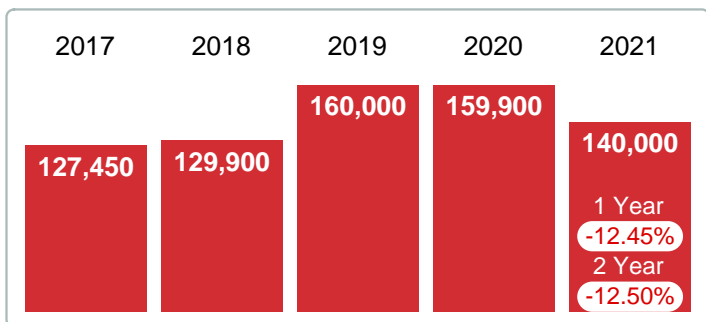
MEDIAN LIST PRICE AT CLOSING

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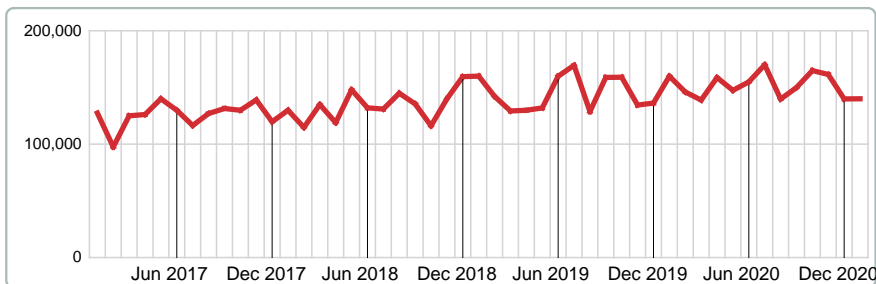
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

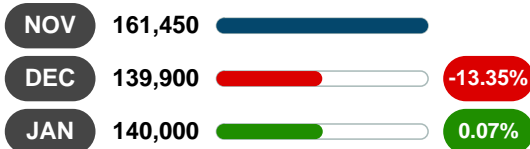


3 MONTHS

5 year JAN AVG = 143,450

High Jul 2020 170,000 Low Feb 2017 97,500

Median List Price at Closing this month at **140,000**
below the 5 yr JAN average of **143,450**



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
\$70,000 and less	5	7.46%	51,900	69,000	45,950	59,500	0
\$70,001 - \$90,000	7	10.45%	87,000	82,500	86,000	89,500	89,000
\$90,001 - \$120,000	11	16.42%	108,000	99,995	109,000	0	0
\$120,001 - \$160,000	17	25.37%	139,900	125,000	139,900	154,450	125,000
\$160,001 - \$200,000	12	17.91%	173,250	0	175,000	165,000	0
\$200,001 - \$290,000	9	13.43%	229,900	0	229,000	229,900	0
\$290,001 and up	6	8.96%	461,250	0	386,000	472,500	644,400
Median List Price			140,000	99,498	144,950	190,000	125,000
Total Closed Units		100%	140,000	6	46	12	3
Total Closed Volume			12,510,384	595.50K	7.26M	3.80M	858.40K

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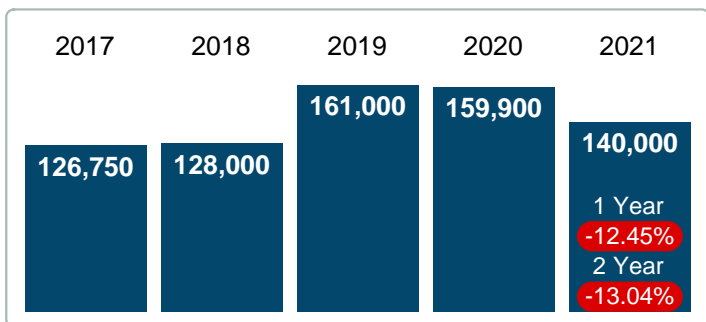
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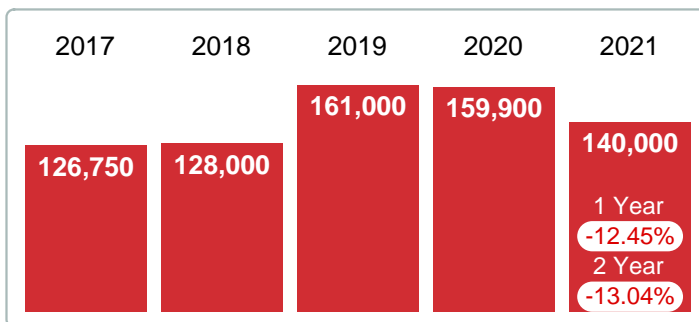
MEDIAN SOLD PRICE AT CLOSING

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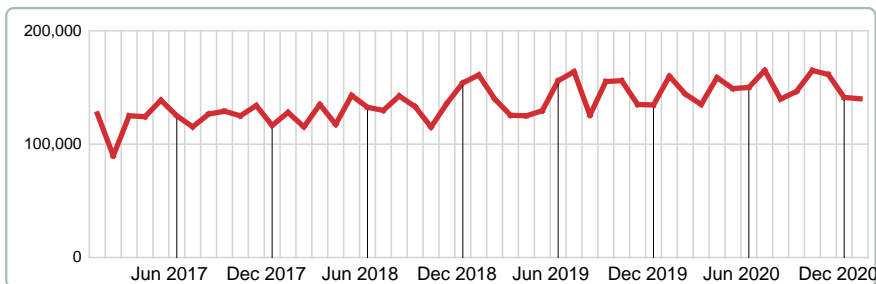
JANUARY



YEAR TO DATE (YTD)

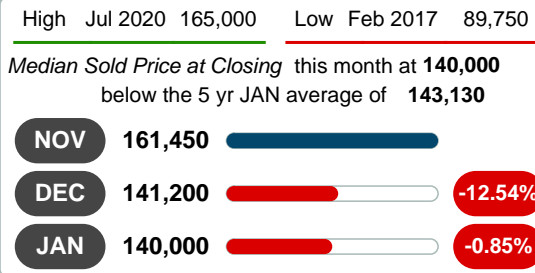


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 143,130



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
\$70,000 and less	10.45%	56,000	65,000	48,000	55,500	70,000
\$70,001 - \$90,000	8.96%	82,750	79,500	82,750	89,500	0
\$90,001 - \$120,000	16.42%	105,000	107,498	105,000	0	0
\$120,001 - \$160,000	22.39%	139,000	0	134,500	154,450	125,000
\$160,001 - \$200,000	17.91%	169,950	0	169,900	175,000	0
\$200,001 - \$290,000	13.43%	216,000	0	216,000	211,775	0
\$290,001 and up	10.45%	430,000	0	380,000	411,500	632,000
Median Sold Price		140,000	99,498	144,000	189,275	125,000
Total Closed Units	100%	140,000	6	46	12	3
Total Closed Volume		12,259,139	575.50K	7.12M	3.74M	827.00K

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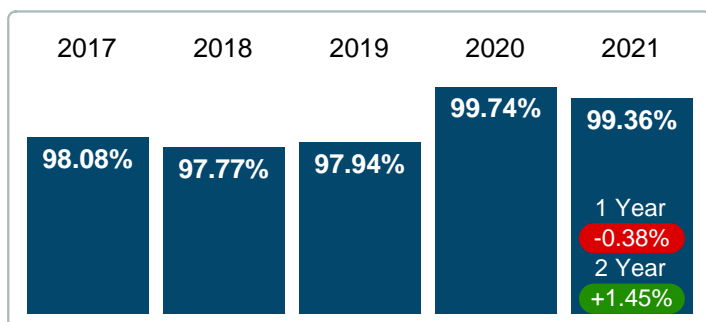
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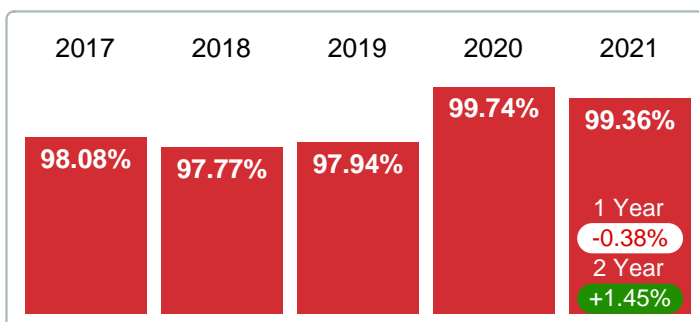
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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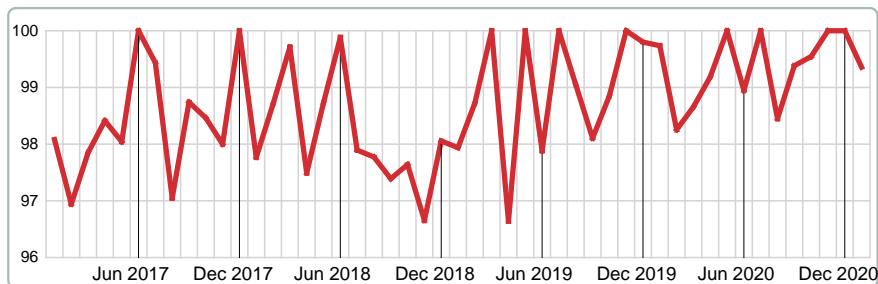
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

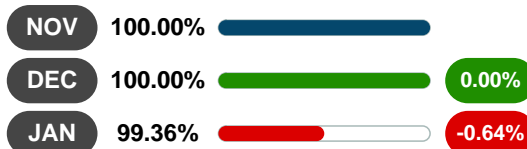


3 MONTHS

5 year JAN AVG = 98.58%

High Dec 2020 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **99.36%**
equal to 5 yr JAN average of **98.58%**



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	7	10.45%	86.67%	94.20%	86.67%	95.86%	78.65%
\$70,001 - \$90,000	6	8.96%	95.88%	96.36%	95.19%	100.00%	0.00%
\$90,001 - \$120,000	11	16.42%	97.50%	98.75%	97.22%	0.00%	0.00%
\$120,001 - \$160,000	15	22.39%	100.00%	0.00%	100.00%	100.00%	100.00%
\$160,001 - \$200,000	12	17.91%	100.00%	0.00%	100.00%	106.06%	0.00%
\$200,001 - \$290,000	9	13.43%	98.18%	0.00%	100.00%	95.18%	0.00%
\$290,001 and up	7	10.45%	98.08%	0.00%	99.02%	97.66%	98.08%
Median Sold/List Ratio		99.36%		96.93%	99.74%	99.51%	98.08%
Total Closed Units		67	100%	6	46	12	3
Total Closed Volume		12,259,139		575.50K	7.12M	3.74M	827.00K

January 2021



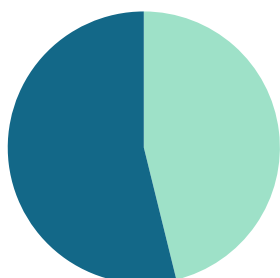
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

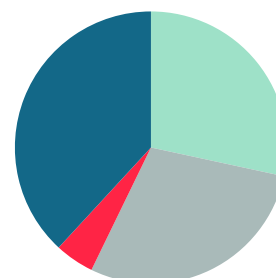


Inventory
 New Listings
78 = 46.15%
 Start Inventory
91
 Total Inventory Units
169
 Volume
\$38,134,969

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%
Median List Price	159,900	140,000	-12.45%	159,900	140,000	-12.45%
Median Sale Price	159,900	140,000	-12.45%	159,900	140,000	-12.45%
Median Percent of Selling Price to List Price	99.74%	99.36%	-0.38%	99.74%	99.36%	-0.38%
Median Days on Market to Sale	31.00	19.00	-38.71%	31.00	19.00	-38.71%
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

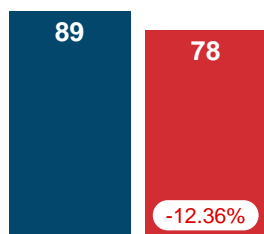
Inventory on January 31, 2021 = **90**

2020 **2021**

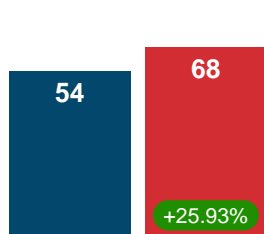
JANUARY MARKET

MEDIAN PRICES

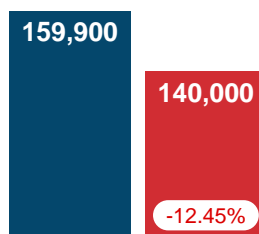
New Listings



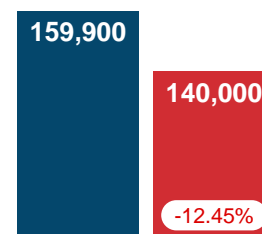
Pending Listings



List Price



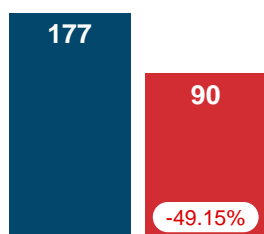
Sale Price



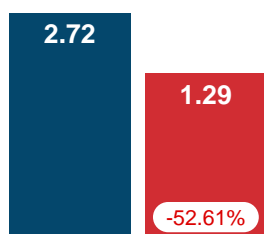
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

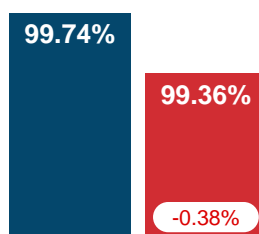
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

