

July 2021



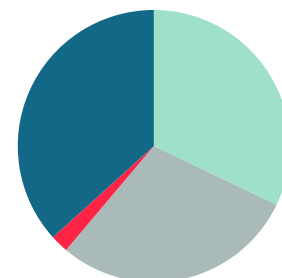
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	July 2021	+/-%
Closed Listings	75	105	40.00%
Pending Listings	72	95	31.94%
New Listings	95	111	16.84%
Average List Price	184,427	223,979	21.45%
Average Sale Price	181,718	220,912	21.57%
Average Percent of Selling Price to List Price	97.79%	98.07%	0.28%
Average Days on Market to Sale	37.57	18.28	-51.36%
End of Month Inventory	122	120	-1.64%
Months Supply of Inventory	1.87	1.60	-14.83%



■ Closed (32.11%)
■ Pending (29.05%)
■ Other OffMarket (2.14%)
■ Active (36.70%)

Absorption: Last 12 months, an Average of **75** Sales/Month
Active Inventory as of July 31, 2021 = **120**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2021 decreased **1.64%** to 120 existing homes available for sale. Over the last 12 months this area has had an average of 75 closed sales per month. This represents an unsold inventory index of **1.60** 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 **21.57%** in July 2021 to \$220,912 versus the previous year at \$181,718.

Average Days on Market Shortens

The average number of **18.28** days that homes spent on the market before selling decreased by 19.30 days or **51.36%** in July 2021 compared to last year's same month at **37.57** DOM.

Sales Success for July 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 111 New Listings in July 2021, up **16.84%** from last year at 95. Furthermore, there were 105 Closed Listings this month versus last year at 75, a **40.00%** increase.

Closed versus Listed trends yielded a **94.6%** ratio, up from previous year's, July 2020, at **78.9%**, a **19.82%** 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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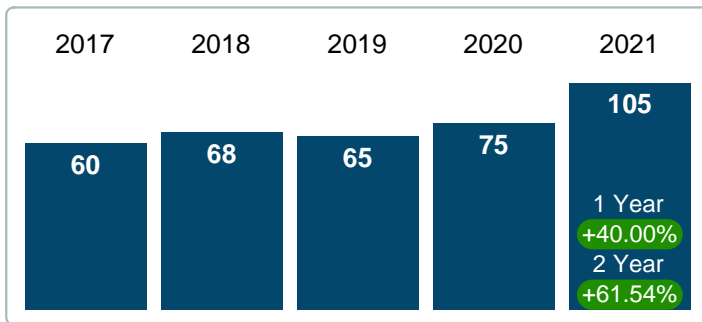
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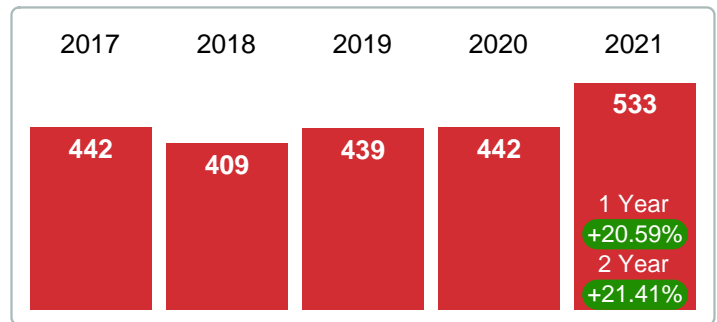
CLOSED LISTINGS

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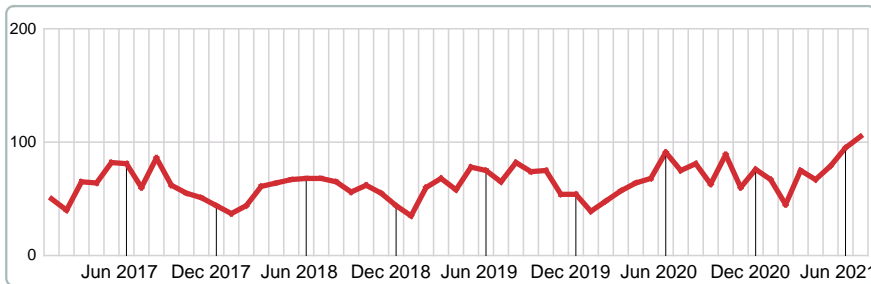
JULY



YEAR TO DATE (YTD)

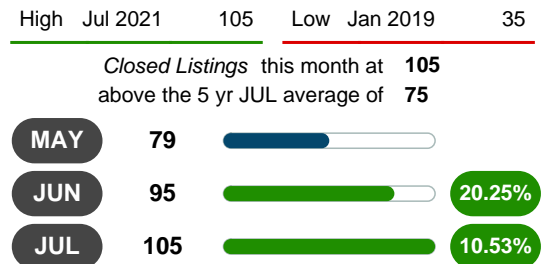


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 75



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	10	9.52%	46.2	1	8	1	0
\$75,001 - \$100,000	6	5.71%	72.0	2	2	1	1
\$100,001 - \$150,000	21	20.00%	10.7	2	18	1	0
\$150,001 - \$175,000	22	20.95%	8.2	1	21	0	0
\$175,001 - \$250,000	23	21.90%	9.3	0	20	2	1
\$250,001 - \$425,000	12	11.43%	11.6	0	6	5	1
\$425,001 and up	11	10.48%	24.4	0	4	3	4
Total Closed Units	105			6	79	13	7
Total Closed Volume	23,195,780	100%	18.3	594.40K	14.51M	4.17M	3.92M
Average Closed Price	\$220,912			\$99,067	\$183,695	\$320,692	\$560,071

July 2021



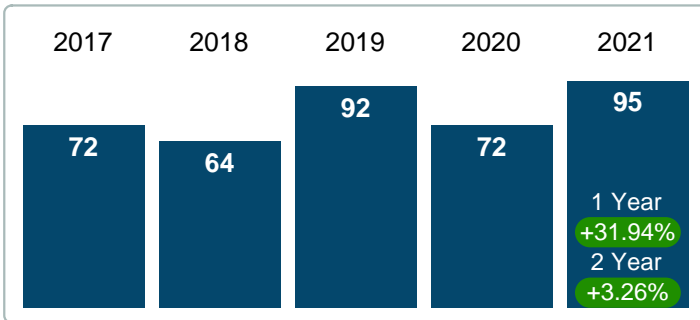
Area Delimited by County Of Creek - Residential Property Type



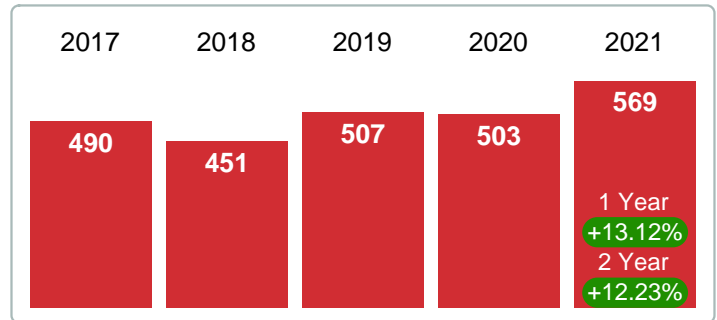
PENDING LISTINGS

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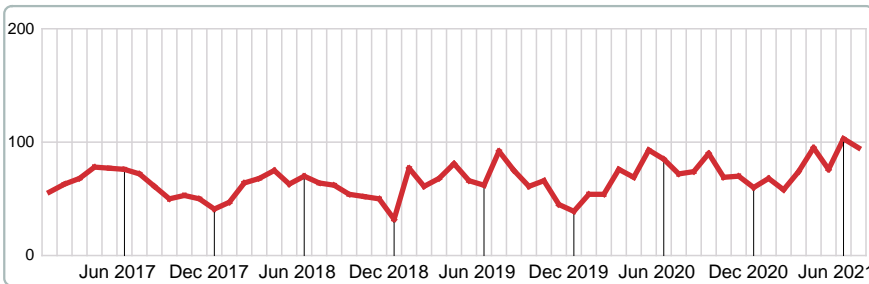
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 79

High Jun 2021 103 Low Dec 2018 32

Pending Listings this month at **95**
above the 5 yr JUL average of **79**



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	8	8.42%	18.0	3	5	0	0
\$75,001 - \$100,000	8	8.42%	8.5	1	7	0	0
\$100,001 - \$125,000	19	20.00%	21.2	2	17	0	0
\$125,001 - \$175,000	20	21.05%	15.3	1	19	0	0
\$175,001 - \$250,000	19	20.00%	16.8	1	12	6	0
\$250,001 - \$325,000	11	11.58%	13.3	1	7	3	0
\$325,001 and up	10	10.53%	8.3	0	3	4	3
Total Pending Units	95			9	70	13	3
Total Pending Volume	18,428,318	100%	15.5	1.16M	11.61M	3.97M	1.69M
Average Listing Price	\$193,982			\$128,817	\$165,847	\$305,677	\$561,967

July 2021



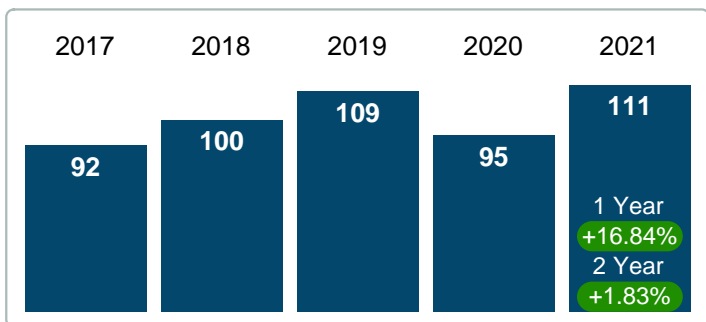
Area Delimited by County Of Creek - Residential Property Type



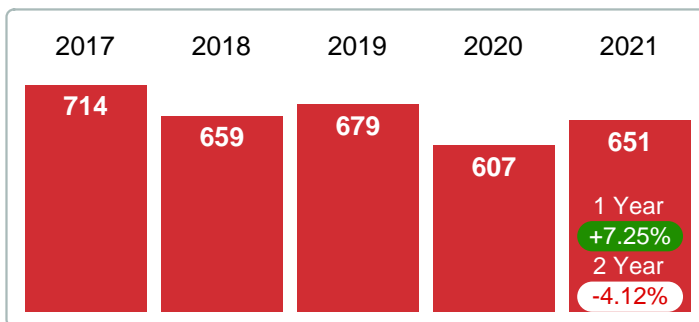
NEW LISTINGS

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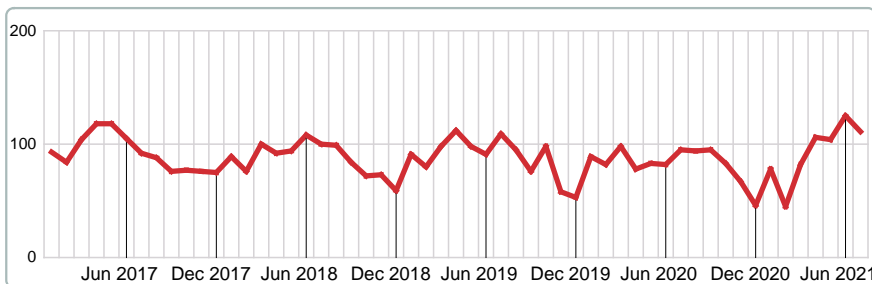
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 101

High Jun 2021 125 Low Feb 2021 45

New Listings this month at 111
above the 5 yr JUL average of 101



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	9	8.11%	3	6	0	0
\$75,001 - \$100,000	10	9.01%	3	7	0	0
\$100,001 - \$125,000	14	12.61%	4	10	0	0
\$125,001 - \$225,000	36	32.43%	5	27	4	0
\$225,001 - \$300,000	19	17.12%	1	11	7	0
\$300,001 - \$425,000	13	11.71%	0	4	6	3
\$425,001 and up	10	9.01%	0	2	5	3
Total New Listed Units	111		16	67	22	6
Total New Listed Volume	27,413,268	100%	1.99M	13.80M	7.69M	3.93M
Average New Listed Listing Price	\$211,697		\$124,409	\$205,948	\$349,741	\$654,983

July 2021



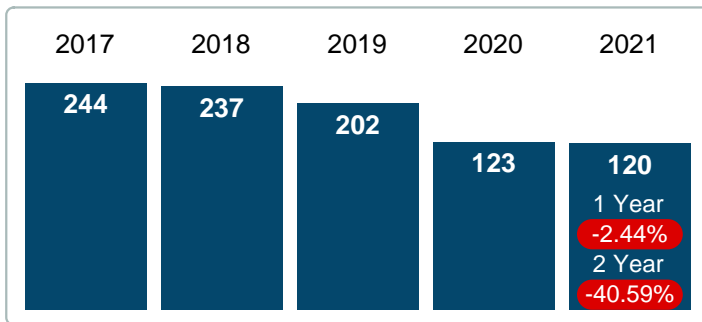
Area Delimited by County Of Creek - Residential Property Type



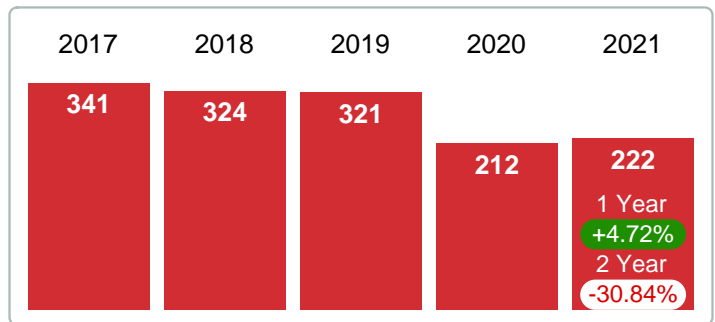
ACTIVE INVENTORY

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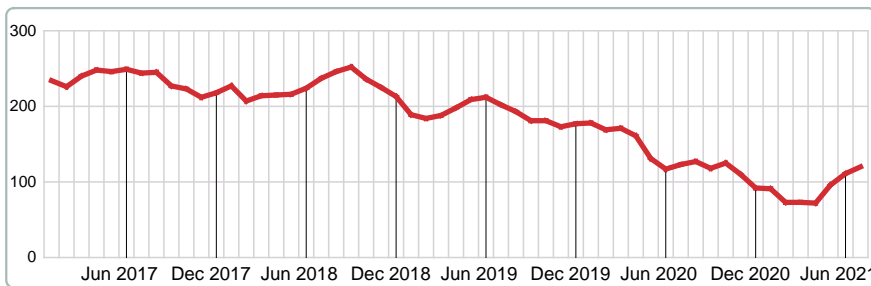
END OF JULY



ACTIVE DURING JULY

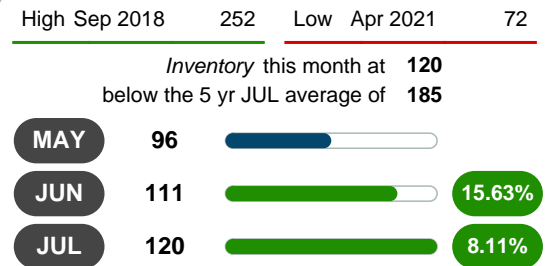


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 185



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	9	7.50%	59.0	2	6	1	0
\$75,001 - \$125,000	17	14.17%	36.3	5	11	1	0
\$125,001 - \$175,000	20	16.67%	95.9	4	15	0	1
\$175,001 - \$275,000	31	25.83%	39.5	5	18	8	0
\$275,001 - \$400,000	14	11.67%	20.1	1	7	4	2
\$400,001 - \$675,000	16	13.33%	48.3	0	3	8	5
\$675,001 and up	13	10.83%	66.2	0	4	5	4
Total Active Inventory by Units	120			17	64	27	12
Total Active Inventory by Volume	43,649,000	100%	51.7	2.69M	19.43M	13.25M	8.29M
Average Active Inventory Listing Price	\$363,742			\$158,147	\$303,520	\$490,619	\$690,708

July 2021



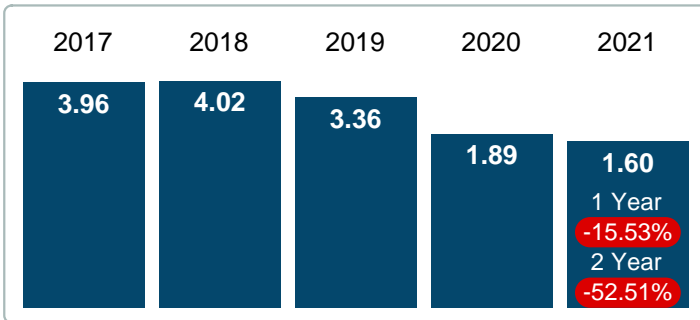
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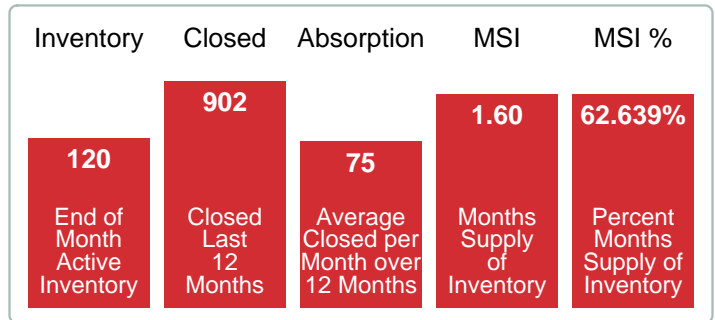
MONTHS SUPPLY of INVENTORY (MSI)

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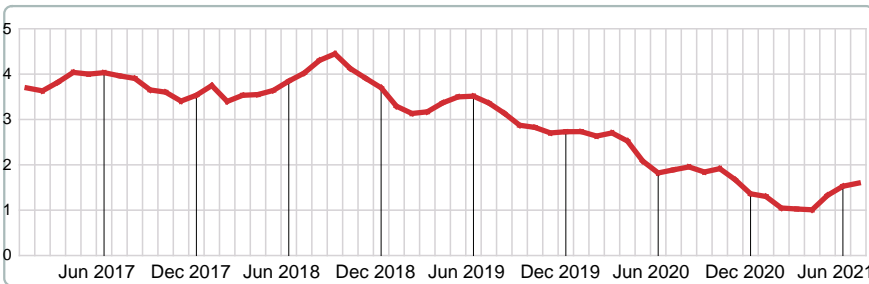
MSI FOR JULY



INDICATORS FOR JULY 2021

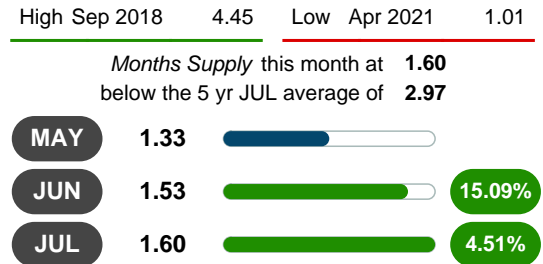


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 2.97



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	9	7.50%	1.19	0.71	1.60	1.33	0.00
\$75,001 - \$125,000	17	14.17%	1.07	1.09	1.10	1.20	0.00
\$125,001 - \$175,000	20	16.67%	0.94	3.43	0.81	0.00	12.00
\$175,001 - \$275,000	31	25.83%	1.87	7.50	1.48	2.40	0.00
\$275,001 - \$400,000	14	11.67%	1.87	6.00	2.33	1.30	1.60
\$400,001 - \$675,000	16	13.33%	3.31	0.00	1.89	4.36	3.53
\$675,001 and up	13	10.83%	8.67	0.00	9.60	10.00	6.86
Market Supply of Inventory (MSI)			1.60	1.81	1.30	2.27	2.67
Total Active Inventory by Units		100%	120	17	64	27	12

July 2021



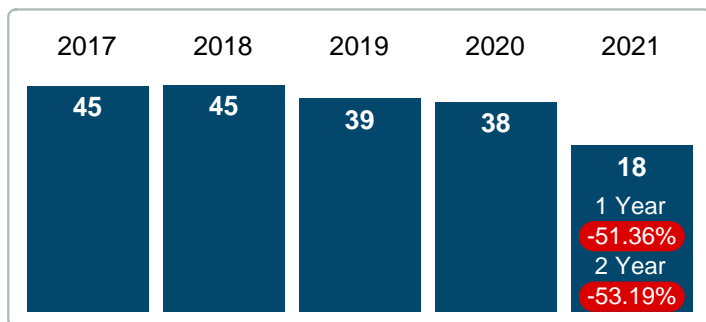
Area Delimited by County Of Creek - Residential Property Type



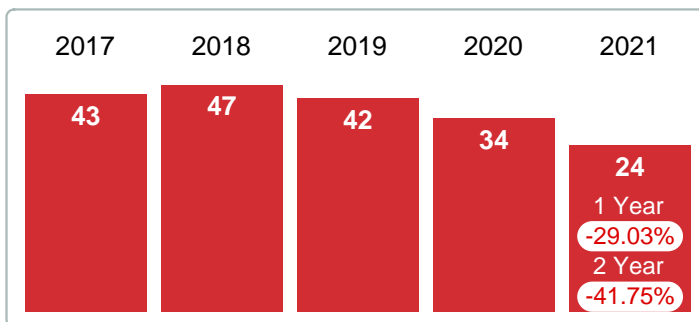
AVERAGE DAYS ON MARKET TO SALE

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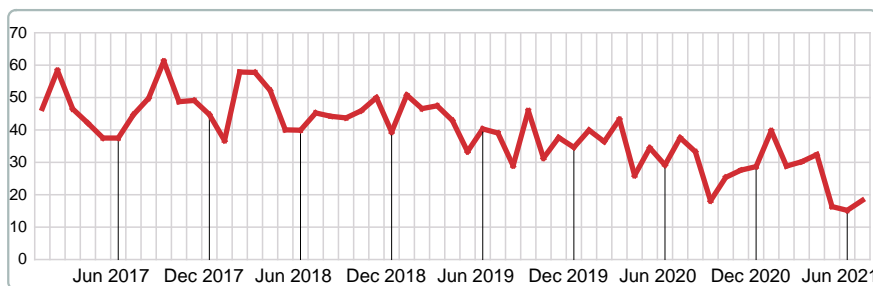
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

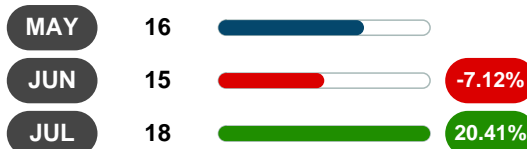


3 MONTHS

5 year JUL AVG = 37

High Sep 2017 61 Low Jun 2021 15

Average Days on Market to Sale this month at 18 below the 5 yr JUL average of 37



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	9.52%	46	76	27	169	0
\$75,001 - \$100,000	5.71%	72	9	157	79	23
\$100,001 - \$150,000	20.00%	11	6	11	8	0
\$150,001 - \$175,000	20.95%	8	3	8	0	0
\$175,001 - \$250,000	21.90%	9	0	8	20	9
\$250,001 - \$425,000	11.43%	12	0	11	12	11
\$425,001 and up	10.48%	24	0	14	51	15
Average Closed DOM		18	18	15	39	15
Total Closed Units	105	100%	6	79	13	7
Total Closed Volume	23,195,780		594.40K	14.51M	4.17M	3.92M

July 2021



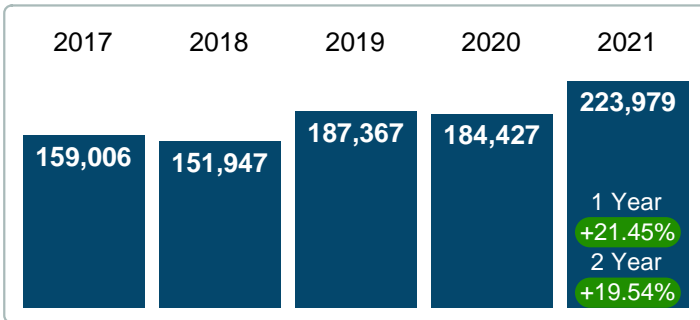
Area Delimited by County Of Creek - Residential Property Type



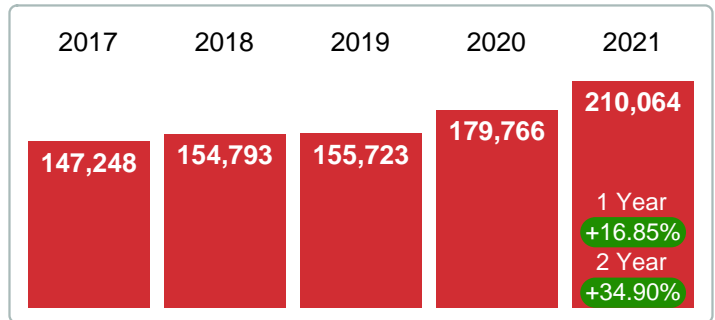
AVERAGE LIST PRICE AT CLOSING

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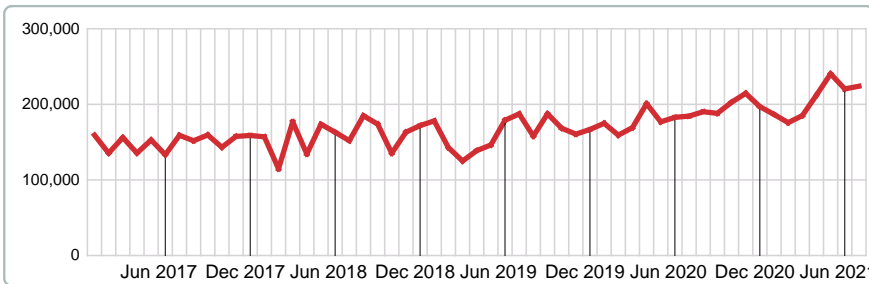
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

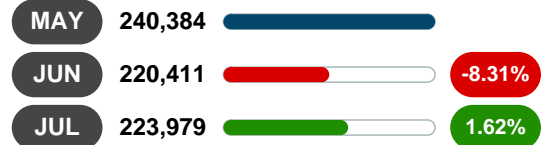


3 MONTHS

5 year JUL AVG = 181,345

High May 2021 240,384 Low Feb 2018 114,760

Average List Price at Closing this month at **223,979**
above the 5 yr JUL average of **181,345**



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	11	10.48%	50,973	24,900	48,600	72,000	0	
\$75,001 - \$100,000	4	3.81%	86,013	84,250	85,325	79,900	135,000	
\$100,001 - \$150,000	21	20.00%	130,259	114,950	131,969	151,000	0	
\$150,001 - \$175,000	21	20.00%	164,369	164,500	166,493	0	0	
\$175,001 - \$250,000	27	25.71%	210,189	0	204,625	242,450	239,900	
\$250,001 - \$425,000	10	9.52%	322,280	0	315,633	303,360	305,000	
\$425,001 and up	11	10.48%	684,355	0	553,750	667,967	827,250	
Average List Price		223,979		97,967	185,222	331,423	569,843	
Total Closed Units		105	100%	223,979	6	79	13	7
Total Closed Volume		23,517,745			587.80K	14.63M	4.31M	3.99M

July 2021



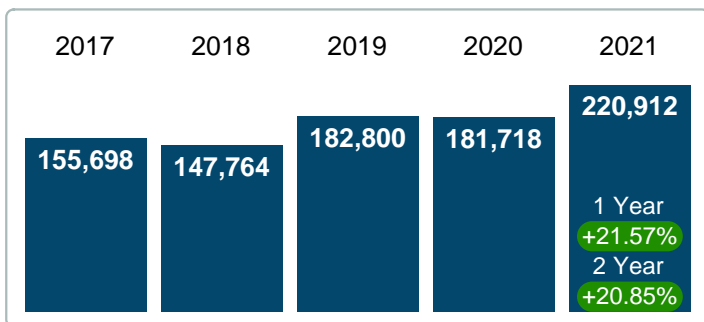
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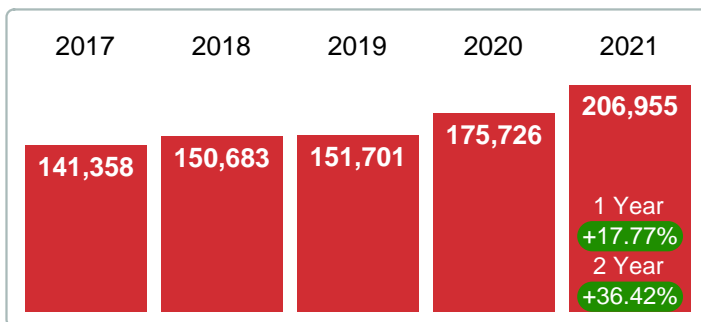
AVERAGE SOLD PRICE AT CLOSING

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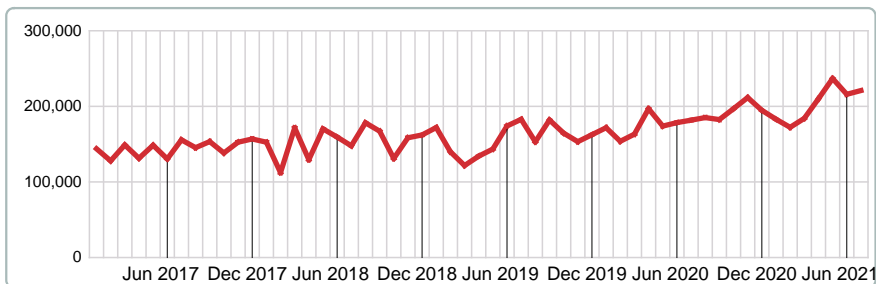
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

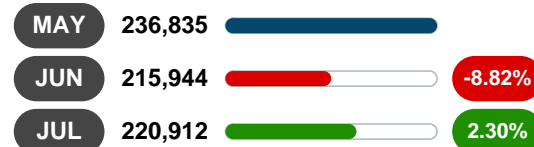


3 MONTHS

5 year JUL AVG = 177,778

High May 2021 236,835 Low Feb 2018 112,345

Average Sold Price at Closing this month at **220,912** above the 5 yr JUL average of **177,778**



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 (10)	9.52%	41,325	18,000	41,406	64,000	0
\$75,001 - \$100,000 (6)	5.71%	87,583	89,750	83,000	80,000	100,000
\$100,001 - \$150,000 (21)	20.00%	129,912	117,450	130,403	146,000	0
\$150,001 - \$175,000 (22)	20.95%	165,703	162,000	165,880	0	0
\$175,001 - \$250,000 (23)	21.90%	211,957	0	208,000	232,500	250,000
\$250,001 - \$425,000 (12)	11.43%	308,283	0	312,317	302,800	311,500
\$425,001 and up (11)	10.48%	664,455	0	537,500	633,333	814,750
Average Sold Price		220,912	99,067	183,695	320,692	560,071
Total Closed Units		105	6	79	13	7
Total Closed Volume		23,195,780	594.40K	14.51M	4.17M	3.92M

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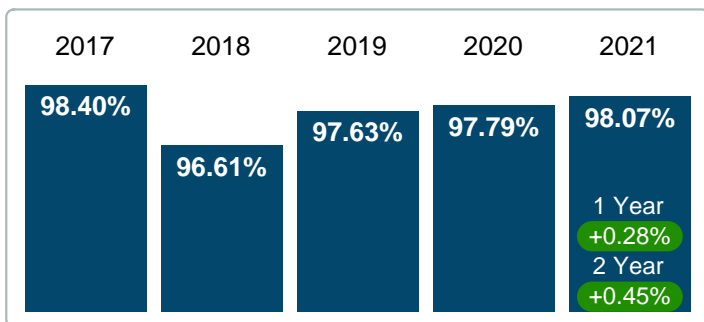
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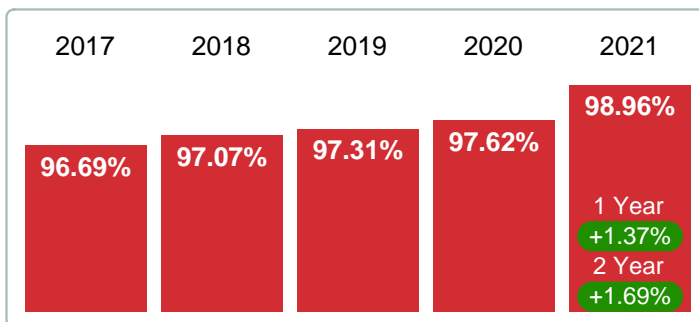
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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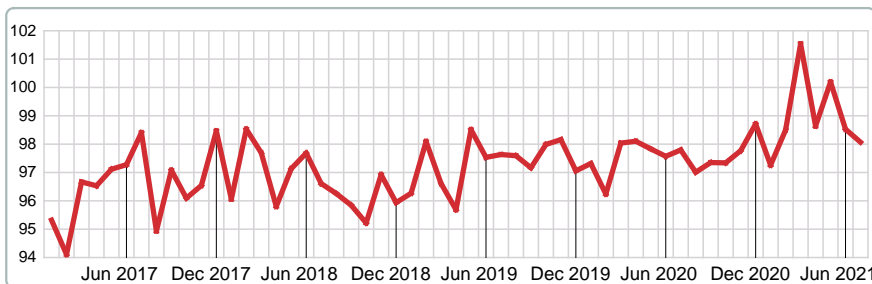
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

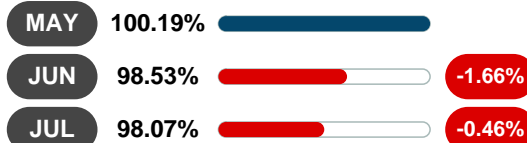


3 MONTHS

5 year JUL AVG = 97.70%

High Mar 2021 101.54% Low Feb 2017 94.11%

Average Sold/List Ratio this month at **98.07%**
equal to 5 yr JUL average of **97.70%**



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	10	9.52%	83.00%	72.29%	83.61%	88.89%	0.00%
\$75,001 - \$100,000	6	5.71%	97.30%	107.20%	97.60%	100.13%	74.07%
\$100,001 - \$150,000	21	20.00%	99.20%	102.27%	99.00%	96.69%	0.00%
\$150,001 - \$175,000	22	20.95%	99.77%	98.48%	99.83%	0.00%	0.00%
\$175,001 - \$250,000	23	21.90%	101.36%	0.00%	101.77%	95.83%	104.21%
\$250,001 - \$425,000	12	11.43%	100.06%	0.00%	98.95%	100.99%	102.13%
\$425,001 and up	11	10.48%	97.59%	0.00%	97.08%	96.36%	99.01%
Average Sold/List Ratio		98.10%		98.29%	98.23%	97.80%	96.64%
Total Closed Units		105	100%	6	79	13	7
Total Closed Volume		23,195,780		594.40K	14.51M	4.17M	3.92M

July 2021



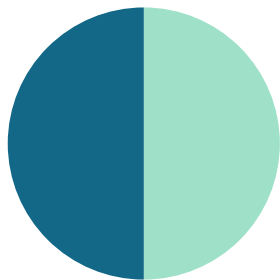
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

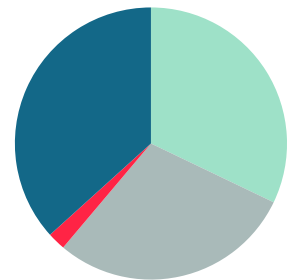


Inventory
 New Listings
111 = 50.00%
 Start Inventory
111
 Total Inventory Units
222
 Volume
\$63,431,118

Market Activity

Closed Sales
105 = 32.11%
 Pending Sales
95 = 29.05%
 Other Off Market
7 = 2.14%
 Active Inventory
120 = 36.70%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	75	105	40.00%	442	533	20.59%
Pending Sales	72	95	31.94%	503	569	13.12%
New Listings	95	111	16.84%	607	651	7.25%
Average List Price	184,427	223,979	21.45%	179,766	210,064	16.85%
Average Sale Price	181,718	220,912	21.57%	175,726	206,955	17.77%
Average Percent of Selling Price to List Price	97.79%	98.07%	0.28%	97.62%	98.96%	1.37%
Average Days on Market to Sale	37.57	18.28	-51.36%	34.49	24.48	-29.03%
Monthly Inventory	122	120	-1.64%	122	120	-1.64%
Months Supply of Inventory	1.87	1.60	-14.83%	1.87	1.60	-14.83%

Absorption: Last 12 months, an Average of **75** Sales/Month

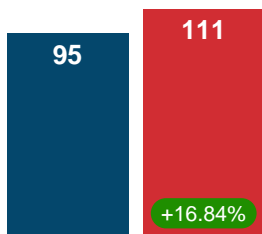
Inventory on July 31, 2021 = **120**

2020 **2021**

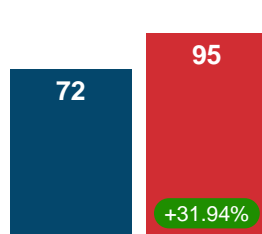
JULY MARKET

AVERAGE PRICES

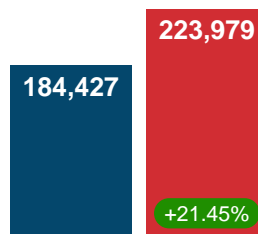
New Listings



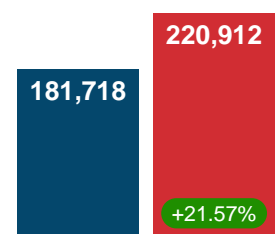
Pending Listings



List Price



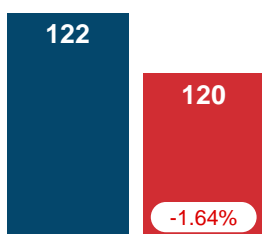
Sale Price



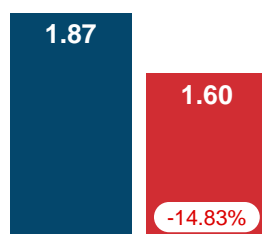
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

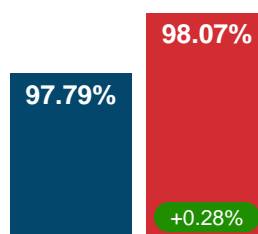
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

