

July 2021



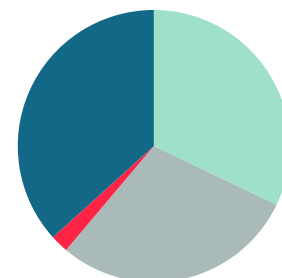
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	170,000	169,900	-0.06%
Median Sale Price	165,000	168,000	1.82%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	14.00	7.00	-50.00%
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.

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 **1.82%** in July 2021 to \$168,000 versus the previous year at \$165,000.

Median Days on Market Shortens

The median number of **7.00** days that homes spent on the market before selling decreased by 7.00 days or **50.00%** in July 2021 compared to last year's same month at **14.00** DOM.

Sales Success for July 2021 is Positive

Overall, with Median 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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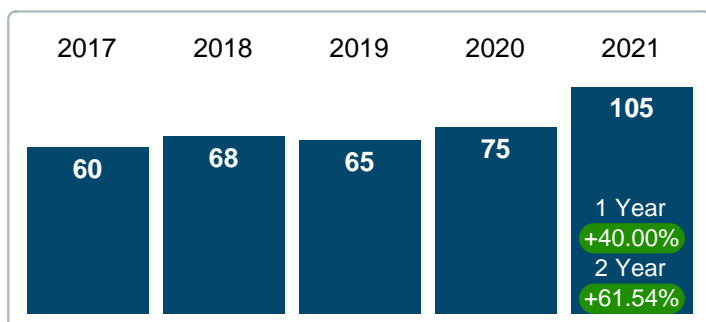
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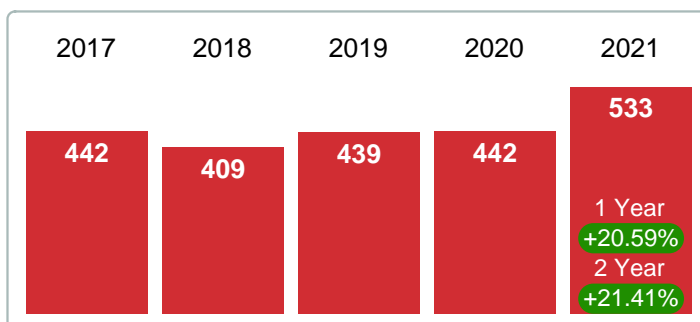
CLOSED LISTINGS

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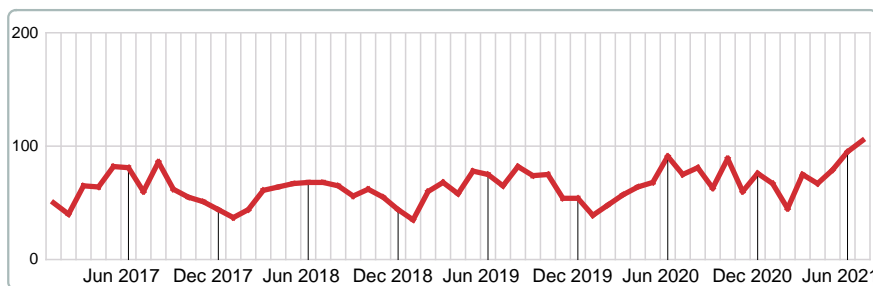
JULY



YEAR TO DATE (YTD)

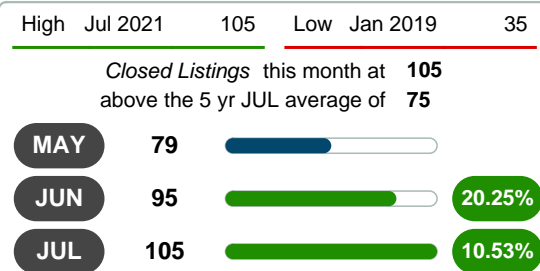


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 75



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	10	9.52%	28.5	1	8	1	0
\$75,001 - \$100,000	6	5.71%	51.0	2	2	1	1
\$100,001 - \$150,000	21	20.00%	6.0	2	18	1	0
\$150,001 - \$175,000	22	20.95%	4.5	1	21	0	0
\$175,001 - \$250,000	23	21.90%	6.0	0	20	2	1
\$250,001 - \$425,000	12	11.43%	5.5	0	6	5	1
\$425,001 and up	11	10.48%	15.0	0	4	3	4
Total Closed Units	105			6	79	13	7
Total Closed Volume	23,195,780	100%	7.0	594.40K	14.51M	4.17M	3.92M
Median Closed Price	\$168,000			\$104,750	\$165,000	\$267,000	\$510,000

July 2021



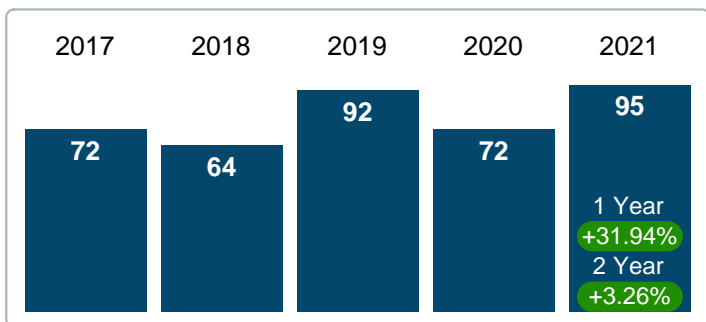
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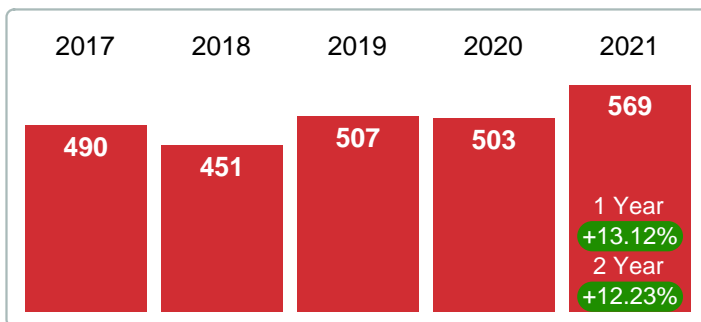
PENDING LISTINGS

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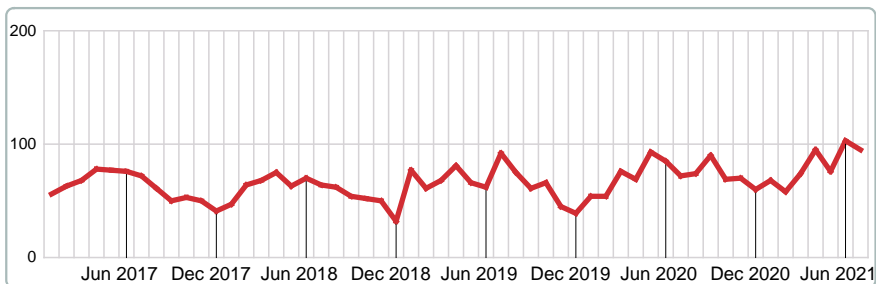
JULY



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	8.42%	15.0	3	5	0	0
\$75,001 - \$100,000	8	8.42%	4.5	1	7	0	0
\$100,001 - \$125,000	19	20.00%	11.0	2	17	0	0
\$125,001 - \$175,000	20	21.05%	8.0	1	19	0	0
\$175,001 - \$250,000	19	20.00%	9.0	1	12	6	0
\$250,001 - \$325,000	11	11.58%	3.0	1	7	3	0
\$325,001 and up	10	10.53%	2.0	0	3	4	3
Total Pending Units	95			9	70	13	3
Total Pending Volume	18,428,318	100%	7.0	1.16M	11.61M	3.97M	1.69M
Median Listing Price	\$167,400			\$104,900	\$150,000	\$259,000	\$485,000

July 2021



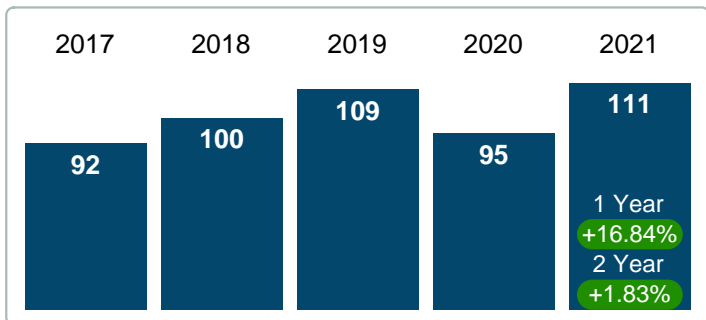
Area Delimited by County Of Creek - Residential Property Type



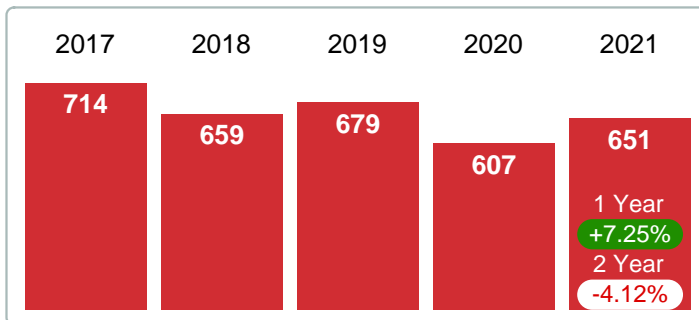
NEW LISTINGS

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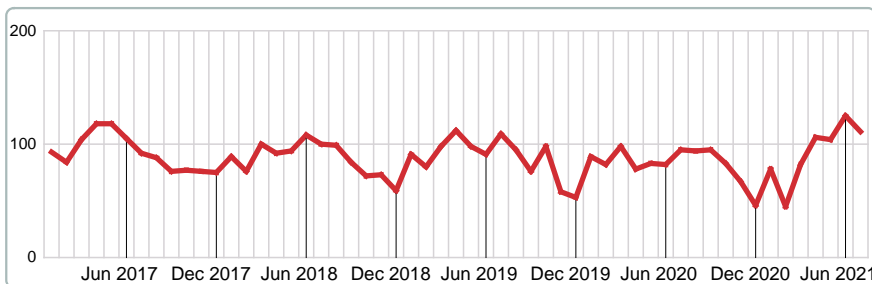
JULY



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
Median New Listed Listing Price	\$185,000		\$109,950	\$159,900	\$337,500	\$525,000

July 2021



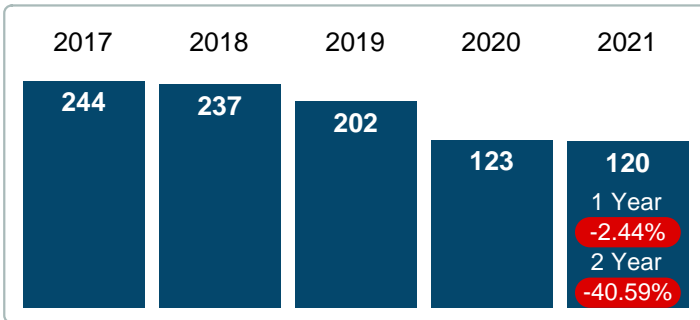
Area Delimited by County Of Creek - Residential Property Type



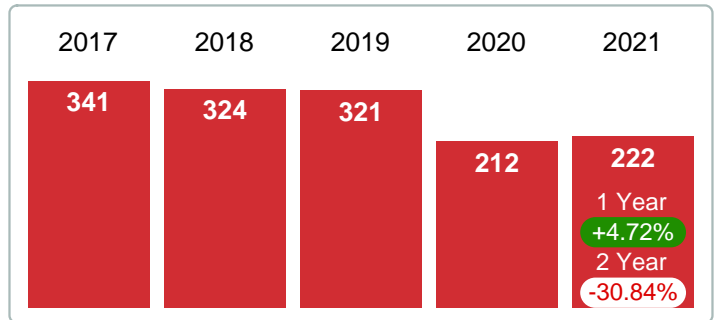
ACTIVE INVENTORY

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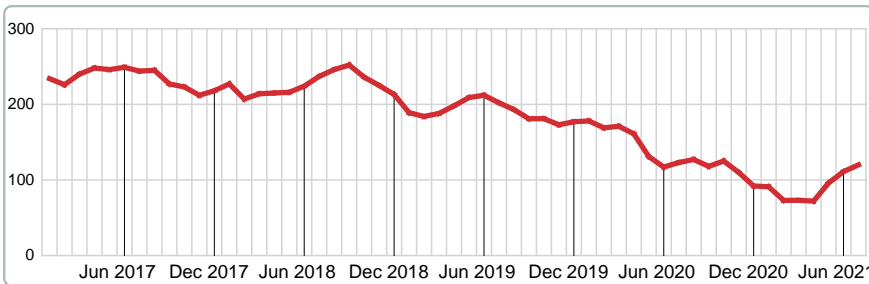
END OF JULY



ACTIVE DURING JULY

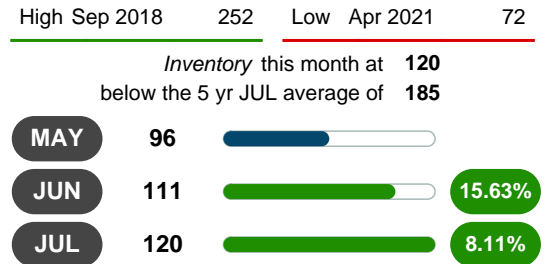


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 185



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9	7.50%	17.0	2	6	1	0
\$75,001 - \$125,000	17	14.17%	33.0	5	11	1	0
\$125,001 - \$175,000	20	16.67%	41.0	4	15	0	1
\$175,001 - \$275,000	31	25.83%	24.0	5	18	8	0
\$275,001 - \$400,000	14	11.67%	17.5	1	7	4	2
\$400,001 - \$675,000	16	13.33%	45.5	0	3	8	5
\$675,001 and up	13	10.83%	60.0	0	4	5	4
Total Active Inventory by Units	120			17	64	27	12
Total Active Inventory by Volume	43,649,000	100%	31.5	2.69M	19.43M	13.25M	8.29M
Median Active Inventory Listing Price	\$215,000			\$135,000	\$177,250	\$399,000	\$569,450

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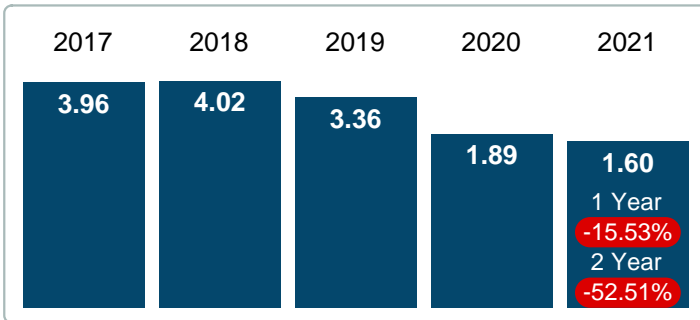
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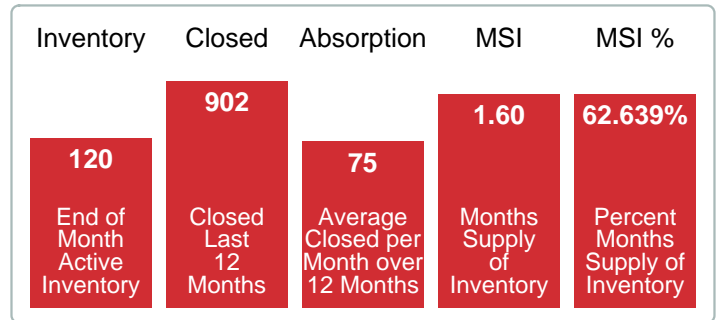
MONTHS SUPPLY of INVENTORY (MSI)

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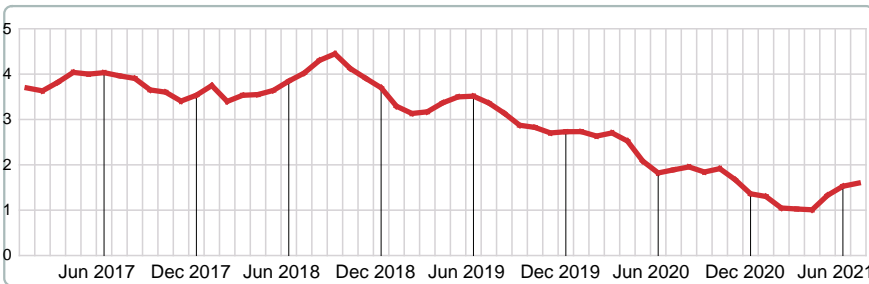
MSI FOR JULY



INDICATORS FOR JULY 2021

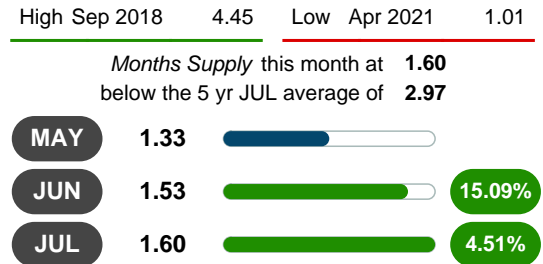


5 YEAR MARKET ACTIVITY TRENDS



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

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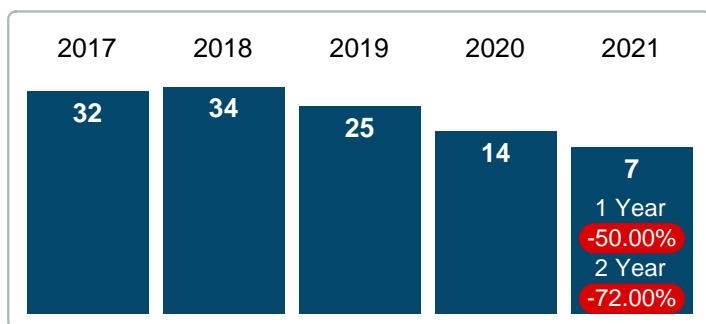
Area Delimited by County Of Creek - Residential Property Type



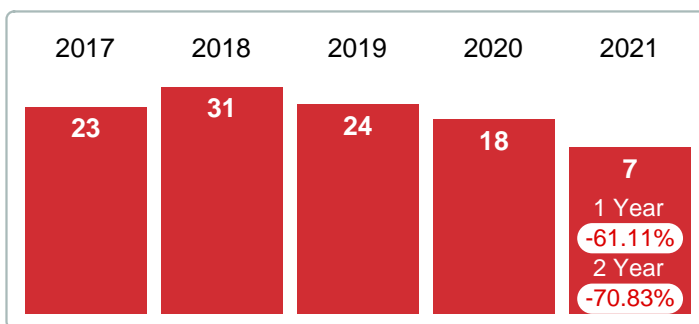
MEDIAN DAYS ON MARKET TO SALE

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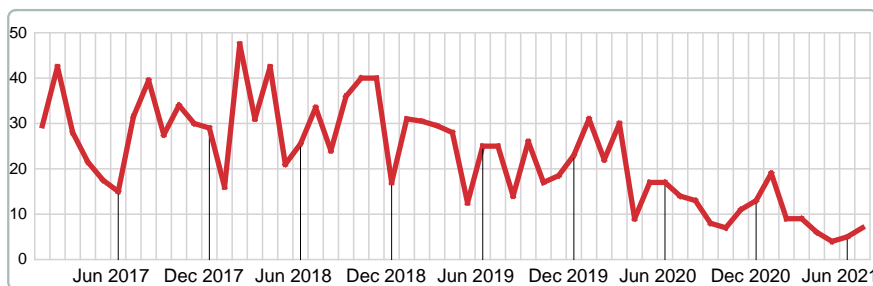
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

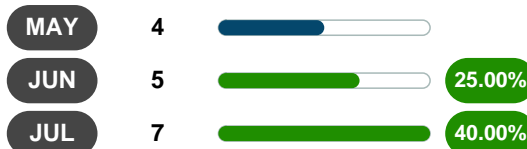


3 MONTHS

5 year JUL AVG = 22

High Feb 2018 48 Low May 2021 4

Median Days on Market to Sale this month at 7 below the 5 yr JUL average of 22



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	9.52%	29	76	23	169	0
\$75,001 - \$100,000	5.71%	51	9	157	79	23
\$100,001 - \$150,000	20.00%	6	6	6	8	0
\$150,001 - \$175,000	20.95%	5	3	5	0	0
\$175,001 - \$250,000	21.90%	6	0	5	20	9
\$250,001 - \$425,000	11.43%	6	0	6	2	11
\$425,001 and up	10.48%	15	0	11	71	15
Median Closed DOM		7	6	6	9	11
Total Closed Units	100%	7.0	6	79	13	7
Total Closed Volume		23,195,780	594.40K	14.51M	4.17M	3.92M

July 2021



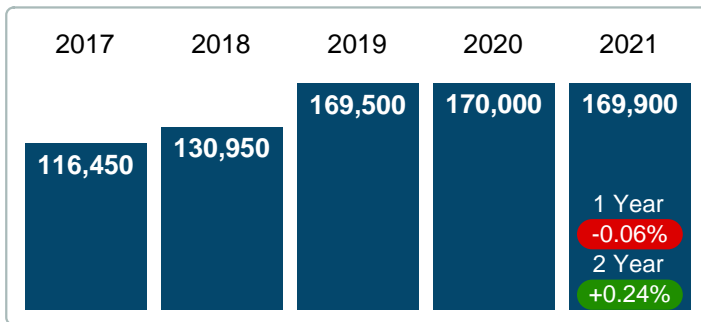
Area Delimited by County Of Creek - Residential Property Type



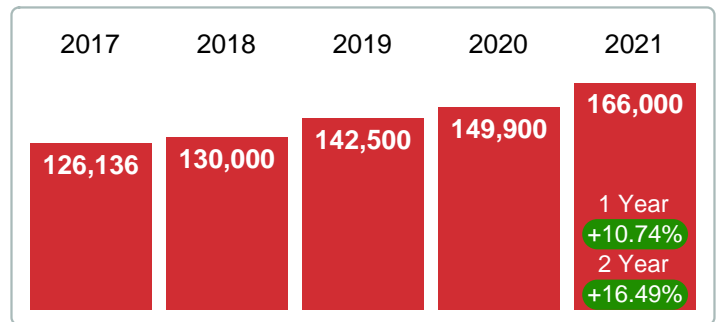
MEDIAN LIST PRICE AT CLOSING

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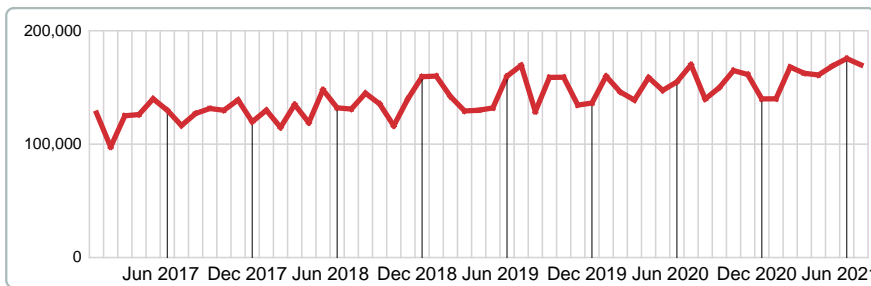
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

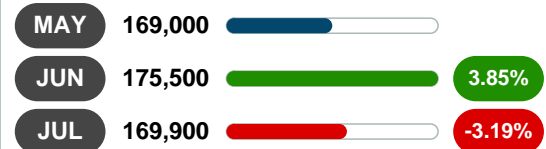


3 MONTHS

5 year JUL AVG = 151,360

High Jun 2021 175,500 Low Feb 2017 97,500

Median List Price at Closing this month at **169,900**
above the 5 yr JUL average of **151,360**



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	10.48%	49,900	49,950	48,950	72,000	0
\$75,001 - \$100,000	3.81%	86,700	93,500	85,325	79,900	0
\$100,001 - \$150,000	20.00%	130,000	114,950	132,500	0	135,000
\$150,001 - \$175,000	20.00%	165,000	164,500	165,000	151,000	0
\$175,001 - \$250,000	25.71%	205,000	0	198,750	246,400	239,900
\$250,001 - \$425,000	9.52%	307,450	0	307,450	320,000	305,000
\$425,001 and up	10.48%	575,000	0	562,500	515,000	849,500
Median List Price		169,900	101,750	169,450	250,000	510,000
Total Closed Units	100%	169,900	6	79	13	7
Total Closed Volume		23,517,745	587.80K	14.63M	4.31M	3.99M

July 2021



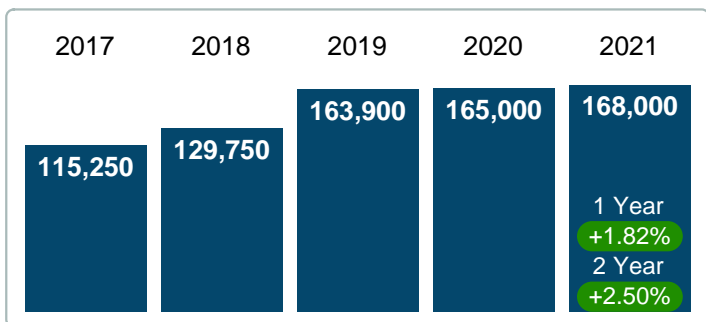
Area Delimited by County Of Creek - Residential Property Type



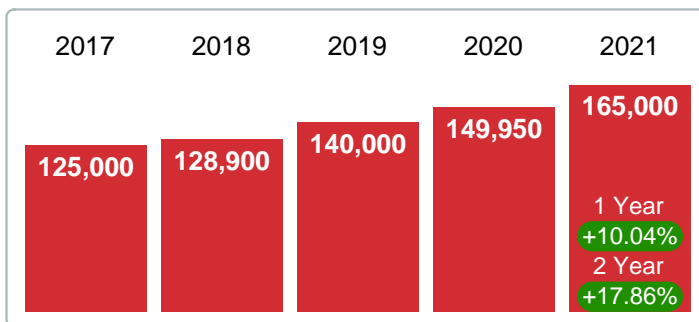
MEDIAN SOLD PRICE AT CLOSING

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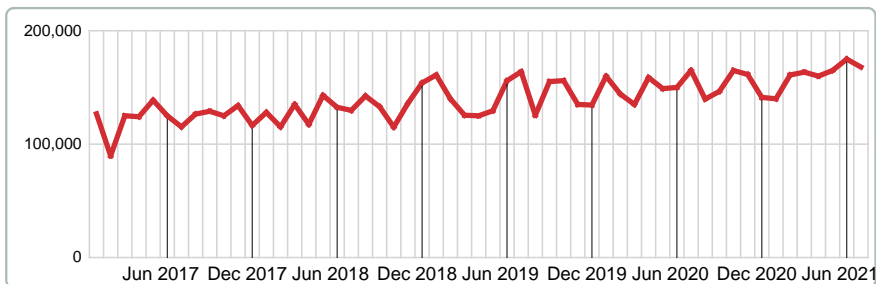
JULY



YEAR TO DATE (YTD)

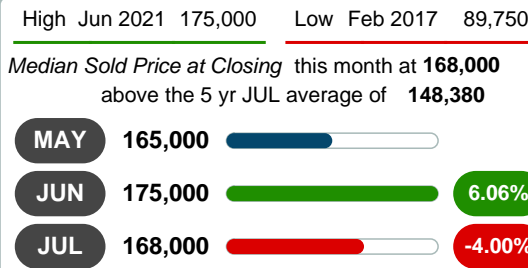


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 148,380



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	10	9.52%	42,500	18,000	42,500	64,000	0
\$75,001 - \$100,000	6	5.71%	87,500	89,750	83,000	80,000	100,000
\$100,001 - \$150,000	21	20.00%	135,000	117,450	135,000	146,000	0
\$150,001 - \$175,000	22	20.95%	165,000	162,000	165,000	0	0
\$175,001 - \$250,000	23	21.90%	215,000	0	212,000	232,500	250,000
\$250,001 - \$425,000	12	11.43%	308,250	0	302,000	305,000	311,500
\$425,001 and up	11	10.48%	560,000	0	530,000	515,000	849,500
Median Sold Price		168,000		104,750	165,000	267,000	510,000
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



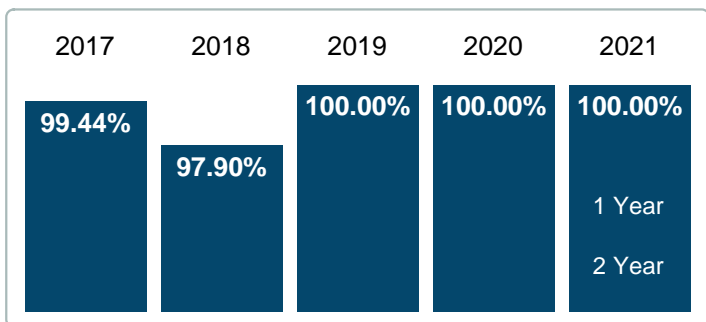
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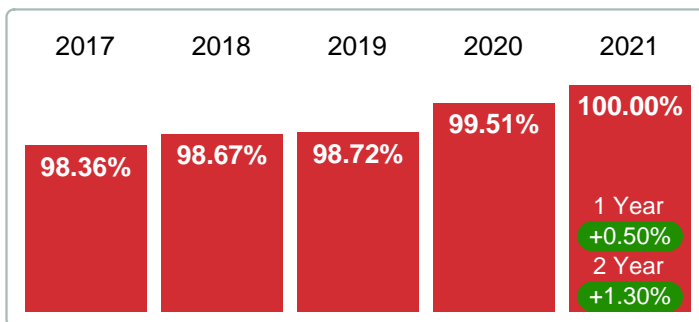
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 99.47%

High Jul 2021 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **100.00%** above the 5 yr JUL average of **99.47%**

MAY 100.00% ▲

JUN 100.00% ▲ 0.00%

JUL 100.00% ▲ 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	10	9.52%	83.33%	72.29%	83.33%	88.89%	0.00%
\$75,001 - \$100,000	6	5.71%	100.29%	107.20%	97.60%	100.13%	74.07%
\$100,001 - \$150,000	21	20.00%	96.69%	102.27%	96.43%	96.69%	0.00%
\$150,001 - \$175,000	22	20.95%	100.00%	98.48%	100.00%	0.00%	0.00%
\$175,001 - \$250,000	23	21.90%	101.95%	0.00%	102.09%	95.83%	104.21%
\$250,001 - \$425,000	12	11.43%	100.00%	0.00%	100.00%	100.00%	102.13%
\$425,001 and up	11	10.48%	99.00%	0.00%	98.70%	99.00%	99.30%
Median Sold/List Ratio		100.00%		100.53%	100.00%	99.00%	100.00%
Total Closed Units		105	100%	6	79	13	7
Total Closed Volume		23,195,780		594.40K	14.51M	4.17M	3.92M

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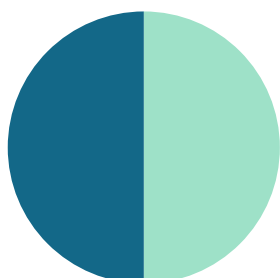
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

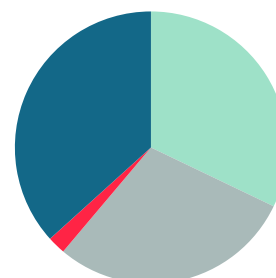


Inventory
 New Listings
111 = 50.00%
 Start Inventory
111
 Total Inventory Units
222
 Volume
\$63,431,118

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%
Median List Price	170,000	169,900	-0.06%	149,900	166,000	10.74%
Median Sale Price	165,000	168,000	1.82%	149,950	165,000	10.04%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	99.51%	100.00%	0.50%
Median Days on Market to Sale	14.00	7.00	-50.00%	18.00	7.00	-61.11%
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

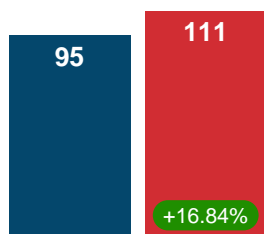
Inventory on July 31, 2021 = **120**

2020 **2021**

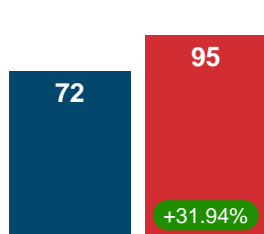
JULY MARKET

MEDIAN PRICES

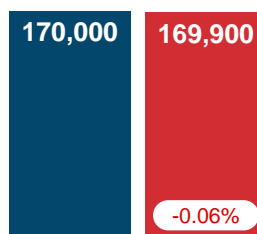
New Listings



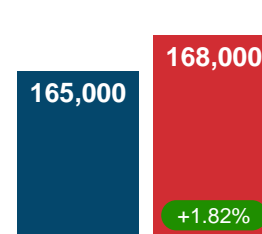
Pending Listings



List Price



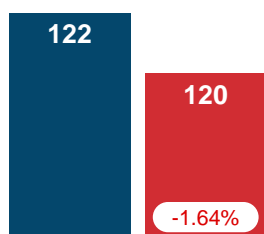
Sale Price



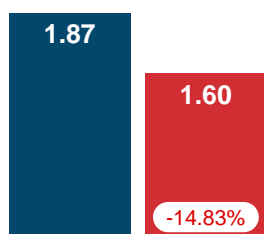
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

