

June 2021



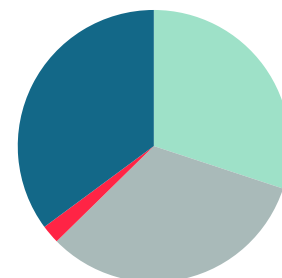
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	June 2021	+/-%
Closed Listings	91	95	4.40%
Pending Listings	85	103	21.18%
New Listings	82	125	52.44%
Average List Price	182,811	220,411	20.57%
Average Sale Price	178,483	215,944	20.99%
Average Percent of Selling Price to List Price	97.57%	98.53%	0.98%
Average Days on Market to Sale	29.18	15.18	-47.97%
End of Month Inventory	116	111	-4.31%
Months Supply of Inventory	1.81	1.53	-15.39%



■ Closed (30.06%)
■ Pending (32.59%)
■ Other OffMarket (2.22%)
■ Active (35.13%)

Absorption: Last 12 months, an Average of **73** Sales/Month
Active Inventory as of June 30, 2021 = **111**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2021 decreased **4.31%** to 111 existing homes available for sale. Over the last 12 months this area has had an average of 73 closed sales per month. This represents an unsold inventory index of **1.53** 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 **20.99%** in June 2021 to \$215,944 versus the previous year at \$178,483.

Average Days on Market Shortens

The average number of **15.18** days that homes spent on the market before selling decreased by 14.00 days or **47.97%** in June 2021 compared to last year's same month at **29.18** DOM.

Sales Success for June 2021 is Positive

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

There were 125 New Listings in June 2021, up **52.44%** from last year at 82. Furthermore, there were 95 Closed Listings this month versus last year at 91, a **4.40%** increase.

Closed versus Listed trends yielded a **76.0%** ratio, down from previous year's, June 2020, at **111.0%**, a **31.52%** downswing. This will certainly create pressure on a decreasing Monthly 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

June 2021



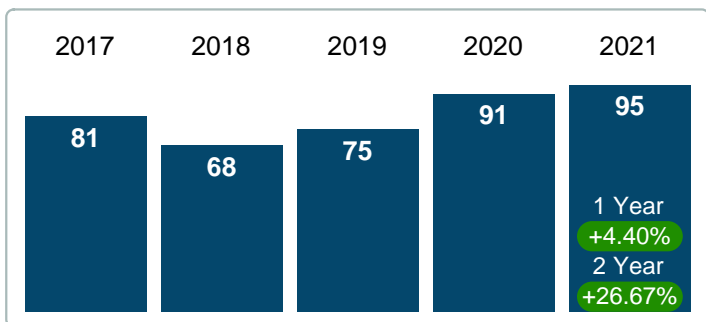
Area Delimited by County Of Creek - Residential Property Type



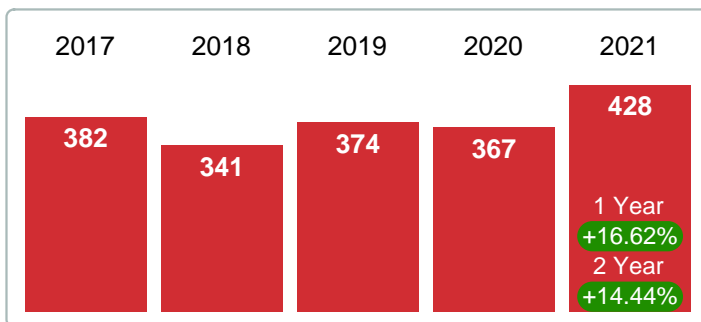
CLOSED LISTINGS

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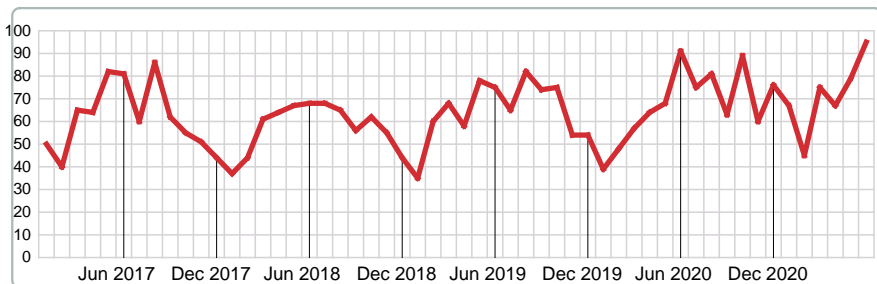
JUNE



YEAR TO DATE (YTD)

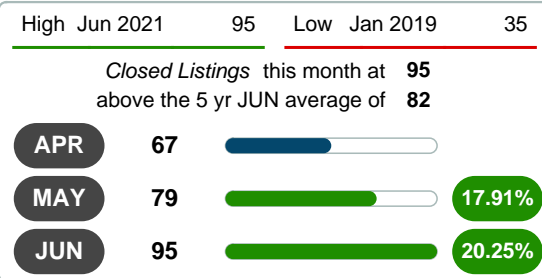


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 82



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	4	4.21%	8.5	4	0	0	0
\$50,001 - \$100,000	12	12.63%	9.7	6	4	2	0
\$100,001 - \$125,000	13	13.68%	9.9	4	8	0	1
\$125,001 - \$175,000	19	20.00%	11.9	2	16	1	0
\$175,001 - \$275,000	24	25.26%	17.0	1	20	3	0
\$275,001 - \$350,000	11	11.58%	9.8	1	7	2	1
\$350,001 and up	12	12.63%	34.9	0	3	6	3
Total Closed Units	95			18	58	14	5
Total Closed Volume	20,514,686	100%	15.2	1.83M	11.55M	4.57M	2.57M
Average Closed Price	\$215,944			\$101,692	\$199,069	\$326,659	\$513,000

June 2021



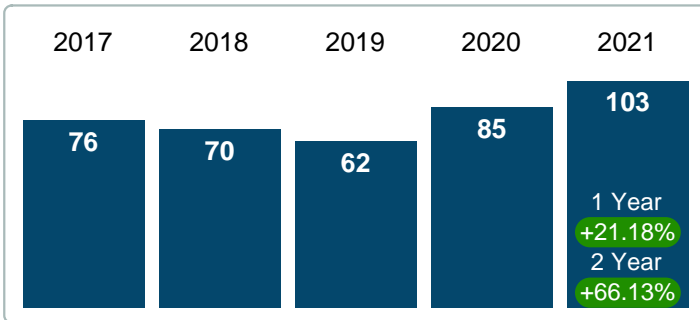
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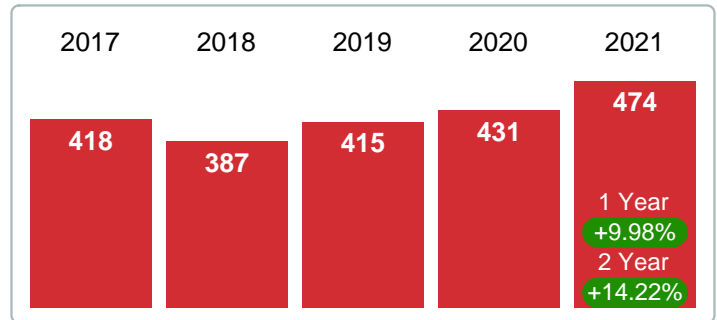
PENDING LISTINGS

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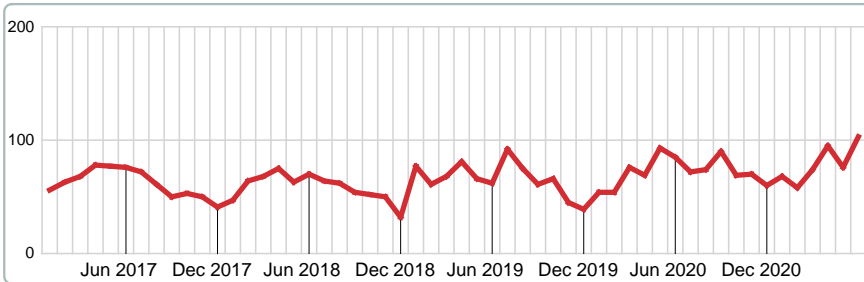
JUNE



YEAR TO DATE (YTD)

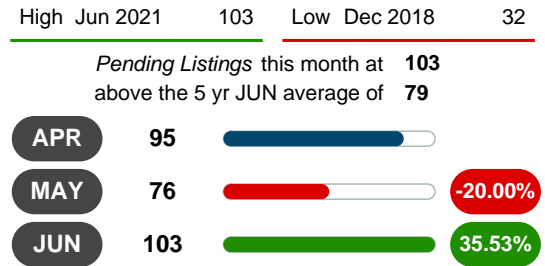


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 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	9	8.74%	44.4	2	6	1	0
\$75,001 - \$125,000	12	11.65%	22.8	3	8	1	0
\$125,001 - \$150,000	8	7.77%	19.0	0	7	0	1
\$150,001 - \$225,000	35	33.98%	14.9	0	32	3	0
\$225,001 - \$300,000	15	14.56%	10.7	0	7	7	1
\$300,001 - \$475,000	12	11.65%	27.0	0	5	5	2
\$475,001 and up	12	11.65%	32.7	0	3	4	5
Total Pending Units	103			5	68	21	9
Total Pending Volume	25,798,079	100%	21.6	408.30K	13.29M	7.23M	4.86M
Average Listing Price	\$250,467			\$81,660	\$195,472	\$344,471	\$540,422

June 2021



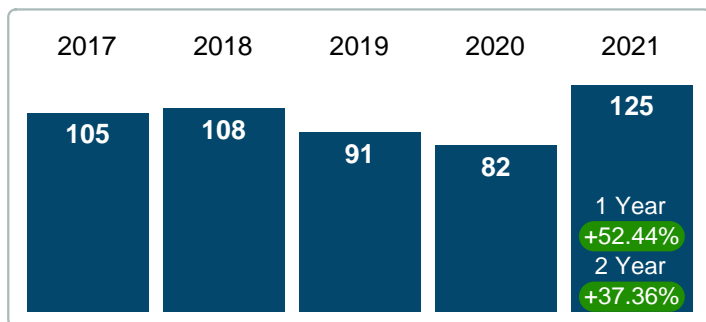
Area Delimited by County Of Creek - Residential Property Type



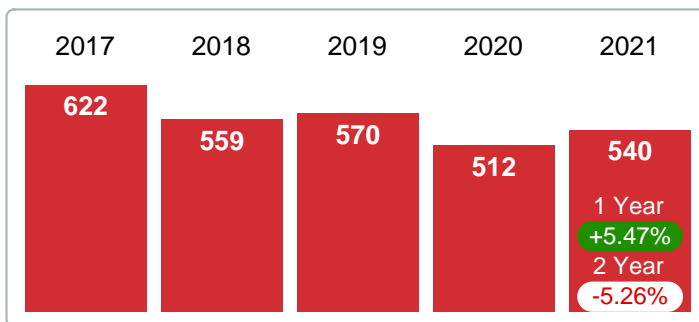
NEW LISTINGS

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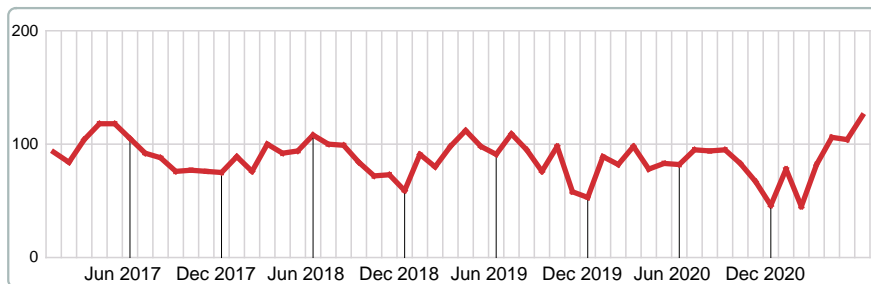
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 102

High Jun 2021 125 Low Feb 2021 45

New Listings this month at 125
above the 5 yr JUN average of 102



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	13	10.40%	0	12	1	0
\$100,001 - \$125,000	13	10.40%	2	11	0	0
\$125,001 - \$150,000	10	8.00%	1	8	0	1
\$150,001 - \$225,000	44	35.20%	1	35	8	0
\$225,001 - \$275,000	13	10.40%	1	8	4	0
\$275,001 - \$475,000	18	14.40%	2	8	6	2
\$475,001 and up	14	11.20%	0	3	6	5
Total New Listed Units	125		7	85	25	8
Total New Listed Volume	33,769,779	100%	1.54M	16.76M	10.32M	5.15M
Average New Listed Listing Price	\$226,245		\$219,771	\$197,141	\$412,780	\$644,363

June 2021



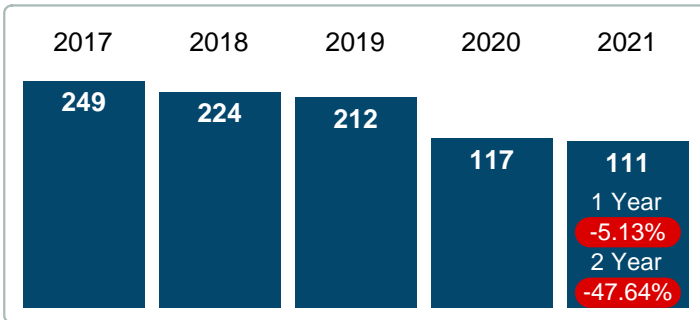
Area Delimited by County Of Creek - Residential Property Type



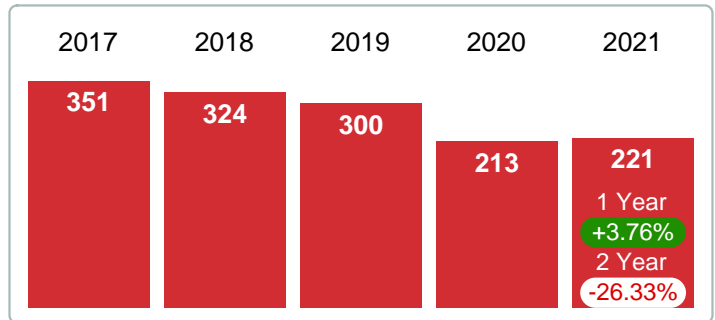
ACTIVE INVENTORY

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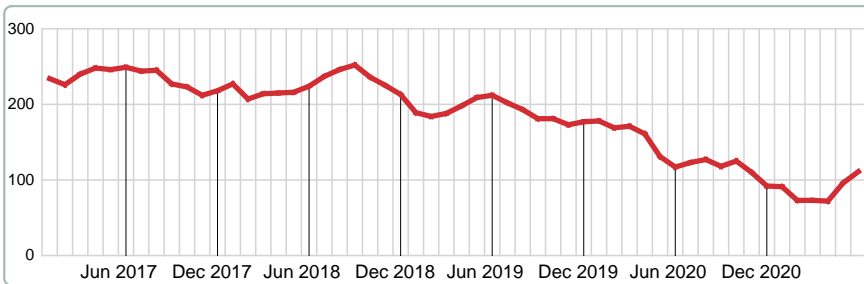
END OF JUNE



ACTIVE DURING JUNE

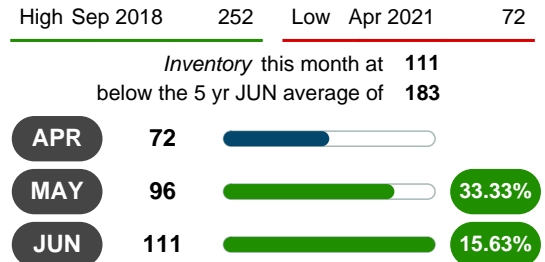


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 183



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	8	7.21%	52.3	2	5	1	0
\$75,001 - \$100,000	11	9.91%	48.0	2	8	1	0
\$100,001 - \$125,000	13	11.71%	55.0	1	12	0	0
\$125,001 - \$200,000	34	30.63%	58.0	4	26	3	1
\$200,001 - \$375,000	21	18.92%	30.3	3	12	5	1
\$375,001 - \$650,000	12	10.81%	40.7	0	3	4	5
\$650,001 and up	12	10.81%	51.5	0	4	5	3
Total Active Inventory by Units	111			12	70	19	10
Total Active Inventory by Volume	36,017,850	100%	48.4	2.05M	17.66M	9.71M	6.60M
Average Active Inventory Listing Price	\$324,485			\$170,517	\$252,299	\$510,853	\$660,450

June 2021



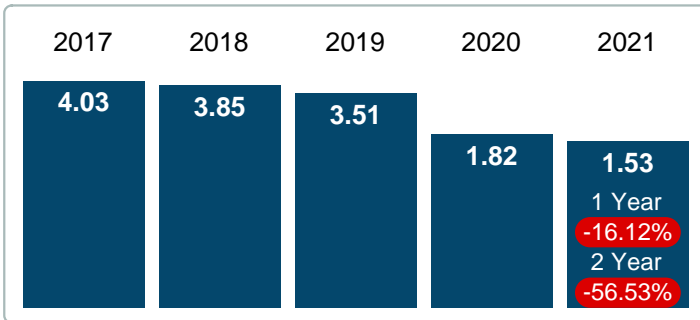
Area Delimited by County Of Creek - Residential Property Type



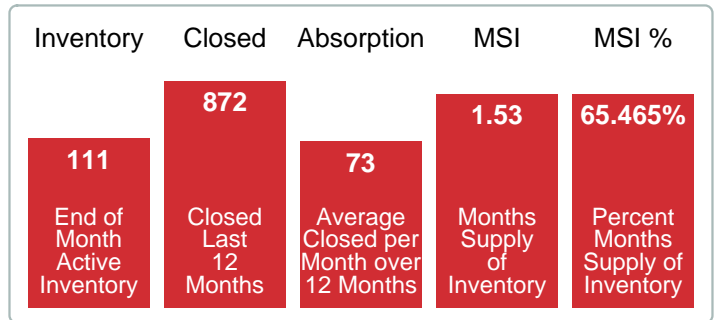
MONTHS SUPPLY of INVENTORY (MSI)

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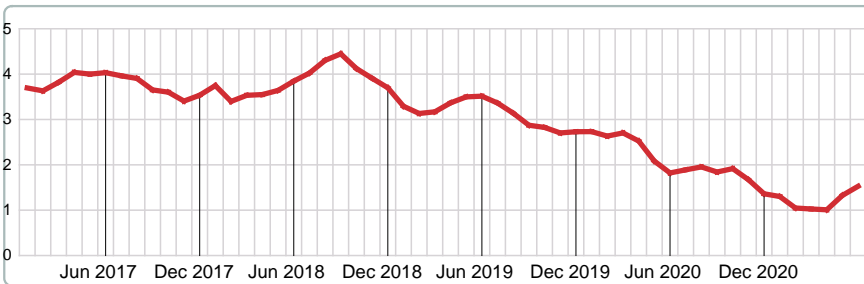
MSI FOR JUNE



INDICATORS FOR JUNE 2021

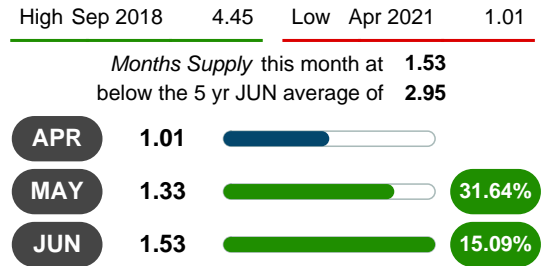


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 2.95



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%	1.09	0.65	1.58	1.33	0.00
\$75,001 - \$100,000	11	9.91%	1.50	0.73	2.13	1.33	0.00
\$100,001 - \$125,000	13	11.71%	1.51	0.57	1.89	0.00	0.00
\$125,001 - \$200,000	34	30.63%	1.28	2.67	1.18	1.03	4.00
\$200,001 - \$375,000	21	18.92%	1.31	5.14	1.29	1.05	0.71
\$375,001 - \$650,000	12	10.81%	2.18	0.00	2.12	1.66	3.00
\$650,001 and up	12	10.81%	10.29	0.00	9.60	12.00	9.00
Market Supply of Inventory (MSI)			1.53	1.24	1.51	1.56	2.26
Total Active Inventory by Units		100%	111	12	70	19	10

June 2021



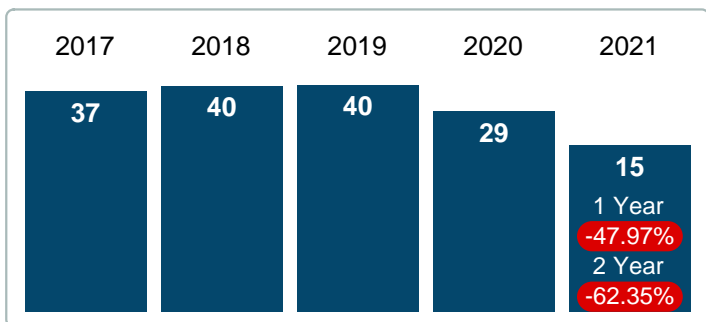
Area Delimited by County Of Creek - Residential Property Type



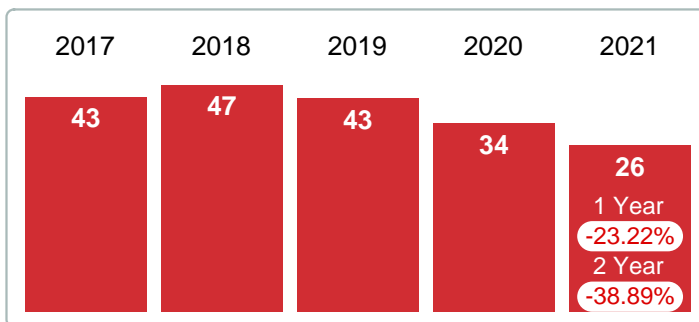
AVERAGE DAYS ON MARKET TO SALE

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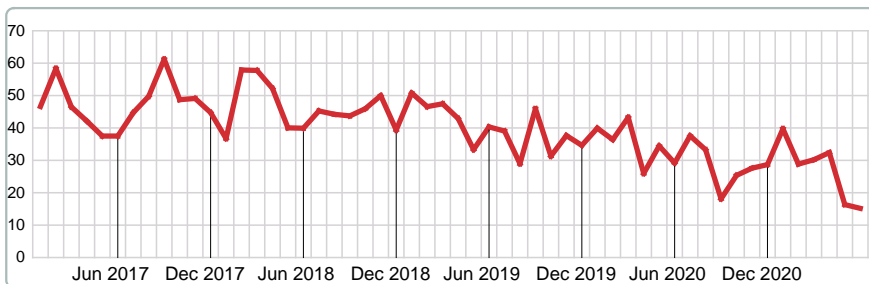
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

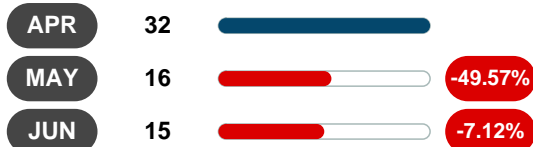


3 MONTHS

5 year JUN AVG = 32

High Sep 2017 61 Low Jun 2021 15

Average Days on Market to Sale this month at 15 below the 5 yr JUN average of 32



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	4.21%	9	9	0	0	0
\$50,001 - \$100,000	12.63%	10	12	9	3	0
\$100,001 - \$125,000	13.68%	10	7	11	0	14
\$125,001 - \$175,000	20.00%	12	6	13	6	0
\$175,001 - \$275,000	25.26%	17	2	20	2	0
\$275,001 - \$350,000	11.58%	10	5	11	11	5
\$350,001 and up	12.63%	35	0	53	2	83
Average Closed DOM		15	8	17	4	54
Total Closed Units	100%	15	18	58	14	5
Total Closed Volume			1.83M	11.55M	4.57M	2.57M

June 2021



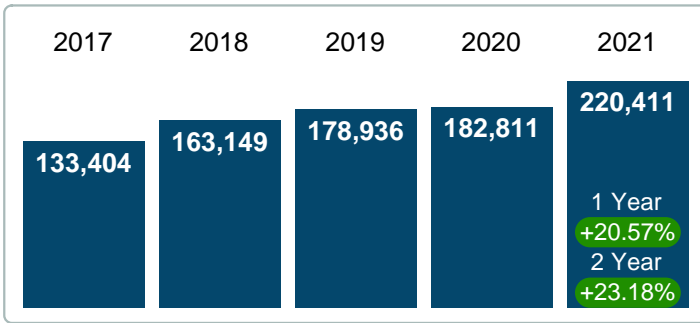
Area Delimited by County Of Creek - Residential Property Type



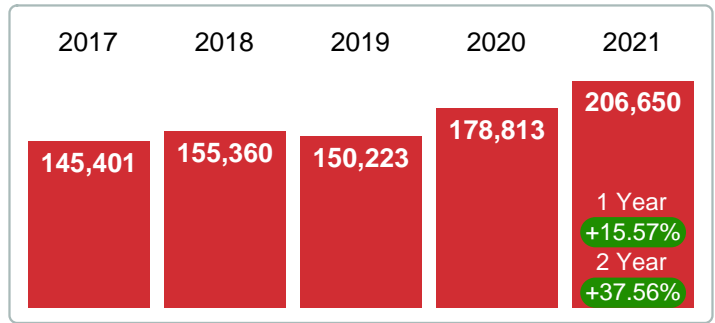
AVERAGE LIST PRICE AT CLOSING

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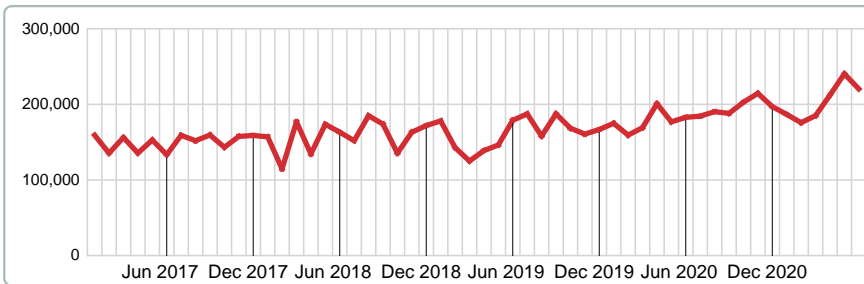
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

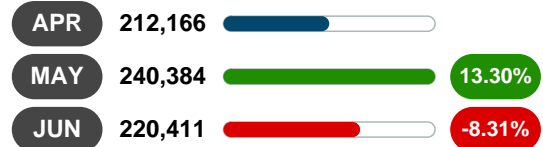


3 MONTHS

5 year JUN AVG = 175,742

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

Average List Price at Closing this month at **220,411** above the 5 yr JUN average of **175,742**



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	3.16%	48,147	52,360	0	0	0
\$50,001 - \$100,000	13.68%	72,746	71,483	99,725	74,450	0
\$100,001 - \$125,000	12.63%	116,867	110,375	119,563	0	150,000
\$125,001 - \$175,000	20.00%	149,147	131,400	148,100	179,900	0
\$175,001 - \$275,000	26.32%	210,692	195,000	208,310	236,667	0
\$275,001 - \$350,000	11.58%	320,330	329,900	317,962	334,500	275,000
\$350,001 and up	12.63%	568,483	0	550,800	483,250	756,633
Average List Price		220,411	103,752	202,920	329,093	538,980
Total Closed Units	100%	220,411	18	58	14	5
Total Closed Volume		20,939,074	1.87M	11.77M	4.61M	2.69M

June 2021



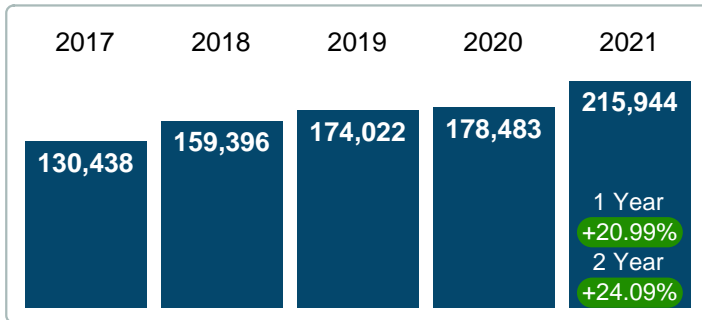
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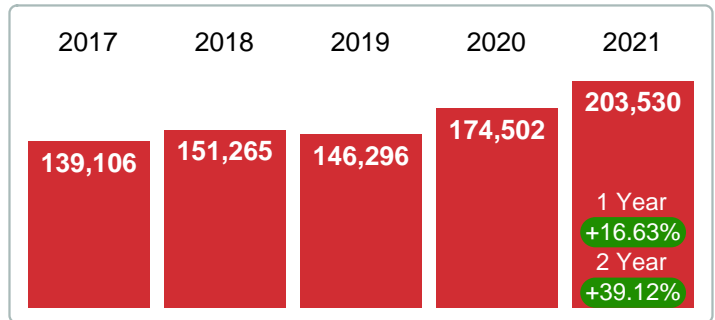
AVERAGE SOLD PRICE AT CLOSING

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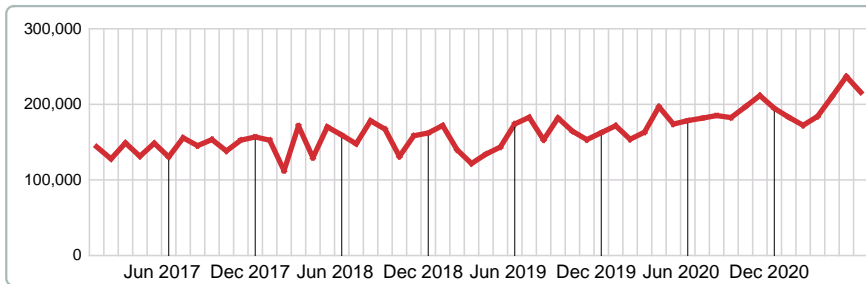
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

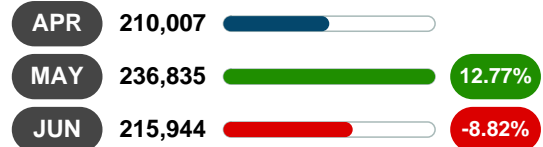


3 MONTHS

5 year JUN AVG = 171,657

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

Average Sold Price at Closing this month at **215,944** above the 5 yr JUN average of **171,657**



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	4.21%	47,375	47,375	0	0	0
\$50,001 - \$100,000	12.63%	73,642	69,033	79,750	75,250	0
\$100,001 - \$125,000	13.68%	114,538	110,000	115,500	0	125,000
\$125,001 - \$175,000	20.00%	149,950	143,875	149,144	175,000	0
\$175,001 - \$275,000	25.26%	209,853	205,000	205,744	238,867	0
\$275,001 - \$350,000	11.58%	306,621	294,000	309,548	315,000	282,000
\$350,001 and up	12.63%	557,844	0	545,000	483,521	719,333
Average Sold Price		215,944	101,692	199,069	326,659	513,000
Total Closed Units	100%	215,944	18	58	14	5
Total Closed Volume		20,514,686	1.83M	11.55M	4.57M	2.57M

June 2021



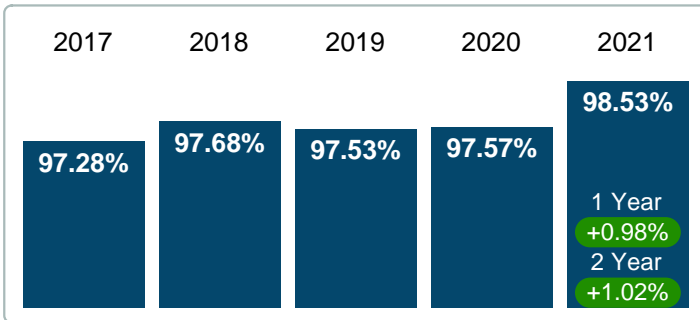
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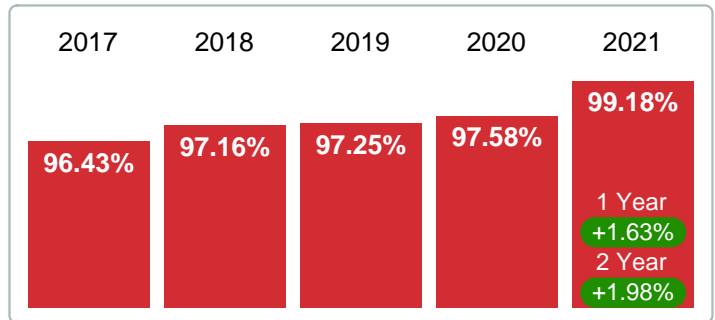
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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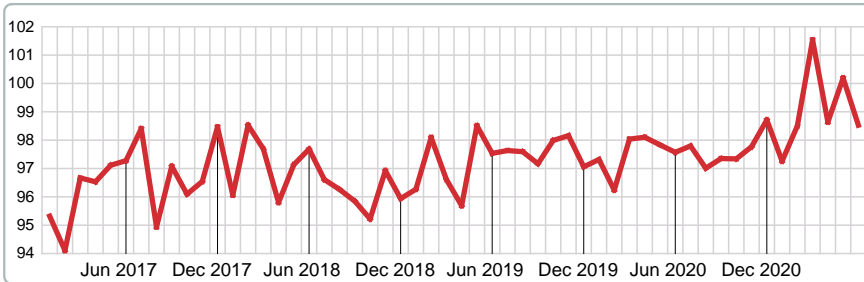
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

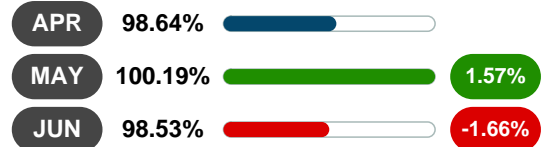


3 MONTHS

5 year JUN AVG = 97.72%

High Mar 2021 101.54% Low Feb 2017 94.11%

Average Sold/List Ratio this month at **98.53%**
above the 5 yr JUN average of **97.72%**



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	4	4.21%	90.92%	90.92%	0.00%	0.00%	0.00%
\$50,001 - \$100,000	12	12.63%	96.58%	95.78%	95.39%	101.40%	0.00%
\$100,001 - \$125,000	13	13.68%	96.78%	99.97%	96.87%	0.00%	83.33%
\$125,001 - \$175,000	19	20.00%	101.84%	109.58%	101.16%	97.28%	0.00%
\$175,001 - \$275,000	24	25.26%	99.65%	105.13%	99.19%	100.91%	0.00%
\$275,001 - \$350,000	11	11.58%	96.68%	89.12%	97.52%	94.61%	102.55%
\$350,001 and up	12	12.63%	99.08%	0.00%	99.47%	100.17%	96.52%
Average Sold/List Ratio		98.50%		97.31%	98.97%	99.50%	95.09%
Total Closed Units		95	100%	18	58	14	5
Total Closed Volume		20,514,686		1.83M	11.55M	4.57M	2.57M

June 2021



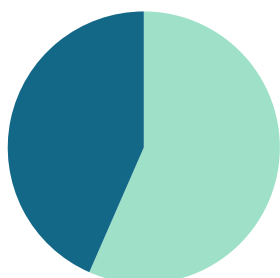
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

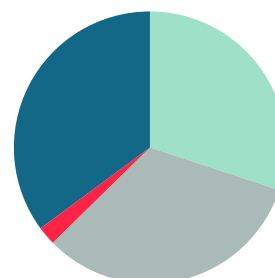


Inventory
 New Listings
125 = 56.56%
 Start Inventory
96
 Total Inventory Units
221
 Volume
\$64,389,729

Market Activity

Closed Sales
95 = 30.06%
 Pending Sales
103 = 32.59%
 Other Off Market
7 = 2.22%
 Active Inventory
111 = 35.13%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	91	95	4.40%	367	428	16.62%
Pending Sales	85	103	21.18%	431	474	9.98%
New Listings	82	125	52.44%	512	540	5.47%
Average List Price	182,811	220,411	20.57%	178,813	206,650	15.57%
Average Sale Price	178,483	215,944	20.99%	174,502	203,530	16.63%
Average Percent of Selling Price to List Price	97.57%	98.53%	0.98%	97.58%	99.18%	1.63%
Average Days on Market to Sale	29.18	15.18	-47.97%	33.86	26.00	-23.22%
Monthly Inventory	116	111	-4.31%	116	111	-4.31%
Months Supply of Inventory	1.81	1.53	-15.39%	1.81	1.53	-15.39%

Absorption: Last 12 months, an Average of **73** Sales/Month

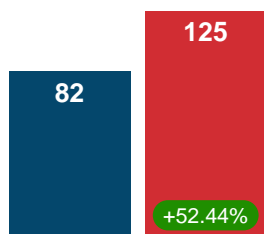
Inventory on June 30, 2021 = **111**

2020 **2021**

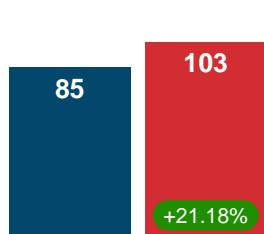
JUNE MARKET

AVERAGE PRICES

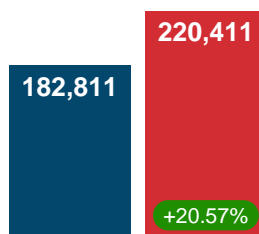
New Listings



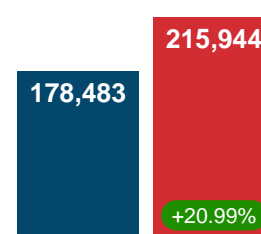
Pending Listings



List Price



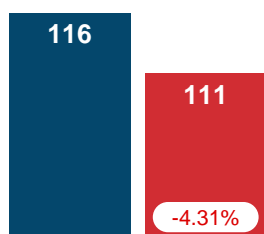
Sale Price



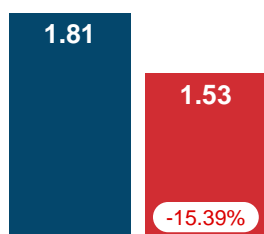
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

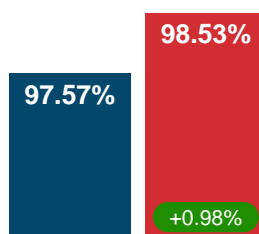
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

