

November 2021



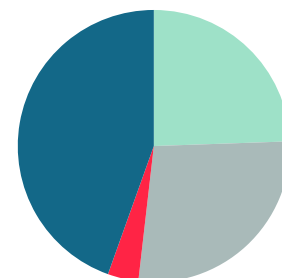
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	November 2021	+/-%
Closed Listings	60	67	11.67%
Pending Listings	70	75	7.14%
New Listings	67	81	20.90%
Average List Price	214,572	214,217	-0.17%
Average Sale Price	211,621	211,163	-0.22%
Average Percent of Selling Price to List Price	97.77%	99.14%	1.40%
Average Days on Market to Sale	27.58	21.16	-23.27%
End of Month Inventory	109	122	11.93%
Months Supply of Inventory	1.66	1.57	-5.04%



■ Closed (24.45%)
■ Pending (27.37%)
■ Other OffMarket (3.65%)
■ Active (44.53%)

Absorption: Last 12 months, an Average of **78** Sales/Month
Active Inventory as of November 30, 2021 = **122**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2021 rose **11.93%** to 122 existing homes available for sale. Over the last 12 months this area has had an average of 78 closed sales per month. This represents an unsold inventory index of **1.57** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **0.22%** in November 2021 to \$211,163 versus the previous year at \$211,621.

Average Days on Market Shortens

The average number of **21.16** days that homes spent on the market before selling decreased by 6.42 days or **23.27%** in November 2021 compared to last year's same month at **27.58** DOM.

Sales Success for November 2021 is Positive

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

There were 81 New Listings in November 2021, up **20.90%** from last year at 67. Furthermore, there were 67 Closed Listings this month versus last year at 60, a **11.67%** increase.

Closed versus Listed trends yielded a **82.7%** ratio, down from previous year's, November 2020, at **89.6%**, a **7.63%** downswing. This will certainly create pressure on an increasing 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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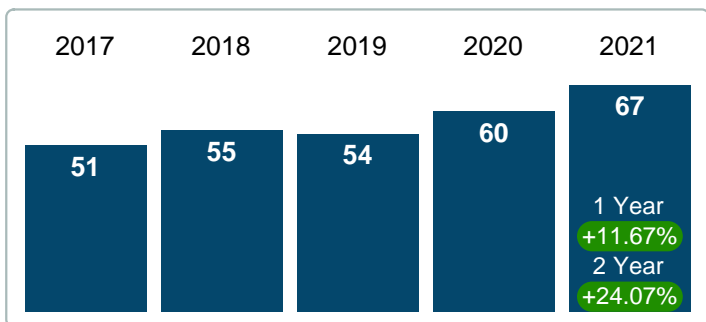
Area Delimited by County Of Creek - Residential Property Type



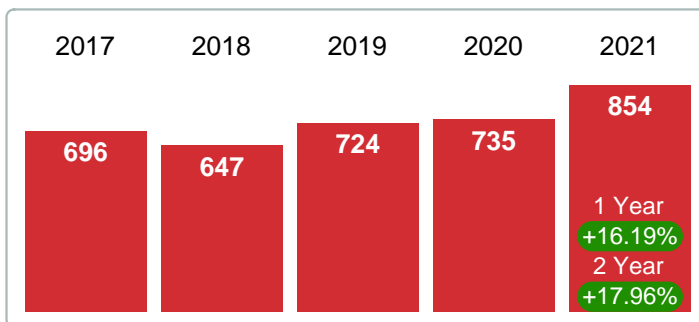
CLOSED LISTINGS

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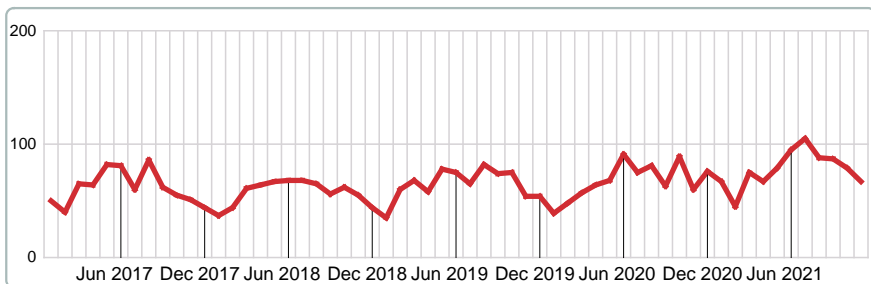
NOVEMBER



YEAR TO DATE (YTD)

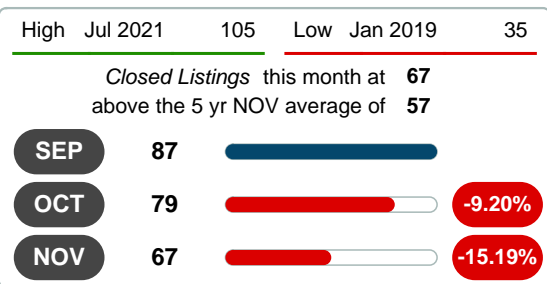


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 57



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	5	7.46%	25.4	2	2	1	0
\$75,001 - \$125,000	10	14.93%	15.5	5	5	0	0
\$125,001 - \$150,000	7	10.45%	28.1	2	4	0	1
\$150,001 - \$200,000	18	26.87%	19.1	0	15	3	0
\$200,001 - \$250,000	9	13.43%	19.4	0	6	3	0
\$250,001 - \$350,000	12	17.91%	16.0	0	6	6	0
\$350,001 and up	6	8.96%	38.2	0	1	5	0
Total Closed Units	67			9	39	18	1
Total Closed Volume	14,147,900	100%	21.2	920.90K	7.23M	5.85M	149.90K
Average Closed Price	\$211,163			\$102,322	\$185,274	\$325,078	\$149,900

November 2021



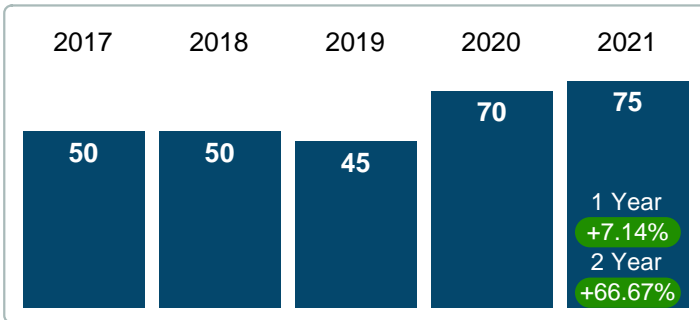
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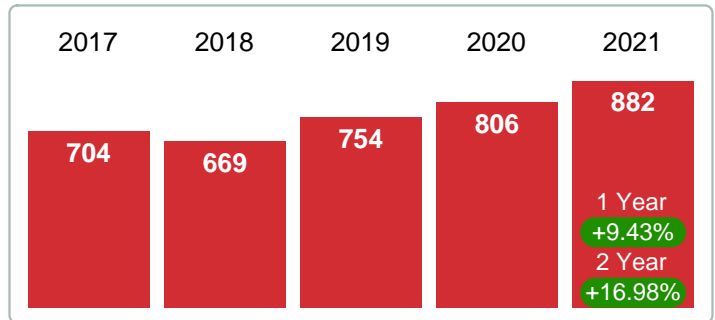
PENDING LISTINGS

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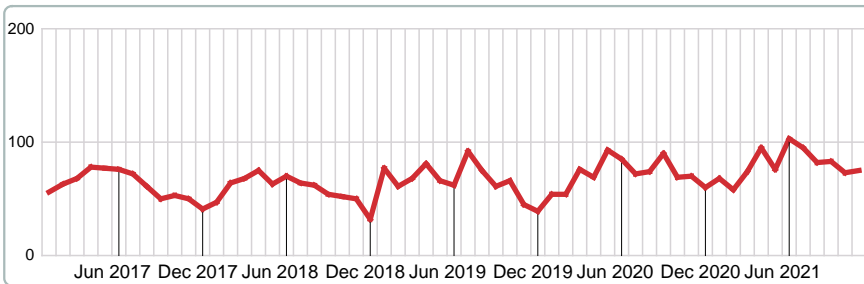
NOVEMBER



YEAR TO DATE (YTD)

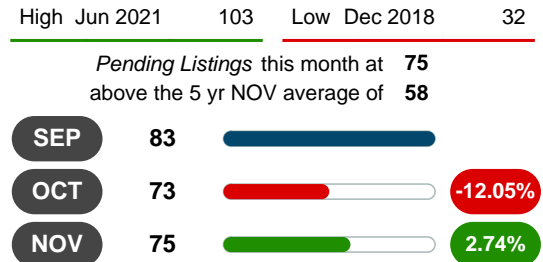


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 58



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7	9.33%	12.6	3	4	0	0
\$100,001 - \$125,000	6	8.00%	13.2	3	3	0	0
\$125,001 - \$175,000	17	22.67%	17.9	3	12	2	0
\$175,001 - \$225,000	17	22.67%	15.5	4	10	3	0
\$225,001 - \$275,000	11	14.67%	24.2	0	6	4	1
\$275,001 - \$450,000	10	13.33%	34.1	2	7	1	0
\$450,001 and up	7	9.33%	42.4	0	2	4	1
Total Pending Units	75			15	44	14	2
Total Pending Volume	17,859,156	100%	22.1	2.40M	9.71M	5.04M	710.00K
Average Listing Price	\$238,908			\$160,053	\$220,701	\$359,821	\$355,000

November 2021



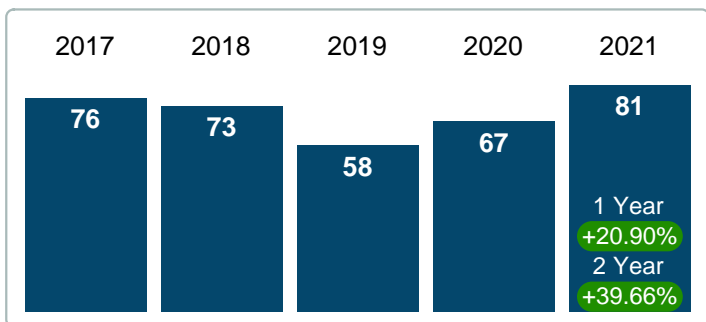
Area Delimited by County Of Creek - Residential Property Type



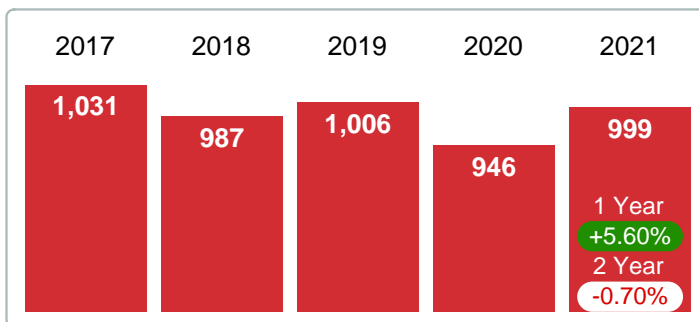
NEW LISTINGS

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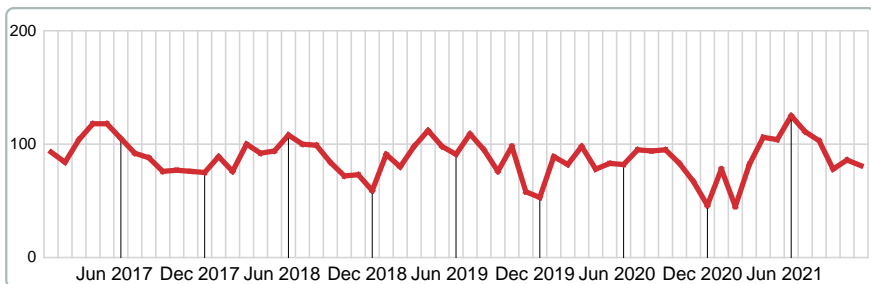
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

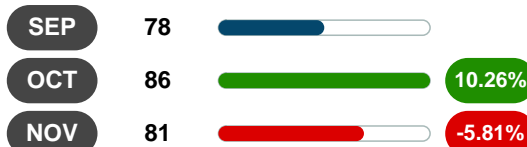


3 MONTHS

5 year NOV AVG = 71

High Jun 2021 125 Low Feb 2021 45

New Listings this month at **81**
above the 5 yr NOV average of **71**



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	8	9.88%	2	6	0	0
\$75,001 - \$100,000	7	8.64%	1	5	1	0
\$100,001 - \$150,000	9	11.11%	2	6	0	1
\$150,001 - \$200,000	28	34.57%	3	21	4	0
\$200,001 - \$250,000	12	14.81%	0	8	3	1
\$250,001 - \$300,000	7	8.64%	2	5	0	0
\$300,001 and up	10	12.35%	1	5	2	2
Total New Listed Units	81		11	56	10	4
Total New Listed Volume	15,778,771	100%	1.88M	10.14M	2.51M	1.25M
Average New Listed Listing Price	\$194,216		\$170,836	\$181,026	\$251,210	\$312,500



Area Delimited by County Of Creek - Residential Property Type

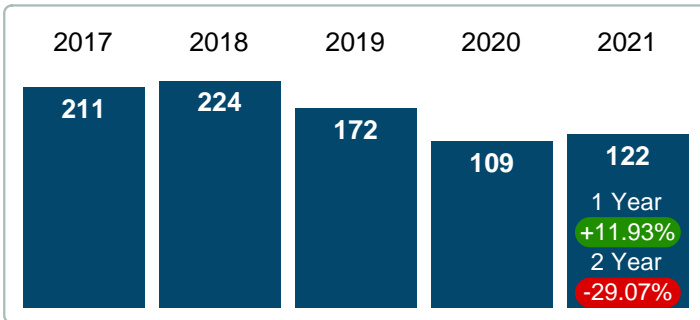


November 2021

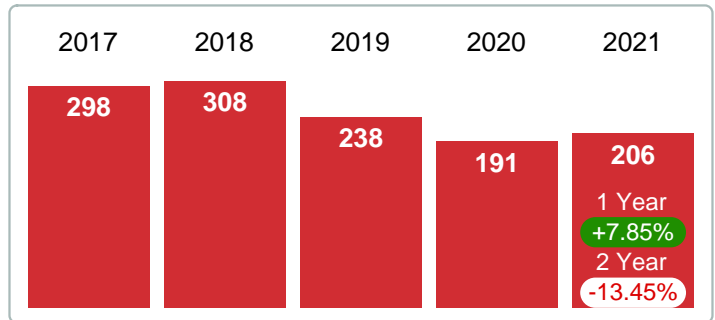
ACTIVE INVENTORY

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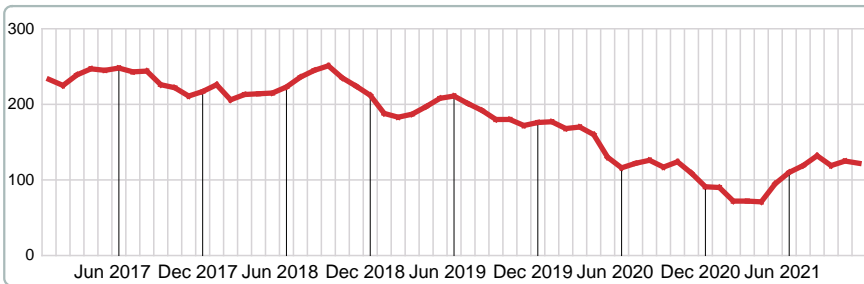
END OF NOVEMBER



ACTIVE DURING NOVEMBER

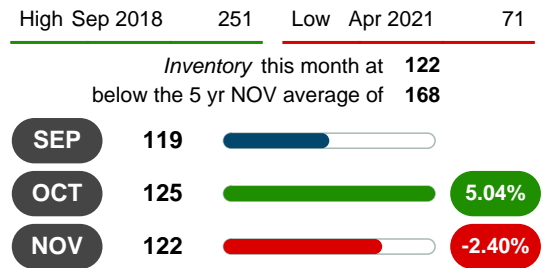


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 168



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	11	9.02%	30.6	4	6	1	0
\$75,001 - \$100,000	13	10.66%	78.8	2	6	5	0
\$100,001 - \$150,000	17	13.93%	123.0	1	13	1	2
\$150,001 - \$225,000	32	26.23%	76.2	3	23	6	0
\$225,001 - \$400,000	21	17.21%	54.5	2	11	7	1
\$400,001 - \$900,000	16	13.11%	78.8	1	3	6	6
\$900,001 and up	12	9.84%	85.2	1	3	4	4
Total Active Inventory by Units	122			14	65	30	13
Total Active Inventory by Volume	46,885,097	100%	76.4	3.20M	18.21M	14.66M	10.82M
Average Active Inventory Listing Price	\$384,304			\$228,657	\$280,094	\$488,667	\$832,138

November 2021



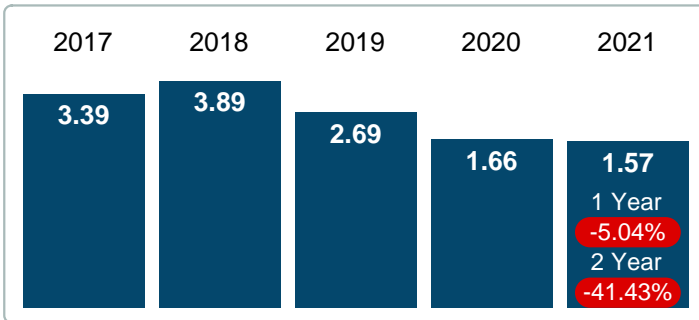
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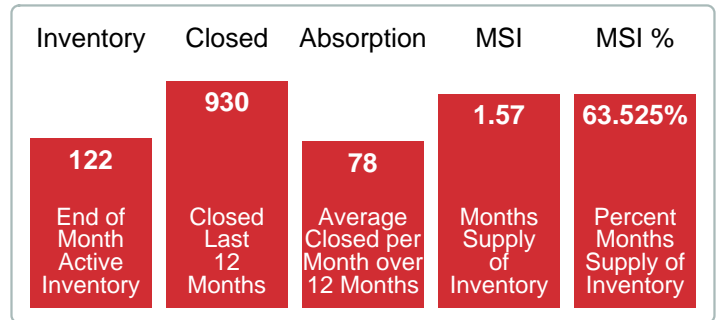
MONTHS SUPPLY of INVENTORY (MSI)

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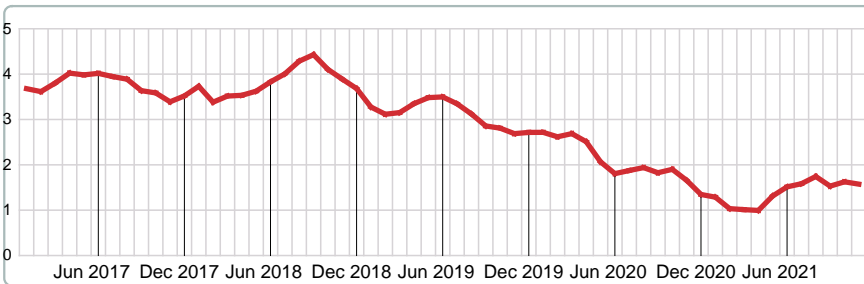
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2021



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 2.64

High Sep 2018 4.43 Low Apr 2021 0.99

Months Supply this month at 1.57 below the 5 yr NOV average of 2.64



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	11	9.02%	1.61	1.50	1.85	1.33	0.00
\$75,001 - \$100,000	13	10.66%	1.73	0.65	1.76	5.45	0.00
\$100,001 - \$150,000	17	13.93%	1.00	0.35	0.98	1.71	6.00
\$150,001 - \$225,000	32	26.23%	1.37	2.77	1.19	2.00	0.00
\$225,001 - \$400,000	21	17.21%	1.33	8.00	1.29	1.25	0.71
\$400,001 - \$900,000	16	13.11%	2.59	0.00	1.64	2.48	3.13
\$900,001 and up	12	9.84%	16.00	0.00	36.00	9.60	16.00
Market Supply of Inventory (MSI)			1.57	1.41	1.31	2.20	3.12
Total Active Inventory by Units		100%	157	14	65	30	13

November 2021



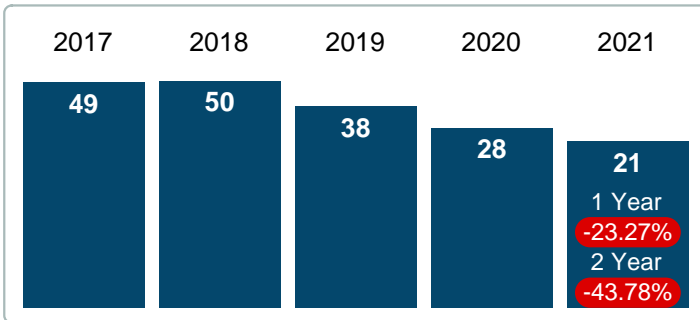
Area Delimited by County Of Creek - Residential Property Type



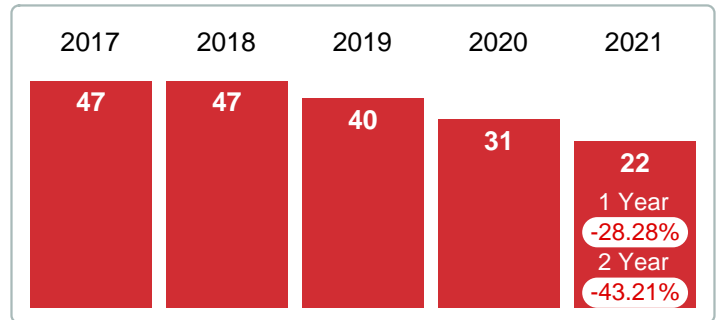
AVERAGE DAYS ON MARKET TO SALE

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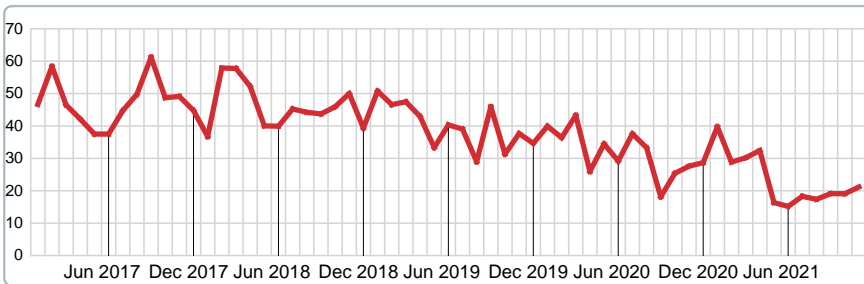
NOVEMBER



YEAR TO DATE (YTD)

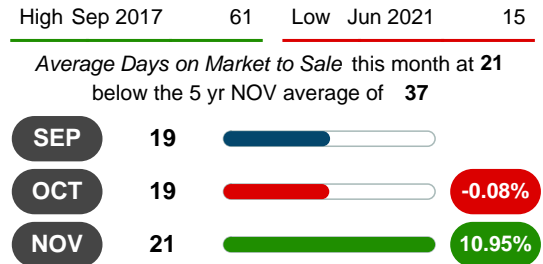


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 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	7.46%	25	10	54	1	0
\$75,001 - \$125,000	14.93%	16	11	20	0	0
\$125,001 - \$150,000	10.45%	28	37	25	0	23
\$150,001 - \$200,000	26.87%	19	0	17	28	0
\$200,001 - \$250,000	13.43%	19	0	22	14	0
\$250,001 - \$350,000	17.91%	16	0	21	12	0
\$350,001 and up	8.96%	38	0	29	40	0
Average Closed DOM		21				
Total Closed Units	100%	21	9	39	18	1
Total Closed Volume		14,147,900	920.90K	7.23M	5.85M	149.90K

November 2021



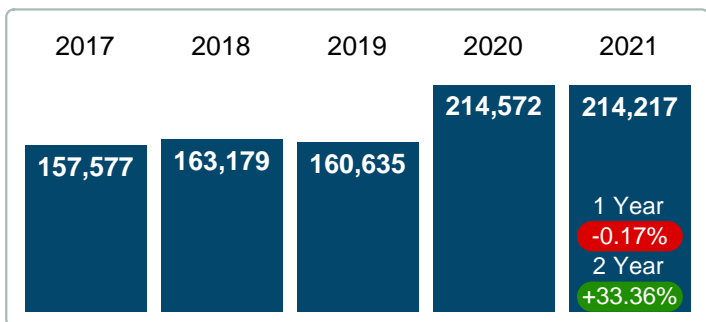
Area Delimited by County Of Creek - Residential Property Type



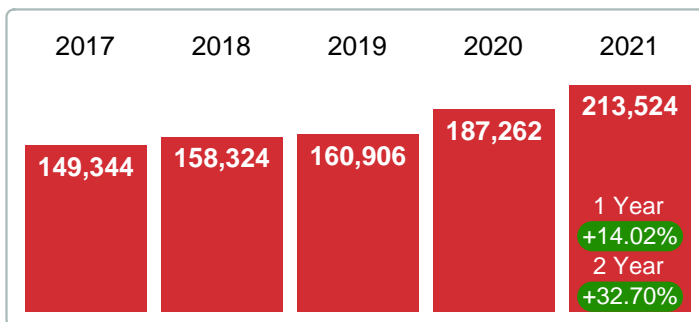
AVERAGE LIST PRICE AT CLOSING

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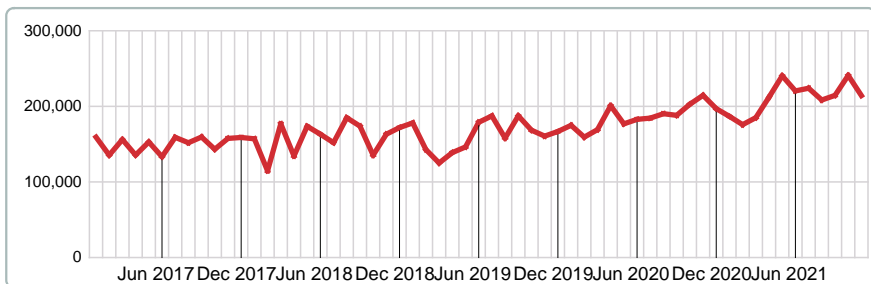
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 182,036

High Oct 2021 240,900 Low Feb 2018 114,760

Average List Price at Closing this month at **214,217**
above the 5 yr NOV average of **182,036**

SEP	214,521	<div style="width: 80%;"></div>
OCT	240,900	<div style="width: 100%;"></div> 12.30%
NOV	214,217	<div style="width: 80%;"></div> -11.08%

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	6	8.96%	56,067	62,000	54,950	30,000	0
\$75,001 - \$125,000	9	13.43%	109,478	106,180	108,580	0	0
\$125,001 - \$150,000	7	10.45%	139,500	129,500	137,900	0	149,900
\$150,001 - \$200,000	18	26.87%	171,944	0	170,499	179,167	0
\$200,001 - \$250,000	9	13.43%	223,320	0	221,647	226,667	0
\$250,001 - \$350,000	11	16.42%	285,964	0	308,483	279,117	0
\$350,001 and up	7	10.45%	543,414	0	379,995	608,780	0
Average List Price			214,217	101,544	187,761	331,450	149,900
Total Closed Units		100%	214,217	9	39	18	1
Total Closed Volume			14,352,570	913.90K	7.32M	5.97M	149.90K

November 2021



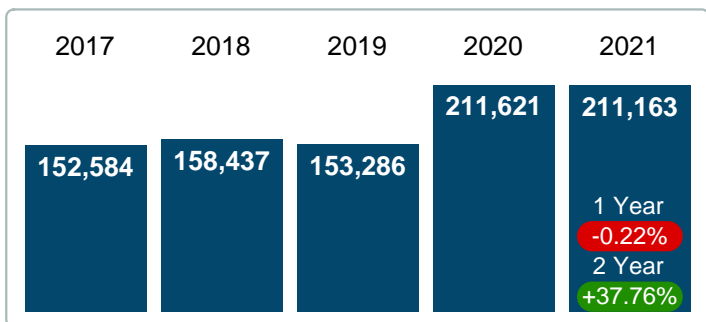
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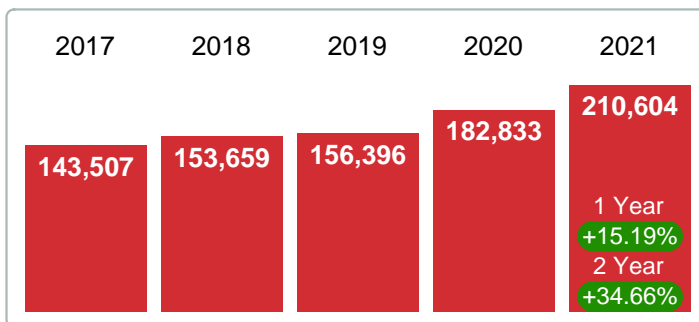
AVERAGE SOLD PRICE AT CLOSING

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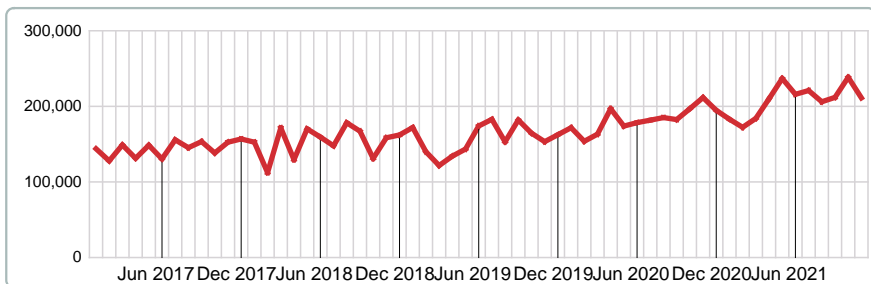
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

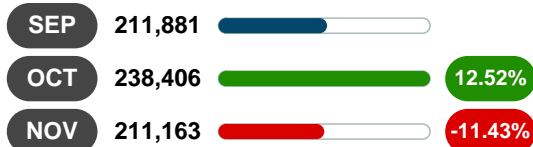


3 MONTHS

5 year NOV AVG = 177,418

High Oct 2021 238,406 Low Feb 2018 112,345

Average Sold Price at Closing this month at 211,163 above the 5 yr NOV average of 177,418



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	7.46%	52,200	62,500	53,000	30,000	0
\$75,001 - \$125,000	14.93%	103,590	102,380	104,800	0	0
\$125,001 - \$150,000	10.45%	140,229	142,000	136,925	0	149,900
\$150,001 - \$200,000	26.87%	171,694	0	171,533	172,500	0
\$200,001 - \$250,000	13.43%	220,444	0	216,667	228,000	0
\$250,001 - \$350,000	17.91%	289,825	0	301,167	278,483	0
\$350,001 and up	8.96%	552,833	0	368,000	589,800	0
Average Sold Price		211,163	102,322	185,274	325,078	149,900
Total Closed Units	100%	211,163	9	39	18	1
Total Closed Volume		14,147,900	920.90K	7.23M	5.85M	149.90K

November 2021



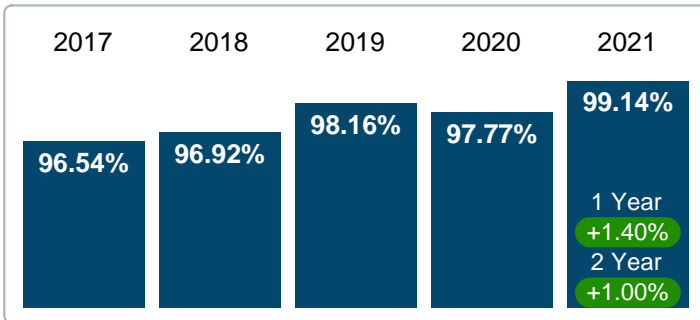
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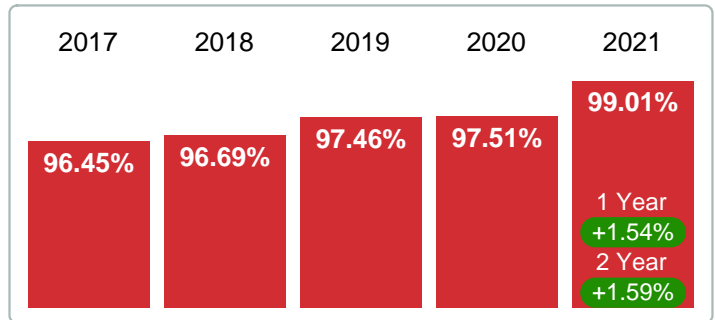
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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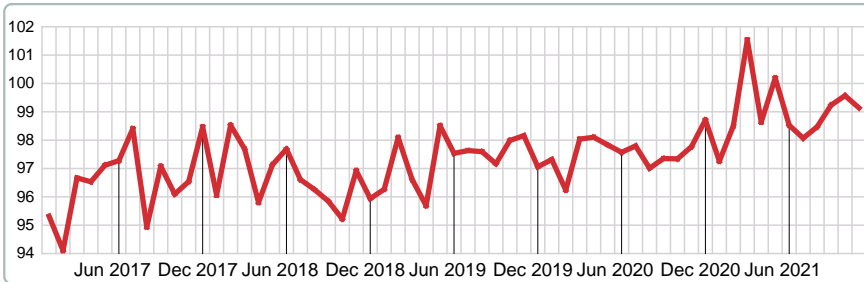
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

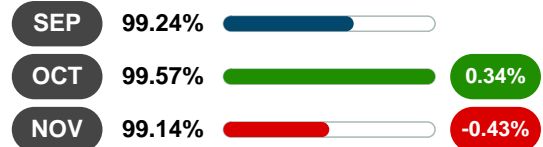


3 MONTHS

5 year NOV AVG = 97.71%

High Mar 2021 101.54% Low Feb 2017 94.11%

Average Sold/List Ratio this month at **99.14%**
above the 5 yr NOV average of **97.71%**



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	5	7.46%	99.04%	100.85%	96.74%	100.00%	0.00%	
\$75,001 - \$125,000	10	14.93%	97.07%	97.82%	96.31%	0.00%	0.00%	
\$125,001 - \$150,000	7	10.45%	102.81%	110.97%	99.43%	0.00%	100.00%	
\$150,001 - \$200,000	18	26.87%	99.87%	0.00%	100.61%	96.13%	0.00%	
\$200,001 - \$250,000	9	13.43%	98.81%	0.00%	97.93%	100.57%	0.00%	
\$250,001 - \$350,000	12	17.91%	98.86%	0.00%	97.97%	99.75%	0.00%	
\$350,001 and up	6	8.96%	97.23%	0.00%	96.84%	97.31%	0.00%	
Average Sold/List Ratio		99.10%		101.42%	98.83%	98.62%	100.00%	
Total Closed Units		67	100%	99.10%	9	39	18	1
Total Closed Volume		14,147,900			920.90K	7.23M	5.85M	149.90K



Area Delimited by County Of Creek - Residential Property Type

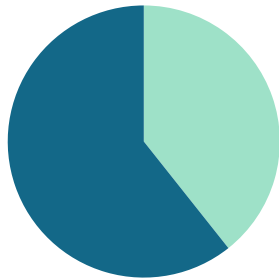


November 2021

MARKET SUMMARY

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

INVENTORY

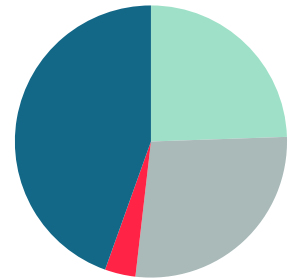


Inventory
 New Listings
81 = 39.32%
 Start Inventory
125
 Total Inventory Units
206
 Volume
\$69,600,253

Market Activity

Closed Sales
67 = 24.45%
 Pending Sales
75 = 27.37%
 Other Off Market
10 = 3.65%
 Active Inventory
122 = 44.53%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	60	67	11.67%	735	854	16.19%
Pending Sales	70	75	7.14%	806	882	9.43%
New Listings	67	81	20.90%	946	999	5.60%
Average List Price	214,572	214,217	-0.17%	187,262	213,524	14.02%
Average Sale Price	211,621	211,163	-0.22%	182,833	210,604	15.19%
Average Percent of Selling Price to List Price	97.77%	99.14%	1.40%	97.51%	99.01%	1.54%
Average Days on Market to Sale	27.58	21.16	-23.27%	31.29	22.44	-28.28%
Monthly Inventory	109	122	11.93%	109	122	11.93%
Months Supply of Inventory	1.66	1.57	-5.04%	1.66	1.57	-5.04%

Absorption: Last 12 months, an Average of **78** Sales/Month

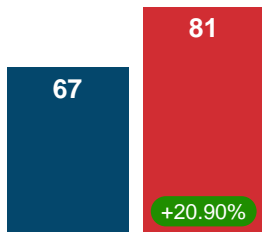
Inventory on November 30, 2021 = **122**

2020 **2021**

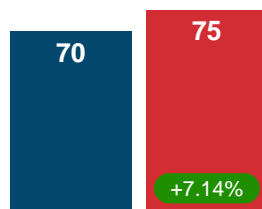
NOVEMBER MARKET

AVERAGE PRICES

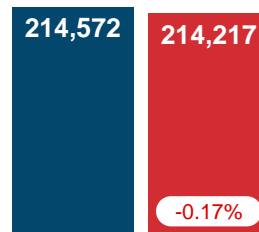
New Listings



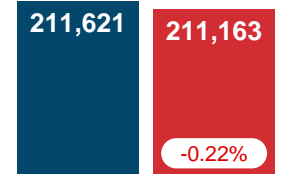
Pending Listings



List Price



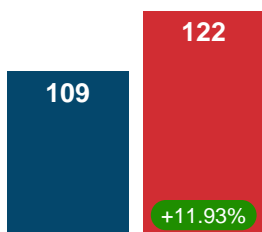
Sale Price



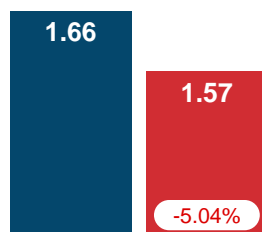
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

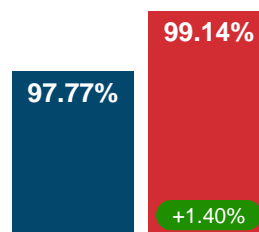
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

