



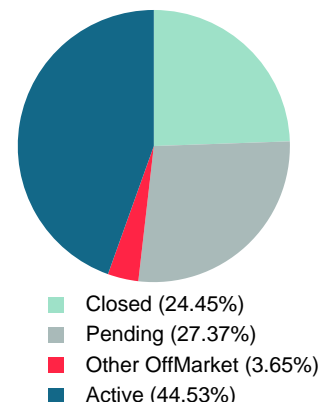
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	161,450	175,000	8.39%
Median Sale Price	161,450	175,000	8.39%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	11.00	11.00	0.00%
End of Month Inventory	109	122	11.93%
Months Supply of Inventory	1.66	1.57	-5.04%



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.

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 **8.39%** in November 2021 to \$175,000 versus the previous year at \$161,450.

Median Days on Market Shortens

The median number of **11.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in November 2021 compared to last year's same month at **11.00** DOM.

Sales Success for November 2021 is Positive

Overall, with Median Prices going up 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.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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



Area Delimited by County Of Creek - Residential Property Type

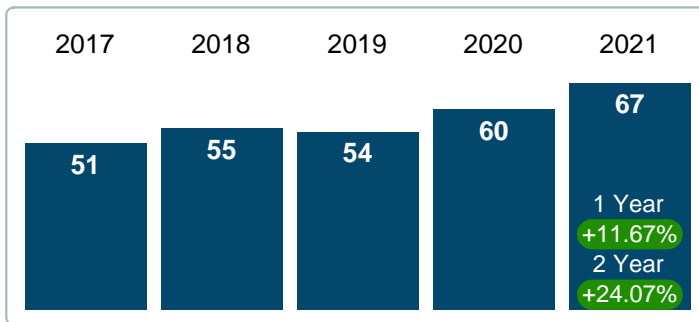


November 2021

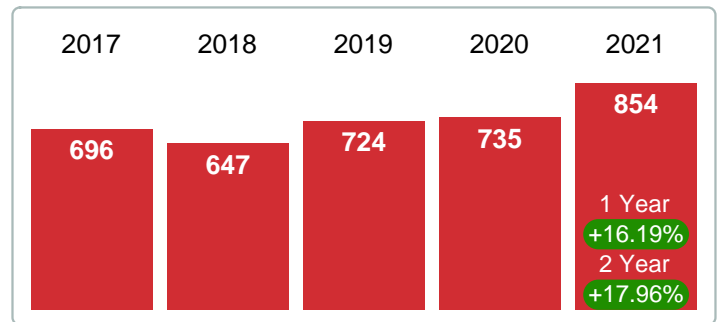
CLOSED LISTINGS

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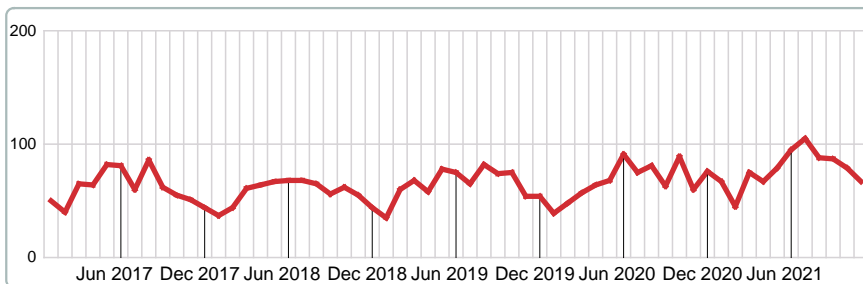
NOVEMBER



YEAR TO DATE (YTD)

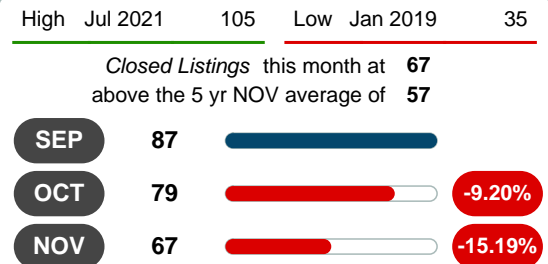


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 57



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	7.46%	1.0	2	2	1	0
\$75,001 - \$125,000	10	14.93%	7.0	5	5	0	0
\$125,001 - \$150,000	7	10.45%	23.0	2	4	0	1
\$150,001 - \$200,000	18	26.87%	5.5	0	15	3	0
\$200,001 - \$250,000	9	13.43%	14.0	0	6	3	0
\$250,001 - \$350,000	12	17.91%	10.0	0	6	6	0
\$350,001 and up	6	8.96%	28.5	0	1	5	0
Total Closed Units		67		9	39	18	1
Total Closed Volume		14,147,900	100%	920.90K	7.23M	5.85M	149.90K
Median Closed Price		\$175,000		\$95,000	\$170,000	\$260,000	\$149,900

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Area Delimited by County Of Creek - Residential Property Type

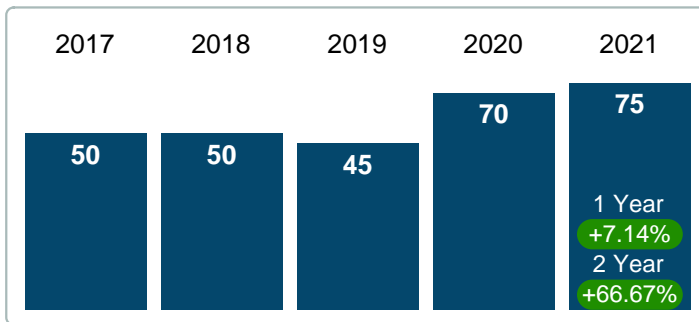


November 2021

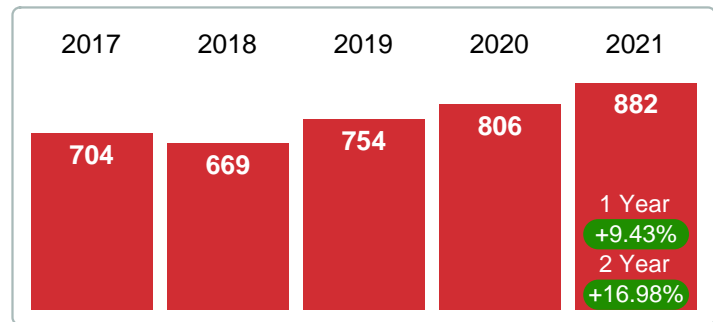
PENDING LISTINGS

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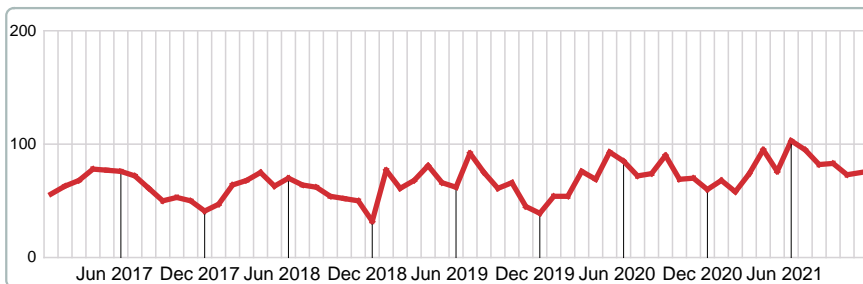
NOVEMBER



YEAR TO DATE (YTD)

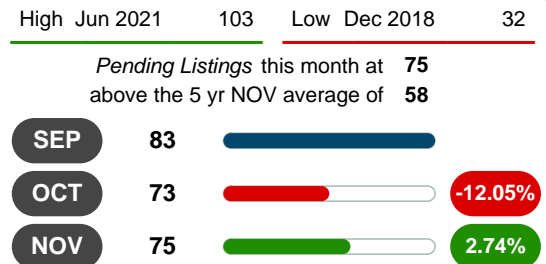


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 58



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7	9.33%	7.0	3	4	0	0
\$100,001 - \$125,000	6	8.00%	5.0	3	3	0	0
\$125,001 - \$175,000	17	22.67%	6.0	3	12	2	0
\$175,001 - \$225,000	17	22.67%	5.0	4	10	3	0
\$225,001 - \$275,000	11	14.67%	5.0	0	6	4	1
\$275,001 - \$450,000	10	13.33%	20.5	2	7	1	0
\$450,001 and up	7	9.33%	35.0	0	2	4	1
Total Pending Units	75			15	44	14	2
Total Pending Volume	17,859,156	100%	6.0	2.40M	9.71M	5.04M	710.00K
Median Listing Price	\$190,000			\$165,000	\$184,950	\$257,450	\$355,000

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Area Delimited by County Of Creek - Residential Property Type

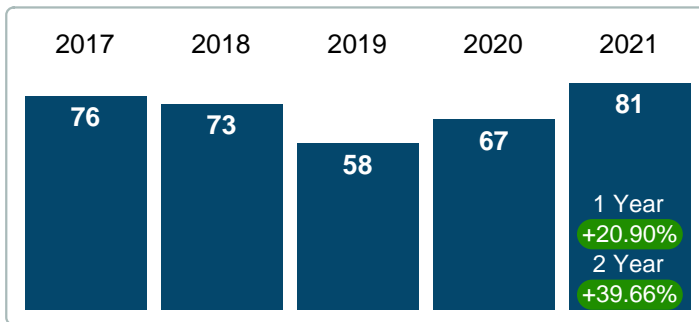


November 2021

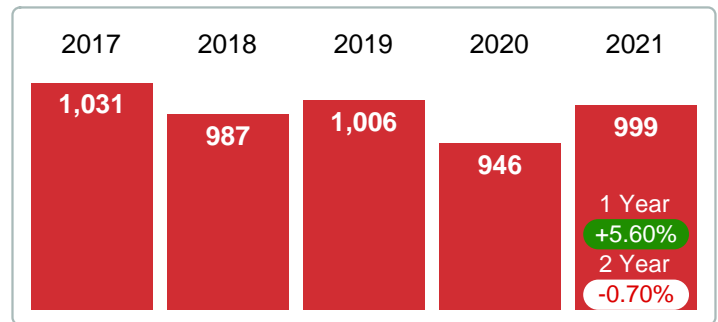
NEW LISTINGS

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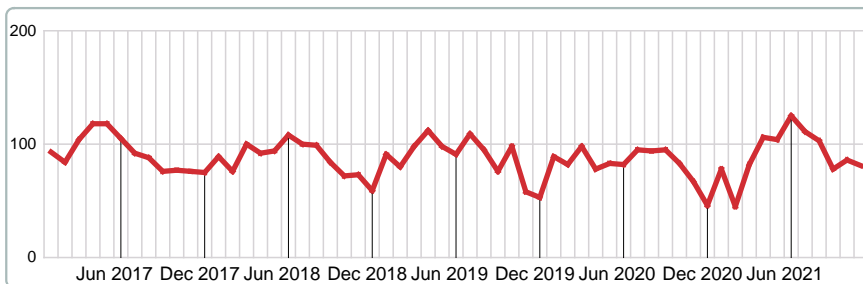
NOVEMBER



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**

SEP	78		
OCT	86		10.26%
NOV	81		-5.81%

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$75,000 and less	8	9.88%
\$75,001 - \$100,000	7	8.64%
\$100,001 - \$150,000	9	11.11%
\$150,001 - \$200,000	28	34.57%
\$200,001 - \$250,000	12	14.81%
\$250,001 - \$300,000	7	8.64%
\$300,001 and up	10	12.35%
Total New Listed Units	81	
Total New Listed Volume	15,778,771	100%
Median New Listed Listing Price	\$178,300	

1-2 Beds	3 Beds	4 Beds	5+ Beds
2	6	0	0
1	5	1	0
2	6	0	1
3	21	4	0
0	8	3	1
2	5	0	0
1	5	2	2
11	56	10	4
1.88M	10.14M	2.51M	1.25M
\$165,000	\$179,150	\$214,950	\$332,500



Area Delimited by County Of Creek - Residential Property Type

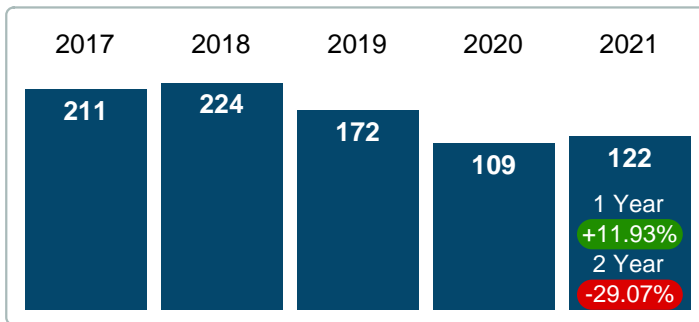


November 2021

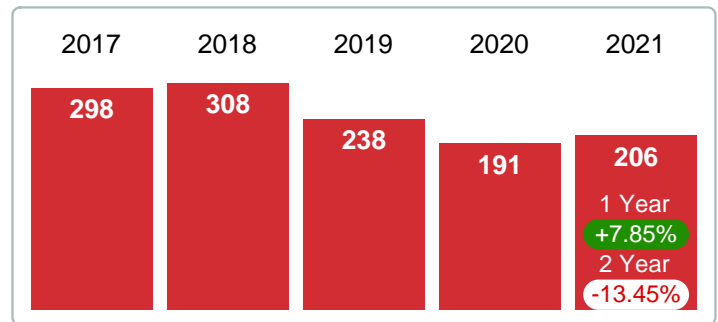
ACTIVE INVENTORY

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

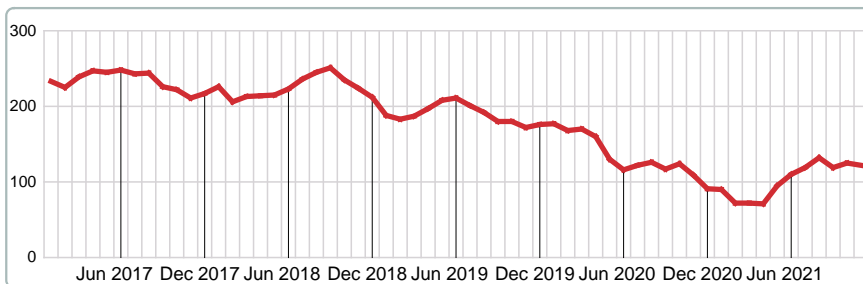
END OF NOVEMBER



ACTIVE DURING NOVEMBER

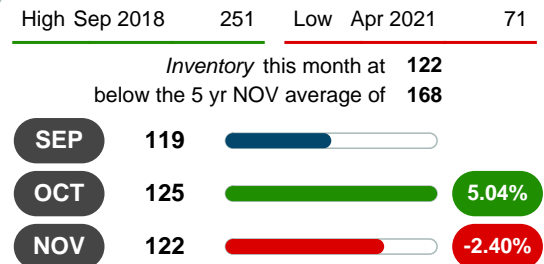


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 168



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range			%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	11		9.02%	22.0	4	6	1	0
\$75,001 - \$100,000	13		10.66%	56.0	2	6	5	0
\$100,001 - \$150,000	17		13.93%	68.0	1	13	1	2
\$150,001 - \$225,000	32		26.23%	68.0	3	23	6	0
\$225,001 - \$400,000	21		17.21%	33.0	2	11	7	1
\$400,001 - \$900,000	16		13.11%	55.0	1	3	6	6
\$900,001 and up	12		9.84%	72.0	1	3	4	4
Total Active Inventory by Units			122		14	65	30	13
Total Active Inventory by Volume			46,885,097	100%	3.20M	18.21M	14.66M	10.82M
Median Active Inventory Listing Price			\$189,000		\$138,500	\$174,900	\$298,750	\$550,000

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

November 2021



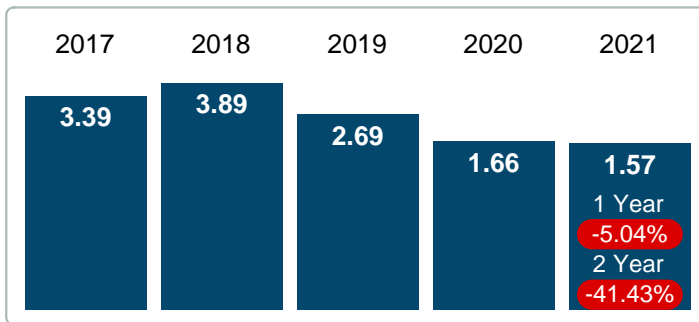
Area Delimited by County Of Creek - Residential Property Type



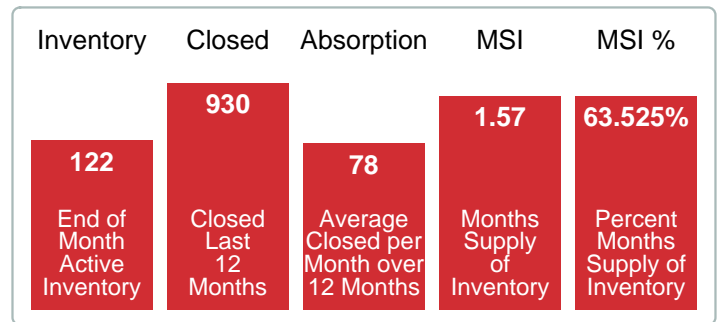
MONTHS SUPPLY of INVENTORY (MSI)

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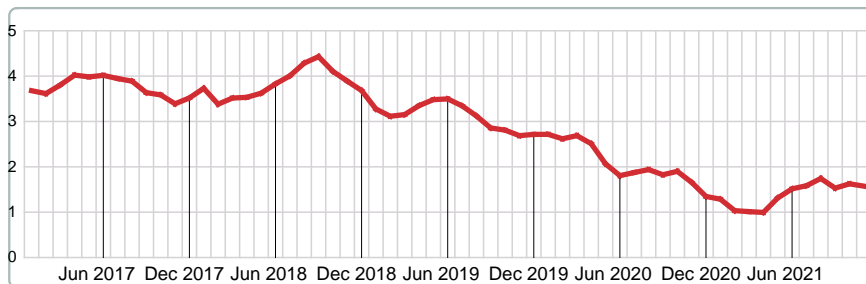
MSI FOR NOVEMBER



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%	122	14	65	30	13

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Area Delimited by County Of Creek - Residential Property Type

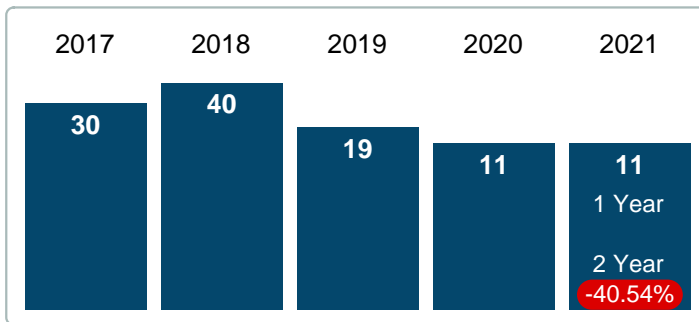


November 2021

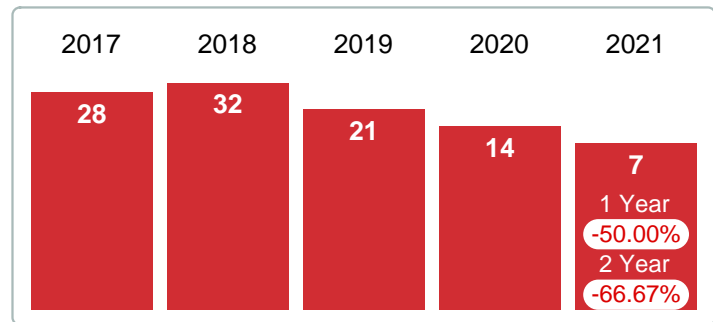
MEDIAN DAYS ON MARKET TO SALE

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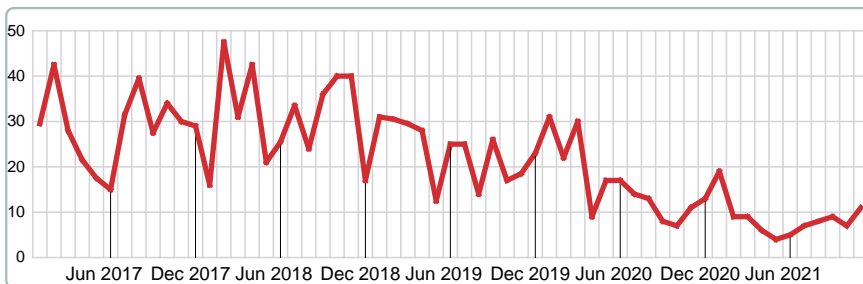
NOVEMBER



YEAR TO DATE (YTD)

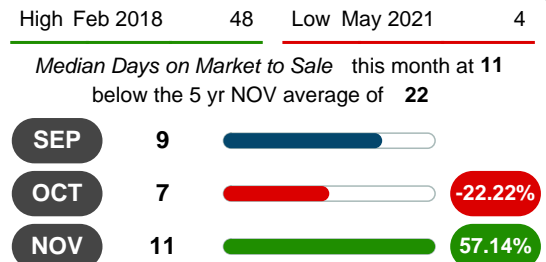


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 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	5	7.46%	1	10	54	1	0
\$75,001 - \$125,000	10	14.93%	7	7	29	0	0
\$125,001 - \$150,000	7	10.45%	23	37	16	0	23
\$150,001 - \$200,000	18	26.87%	6	0	5	15	0
\$200,001 - \$250,000	9	13.43%	14	0	17	3	0
\$250,001 - \$350,000	12	17.91%	10	0	10	10	0
\$350,001 and up	6	8.96%	29	0	29	28	0
Median Closed DOM	11			7	11	14	23
Total Closed Units	67			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

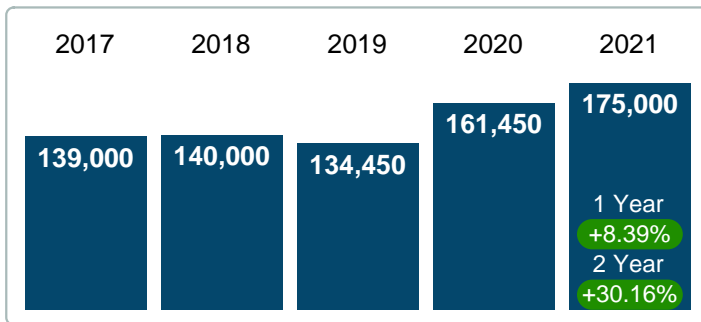


November 2021

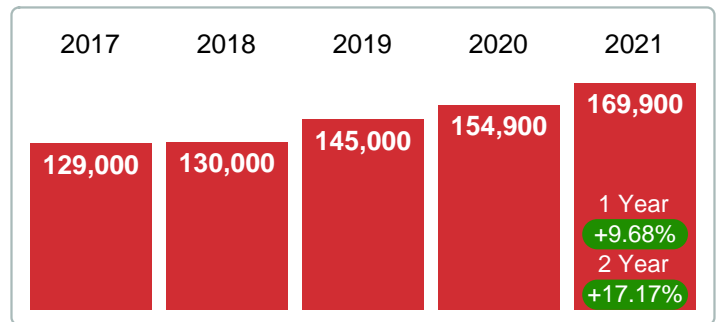
MEDIAN LIST PRICE AT CLOSING

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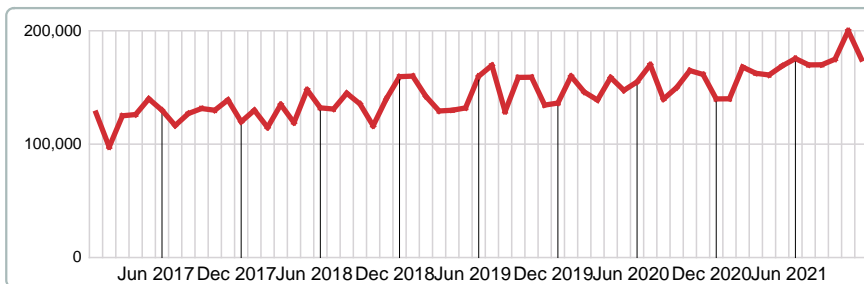
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

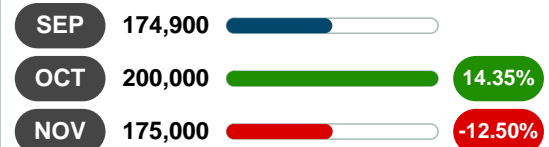


3 MONTHS

5 year NOV AVG = 149,980

High Oct 2021 200,000 Low Feb 2017 97,500

Median List Price at Closing this month at **175,000**
above the 5 yr NOV average of **149,980**



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	6	8.96%	59,450	65,000	54,950	30,000	0
\$75,001 - \$125,000	9	13.43%	113,000	116,500	110,000	0	0
\$125,001 - \$150,000	7	10.45%	143,000	137,500	136,500	0	149,900
\$150,001 - \$200,000	18	26.87%	167,500	0	160,000	175,000	0
\$200,001 - \$250,000	9	13.43%	221,900	0	218,450	235,000	0
\$250,001 - \$350,000	11	16.42%	269,900	0	299,000	267,400	0
\$350,001 and up	7	10.45%	475,000	0	379,998	525,000	0
Median List Price			175,000	113,999	170,000	262,450	149,900
Total Closed Units		100%	175,000	9	39	18	1
Total Closed Volume			14,352,570	913.90K	7.32M	5.97M	149.90K

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Area Delimited by County Of Creek - Residential Property Type

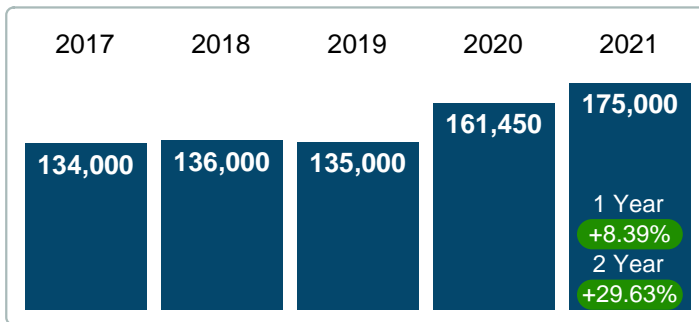


November 2021

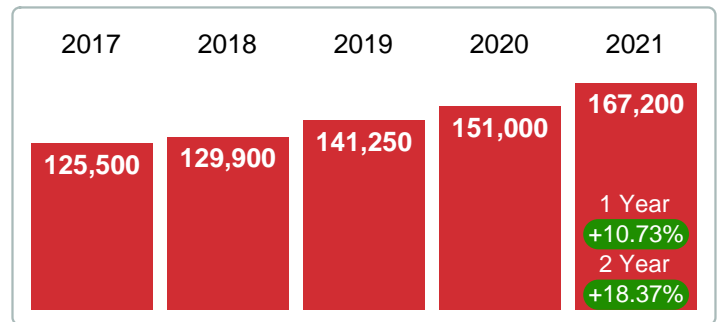
MEDIAN SOLD PRICE AT CLOSING

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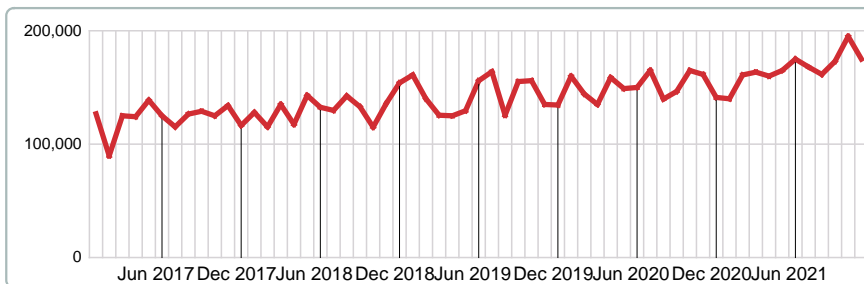
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 148,290

High Oct 2021 195,000 Low Feb 2017 89,750

Median Sold Price at Closing this month at **175,000**
above the 5 yr NOV average of **148,290**

SEP	173,000	
OCT	195,000	12.72%
NOV	175,000	-10.26%

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	5	7.46%	56,000	62,500	53,000	30,000	0
\$75,001 - \$125,000	10	14.93%	102,000	95,000	109,000	0	0
\$125,001 - \$150,000	7	10.45%	139,000	142,000	134,000	0	149,900
\$150,001 - \$200,000	18	26.87%	163,250	0	163,500	160,000	0
\$200,001 - \$250,000	9	13.43%	215,000	0	215,000	239,000	0
\$250,001 - \$350,000	12	17.91%	277,450	0	301,000	267,450	0
\$350,001 and up	6	8.96%	497,500	0	368,000	525,000	0
Median Sold Price			175,000	95,000	170,000	260,000	149,900
Total Closed Units		100%	175,000	9	39	18	1
Total Closed Volume			14,147,900	920.90K	7.23M	5.85M	149.90K

November 2021



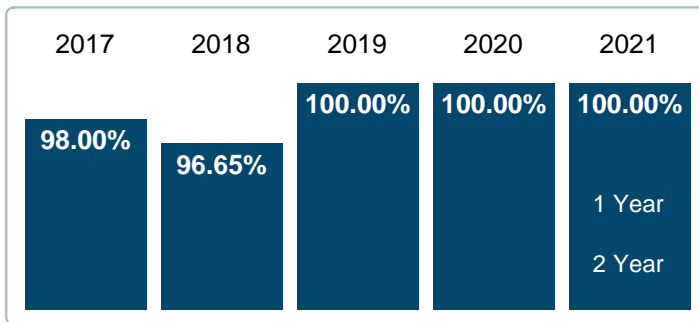
Area Delimited by County Of Creek - Residential Property Type



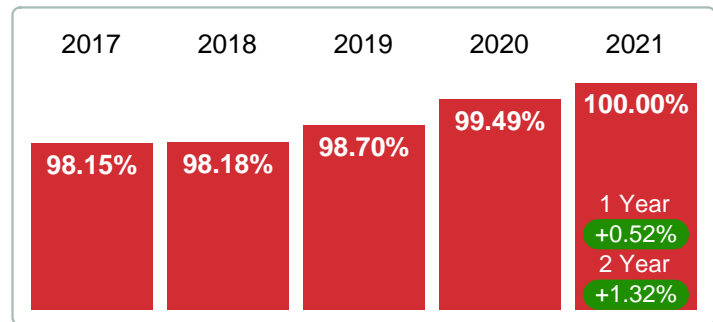
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 98.93%

High Nov 2021 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at 100.00%
above the 5 yr NOV average of 98.93%

SEP 100.00%

OCT 100.00%

NOV 100.00%

0.00%

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	5	7.46%	100.00%	100.85%	96.74%	100.00%	0.00%
\$75,001 - \$125,000	10	14.93%	97.62%	100.00%	95.65%	0.00%	0.00%
\$125,001 - \$150,000	7	10.45%	100.00%	110.97%	100.00%	0.00%	100.00%
\$150,001 - \$200,000	18	26.87%	100.00%	0.00%	100.10%	96.97%	0.00%
\$200,001 - \$250,000	9	13.43%	100.00%	0.00%	100.00%	100.00%	0.00%
\$250,001 - \$350,000	12	17.91%	100.00%	0.00%	98.83%	100.00%	0.00%
\$350,001 and up	6	8.96%	97.90%	0.00%	96.84%	98.95%	0.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%
Total Closed Units		67	100%	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

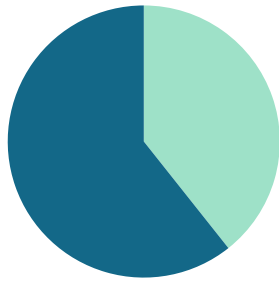


November 2021

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

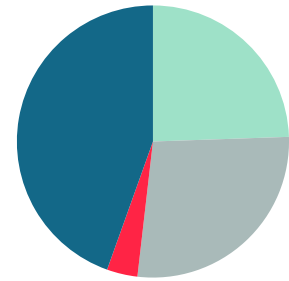
Closed Sales
67 = 24.45%

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%
Median List Price	161,450	175,000	8.39%	154,900	169,900	9.68%
Median Sale Price	161,450	175,000	8.39%	151,000	167,200	10.73%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	99.49%	100.00%	0.52%
Median Days on Market to Sale	11.00	11.00	0.00%	14.00	7.00	-50.00%
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/MonthInventory on November 30, 2021 = **122**

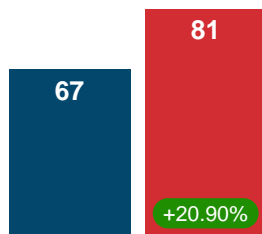
2020

2021

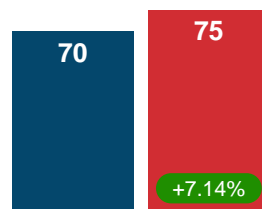
NOVEMBER MARKET

MEDIAN PRICES

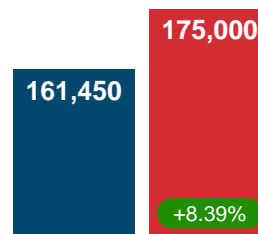
New Listings



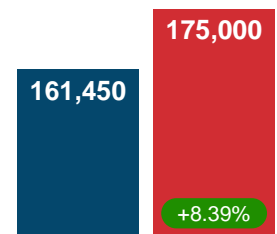
Pending Listings



List Price



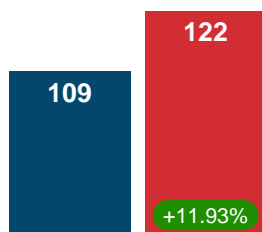
Sale Price



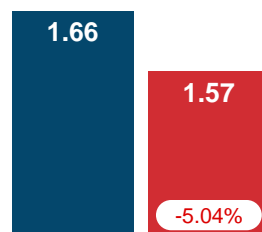
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

+0.00%