

October 2021



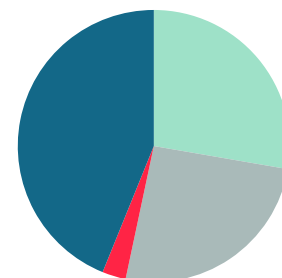
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	October 2021	+/-%
Closed Listings	89	79	-11.24%
Pending Listings	69	73	5.80%
New Listings	83	86	3.61%
Median List Price	164,900	200,000	21.29%
Median Sale Price	164,950	195,000	18.22%
Median Percent of Selling Price to List Price	99.55%	100.00%	0.46%
Median Days on Market to Sale	7.00	7.00	0.00%
End of Month Inventory	124	125	0.81%
Months Supply of Inventory	1.90	1.63	-14.48%



■ Closed (27.72%)
■ Pending (25.61%)
■ Other OffMarket (2.81%)
■ Active (43.86%)

Absorption: Last 12 months, an Average of **77** Sales/Month
Active Inventory as of October 31, 2021 = **125**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2021 rose **0.81%** to 125 existing homes available for sale. Over the last 12 months this area has had an average of 77 closed sales per month. This represents an unsold inventory index of **1.63** 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 **18.22%** in October 2021 to \$195,000 versus the previous year at \$164,950.

Median Days on Market Shortens

The median number of **7.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in October 2021 compared to last year's same month at **7.00** DOM.

Sales Success for October 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 86 New Listings in October 2021, up **3.61%** from last year at 83. Furthermore, there were 79 Closed Listings this month versus last year at 89, a **-11.24%** decrease.

Closed versus Listed trends yielded a **91.9%** ratio, down from previous year's, October 2020, at **107.2%**, a **14.33%** 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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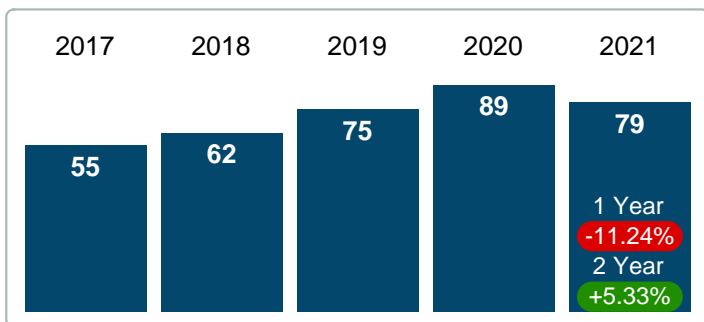
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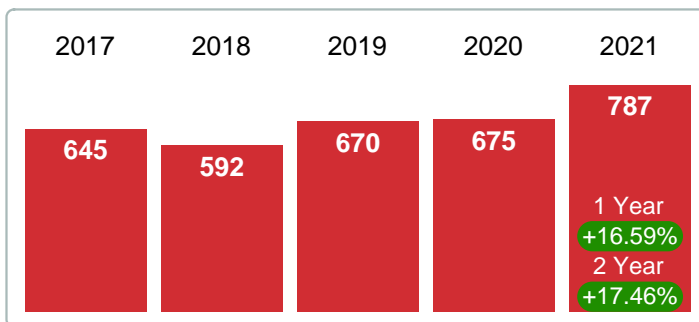
CLOSED LISTINGS

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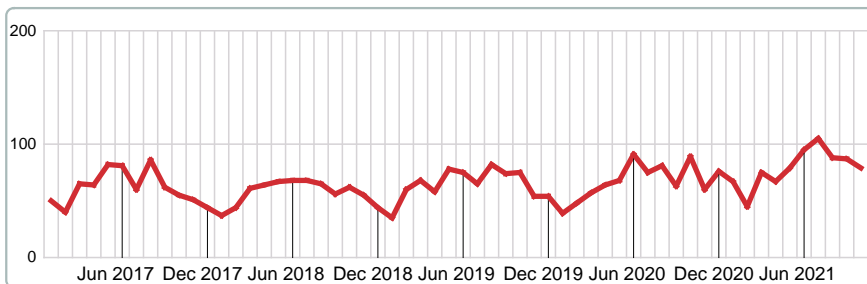
OCTOBER



YEAR TO DATE (YTD)

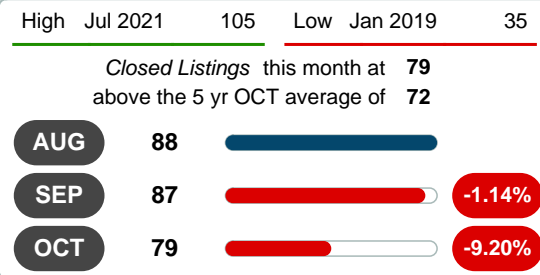


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 72



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	6.33%	10.0	2	2	1	0
\$75,001 - \$125,000	11	13.92%	7.0	6	4	1	0
\$125,001 - \$150,000	10	12.66%	6.0	1	9	0	0
\$150,001 - \$225,000	20	25.32%	4.5	2	16	2	0
\$225,001 - \$275,000	12	15.19%	9.5	1	7	4	0
\$275,001 - \$500,000	13	16.46%	5.0	0	8	5	0
\$500,001 and up	8	10.13%	24.5	0	1	5	2
Total Closed Units	79			12	47	18	2
Total Closed Volume	18,834,100	100%	7.0	1.45M	9.95M	6.37M	1.07M
Median Closed Price	\$195,000			\$111,250	\$189,000	\$280,000	\$534,500

October 2021



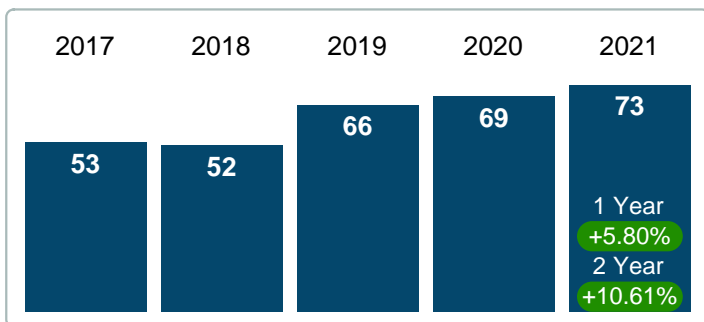
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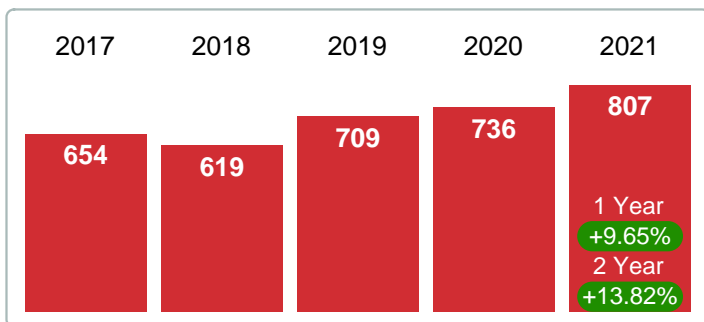
PENDING LISTINGS

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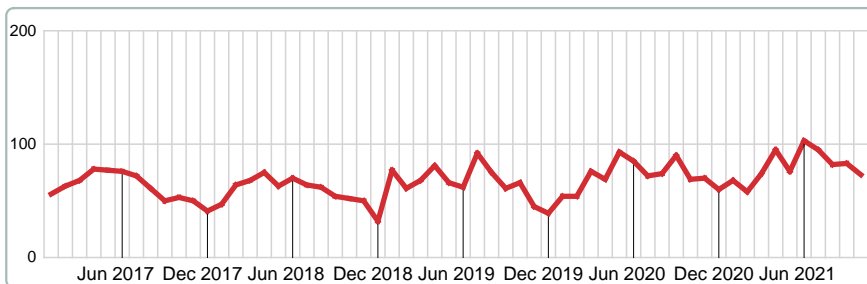
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 63

High Jun 2021 103 Low Dec 2018 32

Pending Listings this month at 73
above the 5 yr OCT average of 63



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	4.11%	9.0	1	2	0	0
\$50,001 - \$100,000	8	10.96%	3.5	6	2	0	0
\$100,001 - \$150,000	16	21.92%	6.0	7	9	0	0
\$150,001 - \$175,000	16	21.92%	5.5	2	9	5	0
\$175,001 - \$250,000	14	19.18%	18.0	1	9	4	0
\$250,001 - \$275,000	7	9.59%	8.0	2	2	3	0
\$275,001 and up	9	12.33%	59.0	0	4	3	2
Total Pending Units	73			19	37	15	2
Total Pending Volume	13,972,377	100%	7.0	2.45M	7.10M	3.59M	844.00K
Median Listing Price	\$165,000			\$119,000	\$160,000	\$234,000	\$422,000

October 2021



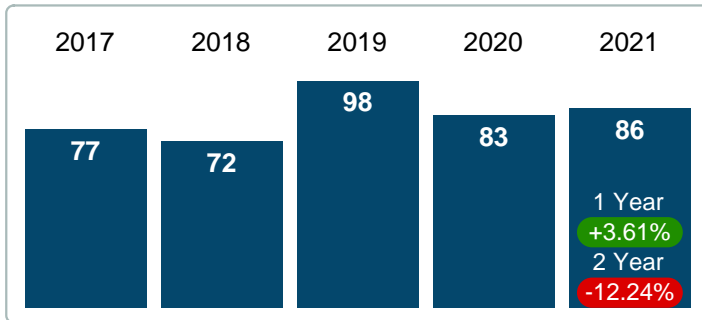
Area Delimited by County Of Creek - Residential Property Type



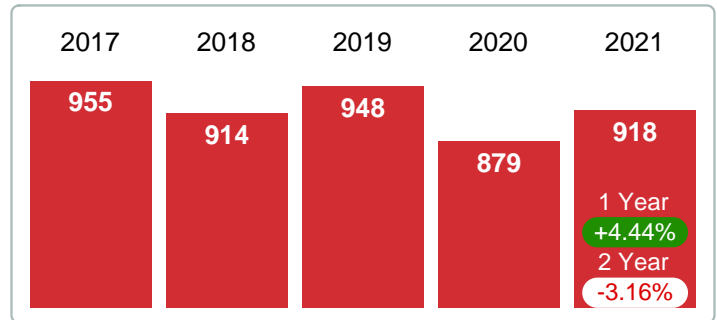
NEW LISTINGS

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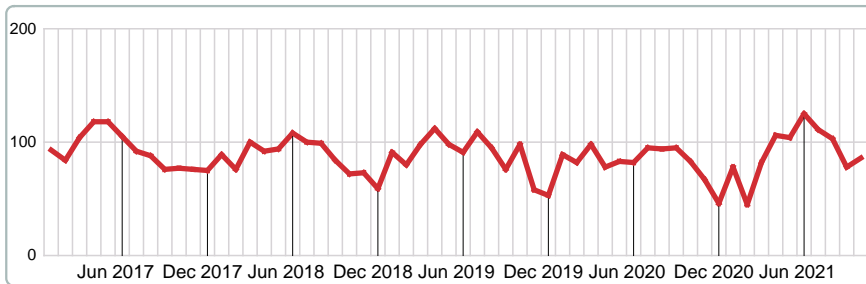
OCTOBER



YEAR TO DATE (YTD)

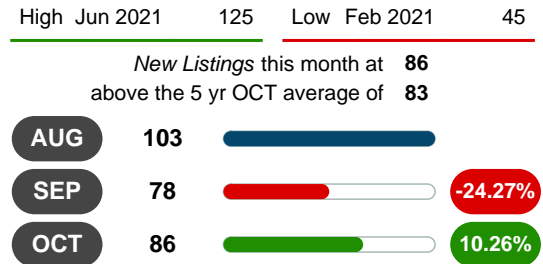


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 83



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	4.65%	1	3	0	0
\$50,001 - \$100,000	13	15.12%	9	2	2	0
\$100,001 - \$125,000	11	12.79%	4	7	0	0
\$125,001 - \$200,000	22	25.58%	3	15	4	0
\$200,001 - \$275,000	13	15.12%	2	7	4	0
\$275,001 - \$575,000	13	15.12%	1	4	6	2
\$575,001 and up	10	11.63%	1	4	3	2
Total New Listed Units	86		21	42	19	4
Total New Listed Volume	26,447,998	100%	3.56M	12.50M	6.59M	3.80M
Median New Listed Listing Price	\$169,450		\$110,000	\$162,450	\$259,900	\$599,950

October 2021



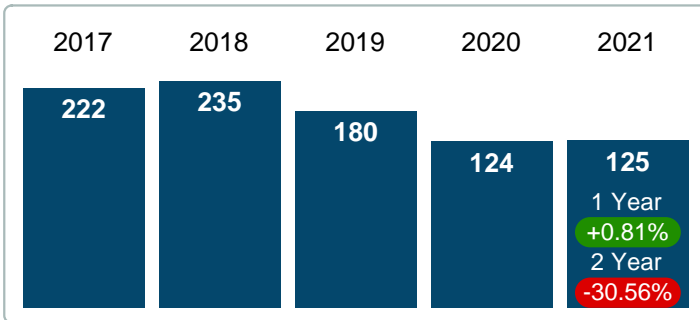
Area Delimited by County Of Creek - Residential Property Type



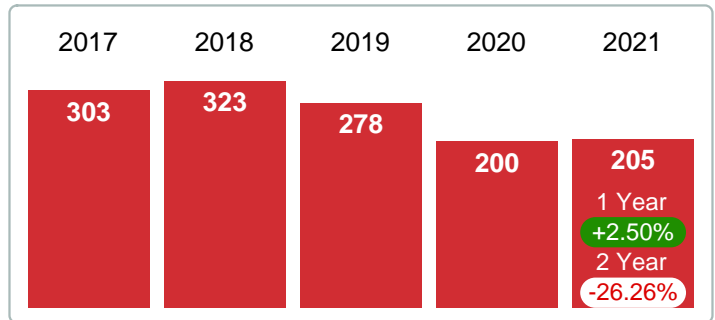
ACTIVE INVENTORY

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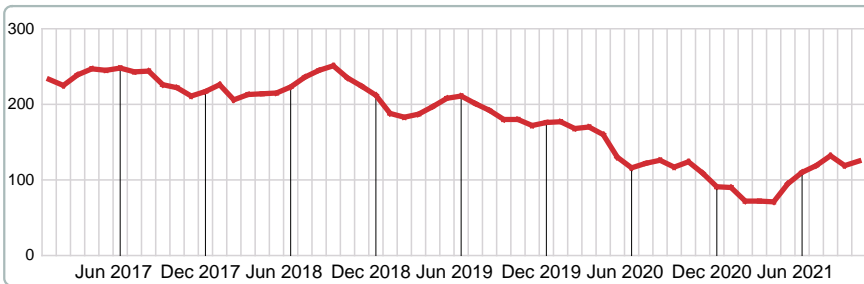
END OF OCTOBER



ACTIVE DURING OCTOBER

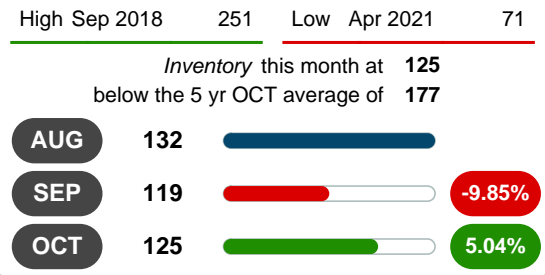


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 177



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	7	5.60%	16.0	5	1	1	0
\$75,001 - \$125,000	21	16.80%	43.0	4	12	4	1
\$125,001 - \$175,000	20	16.00%	62.5	2	16	2	0
\$175,001 - \$300,000	29	23.20%	69.0	5	14	10	0
\$300,001 - \$525,000	20	16.00%	56.0	2	5	9	4
\$525,001 - \$975,000	15	12.00%	44.0	0	5	7	3
\$975,001 and up	13	10.40%	46.0	1	3	5	4
Total Active Inventory by Units	125			19	56	38	12
Total Active Inventory by Volume	53,821,482	100%	54.0	4.00M	19.60M	19.53M	10.69M
Median Active Inventory Listing Price	\$225,000			\$172,000	\$175,000	\$322,450	\$599,950

October 2021



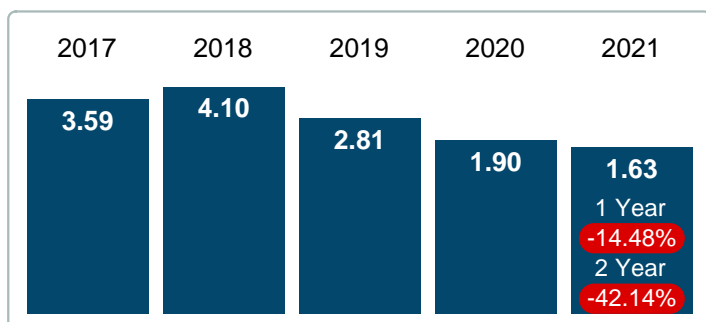
Area Delimited by County Of Creek - Residential Property Type



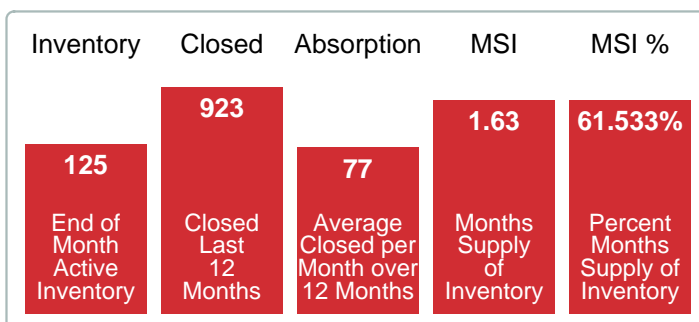
MONTHS SUPPLY of INVENTORY (MSI)

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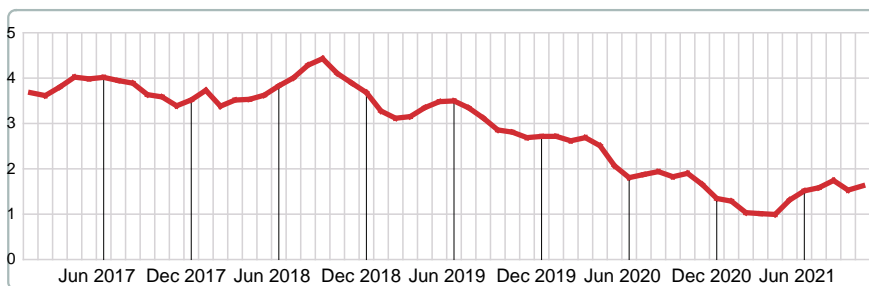
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2021

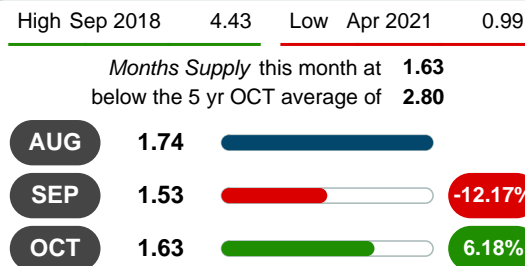


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 2.80



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	7	5.60%	1.01	1.82	0.31	1.33	0.00
\$75,001 - \$125,000	21	16.80%	1.40	0.89	1.33	3.69	2.40
\$125,001 - \$175,000	20	16.00%	0.92	1.41	0.84	1.50	0.00
\$175,001 - \$300,000	29	23.20%	1.41	5.45	0.99	2.03	0.00
\$300,001 - \$525,000	20	16.00%	2.07	24.00	1.43	2.20	2.00
\$525,001 - \$975,000	15	12.00%	6.21	0.00	7.50	9.33	3.00
\$975,001 and up	13	10.40%	22.29	0.00	36.00	20.00	16.00
Market Supply of Inventory (MSI)			1.63	1.97	1.13	2.89	2.77
Total Active Inventory by Units		100%	1.63	19	56	38	12

October 2021



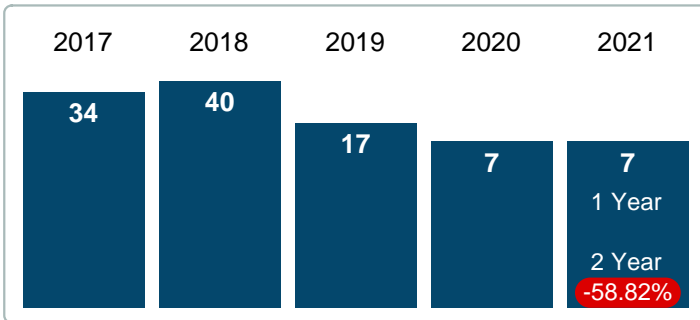
Area Delimited by County Of Creek - Residential Property Type



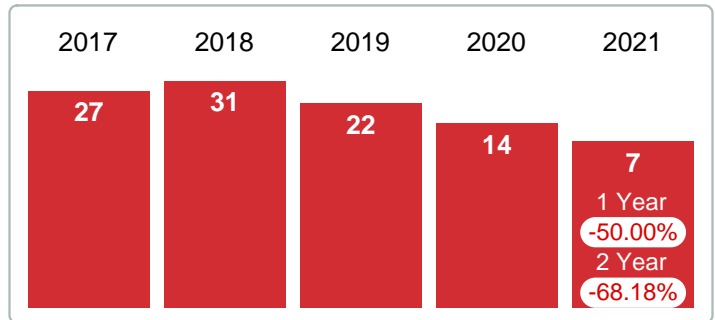
MEDIAN DAYS ON MARKET TO SALE

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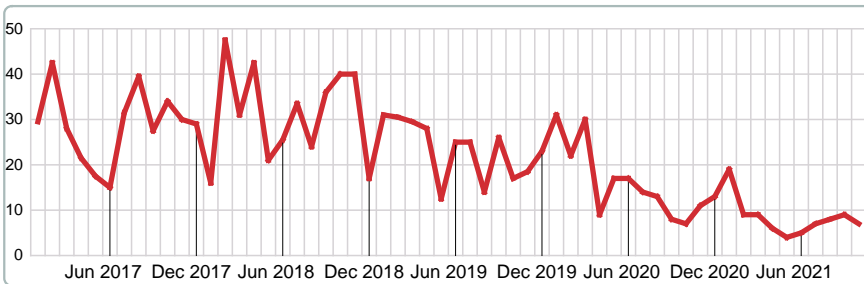
OCTOBER



YEAR TO DATE (YTD)

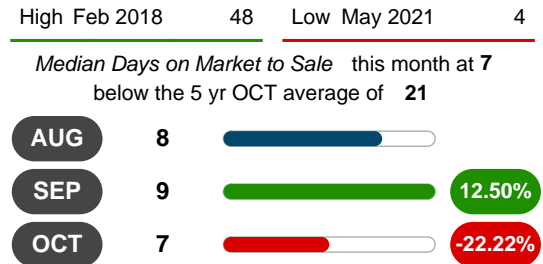


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 21



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	6.33%	10	4	43	16	0
\$75,001 - \$125,000	13.92%	7	5	15	3	0
\$125,001 - \$150,000	12.66%	6	39	3	0	0
\$150,001 - \$225,000	25.32%	5	5	5	7	0
\$225,001 - \$275,000	15.19%	10	9	10	23	0
\$275,001 - \$500,000	16.46%	5	0	5	5	0
\$500,001 and up	10.13%	25	0	1	23	63
Median Closed DOM		7	7	6	12	63
Total Closed Units	100%	79	12	47	18	2
Total Closed Volume		18,834,100	1.45M	9.95M	6.37M	1.07M

October 2021



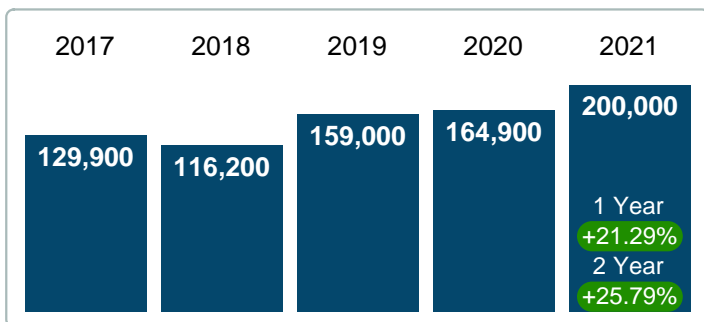
Area Delimited by County Of Creek - Residential Property Type



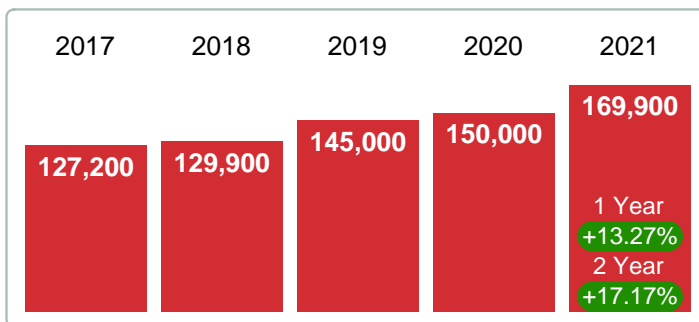
MEDIAN LIST PRICE AT CLOSING

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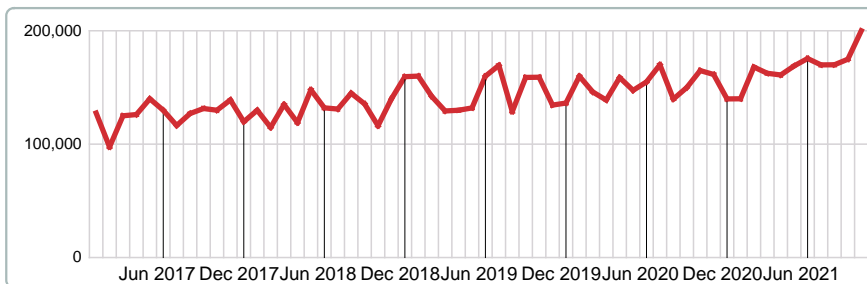
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

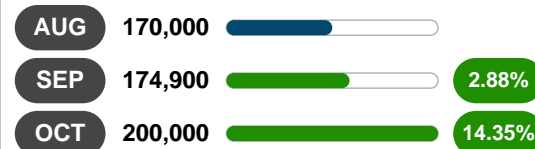


3 MONTHS

5 year OCT AVG = 154,000

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

Median List Price at Closing this month at **200,000**
above the 5 yr OCT average of **154,000**



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	5	6.33%	39,900	39,900	69,850	29,000	0
\$75,001 - \$125,000	11	13.92%	100,000	105,000	109,750	100,000	0
\$125,001 - \$150,000	12	15.19%	143,250	134,900	145,000	0	0
\$150,001 - \$225,000	17	21.52%	189,900	192,500	189,000	209,950	0
\$225,001 - \$275,000	14	17.72%	254,490	275,000	249,500	267,900	0
\$275,001 - \$500,000	12	15.19%	332,450	0	332,450	328,125	0
\$500,001 and up	8	10.13%	622,000	0	709,900	695,000	544,500
Median List Price			200,000	112,500	189,000	282,450	544,500
Total Closed Units		100%	200,000	12	47	18	2
Total Closed Volume			19,031,130	1.49M	9.99M	6.46M	1.09M

October 2021



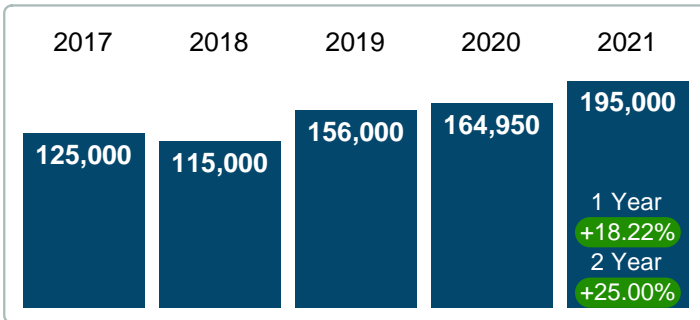
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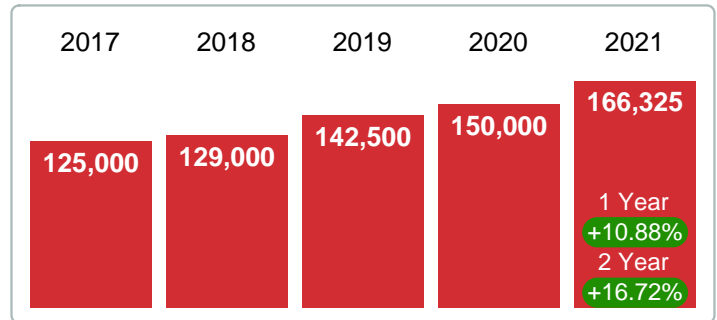
MEDIAN SOLD PRICE AT CLOSING

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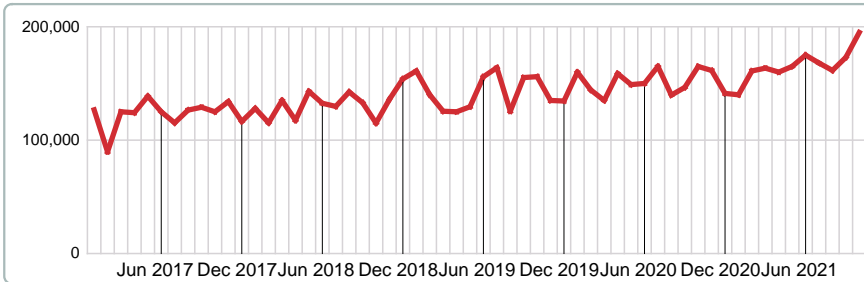
OCTOBER



YEAR TO DATE (YTD)

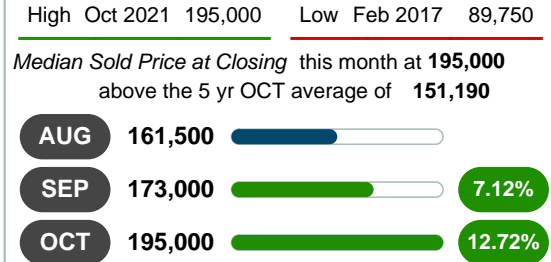


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 151,190



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	6.33%	47,000	30,950	65,500	47,000	0
\$75,001 - \$125,000	13.92%	97,500	97,000	98,500	100,000	0
\$125,001 - \$150,000	12.66%	138,500	125,500	142,000	0	0
\$150,001 - \$225,000	25.32%	187,000	185,000	187,000	213,450	0
\$225,001 - \$275,000	15.19%	250,000	270,000	250,000	254,950	0
\$275,001 - \$500,000	16.46%	330,000	0	335,000	315,000	0
\$500,001 and up	10.13%	603,000	0	692,000	665,000	534,500
Median Sold Price		195,000	111,250	189,000	280,000	534,500
Total Closed Units	100%	195,000	12	47	18	2
Total Closed Volume		18,834,100	1.45M	9.95M	6.37M	1.07M

October 2021



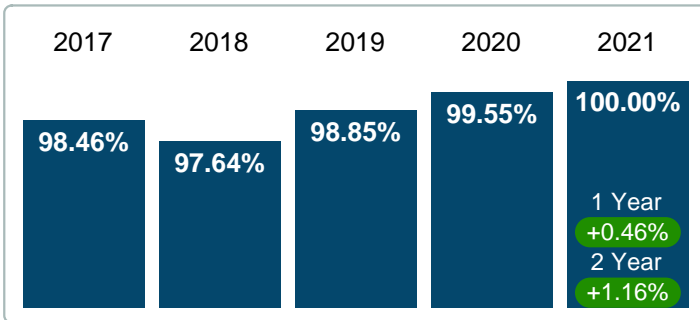
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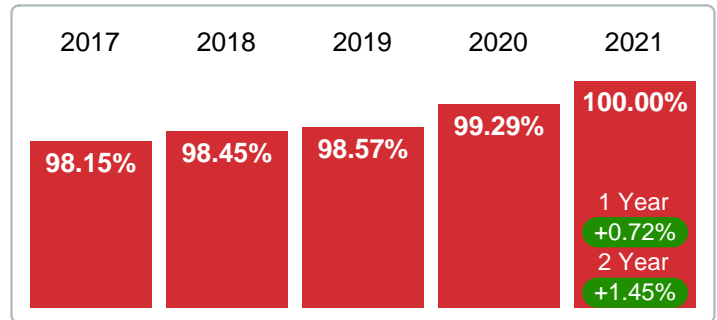
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 98.90%

High Oct 2021 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr OCT average of **98.90%**

AUG 100.00%
SEP 100.00%
OCT 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	6.33%	100.00%	77.57%	93.79%	162.07%	0.00%
\$75,001 - \$125,000	11	13.92%	100.00%	102.08%	96.18%	100.00%	0.00%
\$125,001 - \$150,000	10	12.66%	100.00%	93.03%	100.00%	0.00%	0.00%
\$150,001 - \$225,000	20	25.32%	100.19%	96.25%	101.48%	101.63%	0.00%
\$225,001 - \$275,000	12	15.19%	98.15%	98.18%	98.00%	99.06%	0.00%
\$275,001 - \$500,000	13	16.46%	100.00%	0.00%	99.02%	100.00%	0.00%
\$500,001 and up	8	10.13%	97.50%	0.00%	97.48%	96.55%	98.16%
Median Sold/List Ratio		100.00%		99.09%	100.00%	100.00%	98.16%
Total Closed Units		79	100%	12	47	18	2
Total Closed Volume		18,834,100		1.45M	9.95M	6.37M	1.07M

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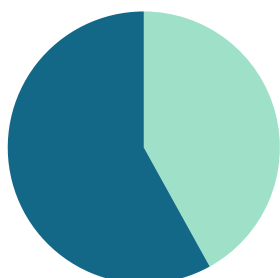
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

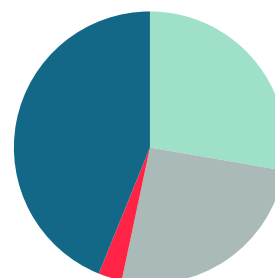


Inventory
 New Listings
86 = 41.95%
 Start Inventory
119
 Total Inventory Units
205
 Volume
\$72,410,659

Market Activity

Closed Sales
79 = 27.72%
 Pending Sales
73 = 25.61%
 Other Off Market
8 = 2.81%
 Active Inventory
125 = 43.86%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	89	79	-11.24%	675	787	16.59%
Pending Sales	69	73	5.80%	736	807	9.65%
New Listings	83	86	3.61%	879	918	4.44%
Median List Price	164,900	200,000	21.29%	150,000	169,900	13.27%
Median Sale Price	164,950	195,000	18.22%	150,000	166,325	10.88%
Median Percent of Selling Price to List Price	99.55%	100.00%	0.46%	99.29%	100.00%	0.72%
Median Days on Market to Sale	7.00	7.00	0.00%	14.00	7.00	-50.00%
Monthly Inventory	124	125	0.81%	124	125	0.81%
Months Supply of Inventory	1.90	1.63	-14.48%	1.90	1.63	-14.48%

Absorption: Last 12 months, an Average of **77** Sales/Month

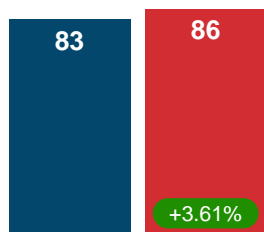
Inventory on October 31, 2021 = **125**

2020 **2021**

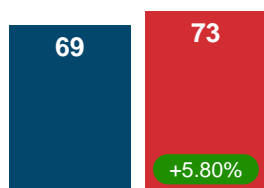
OCTOBER MARKET

MEDIAN PRICES

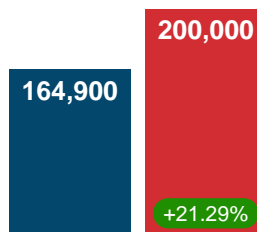
New Listings



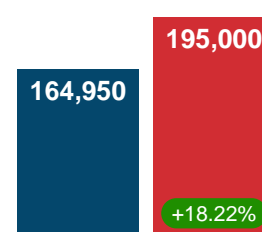
Pending Listings



List Price



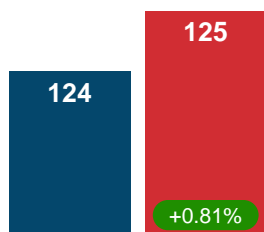
Sale Price



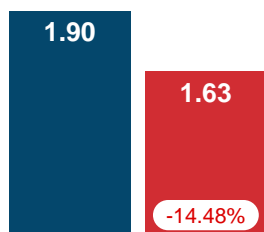
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

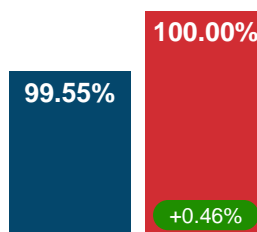
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

+0.00%