

# August 2022



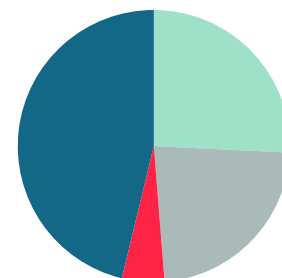
Area Delimited by County Of Creek - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Aug 09, 2023 for MLS Technology Inc.

Compared Metrics	2021	August 2022	+/-%
Closed Listings	88	92	4.55%
Pending Listings	82	82	0.00%
New Listings	103	107	3.88%
Average List Price	208,388	233,134	11.87%
Average Sale Price	206,063	228,114	10.70%
Average Percent of Selling Price to List Price	98.47%	98.74%	0.27%
Average Days on Market to Sale	17.36	15.85	-8.73%
End of Month Inventory	132	165	25.00%
Months Supply of Inventory	1.74	2.17	24.32%



■ Closed (25.77%)  
■ Pending (22.97%)  
■ Other OffMarket (5.04%)  
■ Active (46.22%)

**Absorption:** Last 12 months, an Average of **76** Sales/Month  
**Active Inventory** as of August 31, 2022 = **165**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2022 rose **25.00%** to 165 existing homes available for sale. Over the last 12 months this area has had an average of 76 closed sales per month. This represents an unsold inventory index of **2.17** 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 **10.70%** in August 2022 to \$228,114 versus the previous year at \$206,063.

#### Average Days on Market Shortens

The average number of **15.85** days that homes spent on the market before selling decreased by 1.52 days or **8.73%** in August 2022 compared to last year's same month at **17.36** DOM.

#### Sales Success for August 2022 is Positive

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

There were 107 New Listings in August 2022, up **3.88%** from last year at 103. Furthermore, there were 92 Closed Listings this month versus last year at 88, a **4.55%** increase.

Closed versus Listed trends yielded a **86.0%** ratio, up from previous year's, August 2021, at **85.4%**, a **0.64%** upswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

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

### 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

# August 2022



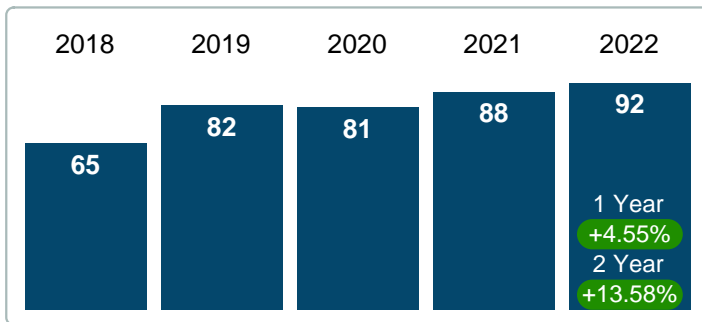
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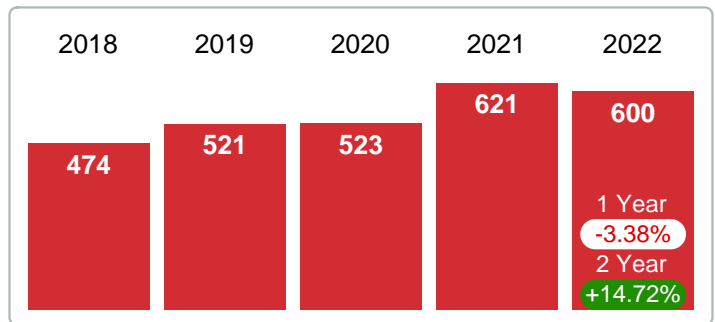
## CLOSED LISTINGS

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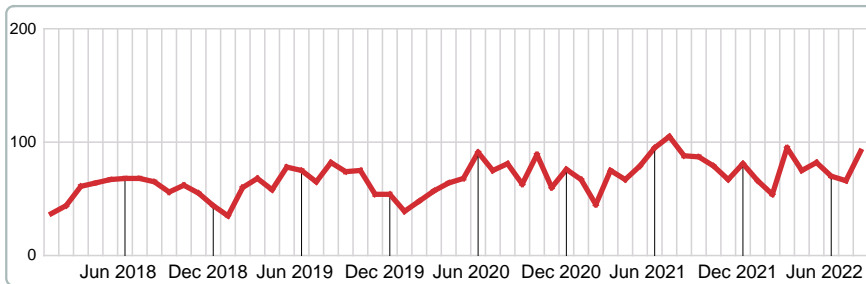
### AUGUST



### YEAR TO DATE (YTD)

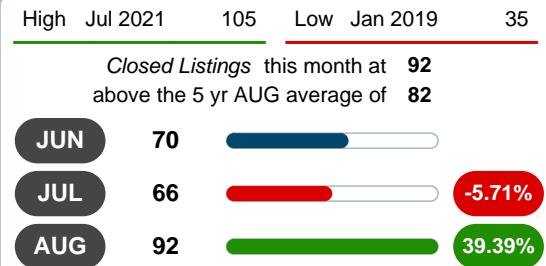


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG 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
\$75,000 and less	6	6.52%	15.2	4	2	0	0
\$75,001 - \$125,000	9	9.78%	26.7	4	4	1	0
\$125,001 - \$150,000	13	14.13%	9.2	4	8	1	0
\$150,001 - \$225,000	29	31.52%	7.4	0	25	4	0
\$225,001 - \$275,000	12	13.04%	5.5	1	6	5	0
\$275,001 - \$325,000	11	11.96%	32.5	0	10	1	0
\$325,001 and up	12	13.04%	30.9	2	6	2	2
<b>Total Closed Units</b>	<b>92</b>			<b>15</b>	<b>61</b>	<b>14</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>20,986,508</b>	<b>100%</b>	<b>15.8</b>	<b>2.12M</b>	<b>13.16M</b>	<b>3.50M</b>	<b>2.20M</b>
<b>Average Closed Price</b>	<b>\$228,114</b>			<b>\$141,540</b>	<b>\$215,754</b>	<b>\$250,173</b>	<b>\$1,100,000</b>

# August 2022



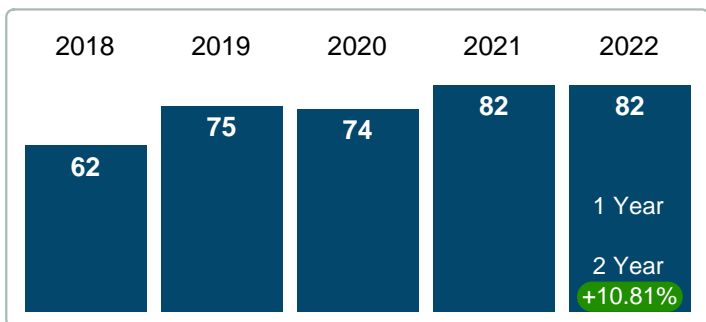
Area Delimited by County Of Creek - Residential Property Type



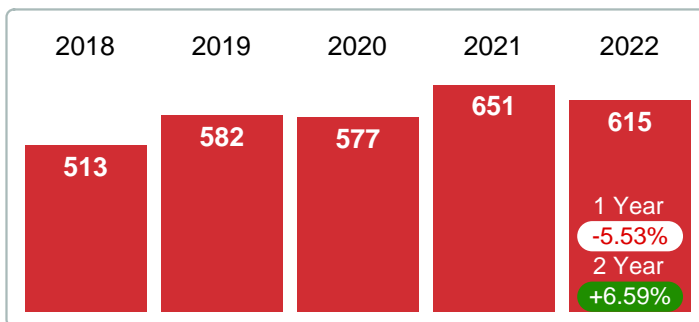
## PENDING LISTINGS

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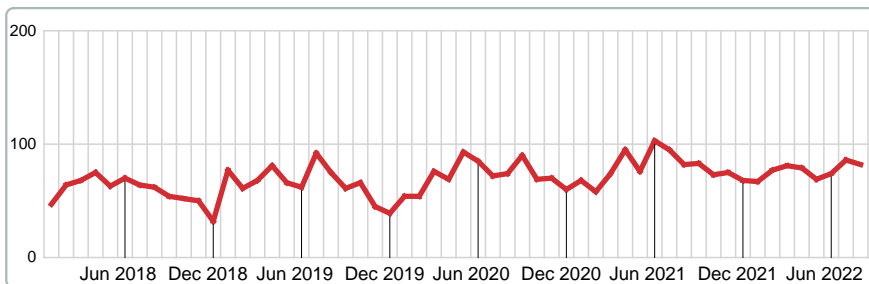
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

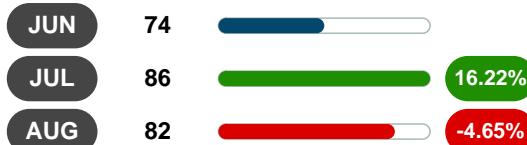


### 3 MONTHS

5 year AUG AVG = 75

High Jun 2021 103 Low Dec 2018 32

Pending Listings this month at **82**  
above the 5 yr AUG average of **75**



### 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	6	7.32%	21.7	2	4	0	0
\$75,001 - \$125,000	10	12.20%	16.5	3	7	0	0
\$125,001 - \$150,000	14	17.07%	19.7	5	9	0	0
\$150,001 - \$225,000	22	26.83%	19.5	2	16	4	0
\$225,001 - \$275,000	8	9.76%	18.6	0	5	3	0
\$275,001 - \$350,000	9	10.98%	57.2	2	5	1	1
\$350,001 and up	13	15.85%	32.3	1	3	7	2
<b>Total Pending Units</b>	<b>82</b>			<b>15</b>	<b>49</b>	<b>15</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>19,128,174</b>	<b>100%</b>	<b>25.8</b>	<b>2.77M</b>	<b>9.38M</b>	<b>5.02M</b>	<b>1.96M</b>
<b>Average Listing Price</b>	<b>\$230,007</b>			<b>\$184,727</b>	<b>\$191,348</b>	<b>\$334,947</b>	<b>\$652,333</b>

# August 2022



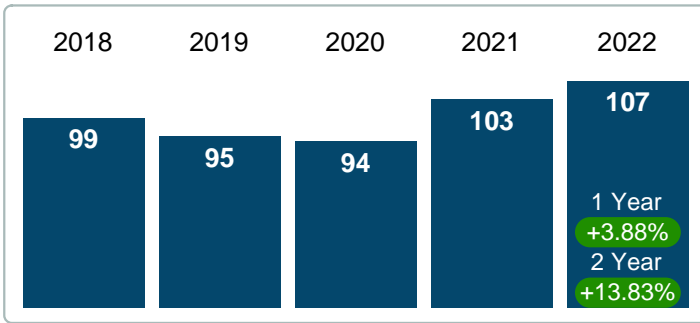
Area Delimited by County Of Creek - Residential Property Type



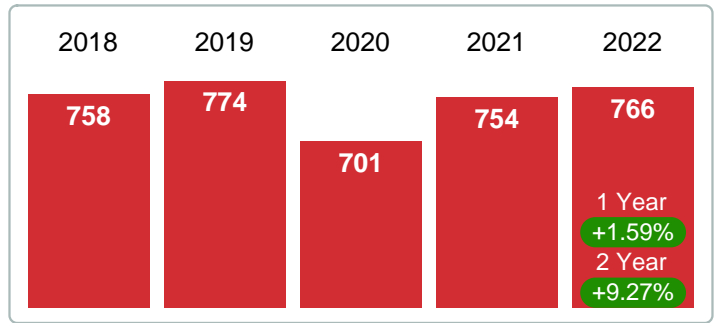
## NEW LISTINGS

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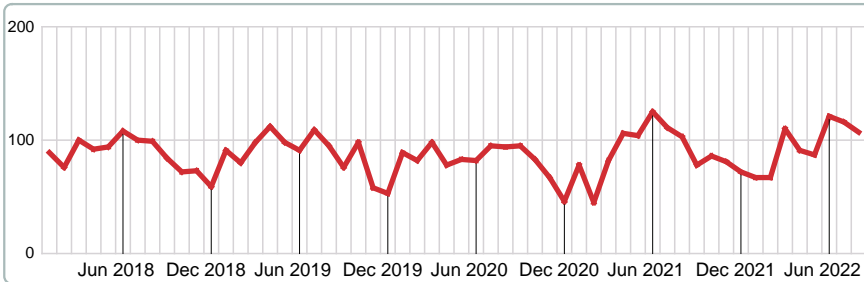
### AUGUST



### YEAR TO DATE (YTD)

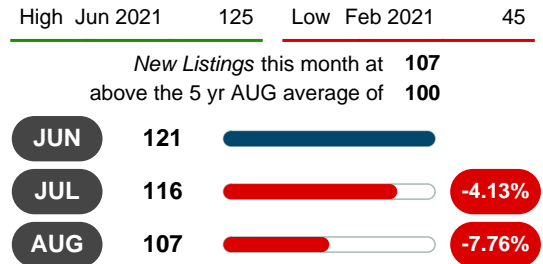


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 100



### 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	7	6.54%	3	4	0	0
\$75,001 - \$100,000	12	11.21%	5	7	0	0
\$100,001 - \$125,000	8	7.48%	1	5	2	0
\$125,001 - \$200,000	34	31.78%	7	24	3	0
\$200,001 - \$300,000	21	19.63%	3	11	5	2
\$300,001 - \$525,000	15	14.02%	0	7	7	1
\$525,001 and up	10	9.35%	1	1	5	3
<b>Total New Listed Units</b>	<b>107</b>		<b>20</b>	<b>59</b>	<b>22</b>	<b>6</b>
<b>Total New Listed Volume</b>	<b>26,878,665</b>	<b>100%</b>	<b>3.18M</b>	<b>11.33M</b>	<b>8.82M</b>	<b>3.55M</b>
<b>Average New Listed Listing Price</b>	<b>\$228,314</b>		<b>\$159,105</b>	<b>\$192,035</b>	<b>\$400,800</b>	<b>\$591,483</b>

# August 2022



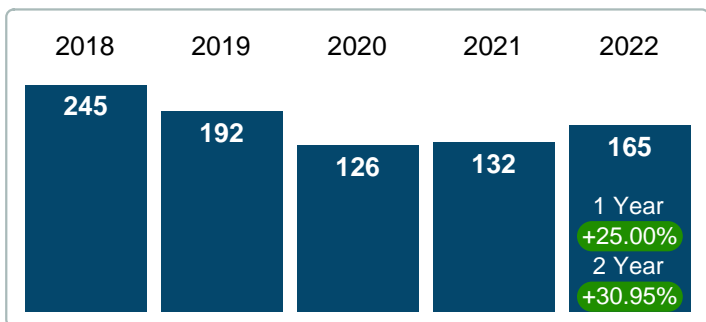
Area Delimited by County Of Creek - Residential Property Type



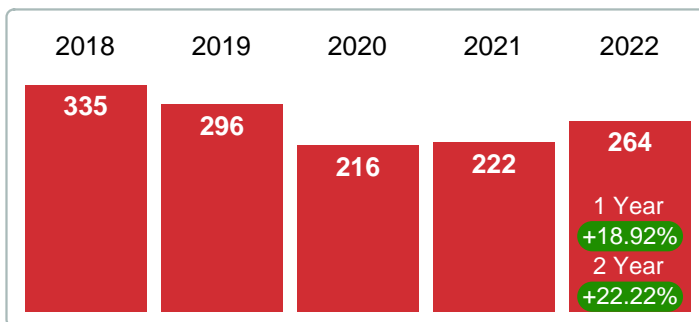
## ACTIVE INVENTORY

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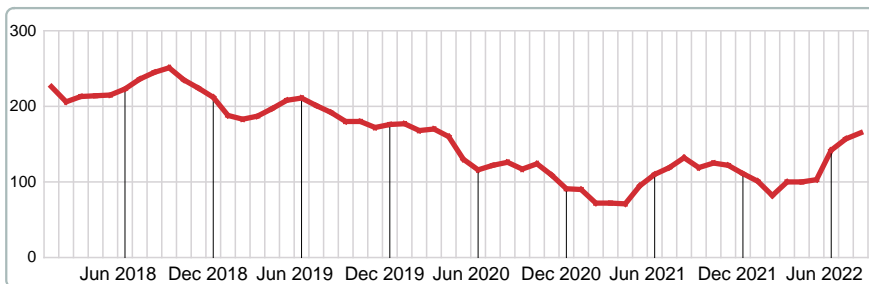
### END OF AUGUST



### ACTIVE DURING AUGUST



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 172

High Sep 2018 251    Low Apr 2021 71

Inventory this month at **165**  
below the 5 yr AUG average of **172**

JUN	142	<div style="width: 82%;"></div>
JUL	157	<div style="width: 91%;"></div> 10.56%
AUG	165	<div style="width: 96%;"></div> 5.10%

### 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	4.85%	62.0	3	4	0	1
\$75,001 - \$125,000	23	13.94%	45.3	6	14	2	1
\$125,001 - \$175,000	25	15.15%	46.5	9	15	1	0
\$175,001 - \$325,000	52	31.52%	57.4	8	33	8	3
\$325,001 - \$475,000	16	9.70%	49.3	1	8	6	1
\$475,001 - \$775,000	24	14.55%	65.9	0	7	10	7
\$775,001 and up	17	10.30%	125.1	1	6	5	5
<b>Total Active Inventory by Units</b>	<b>165</b>			<b>28</b>	<b>87</b>	<b>32</b>	<b>18</b>
<b>Total Active Inventory by Volume</b>	<b>67,700,370</b>	<b>100%</b>	<b>61.7</b>	<b>5.17M</b>	<b>28.96M</b>	<b>16.91M</b>	<b>16.67M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$410,305</b>			<b>\$184,650</b>	<b>\$332,817</b>	<b>\$528,375</b>	<b>\$925,950</b>

# August 2022



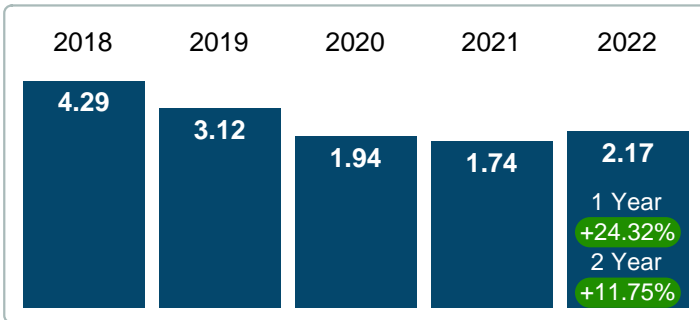
Area Delimited by County Of Creek - Residential Property Type



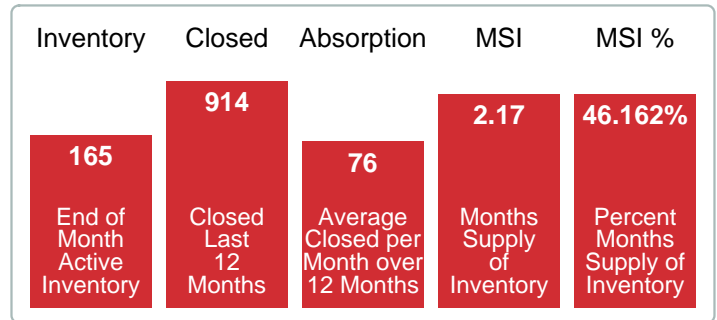
## MONTHS SUPPLY of INVENTORY (MSI)

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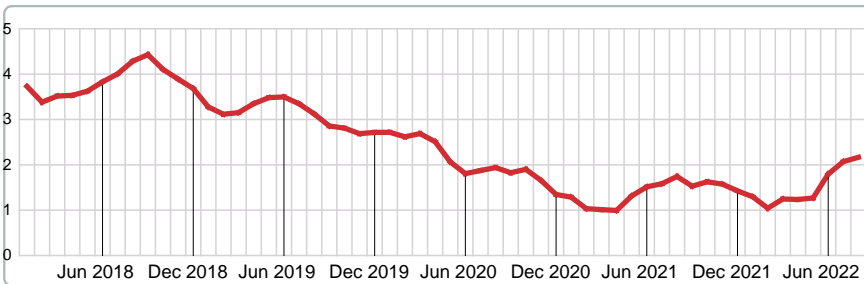
### MSI FOR AUGUST



### INDICATORS FOR AUGUST 2022



### 5 YEAR MARKET ACTIVITY TRENDS

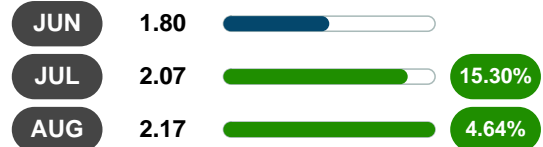


### 3 MONTHS

5 year AUG AVG = 2.65

High Sep 2018 4.43 Low Apr 2021 0.99

Months Supply this month at 2.17 below the 5 yr AUG average of 2.65



### 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	4.85%	1.32	0.95	1.50	0.00	0.00
\$75,001 - \$125,000	23	13.94%	2.21	1.67	2.30	2.67	0.00
\$125,001 - \$175,000	25	15.15%	1.36	3.38	1.05	0.75	0.00
\$175,001 - \$325,000	52	31.52%	1.76	4.57	1.58	1.23	7.20
\$325,001 - \$475,000	16	9.70%	2.67	2.40	2.59	2.77	3.00
\$475,001 - \$775,000	24	14.55%	5.14	0.00	5.60	4.29	7.00
\$775,001 and up	17	10.30%	14.57	0.00	24.00	8.57	15.00
Market Supply of Inventory (MSI)			2.17	2.40	1.80	2.30	8.31
Total Active Inventory by Units		100%	2.17	28	87	32	18

# August 2022



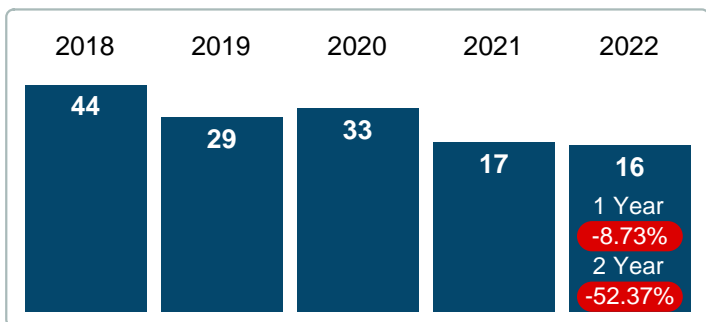
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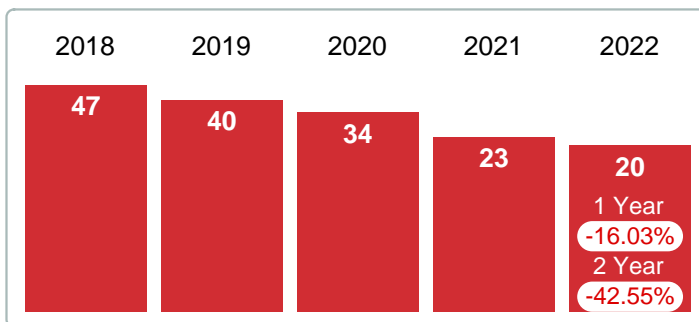
## AVERAGE DAYS ON MARKET TO SALE

Report produced on Aug 09, 2023 for MLS Technology Inc.

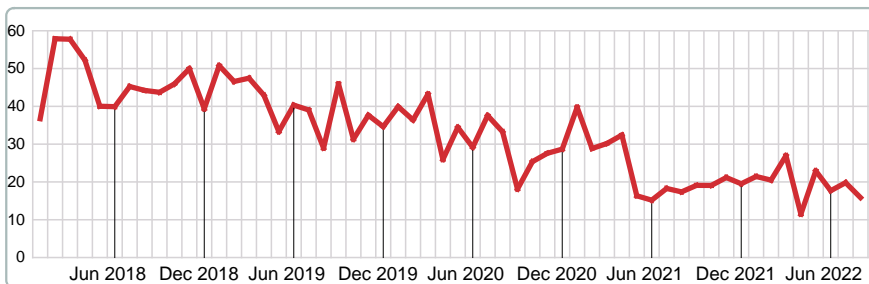
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

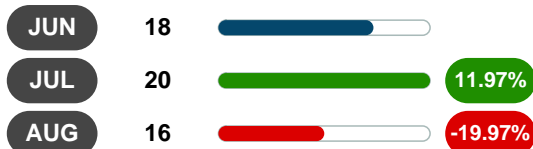


### 3 MONTHS

5 year AUG AVG = 28

High Feb 2018 58 Low Apr 2022 11

Average Days on Market to Sale this month at 16 below the 5 yr AUG average of 28



### 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	6.52%	15	3	40	0	0
\$75,001 - \$125,000	9.78%	27	14	23	94	0
\$125,001 - \$150,000	14.13%	9	2	13	6	0
\$150,001 - \$225,000	31.52%	7	0	7	10	0
\$225,001 - \$275,000	13.04%	6	6	6	5	0
\$275,001 - \$325,000	11.96%	32	0	36	1	0
\$325,001 and up	13.04%	31	22	16	23	93
<b>Average Closed DOM</b>		<b>16</b>	<b>8</b>	<b>15</b>	<b>15</b>	<b>93</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>16</b>	<b>15</b>	<b>61</b>	<b>14</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>20,986,508</b>	<b>2.12M</b>	<b>13.16M</b>	<b>3.50M</b>	<b>2.20M</b>

# August 2022



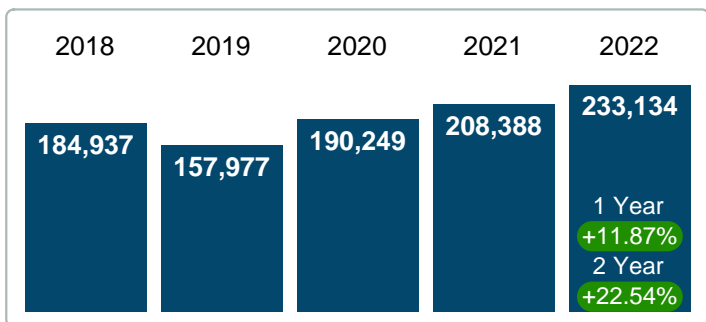
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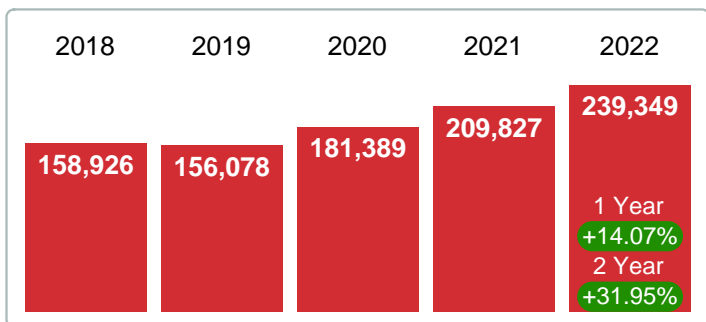
## AVERAGE LIST PRICE AT CLOSING

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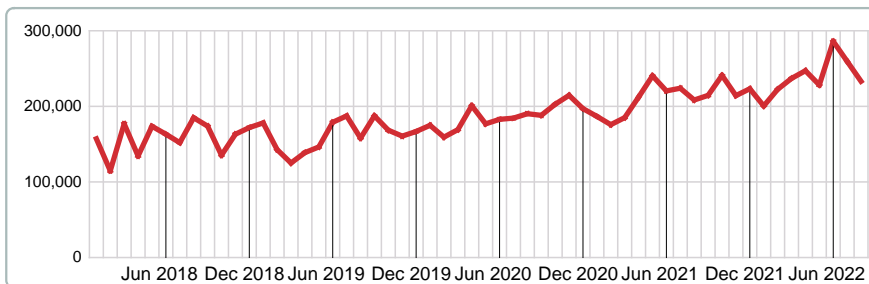
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

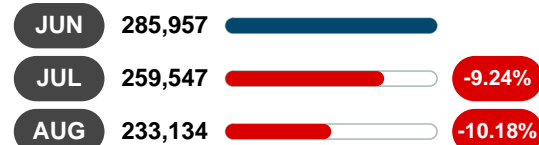


### 3 MONTHS

5 year AUG AVG = 194,937

High Jun 2022 285,957 Low Feb 2018 114,760

Average List Price at Closing this month at **233,134**  
above the 5 yr AUG average of **194,937**



### 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	4.35%	59,000	64,250	69,450	0	0
\$75,001 - \$125,000	11.96%	91,762	93,724	97,146	86,000	0
\$125,001 - \$150,000	15.22%	140,766	137,080	141,800	159,900	0
\$150,001 - \$225,000	29.35%	186,644	0	188,004	174,350	0
\$225,001 - \$275,000	14.13%	251,333	250,000	256,238	249,980	0
\$275,001 - \$325,000	9.78%	298,211	0	311,790	285,000	0
\$325,001 and up	15.22%	517,257	347,000	390,633	517,450	1,224,950
<b>Average List Price</b>		<b>233,134</b>	<b>141,614</b>	<b>219,035</b>	<b>250,936</b>	<b>1,224,950</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>233,134</b>	<b>15</b>	<b>61</b>	<b>14</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>21,448,322</b>	<b>2.12M</b>	<b>13.36M</b>	<b>3.51M</b>	<b>2.45M</b>



# August 2022



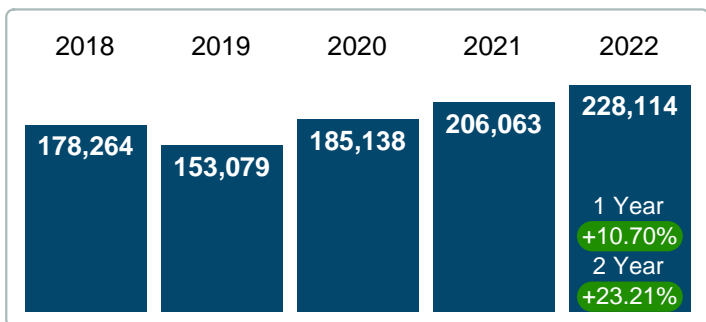
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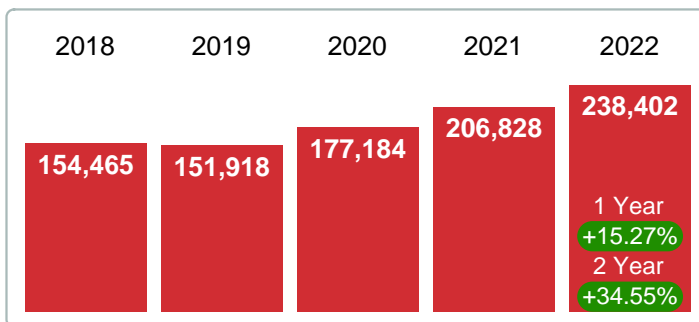
## AVERAGE SOLD PRICE AT CLOSING

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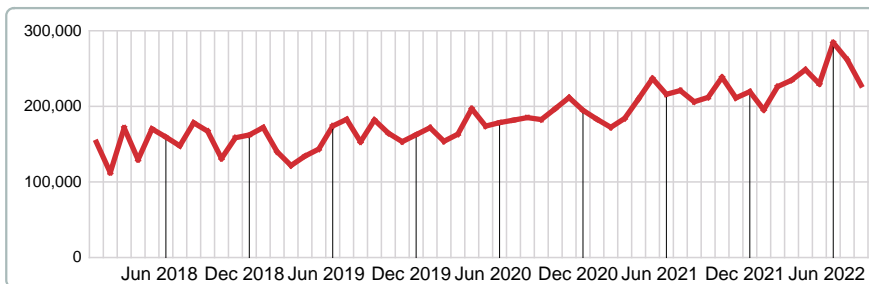
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

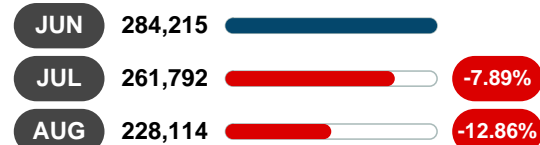


### 3 MONTHS

5 year AUG AVG = 190,131

High Jun 2022 284,215 Low Feb 2018 112,345

Average Sold Price at Closing this month at **228,114** above the 5 yr AUG average of **190,131**



### 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	6.52%	60,333	59,875	61,250	0	0
\$75,001 - \$125,000	9.78%	91,468	94,150	91,652	80,000	0
\$125,001 - \$150,000	14.13%	140,000	142,750	139,250	135,000	0
\$150,001 - \$225,000	31.52%	188,066	0	189,776	177,375	0
\$225,001 - \$275,000	13.04%	253,402	235,000	256,400	253,484	0
\$275,001 - \$325,000	11.96%	296,107	0	293,718	320,000	0
\$325,001 and up	13.04%	519,117	350,500	389,650	495,250	1,100,000
<b>Average Sold Price</b>		<b>228,114</b>	<b>141,540</b>	<b>215,754</b>	<b>250,173</b>	<b>1,100,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>228,114</b>	<b>15</b>	<b>61</b>	<b>14</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>20,986,508</b>	<b>2.12M</b>	<b>13.16M</b>	<b>3.50M</b>	<b>2.20M</b>

# August 2022



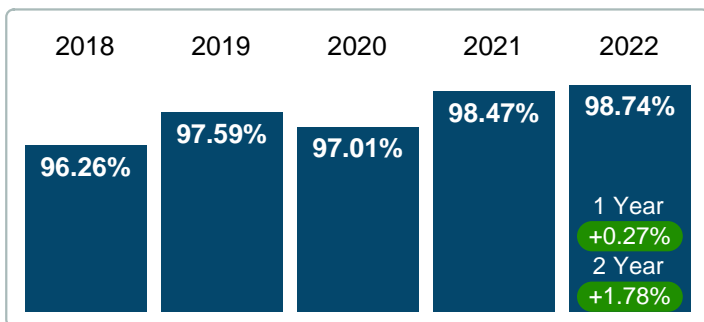
Area Delimited by County Of Creek - Residential Property Type



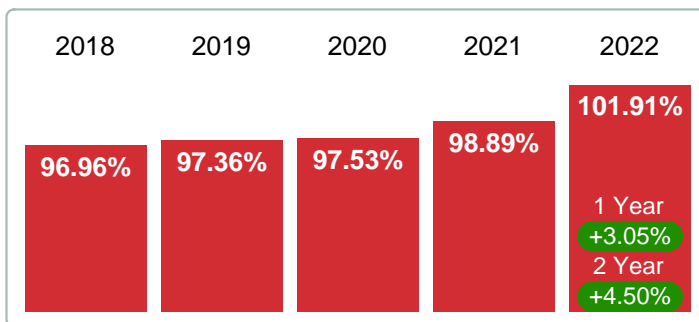
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Aug 09, 2023 for MLS Technology Inc.

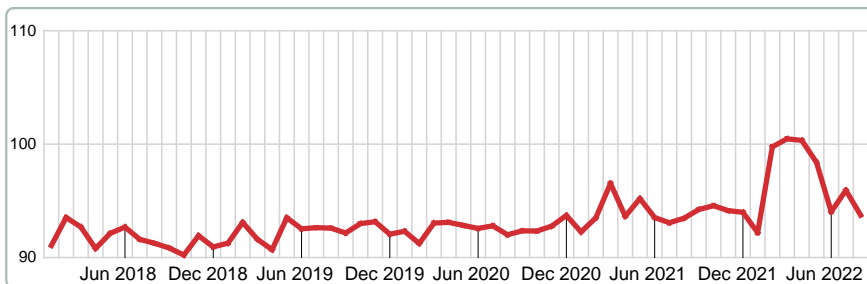
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

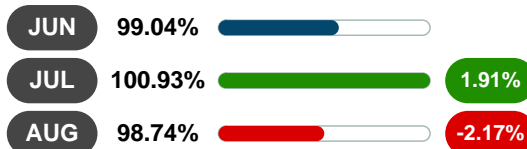


### 3 MONTHS

5 year AUG AVG = 97.61%

High Mar 2022 105.47% Low Oct 2018 95.22%

Average Sold/List Ratio this month at **98.74%** above the 5 yr AUG average of **97.61%**



### 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	6	6.52%	91.47%	93.44%	87.52%	0.00%	0.00%
\$75,001 - \$125,000	9	9.78%	97.26%	99.99%	95.59%	93.02%	0.00%
\$125,001 - \$150,000	13	14.13%	99.00%	104.14%	98.26%	84.43%	0.00%
\$150,001 - \$225,000	29	31.52%	101.36%	0.00%	101.15%	102.65%	0.00%
\$225,001 - \$275,000	12	13.04%	100.13%	94.00%	100.05%	101.45%	0.00%
\$275,001 - \$325,000	11	11.96%	96.28%	0.00%	94.68%	112.28%	0.00%
\$325,001 and up	12	13.04%	97.72%	101.02%	99.89%	95.79%	89.83%
Average Sold/List Ratio		98.70%		99.09%	98.66%	99.94%	89.83%
Total Closed Units		92	100%	15	61	14	2
Total Closed Volume		20,986,508		2.12M	13.16M	3.50M	2.20M

# August 2022



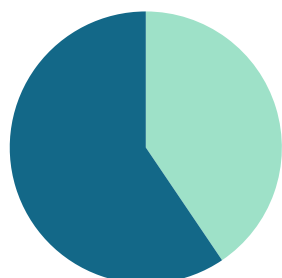
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

Report produced on Aug 09, 2023 for MLS Technology Inc.

### INVENTORY

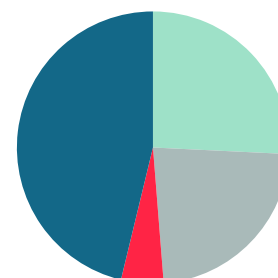


**Inventory**  
 New Listings  
**107 = 40.53%**  
 Start Inventory  
**157**  
 Total Inventory Units  
**264**  
 Volume  
**\$90,014,224**

### Market Activity

Closed Sales  
**92 = 25.77%**  
 Pending Sales  
**82 = 22.97%**  
 Other Off Market  
**18 = 5.04%**  
 Active Inventory  
**165 = 46.22%**

### MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	88	92	4.55%	621	600	-3.38%
Pending Sales	82	82	0.00%	651	615	-5.53%
New Listings	103	107	3.88%	754	766	1.59%
Average List Price	208,388	233,134	11.87%	209,827	239,349	14.07%
Average Sale Price	206,063	228,114	10.70%	206,828	238,402	15.27%
Average Percent of Selling Price to List Price	98.47%	98.74%	0.27%	98.89%	101.91%	3.05%
Average Days on Market to Sale	17.36	15.85	-8.73%	23.47	19.71	-16.03%
Monthly Inventory	132	165	25.00%	132	165	25.00%
Months Supply of Inventory	1.74	2.17	24.32%	1.74	2.17	24.32%

**Absorption:** Last 12 months, an Average of **76** Sales/Month

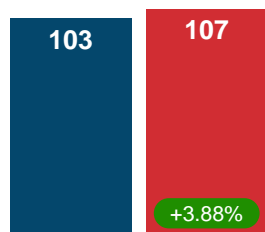
**Inventory** on August 31, 2022 = **165**

**2021** **2022**

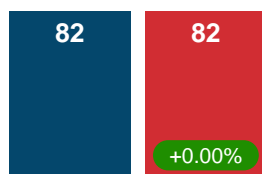
### AUGUST MARKET

### AVERAGE PRICES

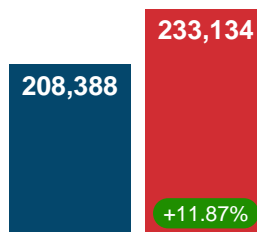
#### New Listings



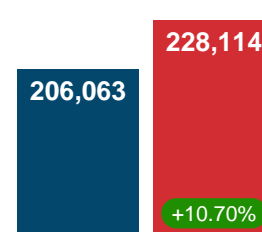
#### Pending Listings



#### List Price



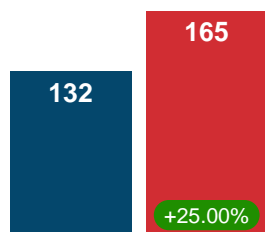
#### Sale Price



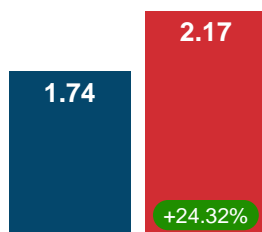
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

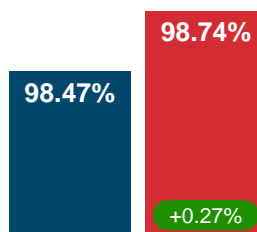
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

