

August 2022



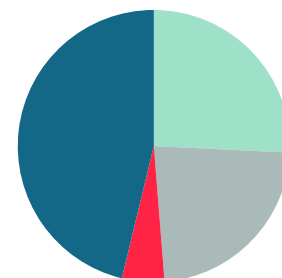
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	170,000	192,450	13.21%
Median Sale Price	161,500	196,450	21.64%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.00	5.00	-37.50%
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.

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 **21.64%** in August 2022 to \$196,450 versus the previous year at \$161,500.

Median Days on Market Shortens

The median number of **5.00** days that homes spent on the market before selling decreased by 3.00 days or **37.50%** in August 2022 compared to last year's same month at **8.00** DOM.

Sales Success for August 2022 is Positive

Overall, with Median 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.

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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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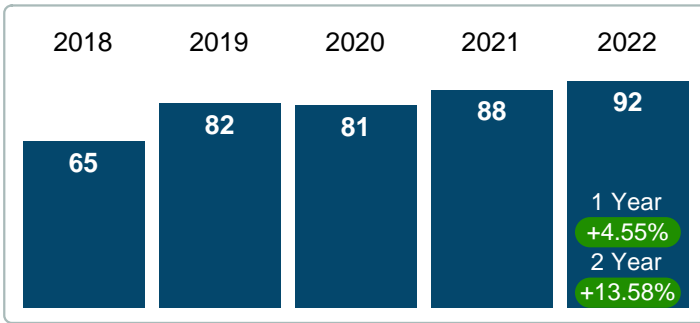
Area Delimited by County Of Creek - Residential Property Type



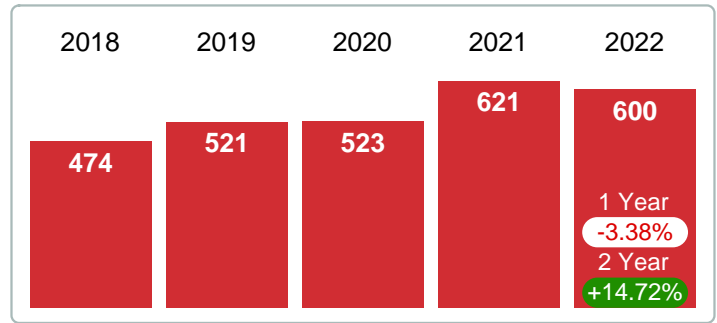
CLOSED LISTINGS

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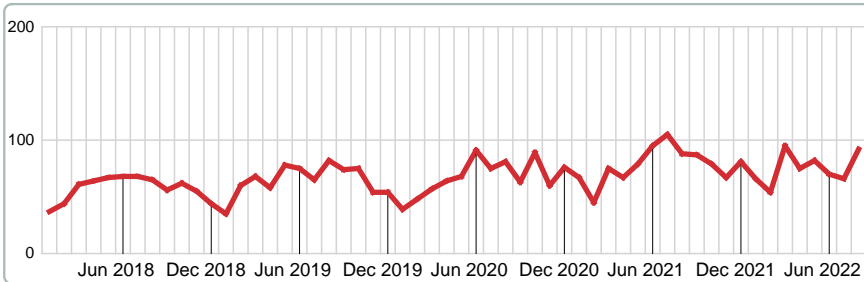
AUGUST



YEAR TO DATE (YTD)

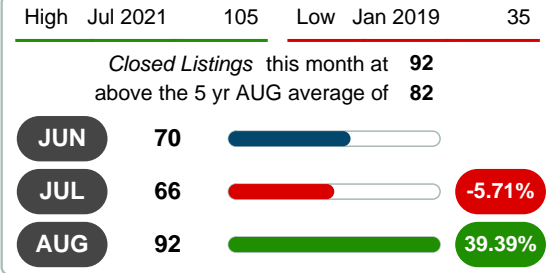


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 82



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	6.52%	5.0	4	2	0	0
\$75,001 - \$125,000	9	9.78%	12.0	4	4	1	0
\$125,001 - \$150,000	13	14.13%	4.0	4	8	1	0
\$150,001 - \$225,000	29	31.52%	5.0	0	25	4	0
\$225,001 - \$275,000	12	13.04%	5.0	1	6	5	0
\$275,001 - \$325,000	11	11.96%	11.0	0	10	1	0
\$325,001 and up	12	13.04%	21.5	2	6	2	2
Total Closed Units	92			15	61	14	2
Total Closed Volume	20,986,508	100%	5.0	2.12M	13.16M	3.50M	2.20M
Median Closed Price	\$196,450			\$115,000	\$196,900	\$238,500	\$1,100,000

August 2022



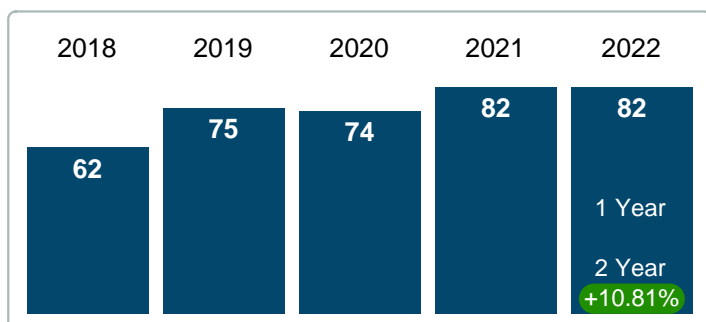
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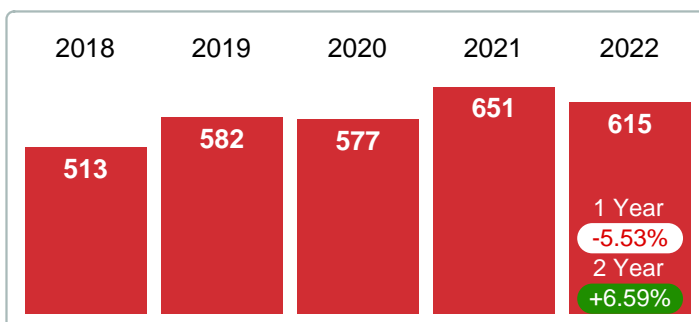
PENDING LISTINGS

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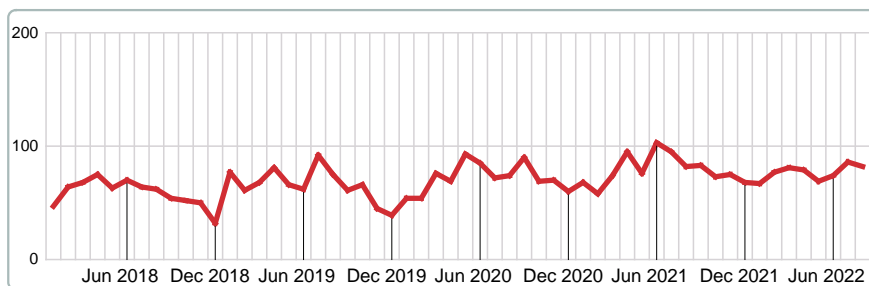
AUGUST



YEAR TO DATE (YTD)

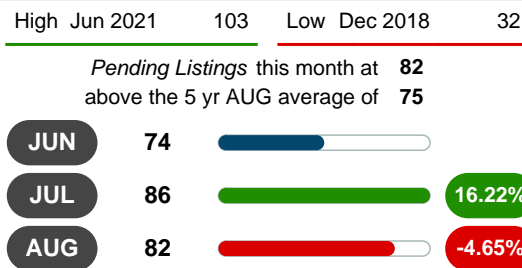


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 75



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	7.32%	19.5	2	4	0	0
\$75,001 - \$125,000	10	12.20%	4.5	3	7	0	0
\$125,001 - \$150,000	14	17.07%	9.0	5	9	0	0
\$150,001 - \$225,000	22	26.83%	7.5	2	16	4	0
\$225,001 - \$275,000	8	9.76%	12.0	0	5	3	0
\$275,001 - \$350,000	9	10.98%	48.0	2	5	1	1
\$350,001 and up	13	15.85%	22.0	1	3	7	2
Total Pending Units	82			15	49	15	3
Total Pending Volume	19,128,174	100%	12.0	2.77M	9.38M	5.02M	1.96M
Median Listing Price	\$194,500			\$140,000	\$179,900	\$299,900	\$358,000

August 2022



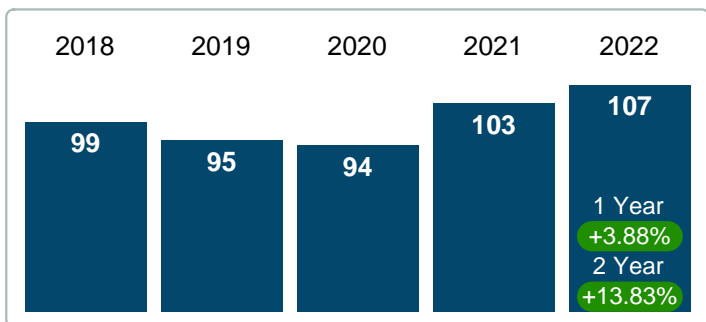
Area Delimited by County Of Creek - Residential Property Type



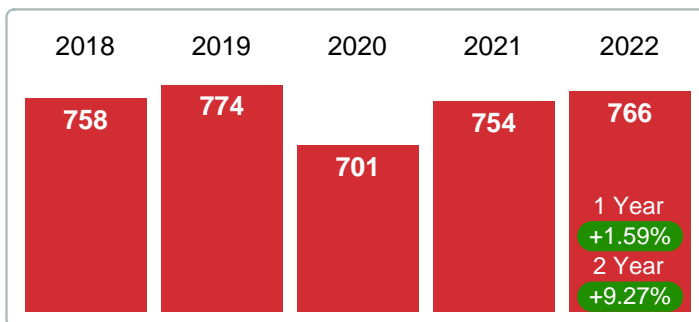
NEW LISTINGS

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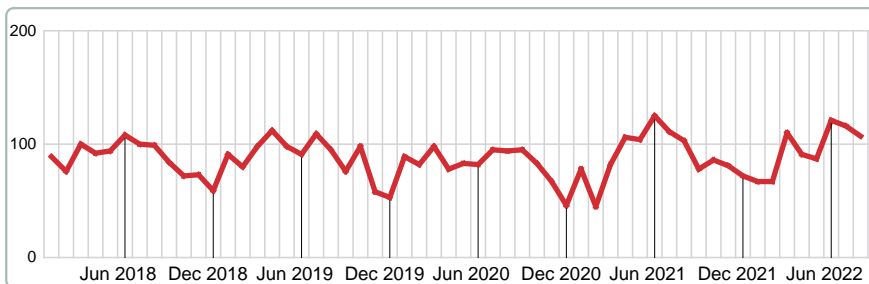
AUGUST



YEAR TO DATE (YTD)

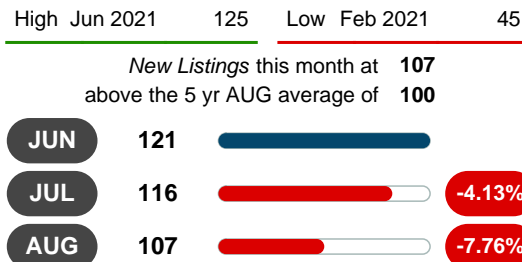


5 YEAR MARKET ACTIVITY TRENDS



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
Total New Listed Units	107		20	59	22	6
Total New Listed Volume	26,878,665	100%	3.18M	11.33M	8.82M	3.55M
Median New Listed Listing Price	\$182,792		\$132,450	\$172,000	\$322,500	\$507,500

August 2022



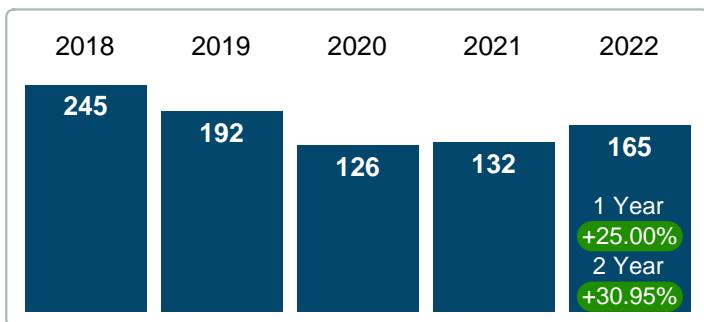
Area Delimited by County Of Creek - Residential Property Type



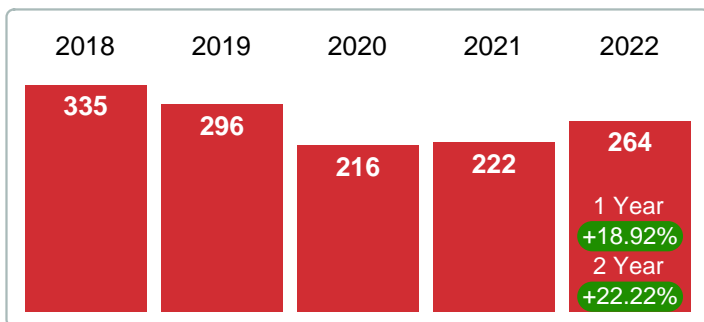
ACTIVE INVENTORY

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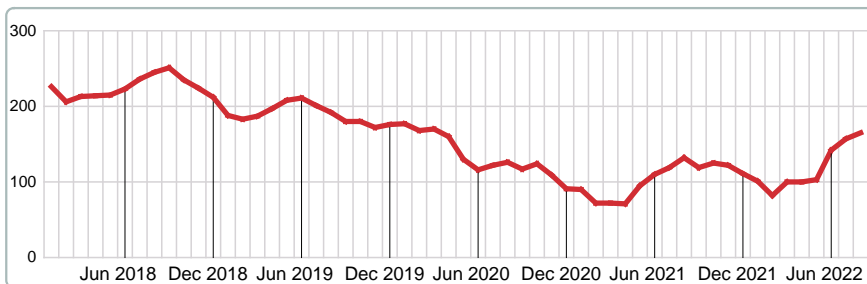
END OF AUGUST



ACTIVE DURING AUGUST

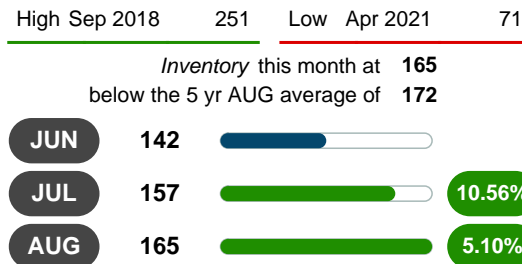


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 172



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	8	4.85%	59.5	3	4	0	1
\$75,001 - \$125,000	23	13.94%	26.0	6	14	2	1
\$125,001 - \$175,000	25	15.15%	44.0	9	15	1	0
\$175,001 - \$325,000	52	31.52%	44.0	8	33	8	3
\$325,001 - \$475,000	16	9.70%	37.0	1	8	6	1
\$475,001 - \$775,000	24	14.55%	54.0	0	7	10	7
\$775,001 and up	17	10.30%	120.0	1	6	5	5
Total Active Inventory by Units	165			28	87	32	18
Total Active Inventory by Volume	67,700,370	100%	46.0	5.17M	28.96M	16.91M	16.67M
Median Active Inventory Listing Price	\$258,355			\$147,450	\$220,000	\$452,805	\$644,500

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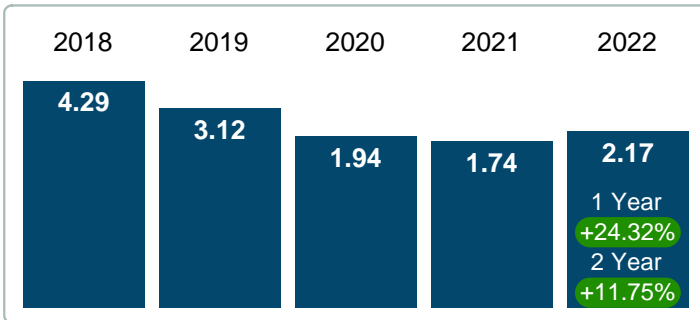
Area Delimited by County Of Creek - Residential Property Type



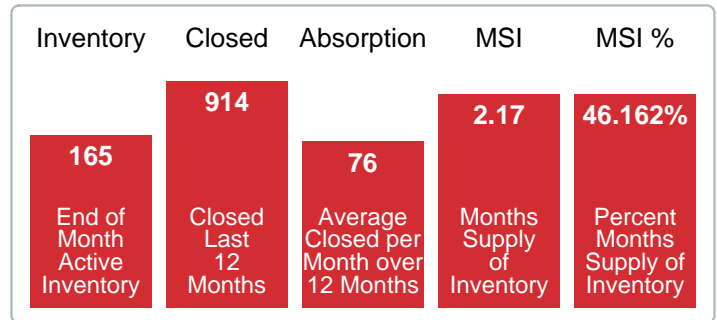
MONTHS SUPPLY of INVENTORY (MSI)

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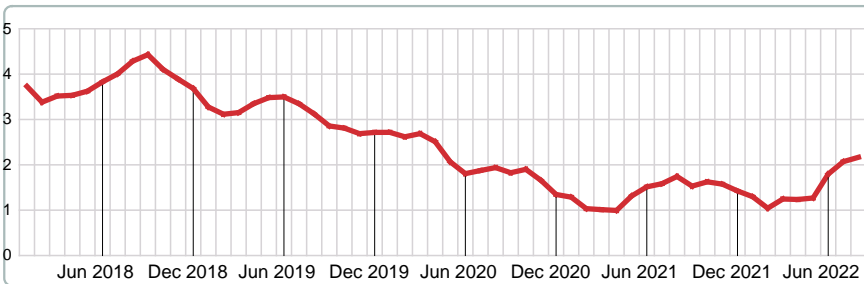
MSI FOR AUGUST



INDICATORS FOR AUGUST 2022



5 YEAR MARKET ACTIVITY TRENDS

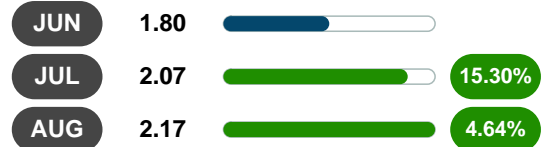


3 MONTHS

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



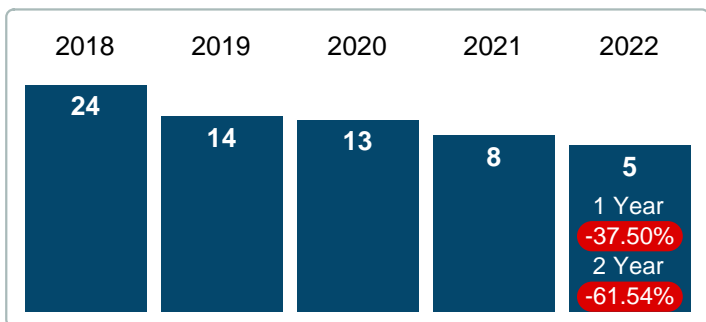
Area Delimited by County Of Creek - Residential Property Type



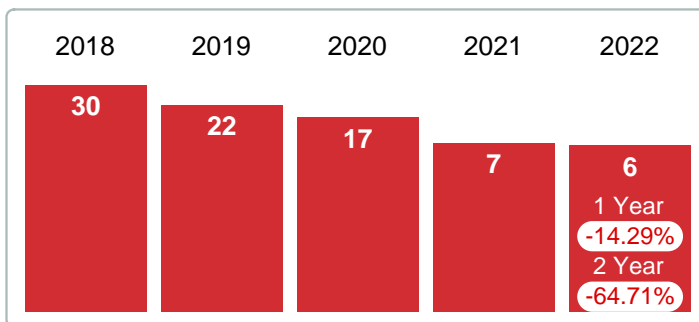
MEDIAN DAYS ON MARKET TO SALE

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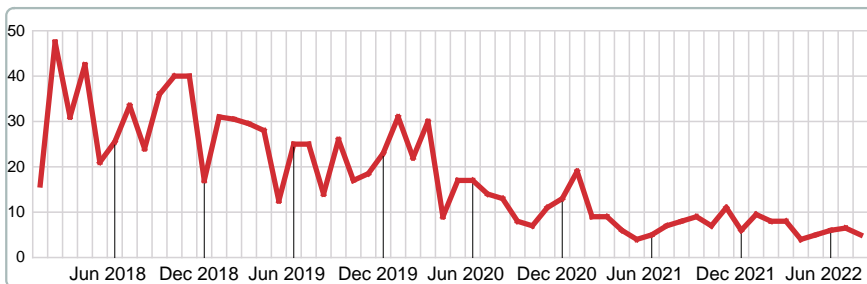
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

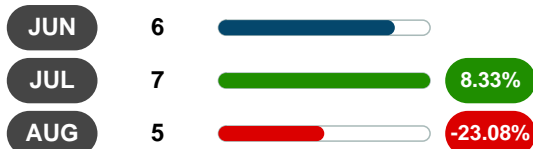


3 MONTHS

5 year AUG AVG = 13

High Feb 2018 48 Low Apr 2022 4

Median Days on Market to Sale this month at 5 below the 5 yr AUG average of 13



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	6.52%	5	3	40	0	0
\$75,001 - \$125,000	9.78%	12	8	16	94	0
\$125,001 - \$150,000	14.13%	4	2	6	6	0
\$150,001 - \$225,000	31.52%	5	0	5	7	0
\$225,001 - \$275,000	13.04%	5	6	4	5	0
\$275,001 - \$325,000	11.96%	11	0	16	1	0
\$325,001 and up	13.04%	22	22	7	23	93
Median Closed DOM		5	4	5	6	93
Total Closed Units	100%	5.0	15	61	14	2
Total Closed Volume		20,986,508	2.12M	13.16M	3.50M	2.20M

August 2022



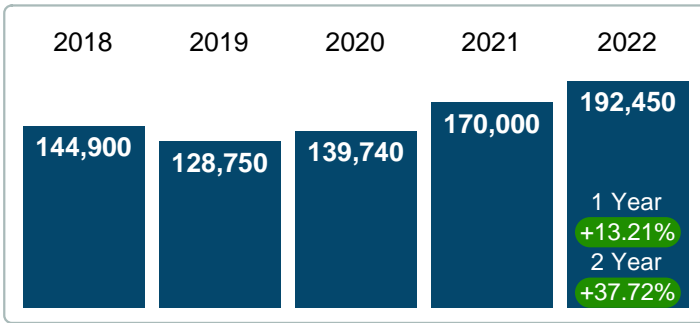
Area Delimited by County Of Creek - Residential Property Type



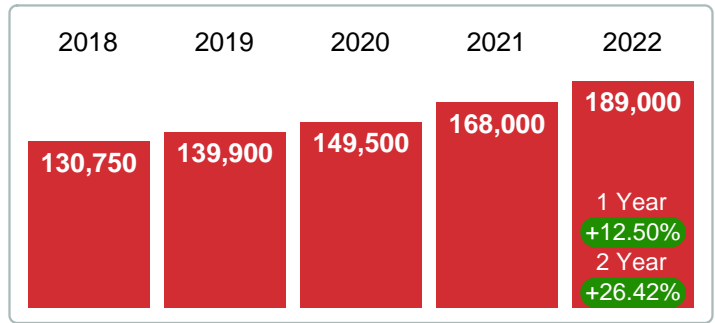
MEDIAN LIST PRICE AT CLOSING

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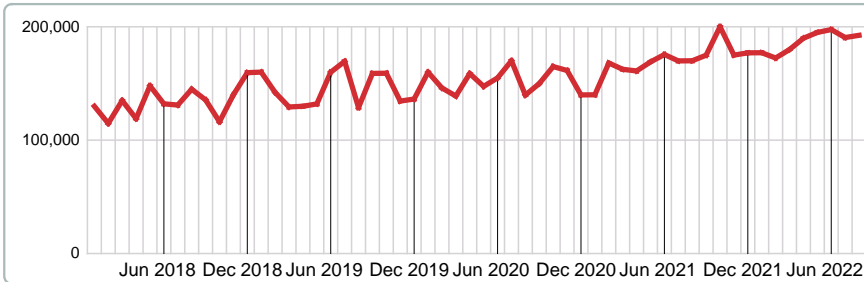
AUGUST



YEAR TO DATE (YTD)

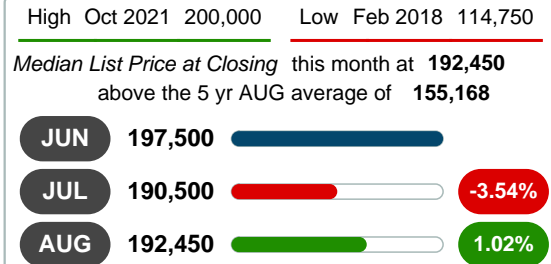


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 155,168



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	4.35%	60,750	62,500	59,000	0	0
\$75,001 - \$125,000	11.96%	86,000	89,000	85,000	86,000	0
\$125,001 - \$150,000	15.22%	140,000	136,660	140,000	144,000	0
\$150,001 - \$225,000	29.35%	185,000	0	184,950	199,500	0
\$225,001 - \$275,000	14.13%	250,000	250,000	257,025	240,000	0
\$275,001 - \$325,000	9.78%	295,000	0	297,000	285,000	0
\$325,001 and up	15.22%	364,500	347,000	355,000	517,450	1,224,950
Median List Price		192,450	107,500	195,000	237,450	1,224,950
Total Closed Units	100%	192,450	15	61	14	2
Total Closed Volume		21,448,322	2.12M	13.36M	3.51M	2.45M

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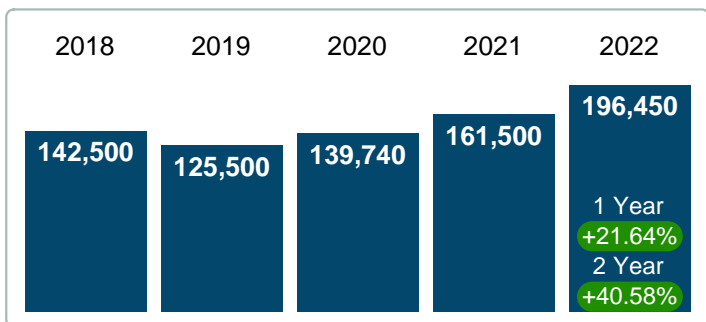
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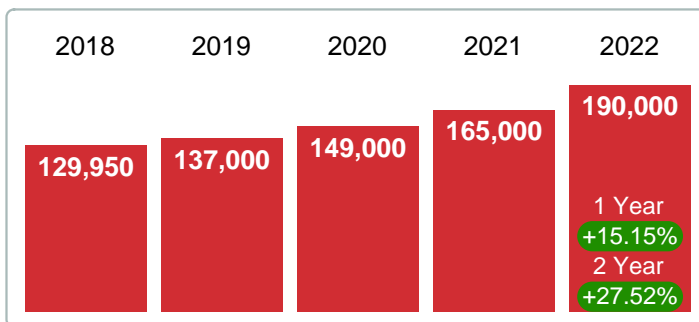
MEDIAN SOLD PRICE AT CLOSING

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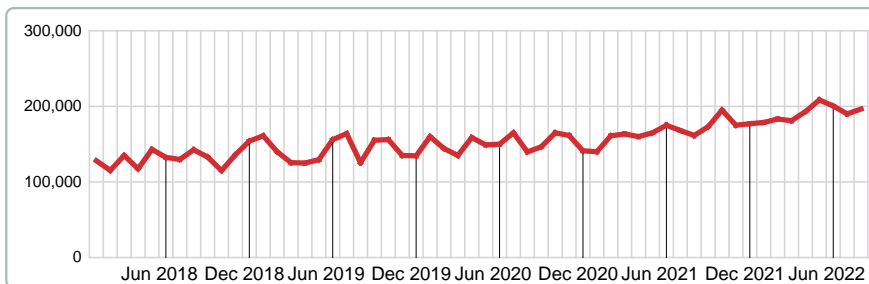
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 153,138

High May 2022 208,500 Low Oct 2018 115,000

Median Sold Price at Closing this month at **196,450**
above the 5 yr AUG average of **153,138**

- JUN** 200,500
- JUL** 190,000 (-5.24%)
- AUG** 196,450 (3.39%)

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	6.52%	59,750	59,750	61,250	0	0
\$75,001 - \$125,000	9	9.78%	85,000	91,300	90,000	80,000	0
\$125,001 - \$150,000	13	14.13%	136,000	142,500	135,250	135,000	0
\$150,001 - \$225,000	29	31.52%	185,500	0	185,500	178,750	0
\$225,001 - \$275,000	12	13.04%	250,611	235,000	259,950	251,222	0
\$275,001 - \$325,000	11	11.96%	292,500	0	291,250	320,000	0
\$325,001 and up	12	13.04%	380,950	350,500	361,000	495,250	1,100,000
Median Sold Price			196,450	115,000	196,900	238,500	1,100,000
Total Closed Units		100%	196,450	15	61	14	2
Total Closed Volume			20,986,508	2.12M	13.16M	3.50M	2.20M

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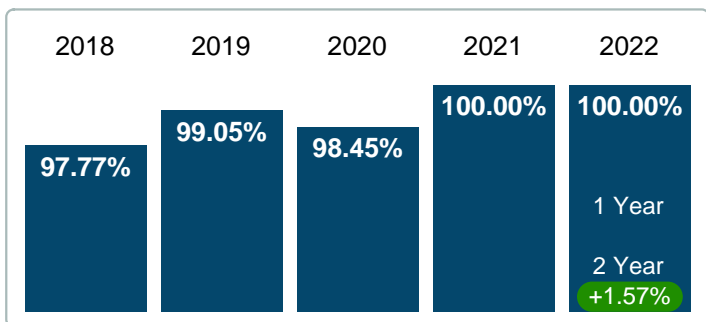
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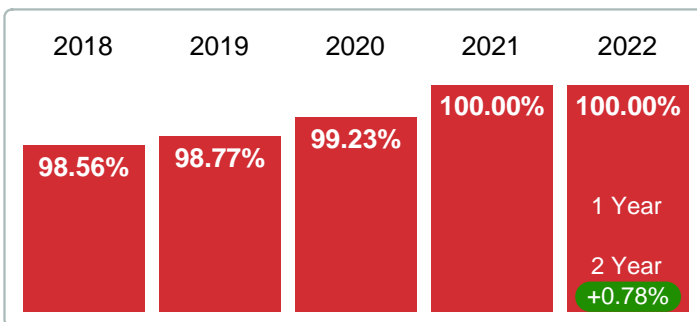
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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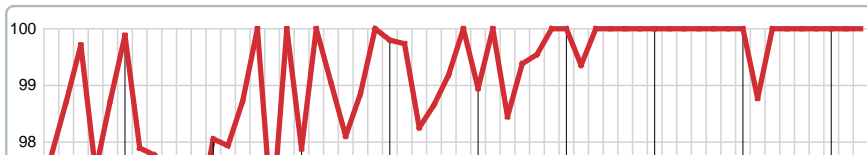
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 99.05%

High Aug 2022 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **100.00%** above the 5 yr AUG average of **99.05%**

JUN 100.00%
 JUL 100.00%
 AUG 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	6	6.52%	92.87%	96.88%	87.52%	0.00%	0.00%	
\$75,001 - \$125,000	9	9.78%	100.00%	99.12%	100.00%	93.02%	0.00%	
\$125,001 - \$150,000	13	14.13%	100.00%	105.42%	99.07%	84.43%	0.00%	
\$150,001 - \$225,000	29	31.52%	100.93%	0.00%	100.93%	103.38%	0.00%	
\$225,001 - \$275,000	12	13.04%	100.00%	94.00%	100.00%	100.00%	0.00%	
\$275,001 - \$325,000	11	11.96%	98.31%	0.00%	97.51%	112.28%	0.00%	
\$325,001 and up	12	13.04%	98.51%	101.02%	100.00%	95.79%	89.83%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	99.81%	89.83%	
Total Closed Units		92	100%	100.00%	15	61	14	2
Total Closed Volume		20,986,508			2.12M	13.16M	3.50M	2.20M

August 2022



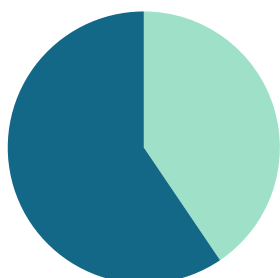
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

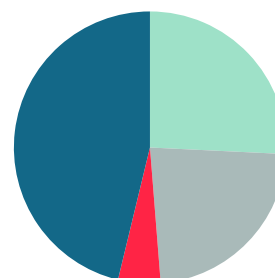


Inventory
 New Listings
107 = 40.53%
 Start Inventory
157
 Total Inventory Units
264
 Volume
\$90,014,224

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%
Median List Price	170,000	192,450	13.21%	168,000	189,000	12.50%
Median Sale Price	161,500	196,450	21.64%	165,000	190,000	15.15%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.00	5.00	-37.50%	7.00	6.00	-14.29%
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

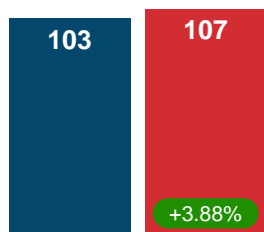
Inventory on August 31, 2022 = **165**

2021 **2022**

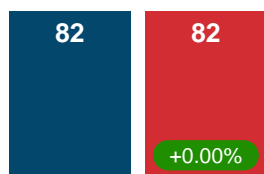
AUGUST MARKET

MEDIAN PRICES

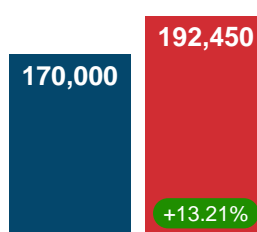
New Listings



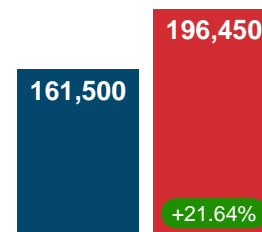
Pending Listings



List Price



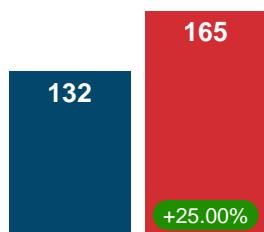
Sale Price



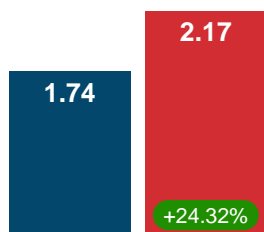
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

