

# January 2022



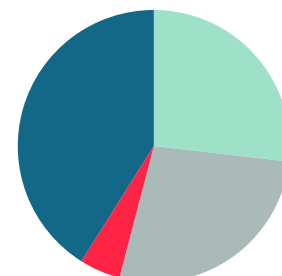
Area Delimited by County Of Creek - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	January 2022	+/-%
Closed Listings	67	66	-1.49%
Pending Listings	68	67	-1.47%
New Listings	78	67	-14.10%
Average List Price	186,722	200,535	7.40%
Average Sale Price	182,972	195,481	6.84%
Average Percent of Selling Price to List Price	97.26%	97.20%	-0.07%
Average Days on Market to Sale	39.75	21.44	-46.06%
End of Month Inventory	90	101	12.22%
Months Supply of Inventory	1.29	1.30	0.81%



■ Closed (26.83%)  
■ Pending (27.24%)  
■ Other OffMarket (4.88%)  
■ Active (41.06%)

**Absorption:** Last 12 months, an Average of **78** Sales/Month  
**Active Inventory** as of January 31, 2022 = **101**

### Analysis Wrap-Up

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

The total housing inventory at the end of January 2022 rose **12.22%** to 101 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 **1.30** 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 **6.84%** in January 2022 to \$195,481 versus the previous year at \$182,972.

#### Average Days on Market Shortens

The average number of **21.44** days that homes spent on the market before selling decreased by 18.31 days or **46.06%** in January 2022 compared to last year's same month at **39.75** DOM.

#### Sales Success for January 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 67 New Listings in January 2022, down **14.10%** from last year at 78. Furthermore, there were 66 Closed Listings this month versus last year at 67, a **-1.49%** decrease.

Closed versus Listed trends yielded a **98.5%** ratio, up from previous year's, January 2021, at **85.9%**, a **14.68%** 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

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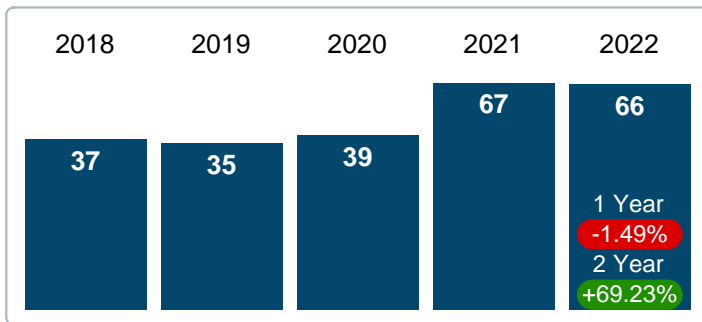
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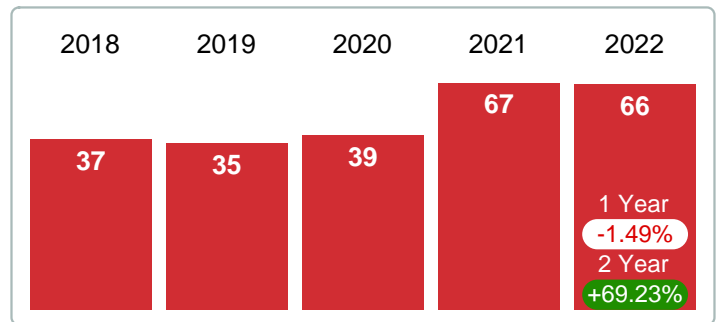
## CLOSED LISTINGS

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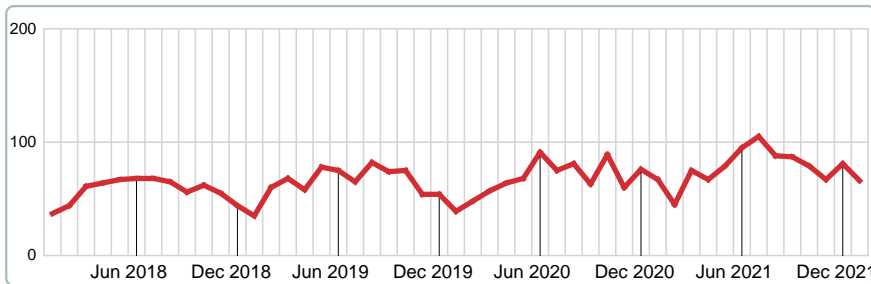
### JANUARY



### YEAR TO DATE (YTD)

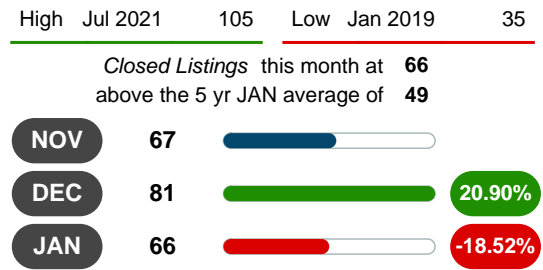


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 49



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	4.55%	24.0	3	0	0	0
\$50,001 - \$100,000	6	9.09%	17.8	4	2	0	0
\$100,001 - \$150,000	12	18.18%	26.3	4	8	0	0
\$150,001 - \$175,000	11	16.67%	9.1	1	9	1	0
\$175,001 - \$250,000	19	28.79%	24.1	2	13	4	0
\$250,001 - \$325,000	9	13.64%	23.1	0	7	2	0
\$325,001 and up	6	9.09%	25.7	0	2	3	1
<b>Total Closed Units</b>	<b>66</b>			<b>14</b>	<b>41</b>	<b>10</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>12,901,775</b>	<b>100%</b>	<b>21.4</b>	<b>1.58M</b>	<b>7.80M</b>	<b>3.10M</b>	<b>420.00K</b>
<b>Average Closed Price</b>	<b>\$195,481</b>			<b>\$112,600</b>	<b>\$190,302</b>	<b>\$310,300</b>	<b>\$420,000</b>

# January 2022



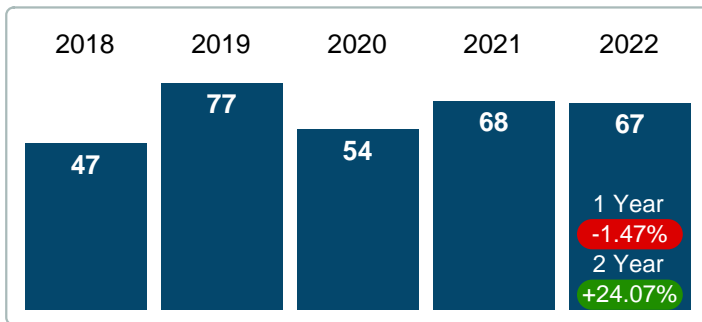
Area Delimited by County Of Creek - Residential Property Type



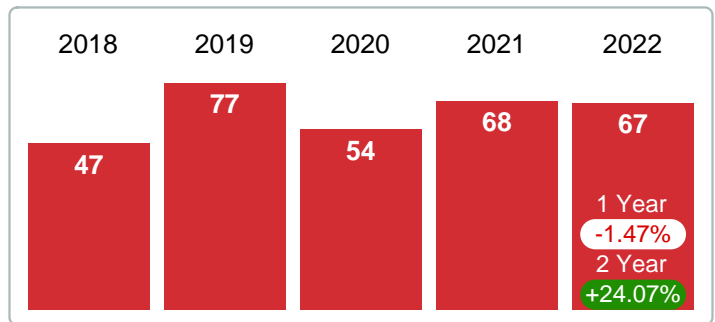
## PENDING LISTINGS

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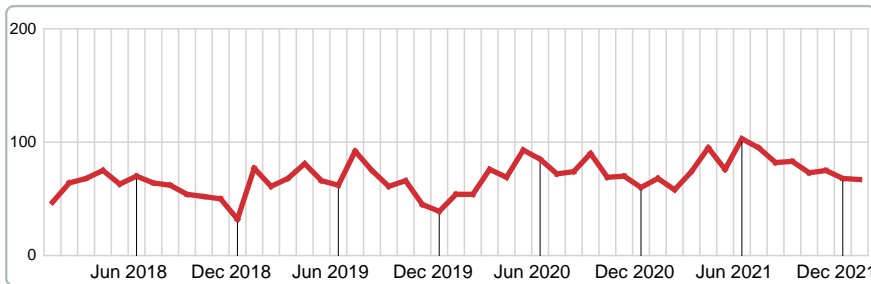
### JANUARY



### YEAR TO DATE (YTD)

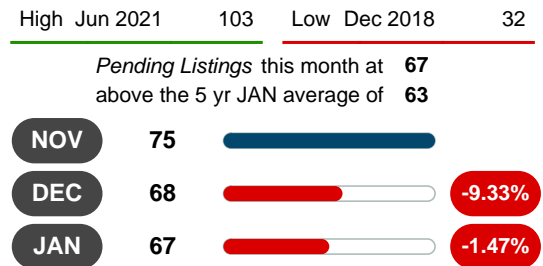


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 63



### 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	8.96%	37.2	5	1	0	0
\$75,001 - \$100,000	3	4.48%	40.7	0	1	2	0
\$100,001 - \$125,000	10	14.93%	47.8	1	9	0	0
\$125,001 - \$200,000	21	31.34%	17.6	3	18	0	0
\$200,001 - \$250,000	11	16.42%	27.8	1	10	0	0
\$250,001 - \$350,000	9	13.43%	27.7	0	4	5	0
\$350,001 and up	7	10.45%	33.1	1	3	3	0
<b>Total Pending Units</b>	<b>67</b>			<b>11</b>	<b>46</b>	<b>10</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>13,810,780</b>	<b>100%</b>	<b>29.3</b>	<b>1.46M</b>	<b>9.16M</b>	<b>3.20M</b>	<b>0.00B</b>
<b>Average Listing Price</b>	<b>\$205,889</b>			<b>\$132,482</b>	<b>\$199,097</b>	<b>\$319,502</b>	<b>\$0</b>

# January 2022



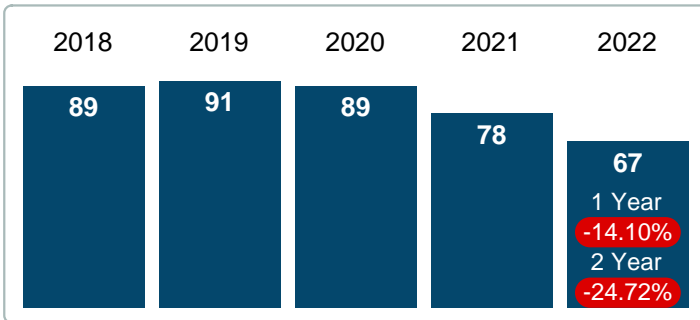
Area Delimited by County Of Creek - Residential Property Type



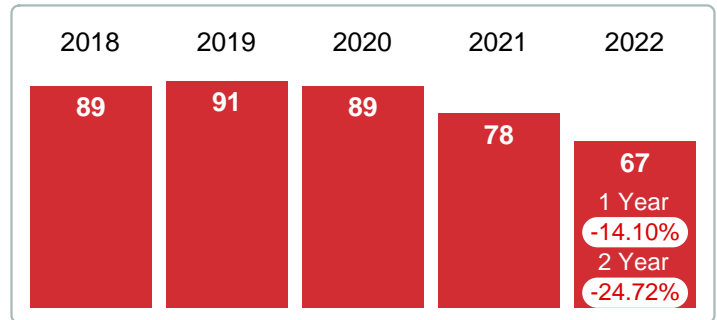
## NEW LISTINGS

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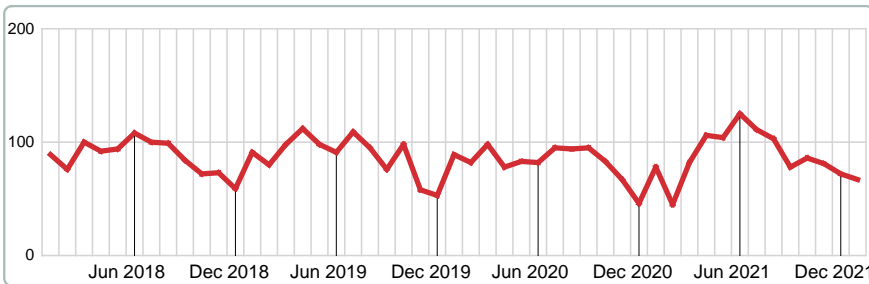
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

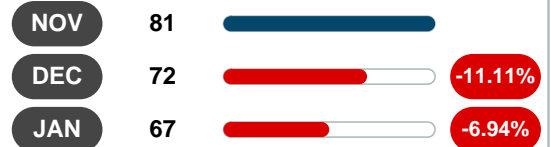


### 3 MONTHS

5 year JAN AVG = 83

High Jun 2021 125 Low Feb 2021 45

New Listings this month at 67  
below the 5 yr JAN average of 83



### 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	3	4.48%	3	0	0	0
\$75,001 - \$100,000	8	11.94%	4	3	1	0
\$100,001 - \$150,000	13	19.40%	5	8	0	0
\$150,001 - \$200,000	19	28.36%	2	15	2	0
\$200,001 - \$250,000	5	7.46%	0	4	0	1
\$250,001 - \$425,000	11	16.42%	1	6	3	1
\$425,001 and up	8	11.94%	2	2	3	1
<b>Total New Listed Units</b>	<b>67</b>		<b>17</b>	<b>38</b>	<b>9</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>18,041,660</b>	<b>100%</b>	<b>2.77M</b>	<b>7.60M</b>	<b>4.59M</b>	<b>3.08M</b>
<b>Average New Listed Listing Price</b>	<b>\$245,071</b>		<b>\$163,047</b>	<b>\$200,036</b>	<b>\$509,844</b>	<b>\$1,026,633</b>

# January 2022



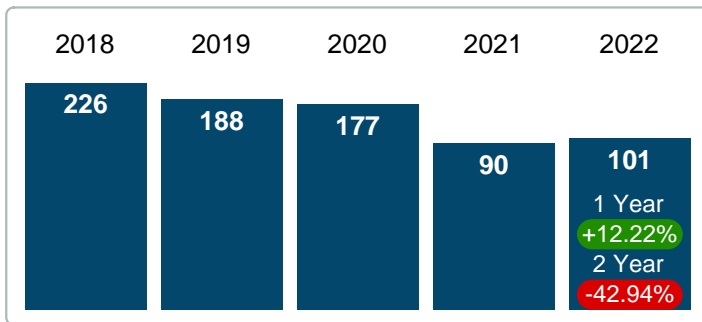
Area Delimited by County Of Creek - Residential Property Type



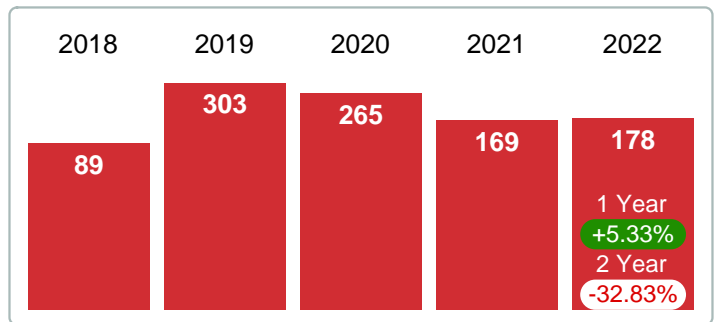
## ACTIVE INVENTORY

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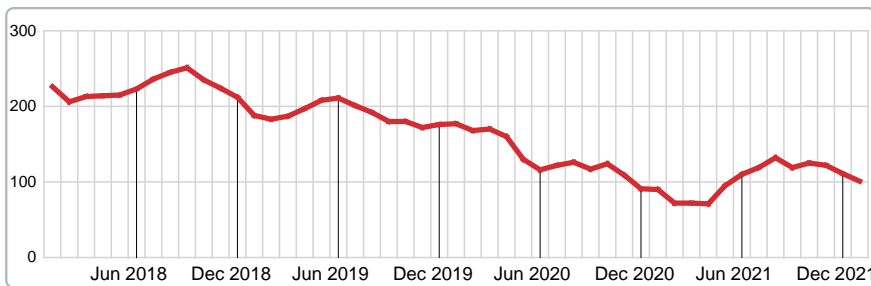
### END OF JANUARY



### ACTIVE DURING JANUARY

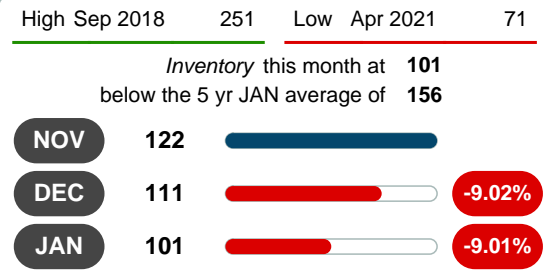


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 156



### 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	5	4.95%	63.8	3	1	1	0
\$75,001 - \$100,000	16	15.84%	74.6	7	7	2	0
\$100,001 - \$150,000	12	11.88%	81.4	3	8	0	1
\$150,001 - \$275,000	31	30.69%	67.0	2	23	5	1
\$275,001 - \$425,000	13	12.87%	89.2	3	4	4	2
\$425,001 - \$950,000	13	12.87%	83.5	2	3	5	3
\$950,001 and up	11	10.89%	88.3	1	3	2	5
<b>Total Active Inventory by Units</b>	<b>101</b>			<b>21</b>	<b>49</b>	<b>19</b>	<b>12</b>
<b>Total Active Inventory by Volume</b>	<b>41,919,858</b>	<b>100%</b>	<b>77.1</b>	<b>4.50M</b>	<b>16.13M</b>	<b>8.88M</b>	<b>12.41M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$415,048</b>			<b>\$214,362</b>	<b>\$329,124</b>	<b>\$467,553</b>	<b>\$1,033,975</b>

# January 2022



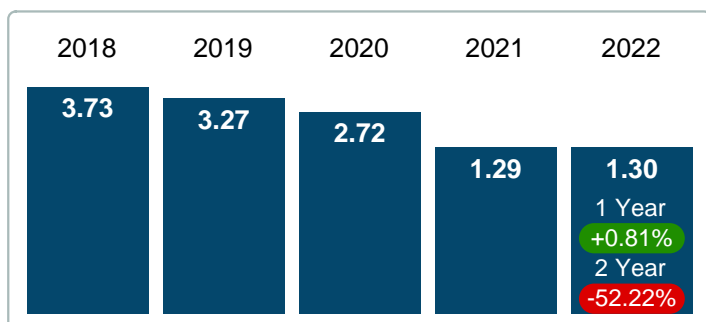
Area Delimited by County Of Creek - Residential Property Type



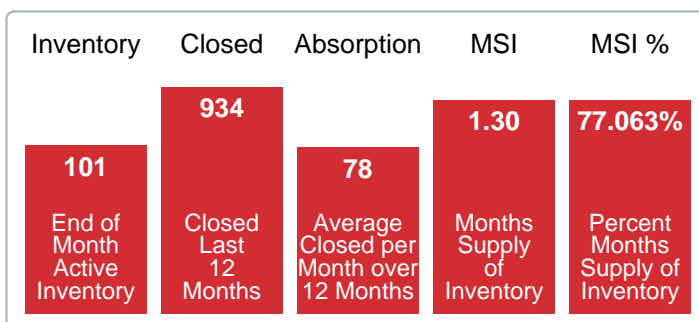
## MONTHS SUPPLY of INVENTORY (MSI)

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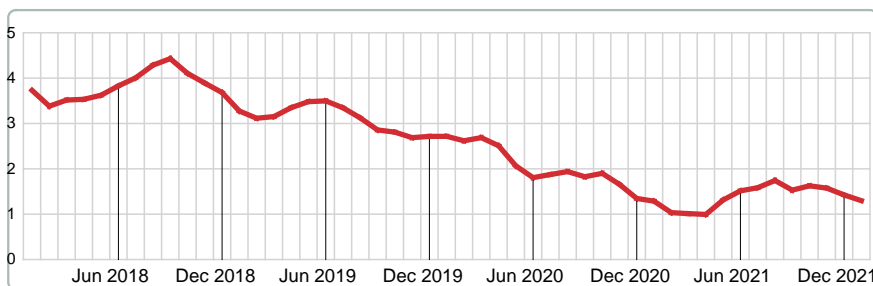
### MSI FOR JANUARY



### INDICATORS FOR JANUARY 2022

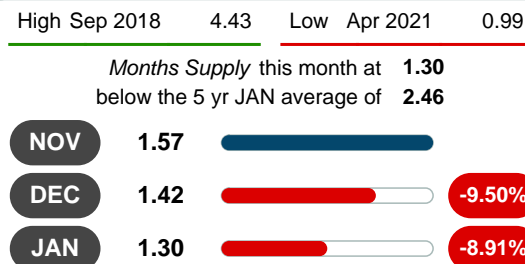


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 2.46



### 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	5	4.95%	0.75	0.97	0.32	2.40	0.00
\$75,001 - \$100,000	16	15.84%	2.40	2.55	2.27	2.67	0.00
\$100,001 - \$150,000	12	11.88%	0.77	0.97	0.66	0.00	4.00
\$150,001 - \$275,000	31	30.69%	0.94	1.14	0.93	0.82	2.40
\$275,001 - \$425,000	13	12.87%	1.38	9.00	0.83	1.23	2.00
\$425,001 - \$950,000	13	12.87%	2.20	0.00	1.89	2.00	1.64
\$950,001 and up	11	10.89%	22.00	0.00	0.00	8.00	20.00
Market Supply of Inventory (MSI)			1.30	1.91	0.99	1.41	3.13
Total Active Inventory by Units		100%	101	21	49	19	12

# January 2022



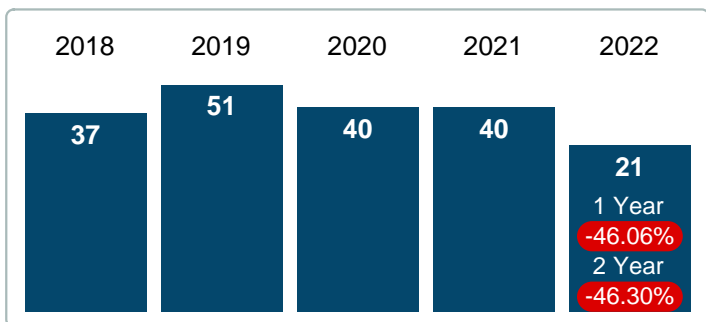
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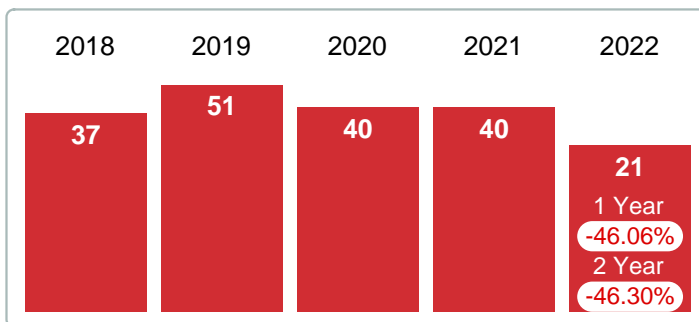
## AVERAGE DAYS ON MARKET TO SALE

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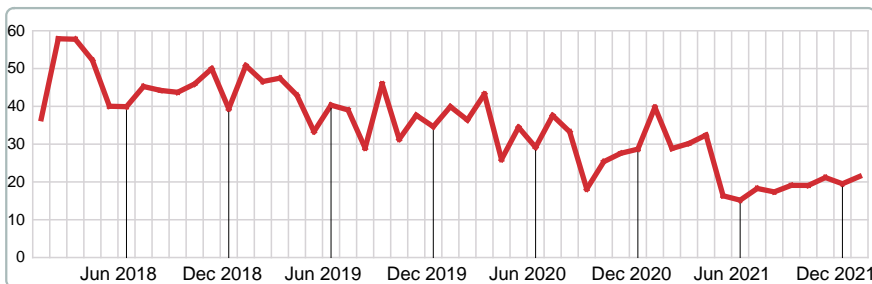
### JANUARY



### YEAR TO DATE (YTD)

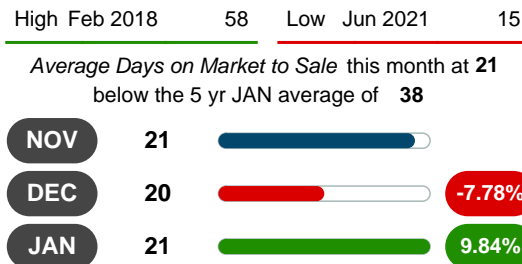


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 38



### 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
\$50,000 and less	4.55%	24	24	0	0	0
\$50,001 - \$100,000	9.09%	18	16	21	0	0
\$100,001 - \$150,000	18.18%	26	30	25	0	0
\$150,001 - \$175,000	16.67%	9	6	9	9	0
\$175,001 - \$250,000	28.79%	24	99	11	28	0
\$250,001 - \$325,000	13.64%	23	0	23	23	0
\$325,001 and up	9.09%	26	0	10	38	20
Average Closed DOM		21	33	16	28	20
Total Closed Units	100%	21	14	41	10	1
Total Closed Volume		12,901,775	1.58M	7.80M	3.10M	420.00K



# January 2022



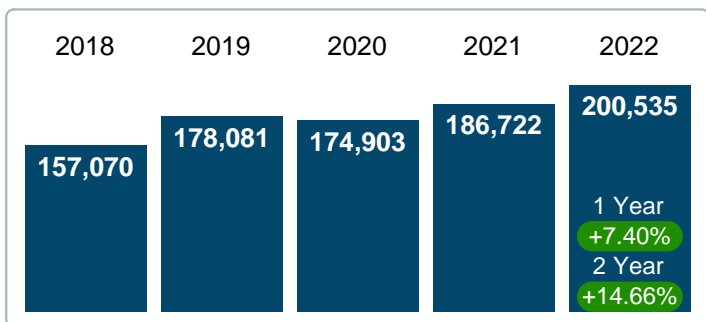
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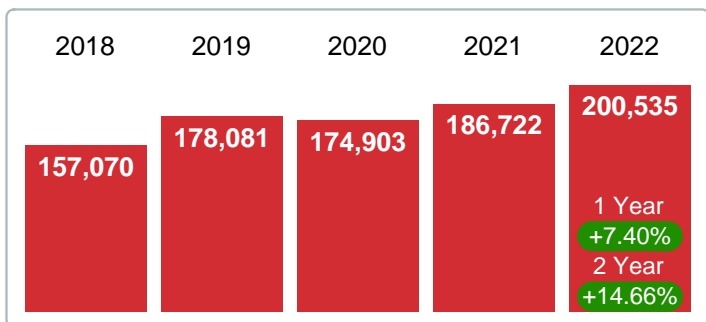
## AVERAGE LIST PRICE AT CLOSING

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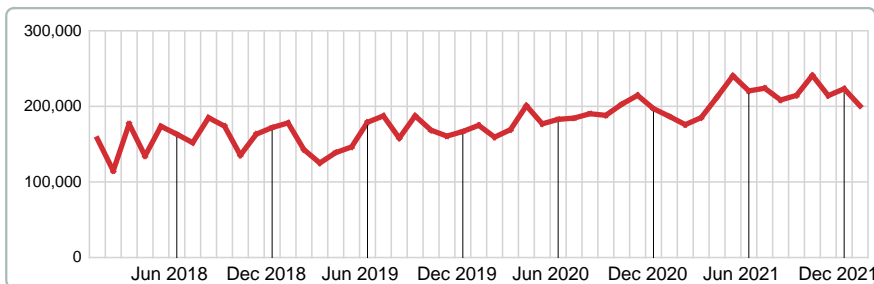
### JANUARY



### YEAR TO DATE (YTD)

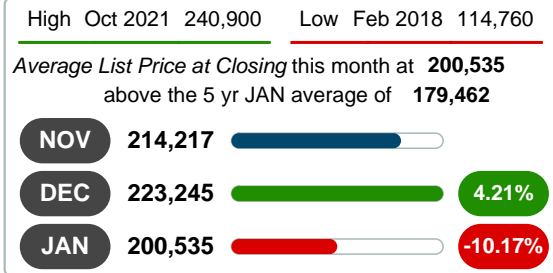


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 179,462



### 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
\$50,000 and less	1	1.52%	39,900	50,467	0	0	0
\$50,001 - \$100,000	7	10.61%	68,771	86,500	66,950	0	0
\$100,001 - \$150,000	11	16.67%	117,164	142,475	117,975	0	0
\$150,001 - \$175,000	13	19.70%	166,423	175,900	164,300	175,000	0
\$175,001 - \$250,000	17	25.76%	200,771	235,000	201,131	213,725	0
\$250,001 - \$325,000	10	15.15%	287,270	0	294,471	319,950	0
\$325,001 and up	7	10.61%	425,129	0	349,950	501,667	415,000
Average List Price			200,535	122,371	193,471	317,480	415,000
Total Closed Units		100%	200,535	14	41	10	1
Total Closed Volume			13,235,300	1.71M	7.93M	3.17M	415.00K



# January 2022



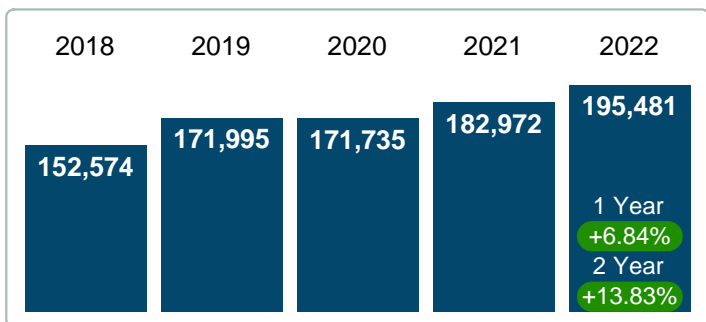
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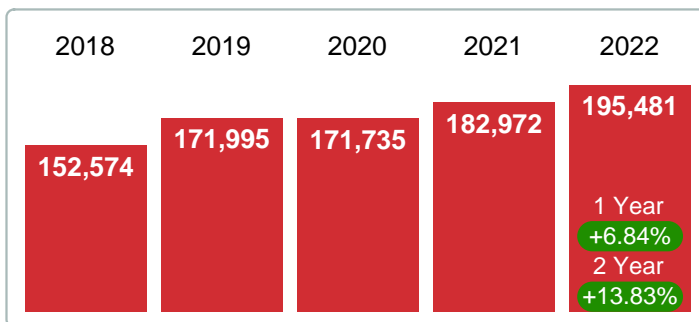
## AVERAGE SOLD PRICE AT CLOSING

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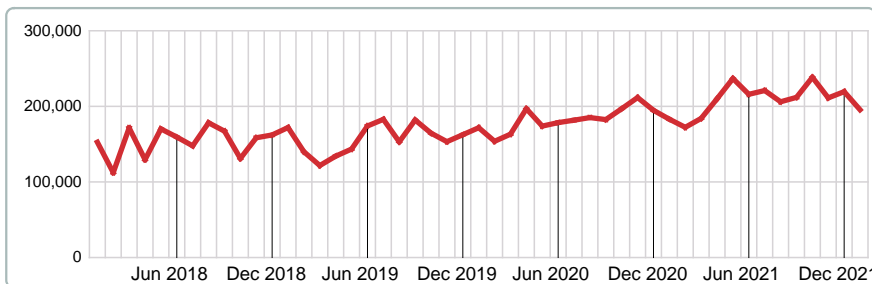
### JANUARY



### YEAR TO DATE (YTD)

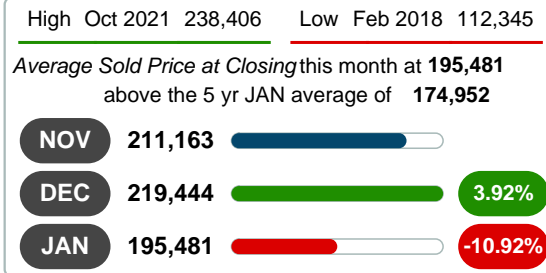


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 174,952



### 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
\$50,000 and less	4.55%	43,667	43,667	0	0	0
\$50,001 - \$100,000	9.09%	75,583	81,125	64,500	0	0
\$100,001 - \$150,000	18.18%	119,283	127,000	115,425	0	0
\$150,001 - \$175,000	16.67%	165,673	173,900	163,722	175,000	0
\$175,001 - \$250,000	28.79%	204,293	219,500	200,390	209,375	0
\$250,001 - \$325,000	13.64%	290,544	0	284,486	311,750	0
\$325,001 and up	9.09%	427,833	0	340,000	489,000	420,000
<b>Average Sold Price</b>		<b>195,481</b>	<b>112,600</b>	<b>190,302</b>	<b>310,300</b>	<b>420,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>195,481</b>	<b>14</b>	<b>41</b>	<b>10</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>12,901,775</b>	<b>1.58M</b>	<b>7.80M</b>	<b>3.10M</b>	<b>420.00K</b>

# January 2022



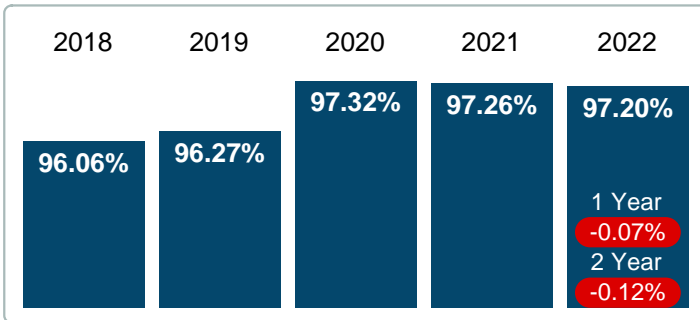
Area Delimited by County Of Creek - Residential Property Type



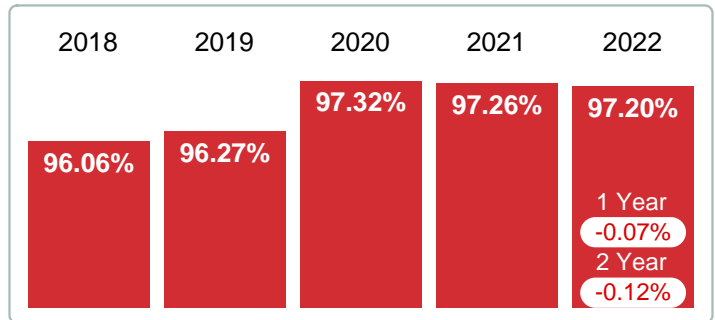
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

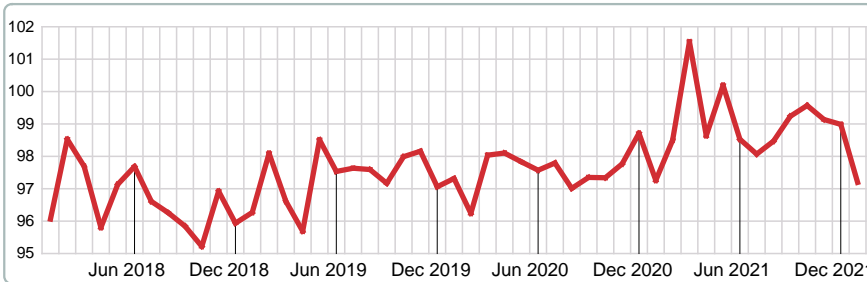
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

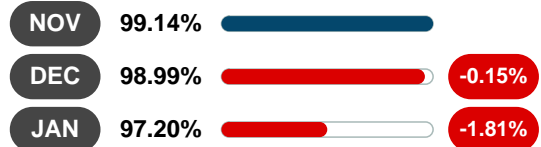


### 3 MONTHS

5 year JAN AVG = 96.82%

High Mar 2021 101.54% Low Oct 2018 95.22%

Average Sold/List Ratio this month at **97.20%**  
equal to 5 yr JAN average of **96.82%**



### 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
\$50,000 and less	3	4.55%	88.65%	88.65%	0.00%	0.00%	0.00%
\$50,001 - \$100,000	6	9.09%	94.93%	94.33%	96.13%	0.00%	0.00%
\$100,001 - \$150,000	12	18.18%	95.39%	90.50%	97.84%	0.00%	0.00%
\$150,001 - \$175,000	11	16.67%	99.64%	98.86%	99.69%	100.00%	0.00%
\$175,001 - \$250,000	19	28.79%	98.85%	93.92%	99.79%	98.27%	0.00%
\$250,001 - \$325,000	9	13.64%	97.02%	0.00%	96.90%	97.44%	0.00%
\$325,001 and up	6	9.09%	97.88%	0.00%	97.16%	97.25%	101.20%
Average Sold/List Ratio		97.20%		92.28%	98.59%	97.97%	101.20%
Total Closed Units	66	100%	97.20%	14	41	10	1
Total Closed Volume	12,901,775			1.58M	7.80M	3.10M	420.00K

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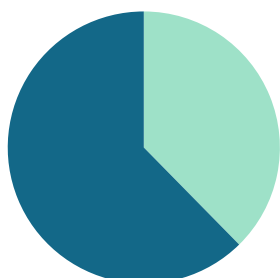
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

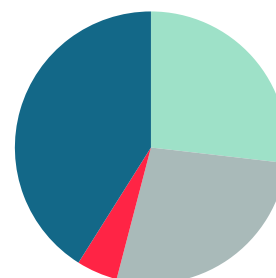


**Inventory**  
 New Listings  
**67 = 37.64%**  
 Start Inventory  
**111**  
 Total Inventory Units  
**178**  
 Volume  
**\$60,160,138**

### Market Activity

Closed Sales  
**66 = 26.83%**  
 Pending Sales  
**67 = 27.24%**  
 Other Off Market  
**12 = 4.88%**  
 Active Inventory  
**101 = 41.06%**

### MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	67	66	-1.49%	67	66	-1.49%
Pending Sales	68	67	-1.47%	68	67	-1.47%
New Listings	78	67	-14.10%	78	67	-14.10%
Average List Price	186,722	200,535	7.40%	186,722	200,535	7.40%
Average Sale Price	182,972	195,481	6.84%	182,972	195,481	6.84%
Average Percent of Selling Price to List Price	97.26%	97.20%	-0.07%	97.26%	97.20%	-0.07%
Average Days on Market to Sale	39.75	21.44	-46.06%	39.75	21.44	-46.06%
Monthly Inventory	90	101	12.22%	90	101	12.22%
Months Supply of Inventory	1.29	1.30	0.81%	1.29	1.30	0.81%

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

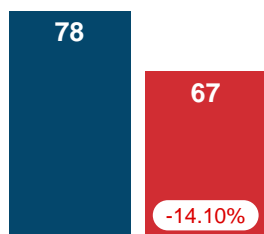
**Inventory** on January 31, 2022 = **101**

2021 2022

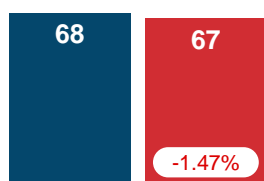
### JANUARY MARKET

### AVERAGE PRICES

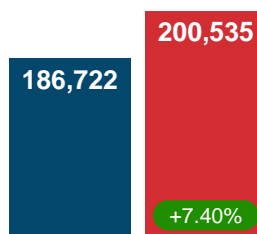
#### New Listings



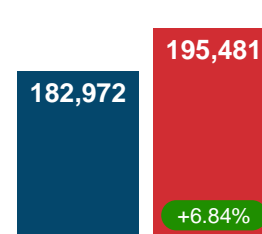
#### Pending Listings



#### List Price



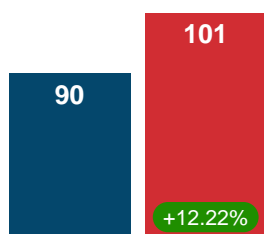
#### Sale Price



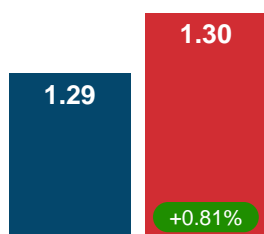
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

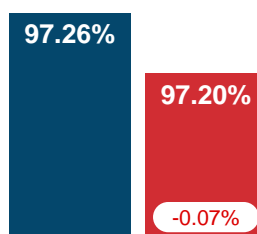
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

