

# January 2022



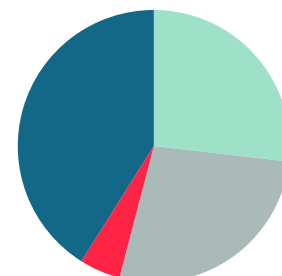
Area Delimited by County Of Creek - Residential Property Type



## 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%
Median List Price	140,000	177,100	26.50%
Median Sale Price	140,000	178,638	27.60%
Median Percent of Selling Price to List Price	99.36%	98.77%	-0.59%
Median Days on Market to Sale	19.00	9.50	-50.00%
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.

#### 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 **27.60%** in January 2022 to \$178,638 versus the previous year at \$140,000.

#### Median Days on Market Shortens

The median number of **9.50** days that homes spent on the market before selling decreased by 9.50 days or **50.00%** in January 2022 compared to last year's same month at **19.00** DOM.

#### Sales Success for January 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 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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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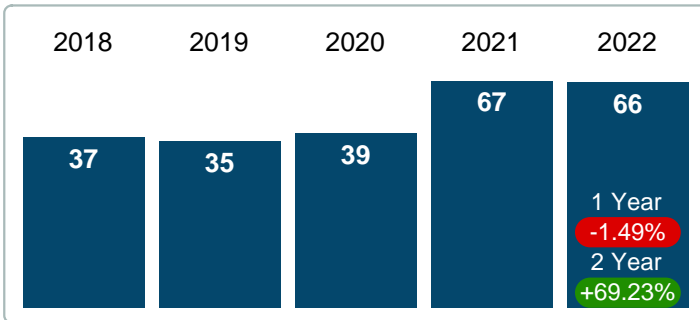
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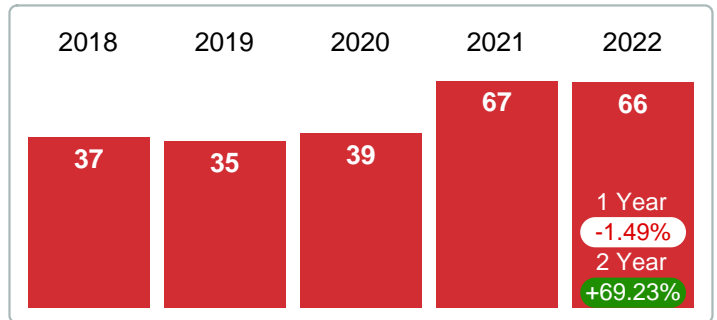
## CLOSED LISTINGS

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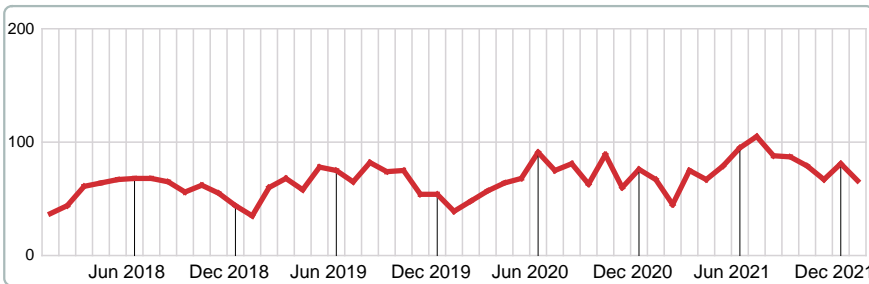
### JANUARY



### YEAR TO DATE (YTD)

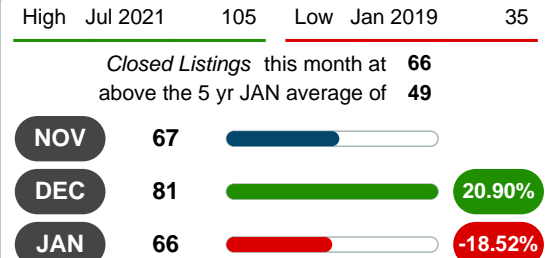


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 49



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	4.55%	23.0	3	0	0	0
\$50,001 - \$100,000	6	9.09%	3.5	4	2	0	0
\$100,001 - \$150,000	12	18.18%	12.5	4	8	0	0
\$150,001 - \$175,000	11	16.67%	6.0	1	9	1	0
\$175,001 - \$250,000	19	28.79%	10.0	2	13	4	0
\$250,001 - \$325,000	9	13.64%	4.0	0	7	2	0
\$325,001 and up	6	9.09%	17.5	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>9.5</b>	<b>1.58M</b>	<b>7.80M</b>	<b>3.10M</b>	<b>420.00K</b>
<b>Median Closed Price</b>	<b>\$178,638</b>			<b>\$101,500</b>	<b>\$179,275</b>	<b>\$271,000</b>	<b>\$420,000</b>

# January 2022



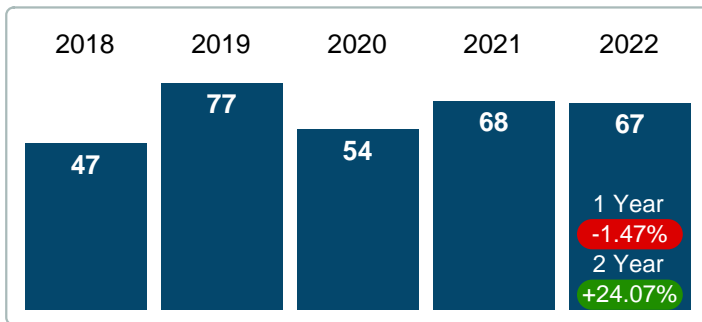
Area Delimited by County Of Creek - Residential Property Type



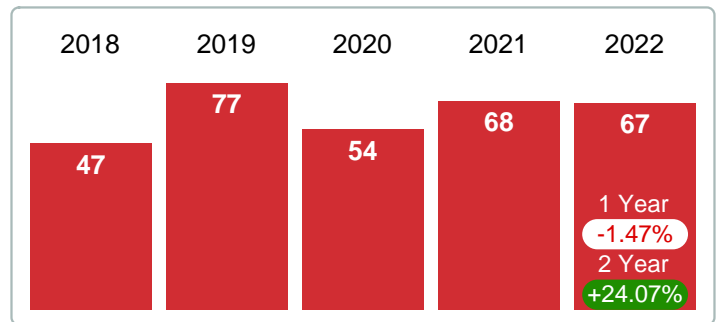
## PENDING LISTINGS

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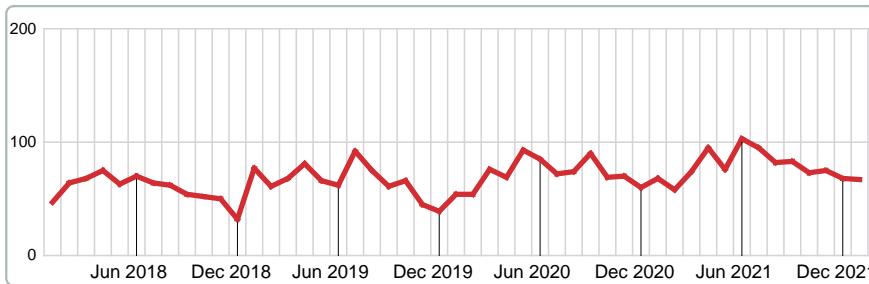
### JANUARY



### YEAR TO DATE (YTD)

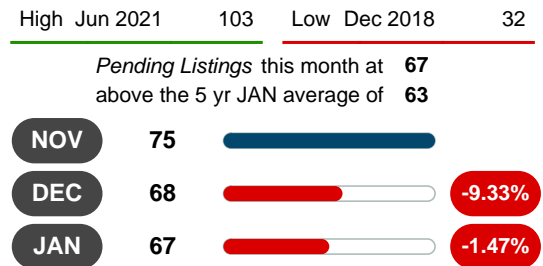


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 63



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	8.96%	25.5	5	1	0	0
\$75,001 - \$100,000	3	4.48%	23.0	0	1	2	0
\$100,001 - \$125,000	10	14.93%	31.5	1	9	0	0
\$125,001 - \$200,000	21	31.34%	6.0	3	18	0	0
\$200,001 - \$250,000	11	16.42%	24.0	1	10	0	0
\$250,001 - \$350,000	9	13.43%	9.0	0	4	5	0
\$350,001 and up	7	10.45%	14.0	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>14.0</b>	<b>1.46M</b>	<b>9.16M</b>	<b>3.20M</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$180,000</b>			<b>\$115,000</b>	<b>\$179,950</b>	<b>\$334,000</b>	<b>\$0</b>

# January 2022



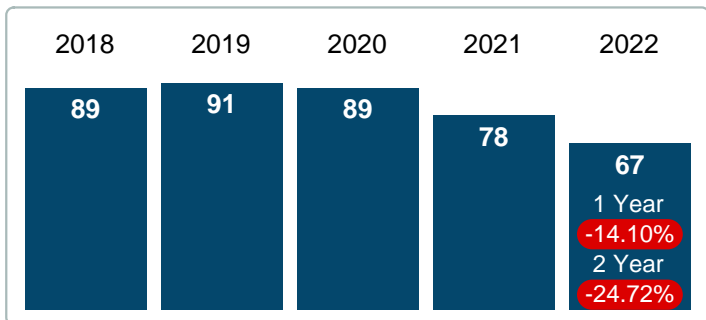
Area Delimited by County Of Creek - Residential Property Type



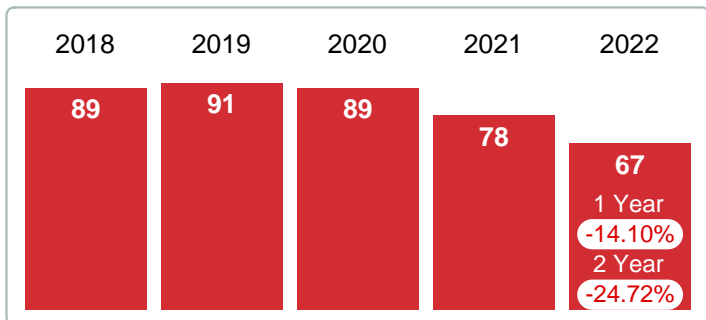
## NEW LISTINGS

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

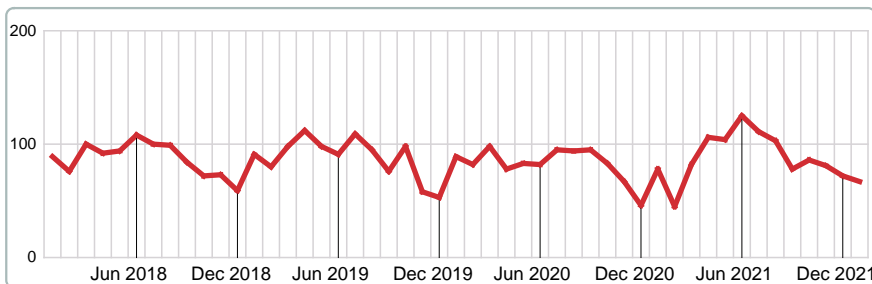
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

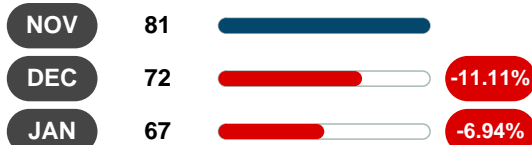


### 3 MONTHS

5 year JAN AVG = 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>Median New Listed Listing Price</b>	<b>\$183,900</b>		<b>\$115,000</b>	<b>\$184,450</b>	<b>\$318,000</b>	<b>\$339,900</b>

# January 2022



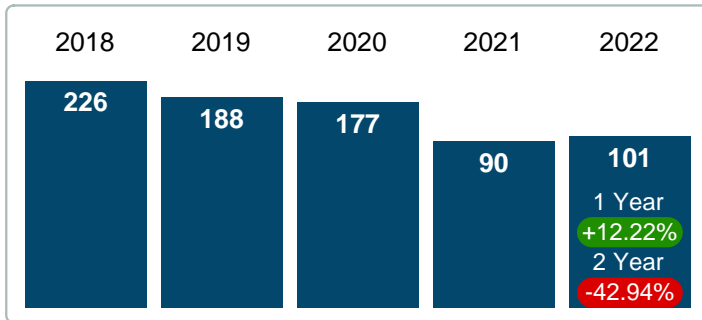
Area Delimited by County Of Creek - Residential Property Type



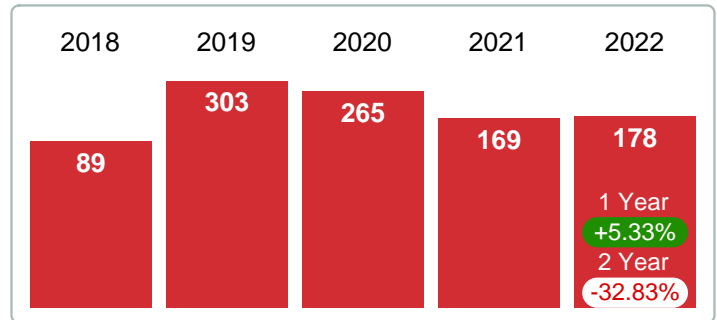
## ACTIVE INVENTORY

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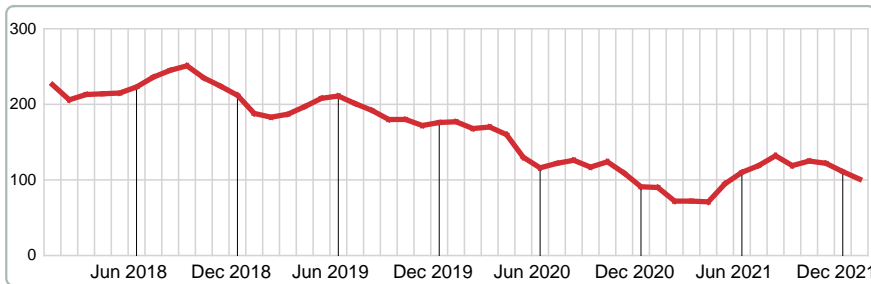
### END OF JANUARY



### ACTIVE DURING JANUARY

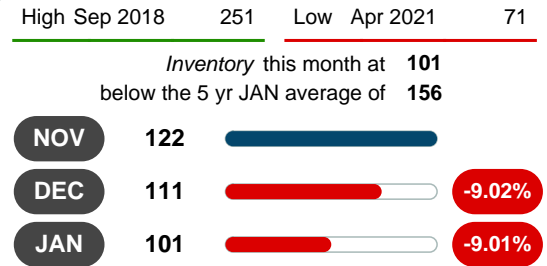


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 156



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	4.95%	46.0	3	1	1	0
\$75,001 - \$100,000	16	15.84%	46.0	7	7	2	0
\$100,001 - \$150,000	12	11.88%	64.0	3	8	0	1
\$150,001 - \$275,000	31	30.69%	45.0	2	23	5	1
\$275,001 - \$425,000	13	12.87%	73.0	3	4	4	2
\$425,001 - \$950,000	13	12.87%	54.0	2	3	5	3
\$950,001 and up	11	10.89%	109.0	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>54.0</b>	<b>4.50M</b>	<b>16.13M</b>	<b>8.88M</b>	<b>12.41M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$190,000</b>			<b>\$114,900</b>	<b>\$185,000</b>	<b>\$318,000</b>	<b>\$724,950</b>

# January 2022



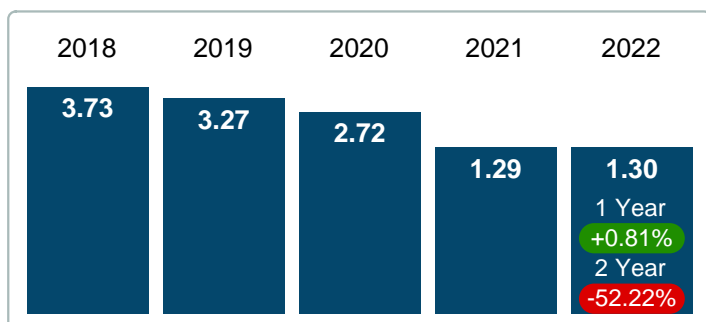
Area Delimited by County Of Creek - Residential Property Type



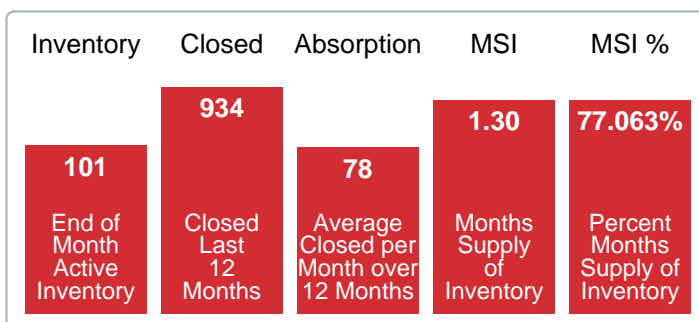
## MONTHS SUPPLY of INVENTORY (MSI)

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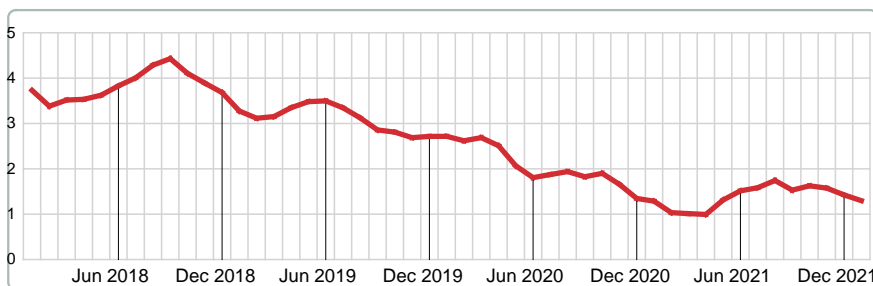
### MSI FOR JANUARY



### INDICATORS FOR JANUARY 2022

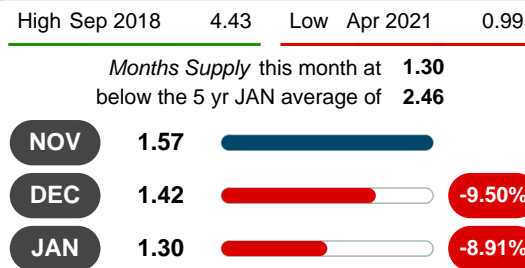


### 5 YEAR MARKET ACTIVITY TRENDS



### 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%	130	21	49	19	12

# January 2022



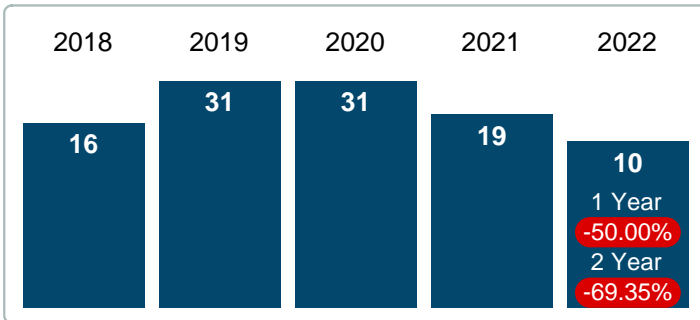
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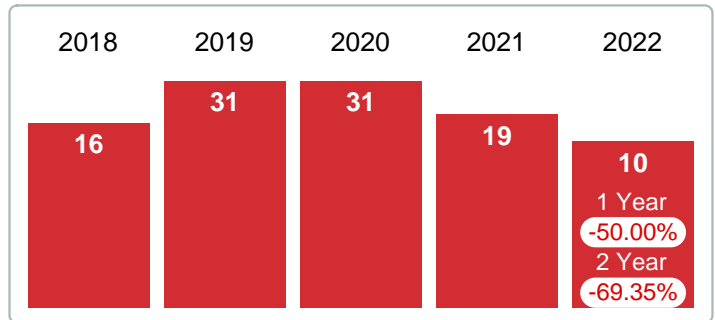
## MEDIAN DAYS ON MARKET TO SALE

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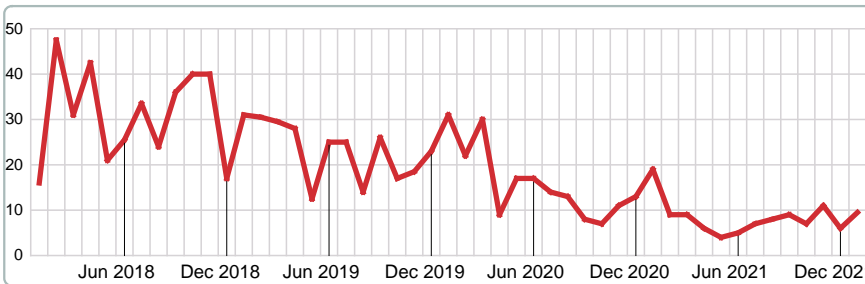
### JANUARY



### YEAR TO DATE (YTD)

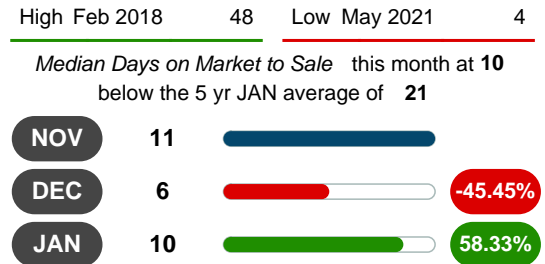


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 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
\$50,000 and less	4.55%	23	23	0	0	0
\$50,001 - \$100,000	9.09%	4	4	21	0	0
\$100,001 - \$150,000	18.18%	13	30	13	0	0
\$150,001 - \$175,000	16.67%	6	6	3	9	0
\$175,001 - \$250,000	28.79%	10	99	7	9	0
\$250,001 - \$325,000	13.64%	4	0	4	23	0
\$325,001 and up	9.09%	18	0	10	34	20
<b>Median Closed DOM</b>		<b>10</b>	<b>20</b>	<b>7</b>	<b>11</b>	<b>20</b>
<b>Total Closed Units</b>	<b>100%</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>1.58M</b>	<b>7.80M</b>	<b>3.10M</b>	<b>420.00K</b>

# January 2022



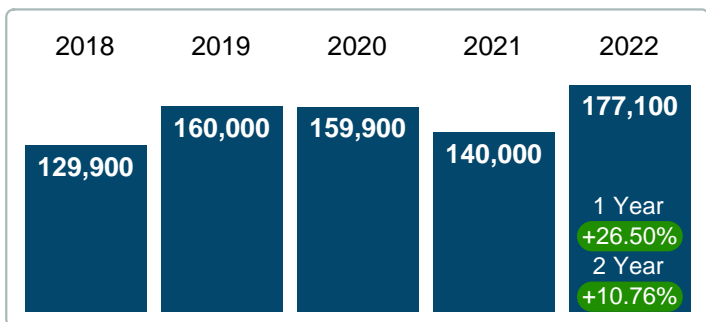
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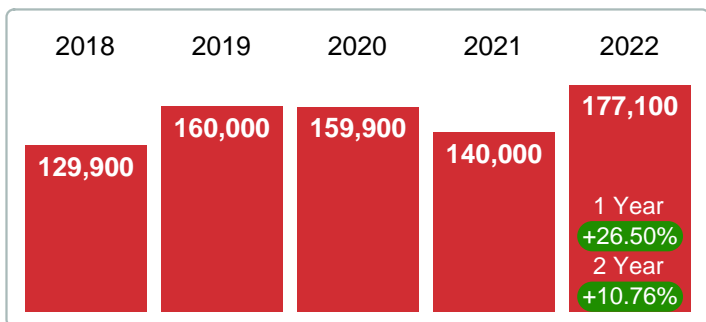
## MEDIAN LIST PRICE AT CLOSING

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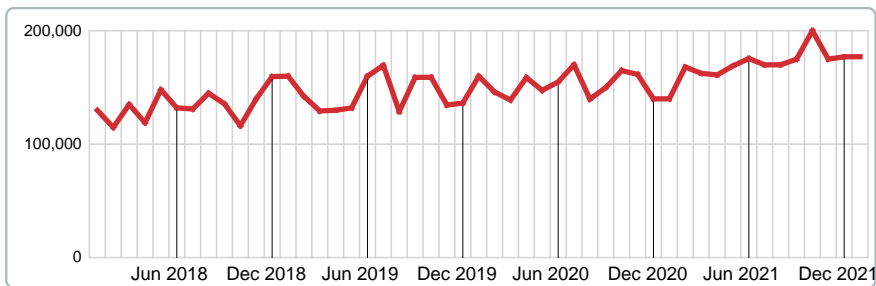
### JANUARY



### YEAR TO DATE (YTD)

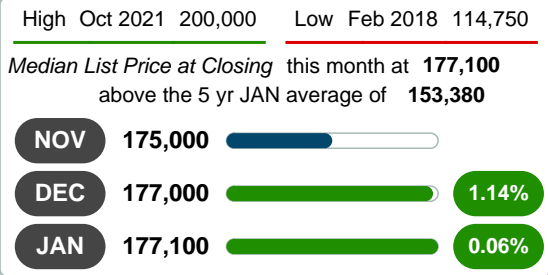


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 153,380



### 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
\$50,000 and less	1	1.52%	39,900	39,900	0	0	0
\$50,001 - \$100,000	7	10.61%	64,900	64,000	66,950	0	0
\$100,001 - \$150,000	11	16.67%	115,000	110,000	117,450	0	0
\$150,001 - \$175,000	13	19.70%	169,000	167,450	167,450	175,000	0
\$175,001 - \$250,000	17	25.76%	194,900	185,450	194,900	207,500	0
\$250,001 - \$325,000	10	15.15%	279,500	275,000	279,000	319,950	0
\$325,001 and up	7	10.61%	415,000	0	350,000	475,000	415,000
Median List Price			177,100	107,500	178,300	284,900	415,000
Total Closed Units		100%	177,100	14	41	10	1
Total Closed Volume			13,235,300	1.71M	7.93M	3.17M	415.00K



# January 2022



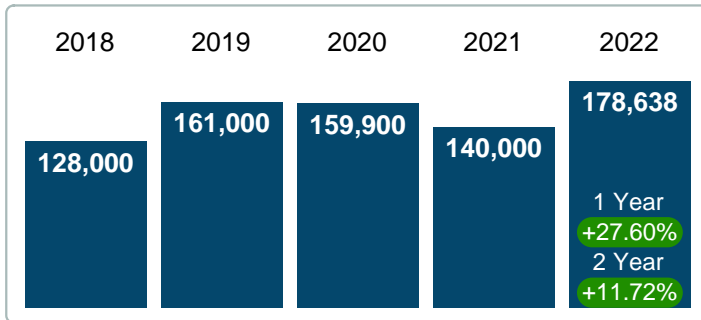
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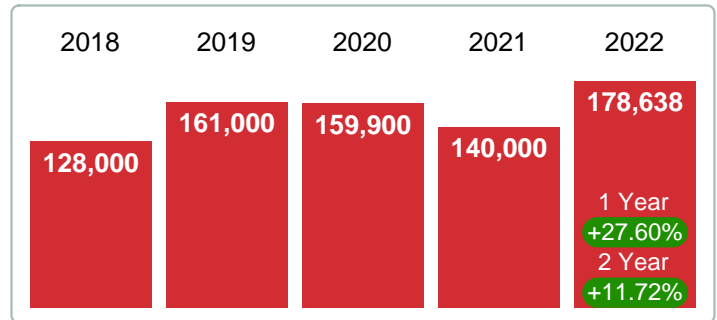
## MEDIAN SOLD PRICE AT CLOSING

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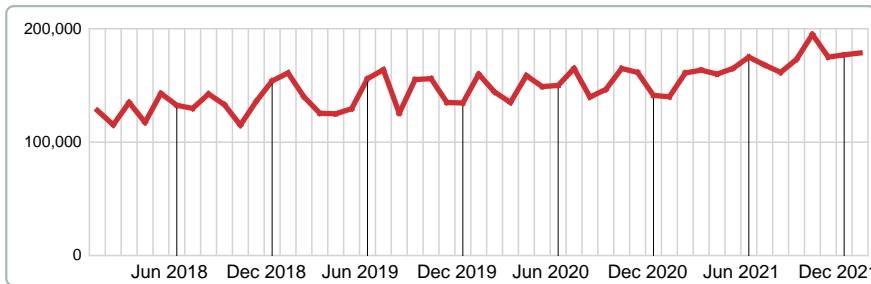
### JANUARY



### YEAR TO DATE (YTD)

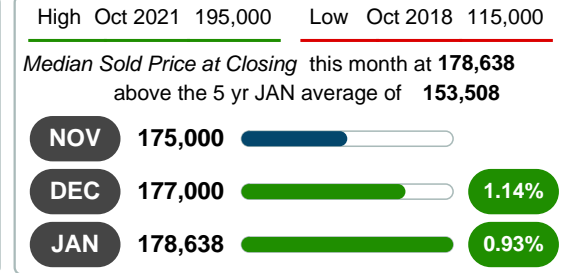


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 153,508



### 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
\$50,000 and less	3	4.55%	43,500	43,500	0	0	0
\$50,001 - \$100,000	6	9.09%	68,250	80,250	64,500	0	0
\$100,001 - \$150,000	12	18.18%	117,500	127,500	114,950	0	0
\$150,001 - \$175,000	11	16.67%	169,000	173,900	165,000	175,000	0
\$175,001 - \$250,000	19	28.79%	198,000	219,500	194,900	204,000	0
\$250,001 - \$325,000	9	13.64%	300,000	0	270,000	311,750	0
\$325,001 and up	6	9.09%	421,000	0	340,000	450,000	420,000
Median Sold Price			178,638	101,500	179,275	271,000	420,000
Total Closed Units		100%	178,638	14	41	10	1
Total Closed Volume			12,901,775	1.58M	7.80M	3.10M	420.00K

# January 2022



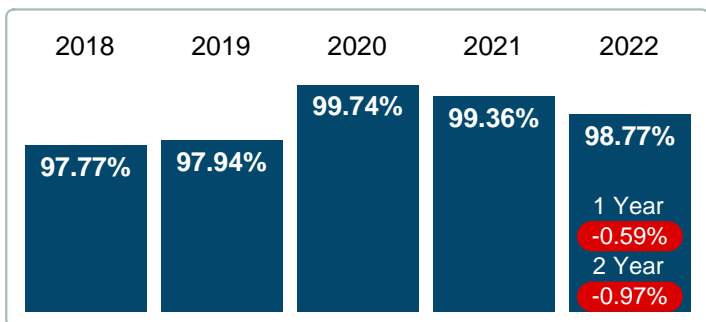
Area Delimited by County Of Creek - Residential Property Type



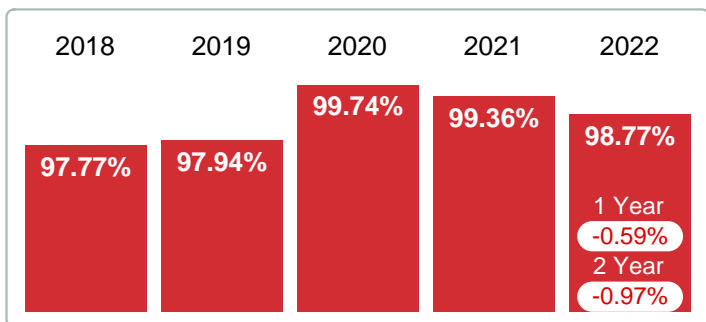
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

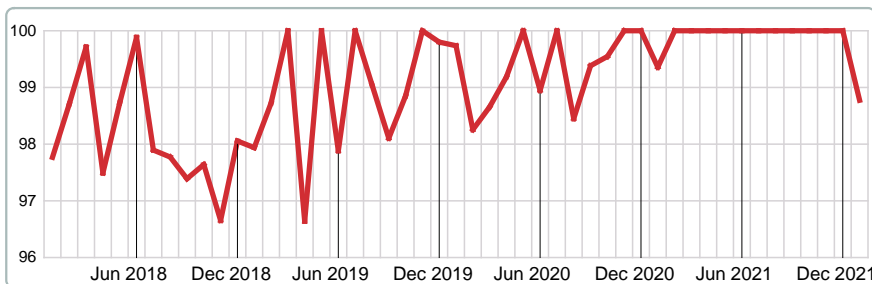
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

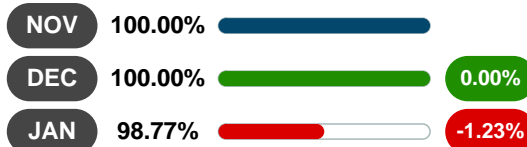


### 3 MONTHS

5 year JAN AVG = 98.71%

High Dec 2021 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **98.77%**  
equal to 5 yr JAN average of **98.71%**



### MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	4.55%	85.71%	85.71%	0.00%	0.00%	0.00%
\$50,001 - \$100,000	6	9.09%	95.49%	95.49%	96.13%	0.00%	0.00%
\$100,001 - \$150,000	12	18.18%	98.60%	91.90%	99.55%	0.00%	0.00%
\$150,001 - \$175,000	11	16.67%	100.00%	98.86%	100.00%	100.00%	0.00%
\$175,001 - \$250,000	19	28.79%	98.68%	93.92%	99.83%	97.76%	0.00%
\$250,001 - \$325,000	9	13.64%	96.77%	0.00%	96.77%	97.44%	0.00%
\$325,001 and up	6	9.09%	97.16%	0.00%	97.16%	97.01%	101.20%
Median Sold/List Ratio		98.77%		93.95%	99.83%	97.85%	101.20%
Total Closed Units		66	100%	14	41	10	1
Total Closed Volume		12,901,775		1.58M	7.80M	3.10M	420.00K

# January 2022



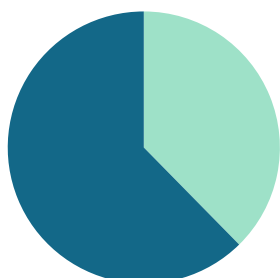
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

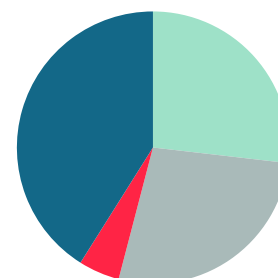


**Inventory**  
 New Listings  
**67 = 37.64%**  
 Start Inventory  
**111**  
 Total Inventory Units  
**178**  
 Volume  
**\$60,160,138**

### 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%
Median List Price	140,000	177,100	26.50%	140,000	177,100	26.50%
Median Sale Price	140,000	178,638	27.60%	140,000	178,638	27.60%
Median Percent of Selling Price to List Price	99.36%	98.77%	-0.59%	99.36%	98.77%	-0.59%
Median Days on Market to Sale	19.00	9.50	-50.00%	19.00	9.50	-50.00%
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

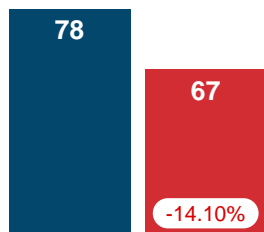
**Inventory** on January 31, 2022 = **101**

**2021** **2022**

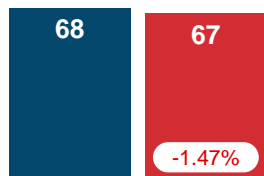
### JANUARY MARKET

### MEDIAN PRICES

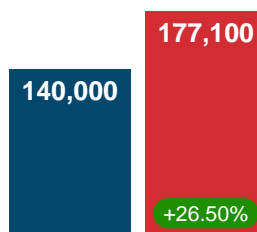
#### New Listings



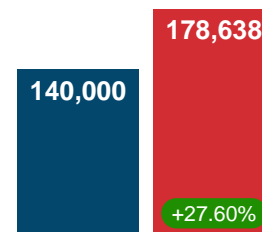
#### Pending Listings



#### List Price



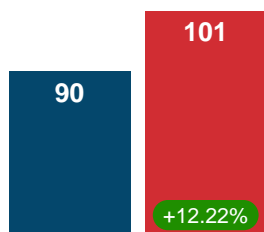
#### Sale Price



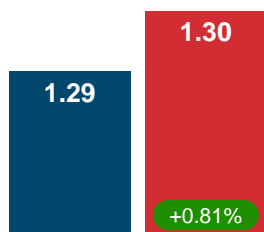
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

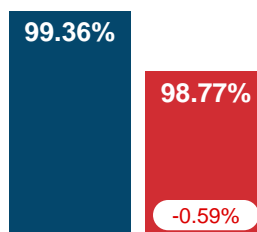
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

