

July 2022



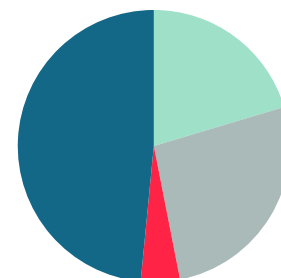
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	July 2022	+/-%
Closed Listings	105	66	-37.14%
Pending Listings	95	86	-9.47%
New Listings	111	116	4.50%
Median List Price	169,900	190,500	12.12%
Median Sale Price	168,000	190,000	13.10%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.00	6.50	-7.14%
End of Month Inventory	120	157	30.83%
Months Supply of Inventory	1.60	2.07	29.68%



■ Closed (20.37%)
■ Pending (26.54%)
■ Other OffMarket (4.63%)
■ Active (48.46%)

Absorption: Last 12 months, an Average of **76 Sales/Month**
Active Inventory as of July 31, 2022 = **157**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2022 rose **30.83%** to 157 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 **2.07** 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 **13.10%** in July 2022 to \$190,000 versus the previous year at \$168,000.

Median Days on Market Shortens

The median number of **6.50** days that homes spent on the market before selling decreased by 0.50 days or **7.14%** in July 2022 compared to last year's same month at **7.00** DOM.

Sales Success for July 2022 is Positive

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

There were 116 New Listings in July 2022, up **4.50%** from last year at 111. Furthermore, there were 66 Closed Listings this month versus last year at 105, a **-37.14%** decrease.

Closed versus Listed trends yielded a **56.9%** ratio, down from previous year's, July 2021, at **94.6%**, a **39.85%** downswing. This will certainly create pressure on an increasing Monthly 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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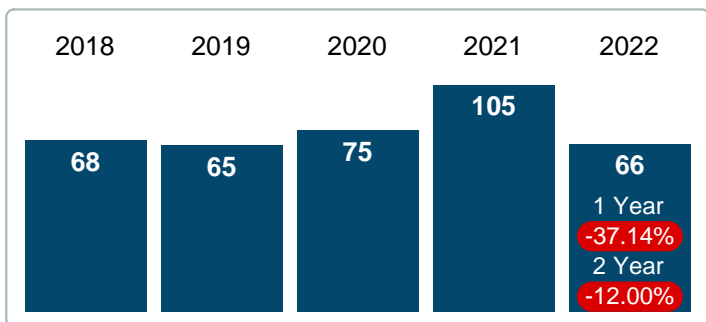
Area Delimited by County Of Creek - Residential Property Type



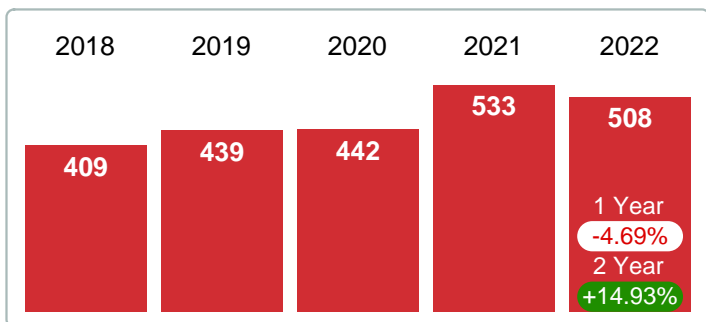
CLOSED LISTINGS

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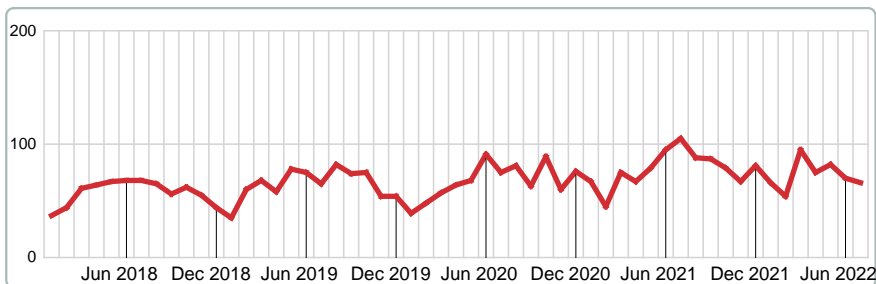
JULY



YEAR TO DATE (YTD)

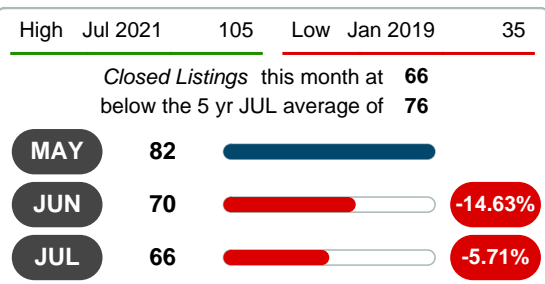


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 76



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	3	4.55%	25.0	2	1	0	0
\$75,001 - \$125,000	12	18.18%	18.5	3	9	0	0
\$125,001 - \$150,000	7	10.61%	5.0	1	6	0	0
\$150,001 - \$225,000	19	28.79%	11.0	3	14	2	0
\$225,001 - \$275,000	10	15.15%	5.0	1	8	1	0
\$275,001 - \$525,000	8	12.12%	6.5	1	5	2	0
\$525,001 and up	7	10.61%	6.0	0	3	2	2
Total Closed Units	66			11	46	7	2
Total Closed Volume	17,278,263	100%	6.5	1.61M	11.60M	2.48M	1.58M
Median Closed Price	\$190,000			\$150,000	\$181,875	\$280,000	\$790,500

July 2022



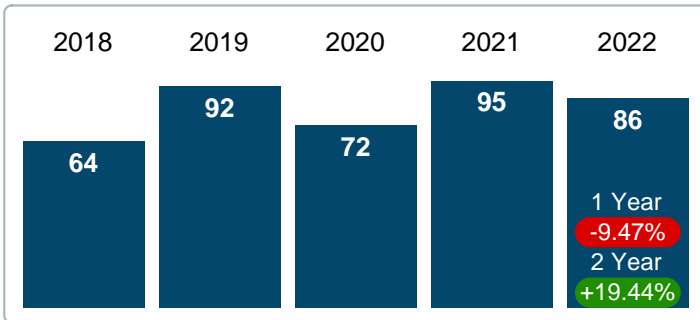
Area Delimited by County Of Creek - Residential Property Type



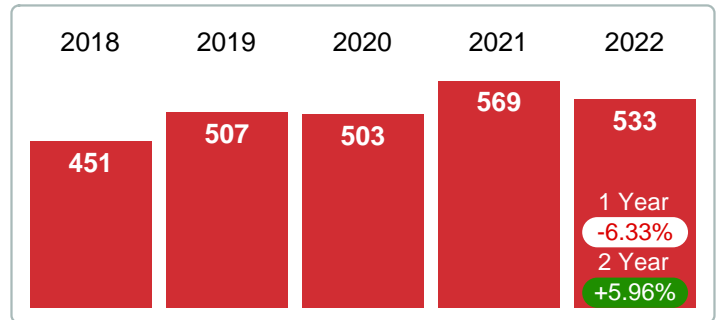
PENDING LISTINGS

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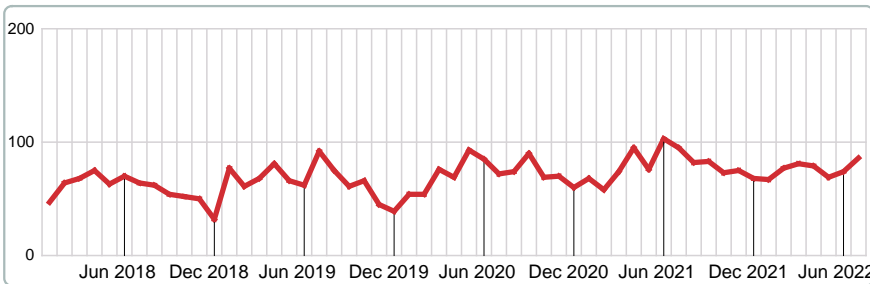
JULY



YEAR TO DATE (YTD)

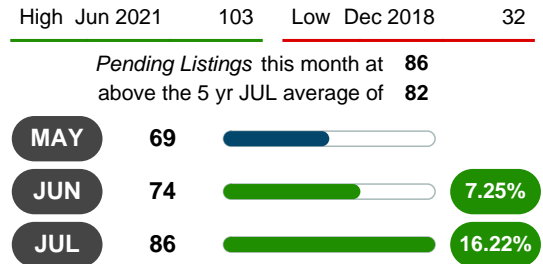


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 82



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	6.98%	26.0	4	2	0	0
\$75,001 - \$125,000	9	10.47%	14.0	4	3	1	1
\$125,001 - \$150,000	12	13.95%	8.0	4	6	2	0
\$150,001 - \$225,000	26	30.23%	6.0	2	21	3	0
\$225,001 - \$275,000	10	11.63%	5.0	1	8	1	0
\$275,001 - \$475,000	13	15.12%	9.0	1	11	1	0
\$475,001 and up	10	11.63%	35.0	0	4	3	3
Total Pending Units	86			16	55	11	4
Total Pending Volume	22,438,939	100%	9.5	1.98M	13.83M	3.31M	3.32M
Median Listing Price	\$192,450			\$121,250	\$215,000	\$220,000	\$874,900

July 2022



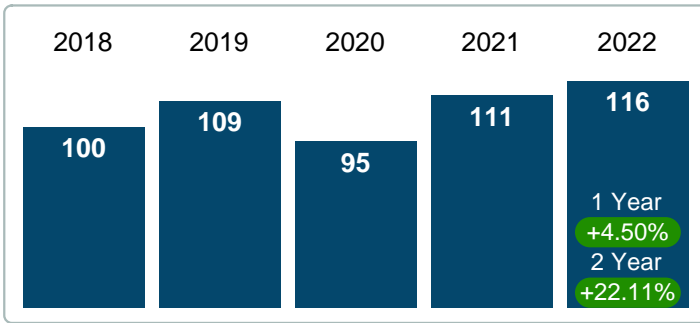
Area Delimited by County Of Creek - Residential Property Type



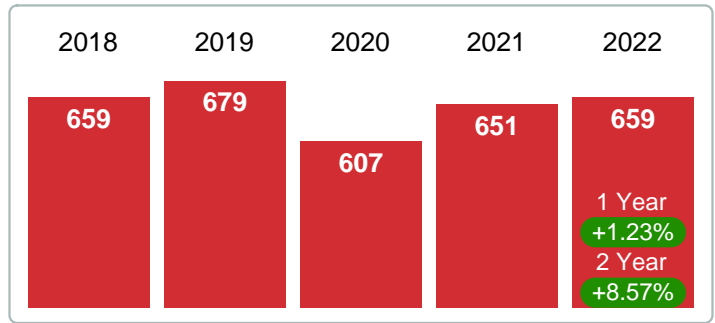
NEW LISTINGS

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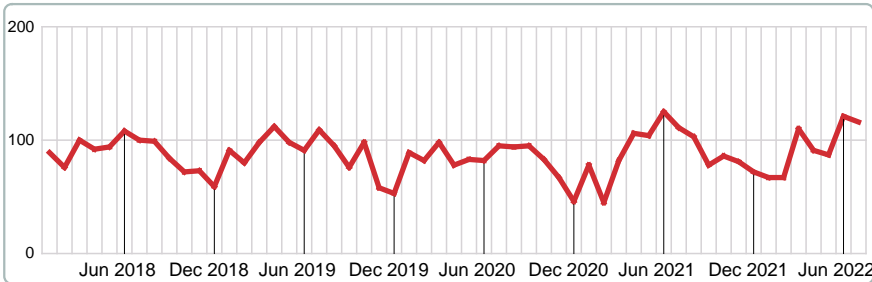
JULY



YEAR TO DATE (YTD)

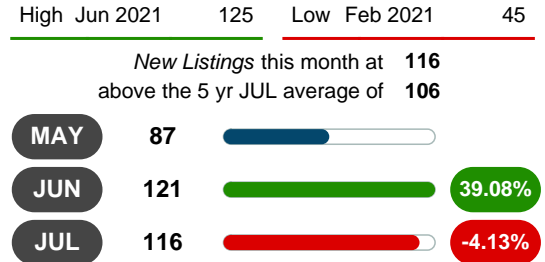


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 106



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	5.17%	4	2	0	0
\$75,001 - \$125,000	11	9.48%	4	5	1	1
\$125,001 - \$175,000	27	23.28%	9	17	1	0
\$175,001 - \$250,000	29	25.00%	6	19	4	0
\$250,001 - \$275,000	8	6.90%	0	5	2	1
\$275,001 - \$475,000	20	17.24%	1	15	4	0
\$475,001 and up	15	12.93%	0	5	4	6
Total New Listed Units	116		24	68	16	8
Total New Listed Volume	31,082,813	100%	3.54M	16.64M	5.32M	5.59M
Median New Listed Listing Price	\$215,000		\$139,950	\$215,000	\$280,000	\$644,500

July 2022



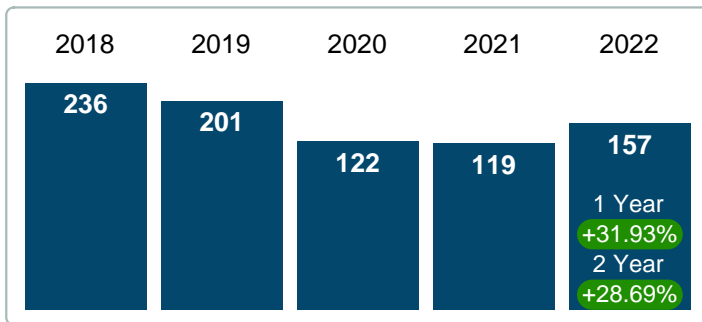
Area Delimited by County Of Creek - Residential Property Type



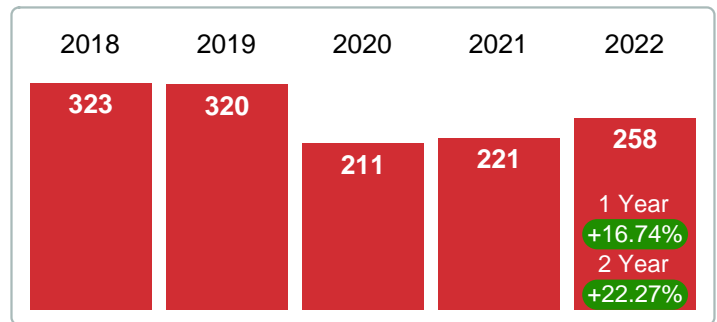
ACTIVE INVENTORY

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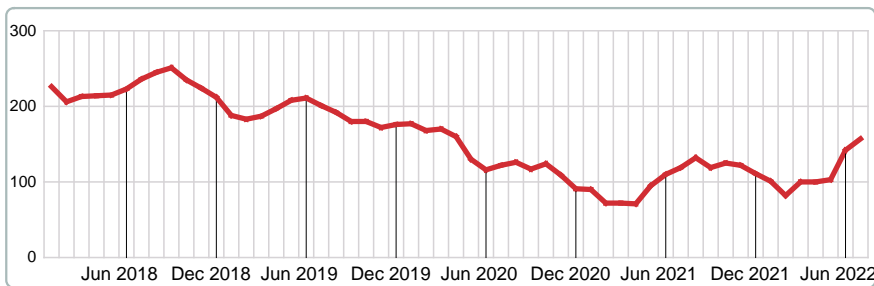
END OF JULY



ACTIVE DURING JULY

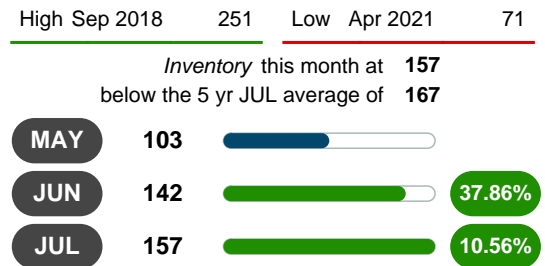


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 167



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	5.10%	28.5	4	3	0	1
\$75,001 - \$125,000	16	10.19%	40.5	4	11	0	1
\$125,001 - \$175,000	27	17.20%	36.0	8	19	0	0
\$175,001 - \$300,000	45	28.66%	24.0	8	29	6	2
\$300,001 - \$475,000	25	15.92%	41.0	2	14	8	1
\$475,001 - \$725,000	20	12.74%	32.0	0	6	9	5
\$725,001 and up	16	10.19%	92.5	1	6	4	5
Total Active Inventory by Units	157			27	88	27	15
Total Active Inventory by Volume	63,135,559	100%	34.0	5.13M	29.23M	13.70M	15.08M
Median Active Inventory Listing Price	\$259,900			\$155,000	\$246,250	\$466,609	\$650,000

July 2022



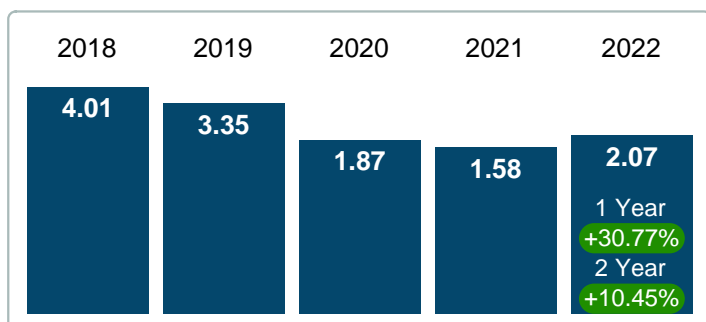
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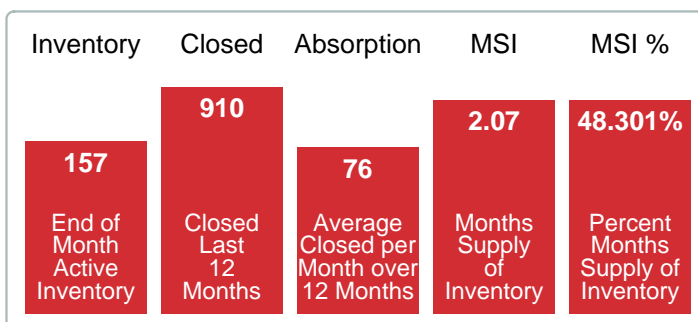
MONTHS SUPPLY of INVENTORY (MSI)

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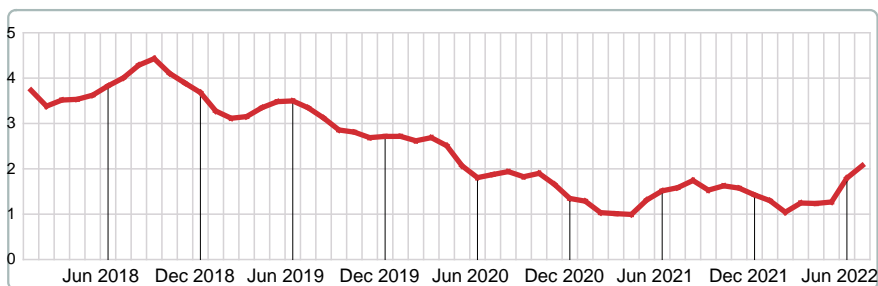
MSI FOR JULY



INDICATORS FOR JULY 2022



5 YEAR MARKET ACTIVITY TRENDS

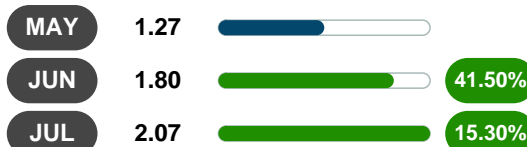


3 MONTHS

5 year JUL AVG = 2.58

High Sep 2018 4.43 Low Apr 2021 0.99

Months Supply this month at **2.07**
below the 5 yr JUL average of **2.58**



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	5.10%	1.32	1.30	1.09	0.00	0.00
\$75,001 - \$125,000	16	10.19%	1.37	1.14	1.48	0.00	0.00
\$125,001 - \$175,000	27	17.20%	1.51	3.43	1.34	0.00	0.00
\$175,001 - \$300,000	45	28.66%	1.74	4.80	1.59	1.03	12.00
\$300,001 - \$475,000	25	15.92%	2.91	4.80	3.43	2.46	1.20
\$475,001 - \$725,000	20	12.74%	4.44	0.00	4.80	4.32	4.62
\$725,001 and up	16	10.19%	12.80	0.00	24.00	5.33	20.00
Market Supply of Inventory (MSI)			2.07	2.44	1.83	1.91	6.21
Total Active Inventory by Units		100%	2.07	27	88	27	15

July 2022



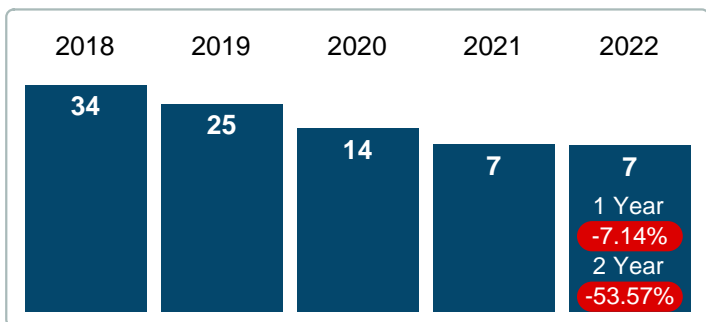
Area Delimited by County Of Creek - Residential Property Type



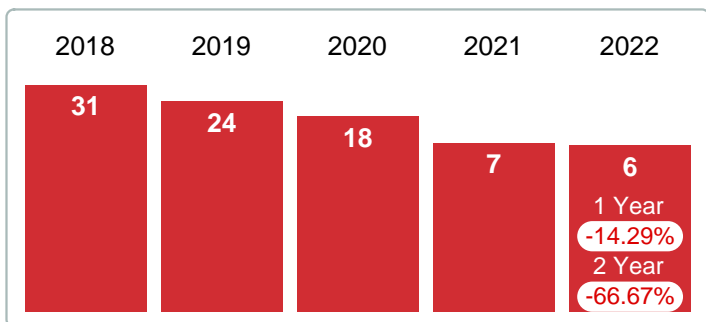
MEDIAN DAYS ON MARKET TO SALE

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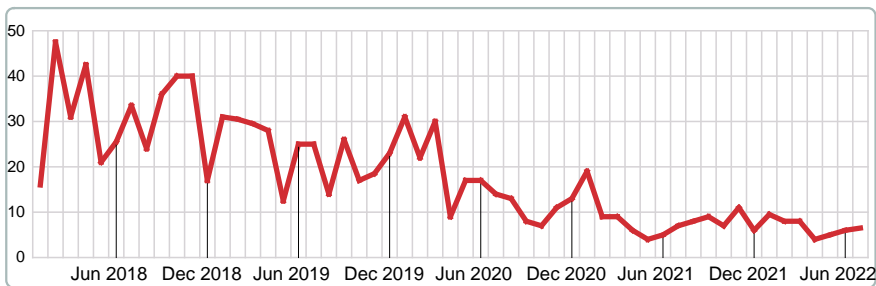
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

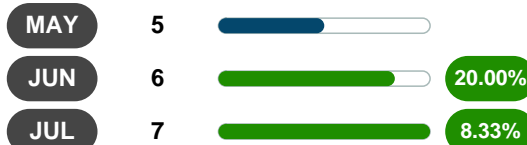


3 MONTHS

5 year JUL AVG = 17

High Feb 2018 48 Low Apr 2022 4

Median Days on Market to Sale this month at 7 below the 5 yr JUL average of 17



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	4.55%	25	54	3	0	0
\$75,001 - \$125,000	18.18%	19	7	28	0	0
\$125,001 - \$150,000	10.61%	5	5	5	0	0
\$150,001 - \$225,000	28.79%	11	8	8	14	0
\$225,001 - \$275,000	15.15%	5	28	5	3	0
\$275,001 - \$525,000	12.12%	7	4	7	4	0
\$525,001 and up	10.61%	6	0	55	5	36
Median Closed DOM		7	8	7	5	36
Total Closed Units	100%	66	11	46	7	2
Total Closed Volume		17,278,263	1.61M	11.60M	2.48M	1.58M

July 2022



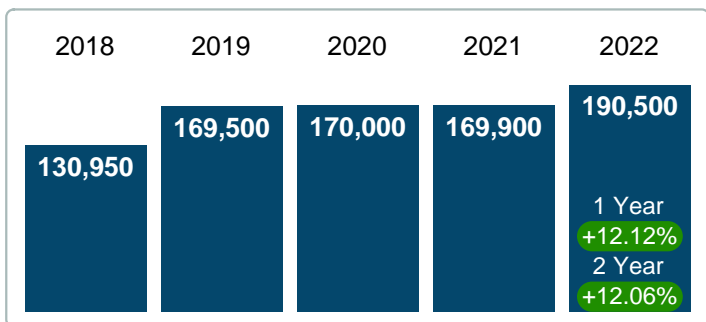
Area Delimited by County Of Creek - Residential Property Type



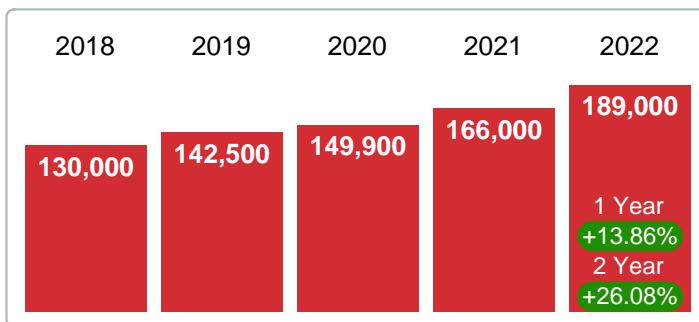
MEDIAN LIST PRICE AT CLOSING

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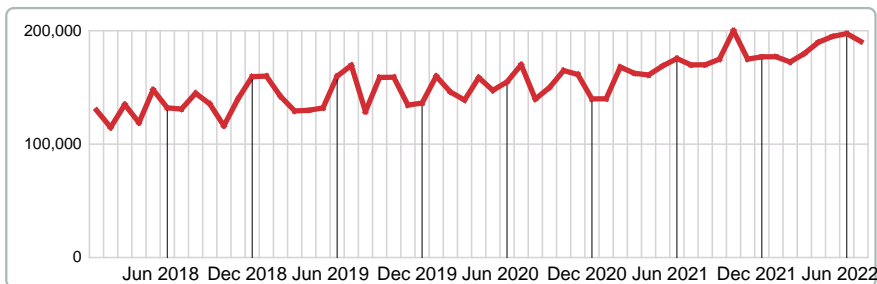
JULY



YEAR TO DATE (YTD)

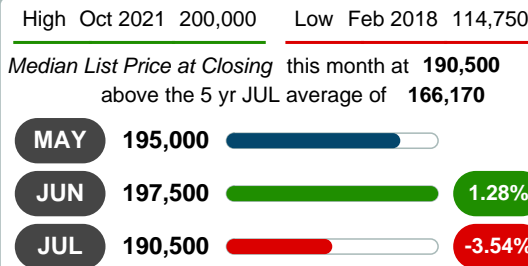


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 166,170



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	4.55%	45,000	50,000	45,000	0	0
\$75,001 - \$125,000	19.70%	109,000	87,950	115,000	0	0
\$125,001 - \$150,000	13.64%	149,900	150,000	148,200	0	0
\$150,001 - \$225,000	27.27%	197,500	196,000	192,000	199,000	0
\$225,001 - \$275,000	13.64%	245,000	0	242,000	275,000	0
\$275,001 - \$525,000	12.12%	337,936	315,000	335,872	481,250	0
\$525,001 and up	9.09%	792,000		01,399,000	599,500	792,000
Median List Price		190,500	100,000	183,625	275,000	792,000
Total Closed Units	100%	190,500	11	46	7	2
Total Closed Volume		17,130,121	1.50M	11.62M	2.42M	1.58M

July 2022



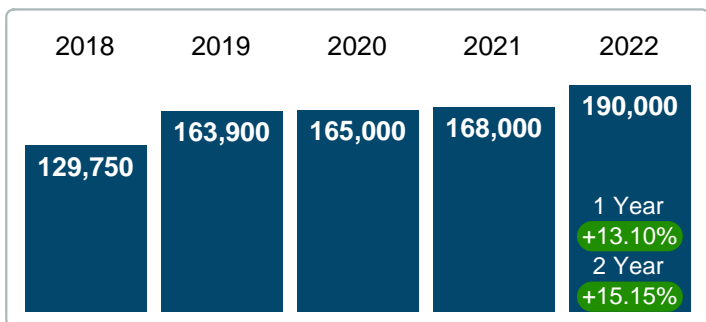
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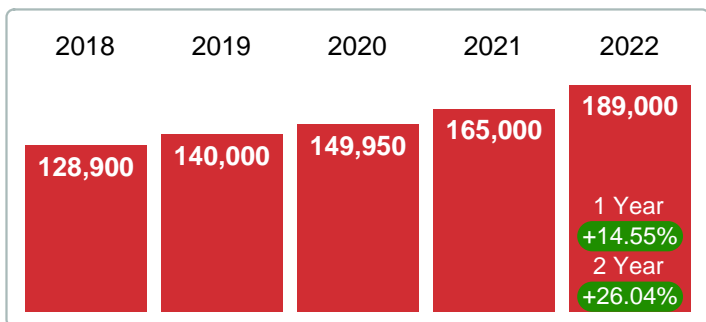
MEDIAN SOLD PRICE AT CLOSING

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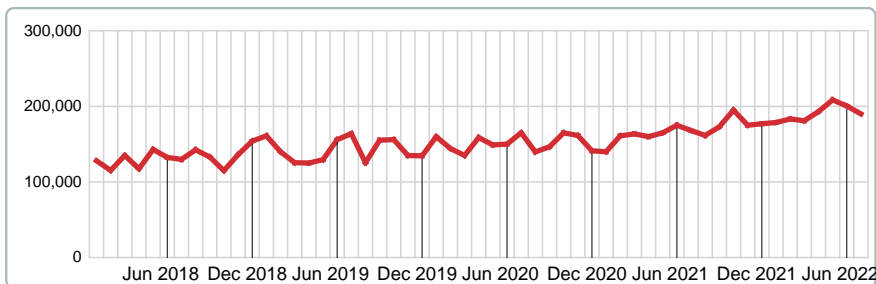
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 163,330

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

Median Sold Price at Closing this month at 190,000 above the 5 yr JUL average of 163,330



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	4.55%	45,000	45,000	45,000	0	0
\$75,001 - \$125,000	18.18%	107,000	85,000	107,000	0	0
\$125,001 - \$150,000	10.61%	147,500	150,000	144,750	0	0
\$150,001 - \$225,000	28.79%	183,750	190,000	181,875	184,500	0
\$225,001 - \$275,000	15.15%	242,500	235,000	248,000	240,000	0
\$275,001 - \$525,000	12.12%	320,000	315,000	325,000	365,000	0
\$525,001 and up	10.61%	656,000		01,000,000	572,250	790,500
Median Sold Price		190,000	150,000	181,875	280,000	790,500
Total Closed Units	100%	190,000	11	46	7	2
Total Closed Volume		17,278,263	1.61M	11.60M	2.48M	1.58M

July 2022



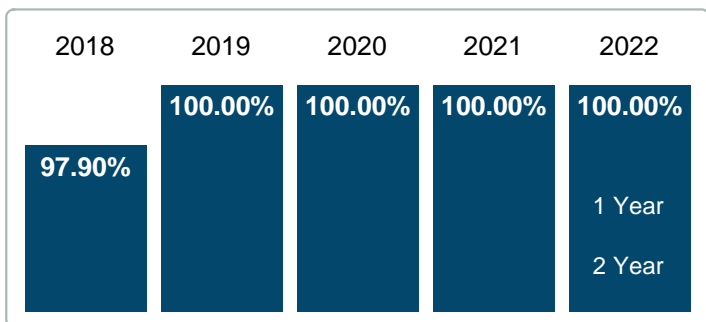
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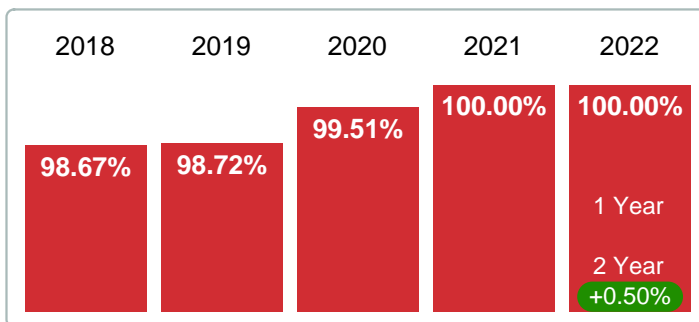
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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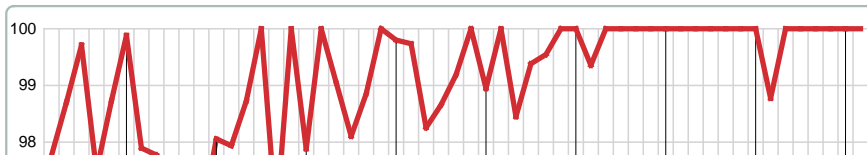
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 99.58%

High Jul 2022 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at 100.00% equal to 5 yr JUL average of 99.58%

- MAY 100.00%
- JUN 100.00%
- JUL 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	3	4.55%	100.00%	80.00%	100.00%	0.00%	0.00%	
\$75,001 - \$125,000	12	18.18%	97.91%	100.00%	97.65%	0.00%	0.00%	
\$125,001 - \$150,000	7	10.61%	100.00%	100.00%	100.03%	0.00%	0.00%	
\$150,001 - \$225,000	19	28.79%	100.00%	100.00%	99.66%	102.79%	0.00%	
\$225,001 - \$275,000	10	15.15%	102.79%	235.00%	101.19%	106.67%	0.00%	
\$275,001 - \$525,000	8	12.12%	99.39%	100.00%	98.71%	100.91%	0.00%	
\$525,001 and up	7	10.61%	100.00%	0.00%	109.09%	103.17%	99.77%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	102.56%	99.77%	
Total Closed Units		66	100%	100.00%	11	46	7	2
Total Closed Volume		17,278,263			1.61M	11.60M	2.48M	1.58M

July 2022



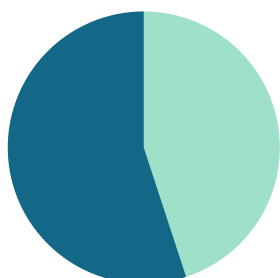
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

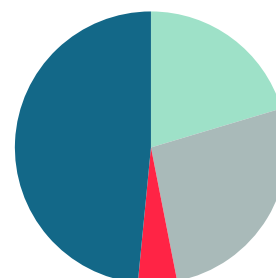


Inventory
 New Listings
116 = 44.96%
 Start Inventory
142
 Total Inventory Units
258
 Volume
\$95,203,598

Market Activity

Closed Sales
66 = 20.37%
 Pending Sales
86 = 26.54%
 Other Off Market
15 = 4.63%
 Active Inventory
157 = 48.46%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	105	66	-37.14%	533	508	-4.69%
Pending Sales	95	86	-9.47%	569	533	-6.33%
New Listings	111	116	4.50%	651	659	1.23%
Median List Price	169,900	190,500	12.12%	166,000	189,000	13.86%
Median Sale Price	168,000	190,000	13.10%	165,000	189,000	14.55%
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	7.00	6.50	-7.14%	7.00	6.00	-14.29%
Monthly Inventory	120	157	30.83%	120	157	30.83%
Months Supply of Inventory	1.60	2.07	29.68%	1.60	2.07	29.68%

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

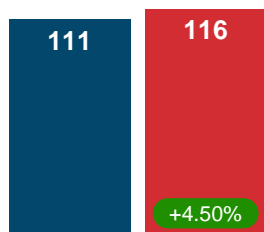
Inventory on July 31, 2022 = **157**

2021 **2022**

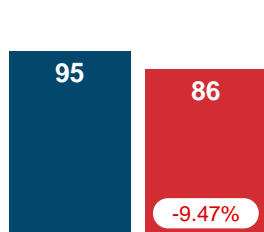
JULY MARKET

MEDIAN PRICES

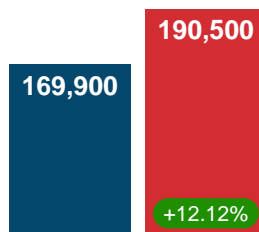
New Listings



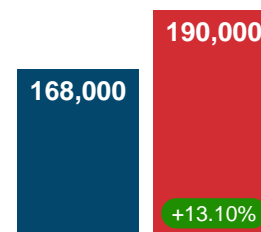
Pending Listings



List Price



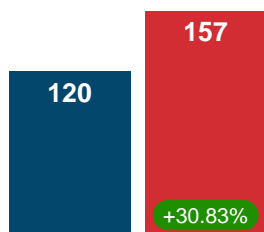
Sale Price



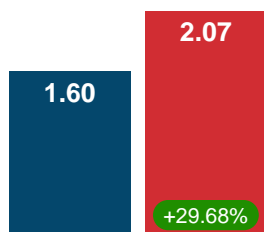
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

