

June 2022



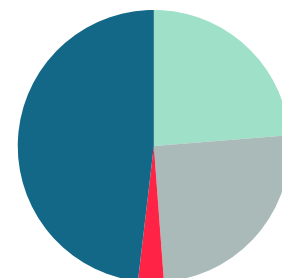
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	June 2022	+/-%
Closed Listings	95	70	-26.32%
Pending Listings	103	74	-28.16%
New Listings	125	121	-3.20%
Average List Price	220,411	285,957	29.74%
Average Sale Price	215,944	284,215	31.61%
Average Percent of Selling Price to List Price	98.53%	99.04%	0.52%
Average Days on Market to Sale	15.18	17.69	16.52%
End of Month Inventory	111	142	27.93%
Months Supply of Inventory	1.53	1.80	17.55%



■ Closed (23.73%)
■ Pending (25.08%)
■ Other OffMarket (3.05%)
■ Active (48.14%)

Absorption: Last 12 months, an Average of **79** Sales/Month
Active Inventory as of June 30, 2022 = **142**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2022 rose **27.93%** to 142 existing homes available for sale. Over the last 12 months this area has had an average of 79 closed sales per month. This represents an unsold inventory index of **1.80** 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 **31.61%** in June 2022 to \$284,215 versus the previous year at \$215,944.

Average Days on Market Lengthens

The average number of **17.69** days that homes spent on the market before selling increased by 2.51 days or **16.52%** in June 2022 compared to last year's same month at **15.18** DOM.

Sales Success for June 2022 is Positive

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

There were 121 New Listings in June 2022, down **3.20%** from last year at 125. Furthermore, there were 70 Closed Listings this month versus last year at 95, a **-26.32%** decrease.

Closed versus Listed trends yielded a **57.9%** ratio, down from previous year's, June 2021, at **76.0%**, a **23.88%** 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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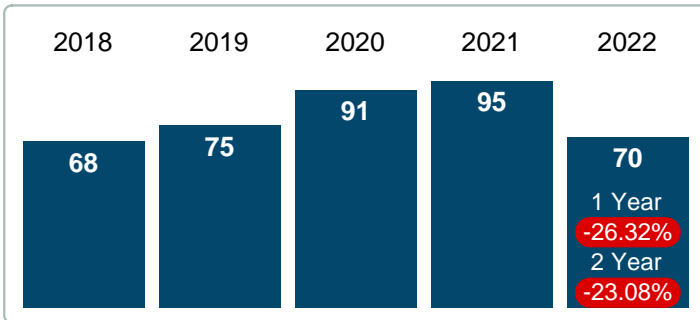
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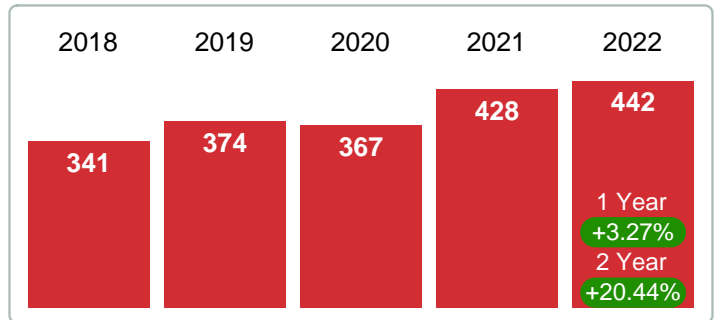
CLOSED LISTINGS

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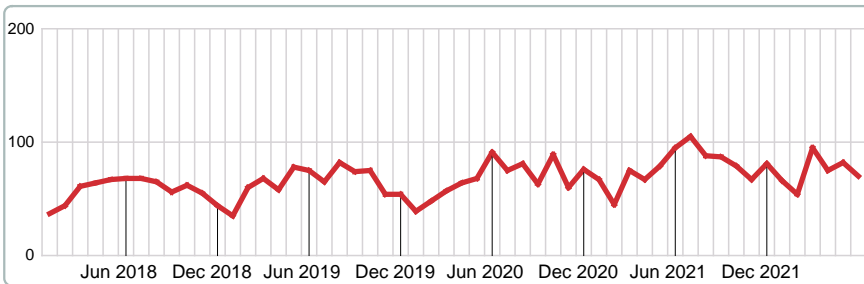
JUNE



YEAR TO DATE (YTD)

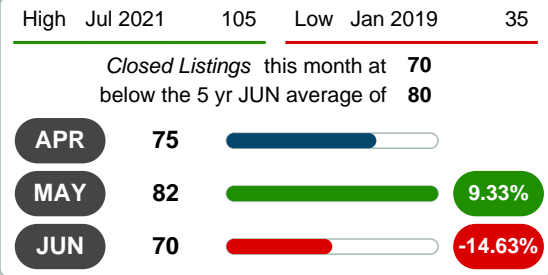


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 80



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	5	7.14%	18.8	2	2	1	0
\$75,001 - \$125,000	9	12.86%	40.1	2	6	1	0
\$125,001 - \$150,000	7	10.00%	7.9	0	6	1	0
\$150,001 - \$200,000	14	20.00%	14.2	1	12	1	0
\$200,001 - \$300,000	18	25.71%	12.7	1	14	3	0
\$300,001 - \$475,000	11	15.71%	18.6	1	3	6	1
\$475,001 and up	6	8.57%	16.0	0	2	4	0
Total Closed Units	70			7	45	17	1
Total Closed Volume	19,895,032	100%	17.7	1.13M	11.81M	6.64M	315.00K
Average Closed Price	\$284,215			\$161,142	\$262,472	\$390,634	\$315,000

June 2022



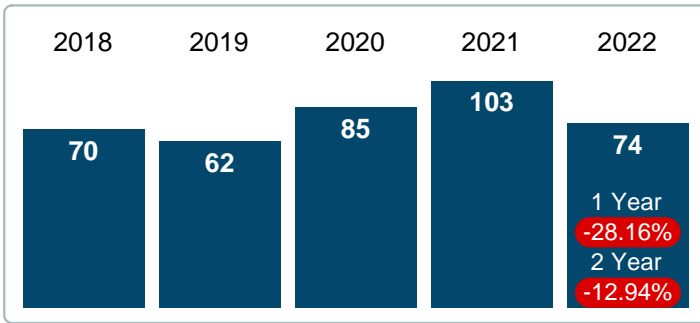
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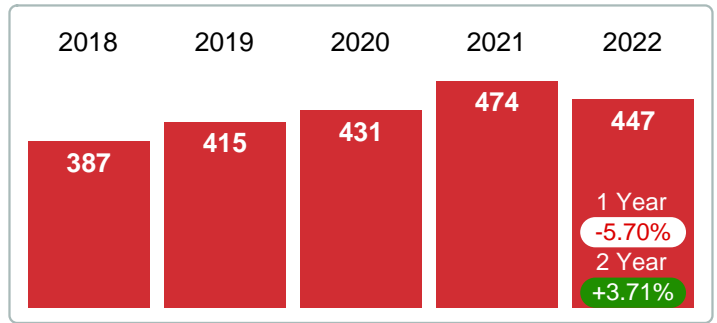
PENDING LISTINGS

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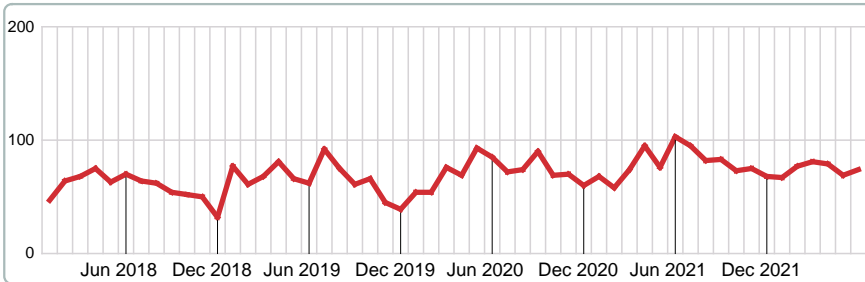
JUNE



YEAR TO DATE (YTD)

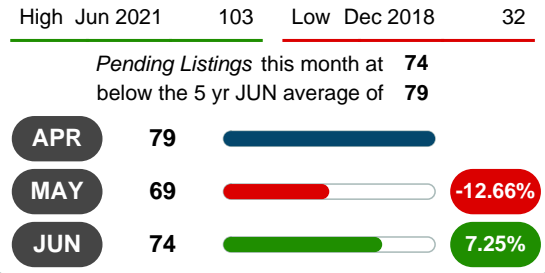


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 79



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	3	4.05%	29.3	1	2	0	0
\$75,001 - \$125,000	13	17.57%	36.5	3	9	1	0
\$125,001 - \$150,000	11	14.86%	7.4	2	9	0	0
\$150,001 - \$225,000	18	24.32%	14.6	2	14	2	0
\$225,001 - \$250,000	8	10.81%	11.0	0	5	3	0
\$250,001 - \$500,000	13	17.57%	10.4	1	10	2	0
\$500,001 and up	8	10.81%	34.1	0	5	1	2
Total Pending Units	74			9	54	9	2
Total Pending Volume	21,210,220	100%	19.2	1.41M	15.80M	2.41M	1.58M
Average Listing Price	\$289,873			\$156,667	\$292,647	\$268,144	\$792,000

June 2022



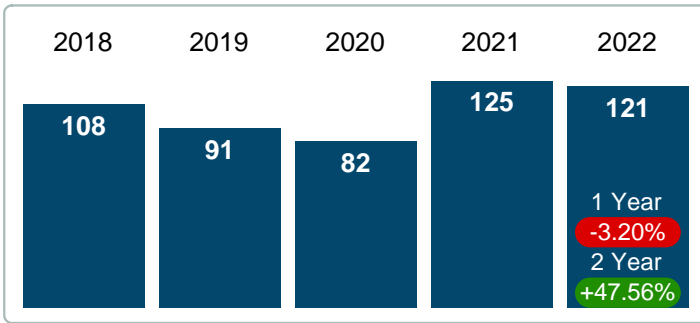
Area Delimited by County Of Creek - Residential Property Type



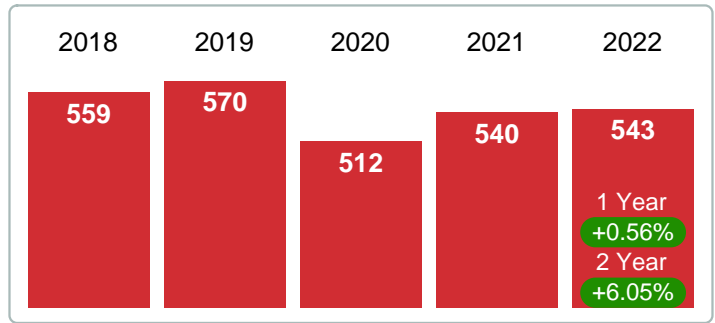
NEW LISTINGS

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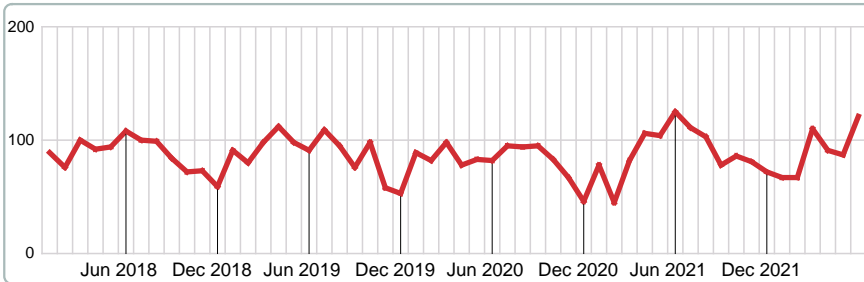
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YEAR TO DATE (YTD)

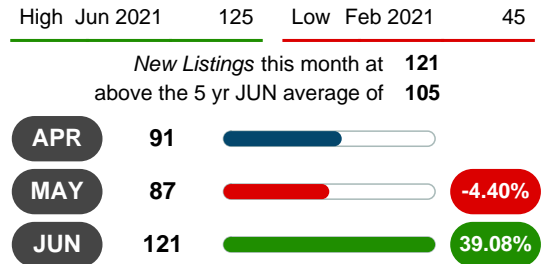


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 105



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	8	6.61%	4	4	0	0
\$75,001 - \$125,000	10	8.26%	5	5	0	0
\$125,001 - \$150,000	17	14.05%	3	12	2	0
\$150,001 - \$250,000	38	31.40%	5	26	7	0
\$250,001 - \$300,000	16	13.22%	1	14	1	0
\$300,001 - \$525,000	18	14.88%	2	12	3	1
\$525,001 and up	14	11.57%	0	7	4	3
Total New Listed Units	121		20	80	17	4
Total New Listed Volume	36,815,514	100%	2.83M	23.50M	6.94M	3.55M
Average New Listed Listing Price	\$291,392		\$141,645	\$293,744	\$408,124	\$886,250

June 2022



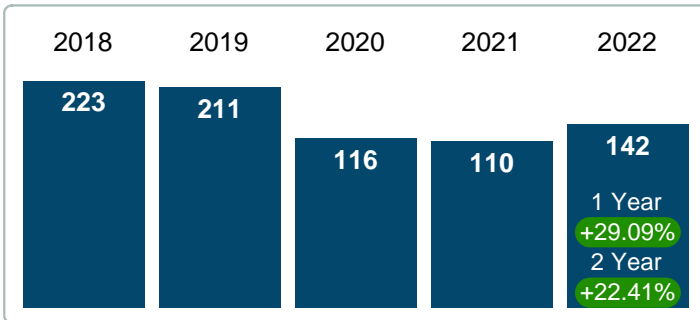
Area Delimited by County Of Creek - Residential Property Type



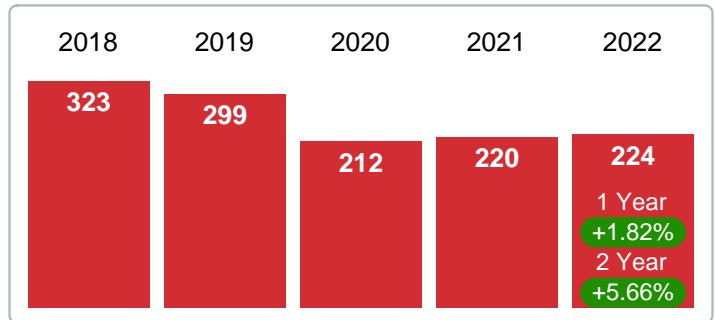
ACTIVE INVENTORY

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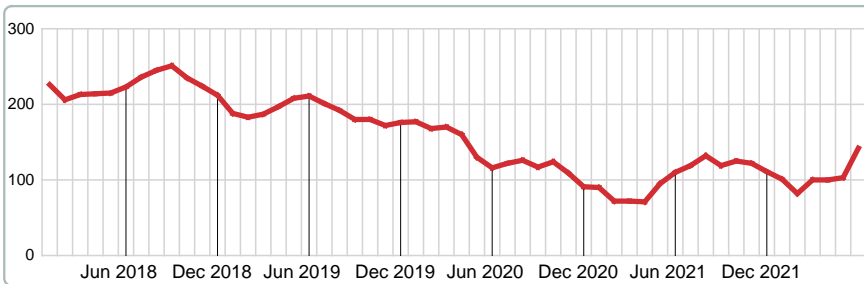
END OF JUNE



ACTIVE DURING JUNE

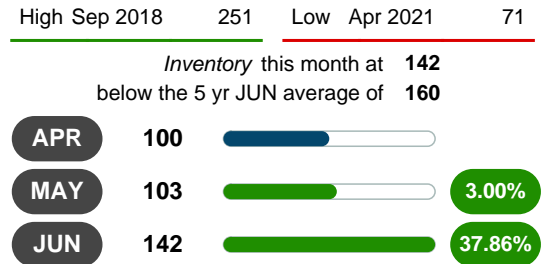


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 160



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	5.63%	31.8	4	3	0	1
\$75,001 - \$125,000	16	11.27%	68.9	6	9	0	1
\$125,001 - \$175,000	27	19.01%	33.0	5	20	2	0
\$175,001 - \$325,000	40	28.17%	44.7	4	29	6	1
\$325,001 - \$525,000	18	12.68%	52.3	1	8	6	3
\$525,001 - \$975,000	16	11.27%	61.6	0	6	8	2
\$975,001 and up	17	11.97%	105.5	1	5	2	9
Total Active Inventory by Units	142			21	80	24	17
Total Active Inventory by Volume	64,120,785	100%	54.6	3.78M	27.50M	13.37M	19.48M
Average Active Inventory Listing Price	\$451,555			\$180,038	\$343,718	\$556,892	\$1,145,712

June 2022



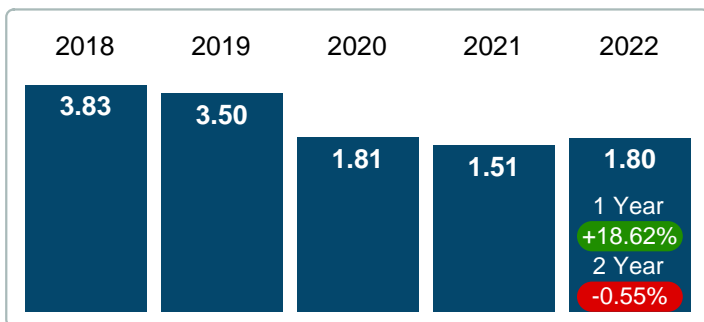
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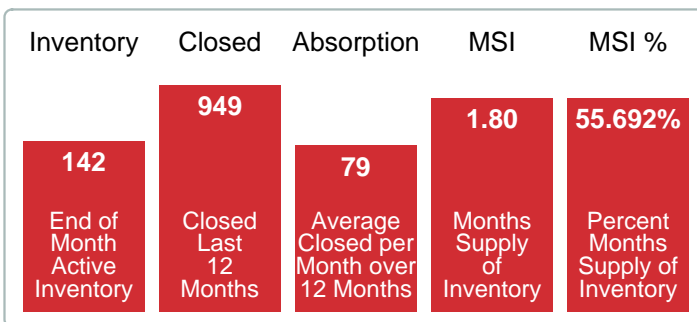
MONTHS SUPPLY of INVENTORY (MSI)

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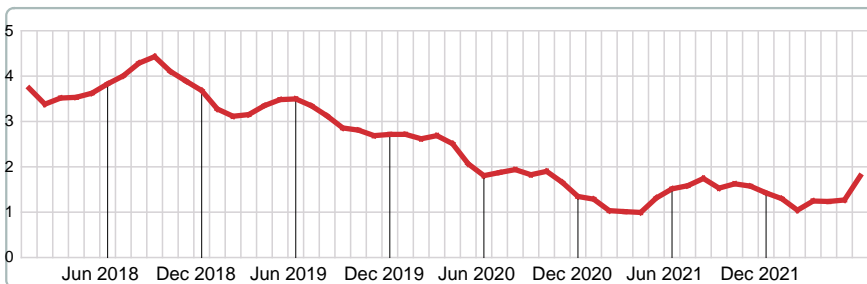
MSI FOR JUNE



INDICATORS FOR JUNE 2022

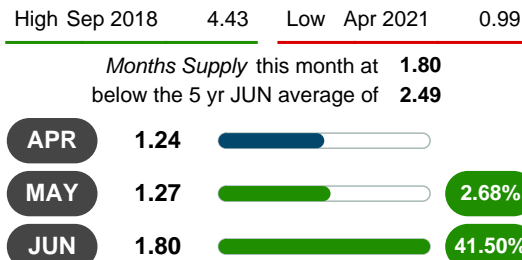


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 2.49



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	5.63%	1.20	1.33	0.90	0.00	0.00
\$75,001 - \$125,000	16	11.27%	1.34	1.67	1.21	0.00	12.00
\$125,001 - \$175,000	27	19.01%	1.39	2.22	1.26	1.60	0.00
\$175,001 - \$325,000	40	28.17%	1.40	2.82	1.46	0.89	1.71
\$325,001 - \$525,000	18	12.68%	2.20	2.40	2.34	1.76	3.27
\$525,001 - \$975,000	16	11.27%	4.17	0.00	6.00	4.17	2.18
\$975,001 and up	17	11.97%	34.00	0.00	60.00	12.00	36.00
Market Supply of Inventory (MSI)			1.80	1.97	1.57	1.64	6.00
Total Active Inventory by Units		100%	142	21	80	24	17

June 2022



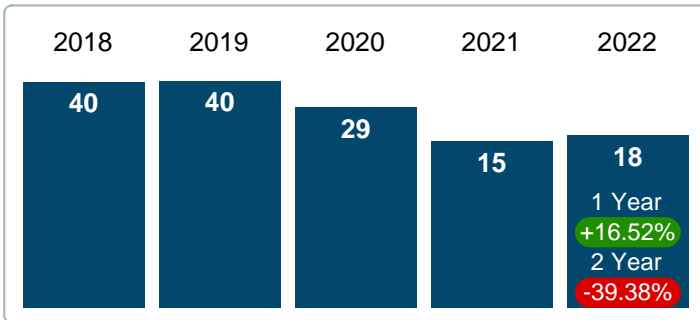
Area Delimited by County Of Creek - Residential Property Type



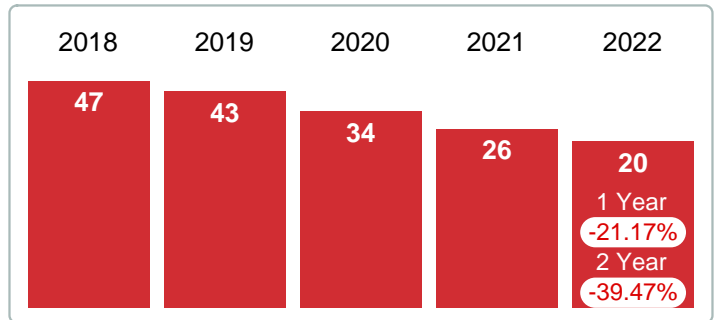
AVERAGE DAYS ON MARKET TO SALE

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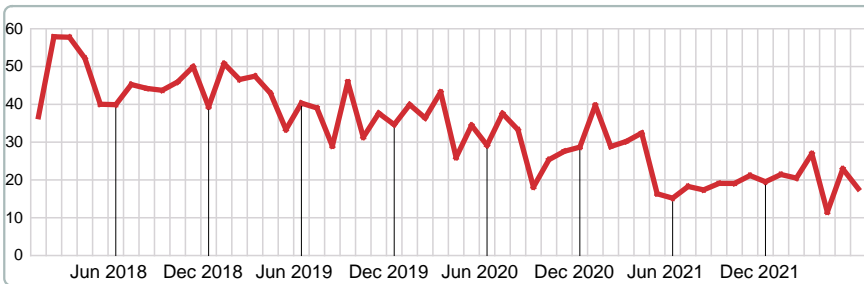
JUNE



YEAR TO DATE (YTD)

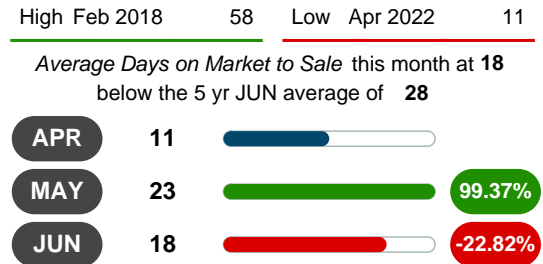


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 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	7.14%	19	23	20	9	0
\$75,001 - \$125,000	12.86%	40	17	54	5	0
\$125,001 - \$150,000	10.00%	8	0	7	14	0
\$150,001 - \$200,000	20.00%	14	7	13	42	0
\$200,001 - \$300,000	25.71%	13	15	10	23	0
\$300,001 - \$475,000	15.71%	19	92	10	10	23
\$475,001 and up	8.57%	16	0	8	20	0
Average Closed DOM		18	28	16	16	23
Total Closed Units	100%	70	7	45	17	1
Total Closed Volume		19,895,032	1.13M	11.81M	6.64M	315.00K

June 2022



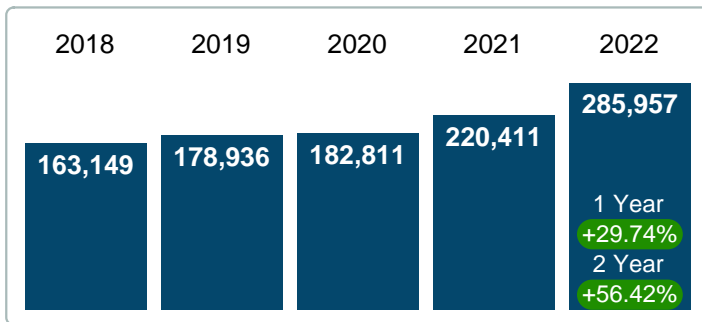
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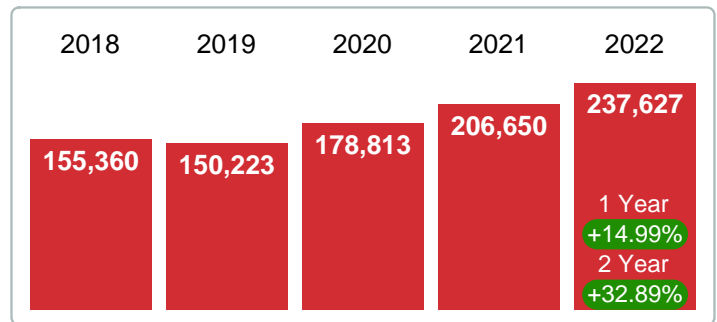
AVERAGE LIST PRICE AT CLOSING

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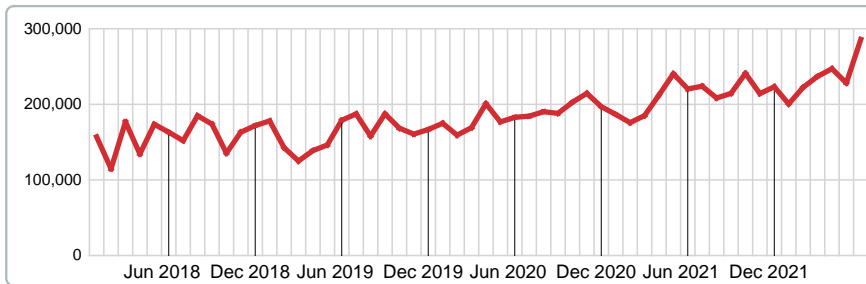
JUNE



YEAR TO DATE (YTD)

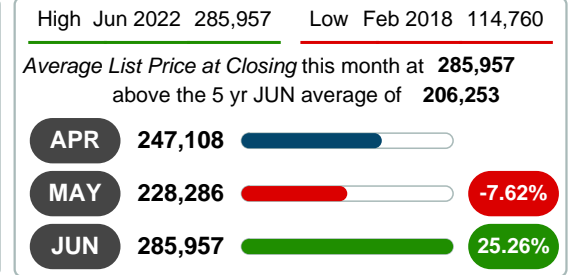


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 206,253



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	5.71%	59,624	69,998	49,250	86,000	0	
\$75,001 - \$125,000	10	14.29%	100,740	115,000	103,967	92,500	0	
\$125,001 - \$150,000	6	8.57%	136,033	0	138,550	125,000	0	
\$150,001 - \$200,000	16	22.86%	177,013	175,000	179,442	175,000	0	
\$200,001 - \$300,000	16	22.86%	235,160	226,000	231,104	261,667	0	
\$300,001 - \$475,000	12	17.14%	357,800	390,900	374,967	357,967	310,000	
\$475,001 and up	6	8.57%	1,177,750	0	0	1,903,250	815,000	0
Average List Price		285,957		165,985	263,861	392,429	310,000	
Total Closed Units		70	100%	285,957	7	45	17	1
Total Closed Volume		20,016,955		1.16M	11.87M	6.67M	310.00K	

June 2022



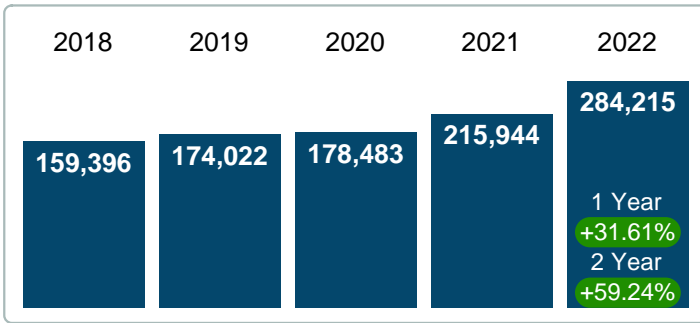
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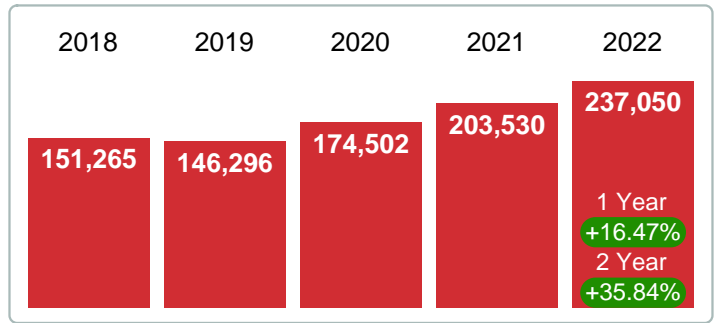
AVERAGE SOLD PRICE AT CLOSING

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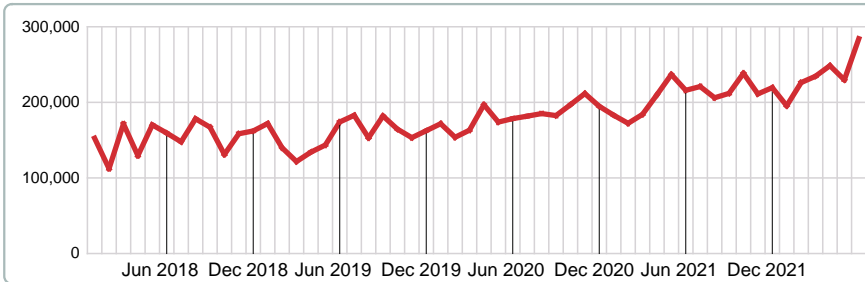
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

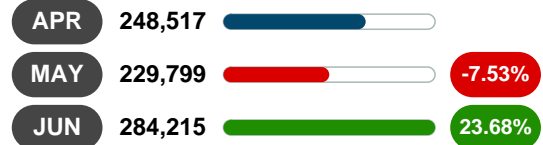


3 MONTHS

5 year JUN AVG = 202,412

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

Average Sold Price at Closing this month at 284,215 above the 5 yr JUN average of 202,412



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	7.14%	62,199	67,498	51,000	74,000	0
\$75,001 - \$125,000	12.86%	100,133	116,500	98,033	80,000	0
\$125,001 - \$150,000	10.00%	135,786	0	137,167	127,500	0
\$150,001 - \$200,000	20.00%	175,671	175,000	177,283	157,000	0
\$200,001 - \$300,000	25.71%	237,314	220,000	236,119	248,667	0
\$300,001 - \$475,000	15.71%	359,662	365,000	358,333	366,880	315,000
\$475,001 and up	8.57%	1,174,167		01,895,000	813,750	0
Average Sold Price		284,215	161,142	262,472	390,634	315,000
Total Closed Units	100%	284,215	7	45	17	1
Total Closed Volume		19,895,032	1.13M	11.81M	6.64M	315.00K

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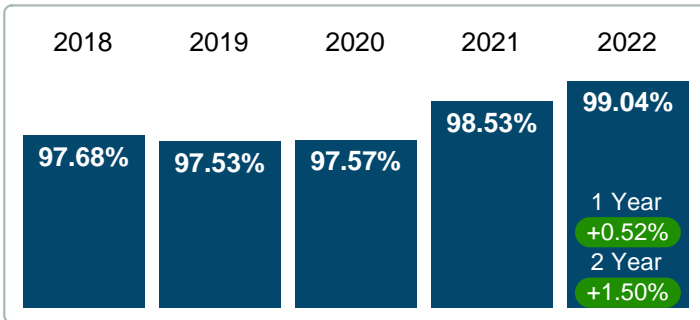
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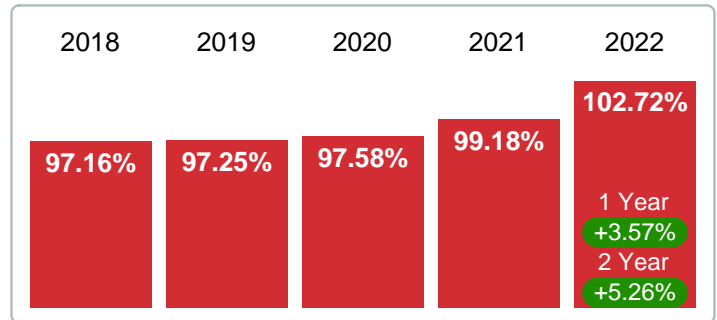
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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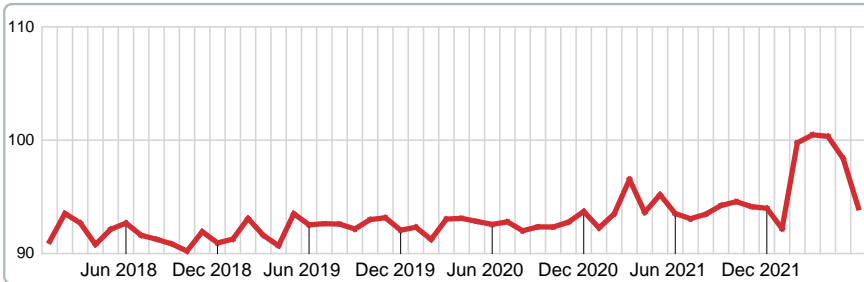
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

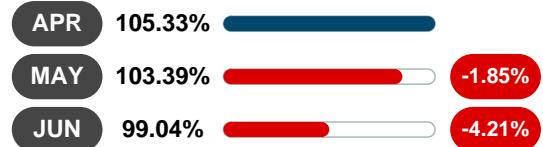


3 MONTHS

5 year JUN AVG = 98.07%

High Mar 2022 105.47% Low Oct 2018 95.22%

Average Sold/List Ratio this month at **99.04%** above the 5 yr JUN average of **98.07%**



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	5	7.14%	96.31%	96.67%	101.08%	86.05%	0.00%
\$75,001 - \$125,000	9	12.86%	95.98%	101.96%	95.57%	86.49%	0.00%
\$125,001 - \$150,000	7	10.00%	99.94%	0.00%	99.60%	102.00%	0.00%
\$150,001 - \$200,000	14	20.00%	98.64%	100.00%	99.28%	89.71%	0.00%
\$200,001 - \$300,000	18	25.71%	100.76%	97.35%	102.20%	95.16%	0.00%
\$300,001 - \$475,000	11	15.71%	99.74%	93.37%	95.70%	102.50%	101.61%
\$475,001 and up	6	8.57%	99.31%	0.00%	98.62%	99.65%	0.00%
Average Sold/List Ratio		99.00%		98.28%	99.55%	97.84%	101.61%
Total Closed Units		70	100%	7	45	17	1
Total Closed Volume		19,895,032		1.13M	11.81M	6.64M	315.00K

June 2022



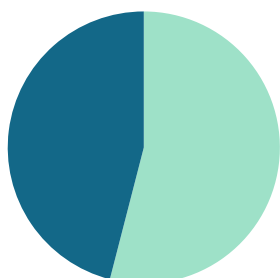
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

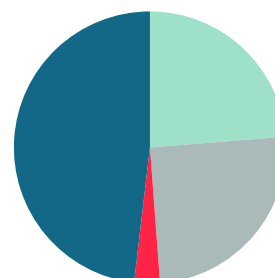


Inventory
 New Listings
121 = 54.02%
 Start Inventory
103
 Total Inventory Units
224
 Volume
\$87,355,905

Market Activity

Closed Sales
70 = 23.73%
 Pending Sales
74 = 25.08%
 Other Off Market
9 = 3.05%
 Active Inventory
142 = 48.14%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	95	70	-26.32%	428	442	3.27%
Pending Sales	103	74	-28.16%	474	447	-5.70%
New Listings	125	121	-3.20%	540	543	0.56%
Average List Price	220,411	285,957	29.74%	206,650	237,627	14.99%
Average Sale Price	215,944	284,215	31.61%	203,530	237,050	16.47%
Average Percent of Selling Price to List Price	98.53%	99.04%	0.52%	99.18%	102.72%	3.57%
Average Days on Market to Sale	15.18	17.69	16.52%	26.00	20.50	-21.17%
Monthly Inventory	111	142	27.93%	111	142	27.93%
Months Supply of Inventory	1.53	1.80	17.55%	1.53	1.80	17.55%

Absorption: Last 12 months, an Average of **79** Sales/Month

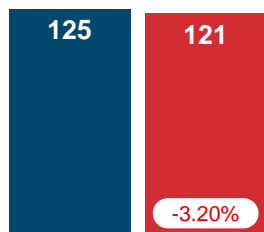
Inventory on June 30, 2022 = **142**

2021 **2022**

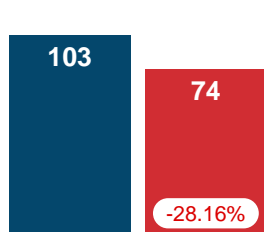
JUNE MARKET

AVERAGE PRICES

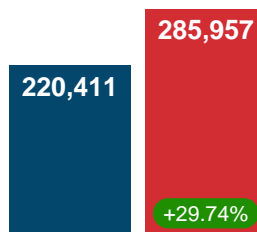
New Listings



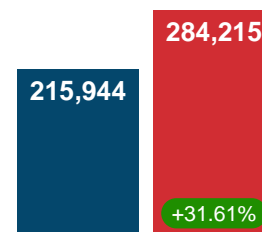
Pending Listings



List Price



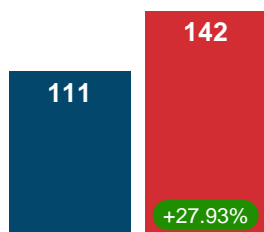
Sale Price



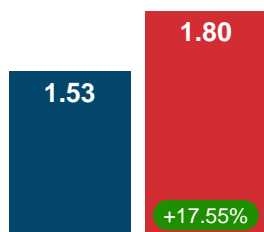
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

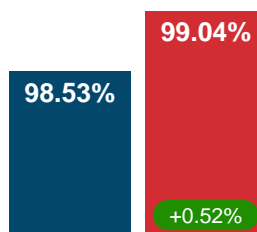
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

