

June 2022



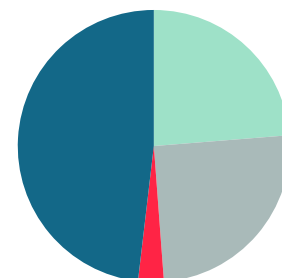
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	175,500	197,500	12.54%
Median Sale Price	175,000	200,500	14.57%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	6.00	20.00%
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.

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 **14.57%** in June 2022 to \$200,500 versus the previous year at \$175,000.

Median Days on Market Lengthens

The median number of **6.00** days that homes spent on the market before selling increased by 1.00 days or **20.00%** in June 2022 compared to last year's same month at **5.00** DOM.

Sales Success for June 2022 is Positive

Overall, with Median 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.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

June 2022



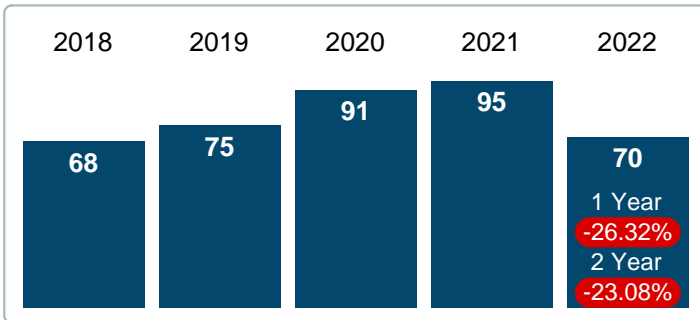
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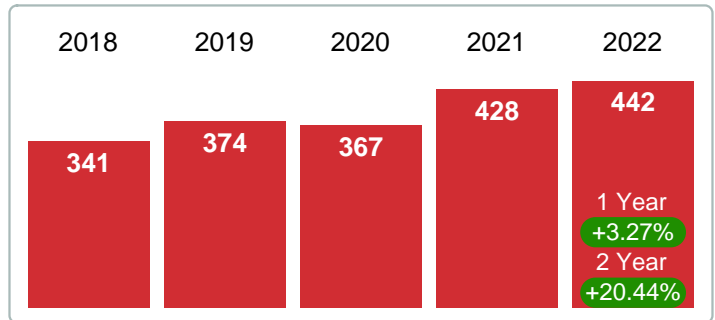
CLOSED LISTINGS

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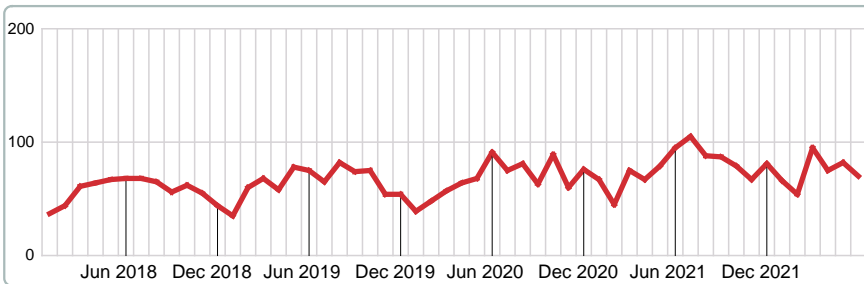
JUNE



YEAR TO DATE (YTD)

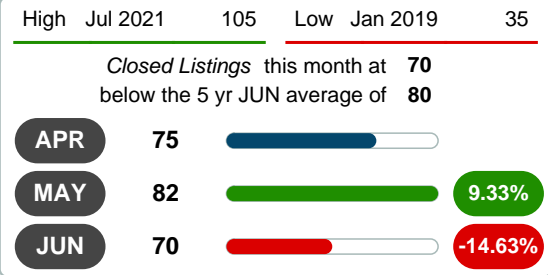


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 80



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	7.14%	9.0	2	2	1	0
\$75,001 - \$125,000	9	12.86%	6.0	2	6	1	0
\$125,001 - \$150,000	7	10.00%	4.0	0	6	1	0
\$150,001 - \$200,000	14	20.00%	8.5	1	12	1	0
\$200,001 - \$300,000	18	25.71%	5.5	1	14	3	0
\$300,001 - \$475,000	11	15.71%	12.0	1	3	6	1
\$475,001 and up	6	8.57%	9.0	0	2	4	0
Total Closed Units	70			7	45	17	1
Total Closed Volume	19,895,032	100%	6.0	1.13M	11.81M	6.64M	315.00K
Median Closed Price	\$200,500			\$118,000	\$192,000	\$310,000	\$315,000

June 2022



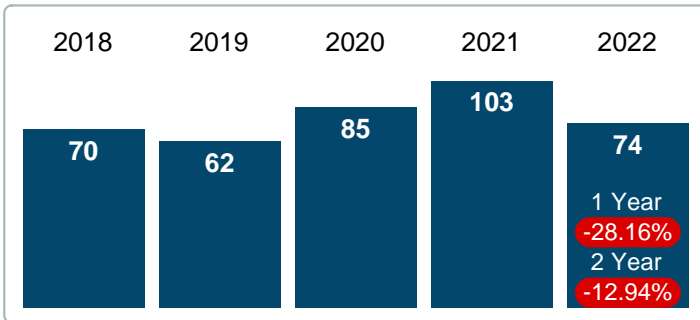
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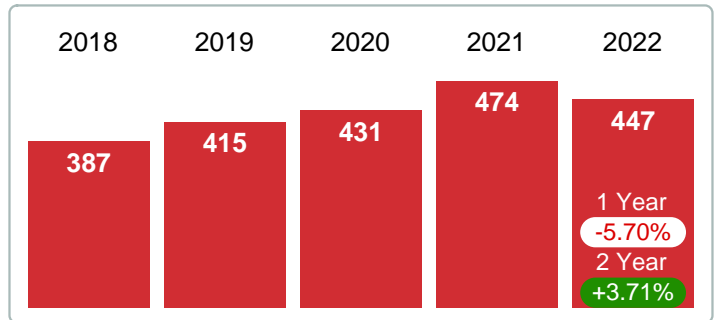
PENDING LISTINGS

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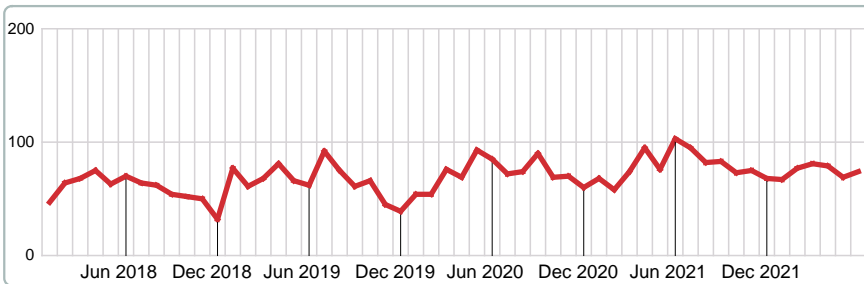
JUNE



YEAR TO DATE (YTD)

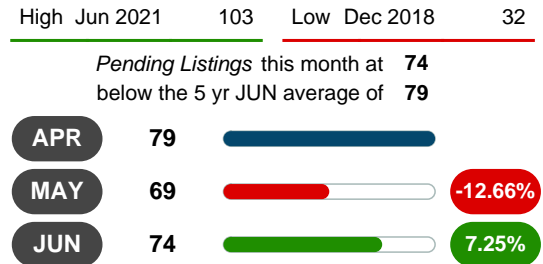


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 79



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	4.05%	3.0	1	2	0	0
\$75,001 - \$125,000	13	17.57%	28.0	3	9	1	0
\$125,001 - \$150,000	11	14.86%	5.0	2	9	0	0
\$150,001 - \$225,000	18	24.32%	6.5	2	14	2	0
\$225,001 - \$250,000	8	10.81%	8.0	0	5	3	0
\$250,001 - \$500,000	13	17.57%	9.0	1	10	2	0
\$500,001 and up	8	10.81%	6.0	0	5	1	2
Total Pending Units	74			9	54	9	2
Total Pending Volume	21,210,220	100%	7.0	1.41M	15.80M	2.41M	1.58M
Median Listing Price	\$197,500			\$145,000	\$187,450	\$239,900	\$792,000

June 2022



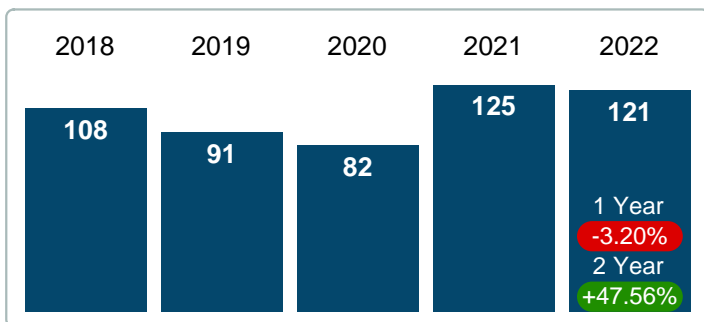
Area Delimited by County Of Creek - Residential Property Type



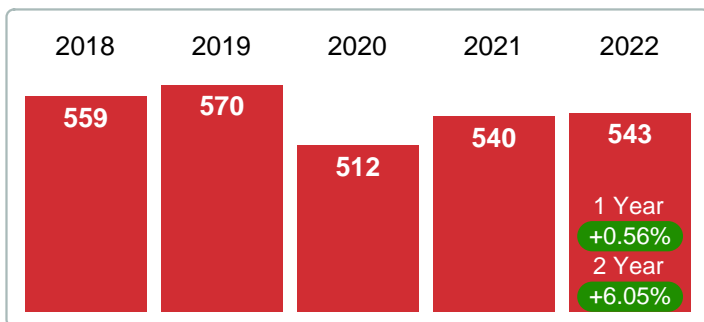
NEW LISTINGS

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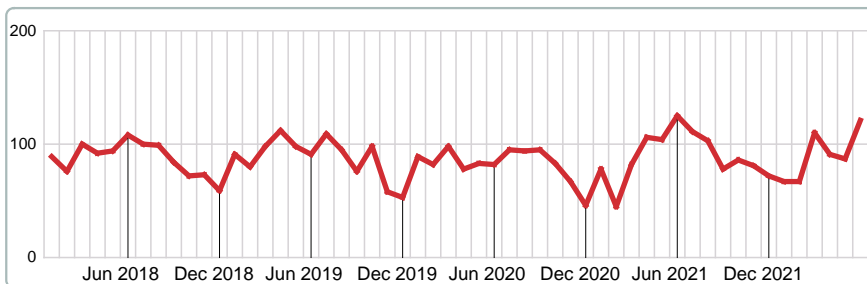
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 105

High Jun 2021 125 Low Feb 2021 45

New Listings this month at 121
above the 5 yr JUN average of 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
Median New Listed Listing Price	\$220,000		\$147,250	\$219,450	\$240,000	\$800,000

June 2022



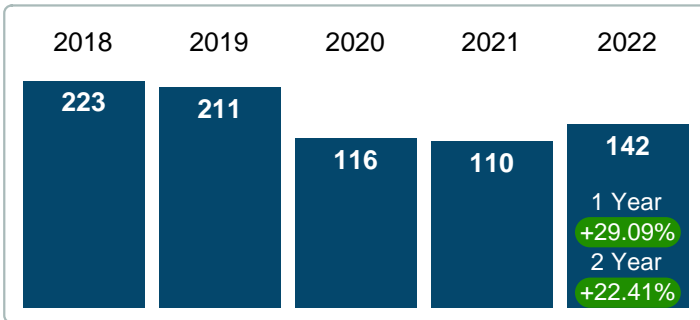
Area Delimited by County Of Creek - Residential Property Type



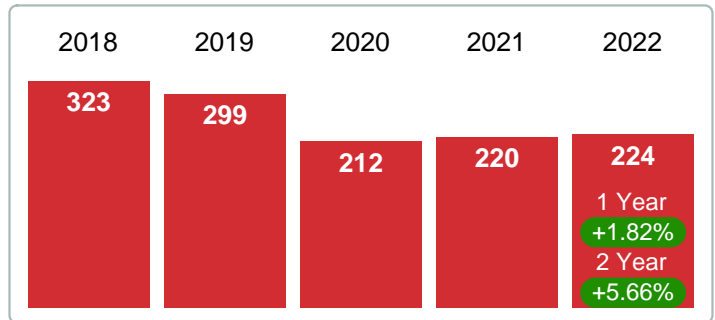
ACTIVE INVENTORY

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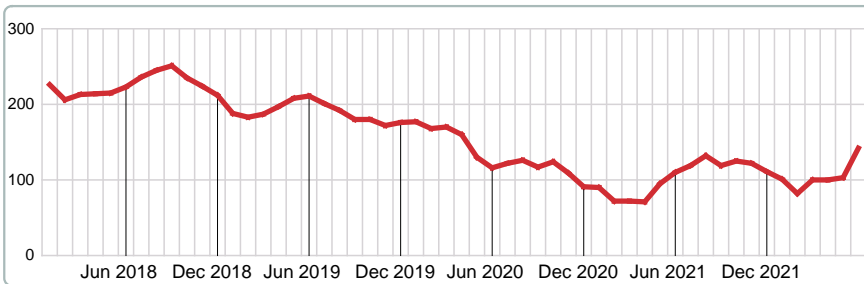
END OF JUNE



ACTIVE DURING JUNE

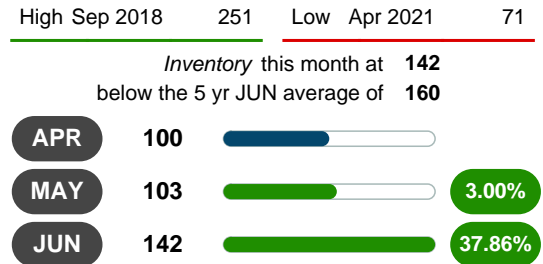


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 160



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	5.63%	17.0	4	3	0	1
\$75,001 - \$125,000	16	11.27%	51.5	6	9	0	1
\$125,001 - \$175,000	27	19.01%	20.0	5	20	2	0
\$175,001 - \$325,000	40	28.17%	15.0	4	29	6	1
\$325,001 - \$525,000	18	12.68%	35.0	1	8	6	3
\$525,001 - \$975,000	16	11.27%	59.0	0	6	8	2
\$975,001 and up	17	11.97%	84.0	1	5	2	9
Total Active Inventory by Units	142			21	80	24	17
Total Active Inventory by Volume	64,120,785	100%	27.0	3.78M	27.50M	13.37M	19.48M
Median Active Inventory Listing Price	\$264,557			\$129,000	\$234,000	\$494,900	\$999,900

June 2022



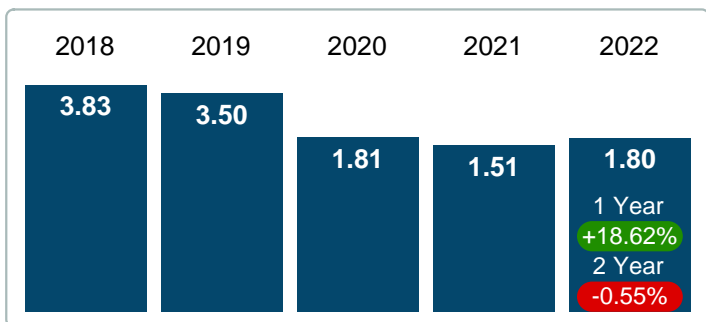
Area Delimited by County Of Creek - Residential Property Type



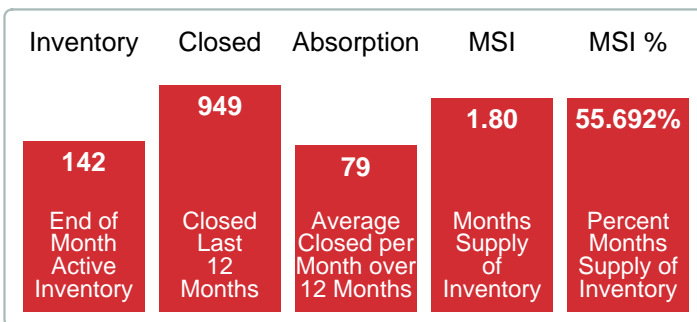
MONTHS SUPPLY of INVENTORY (MSI)

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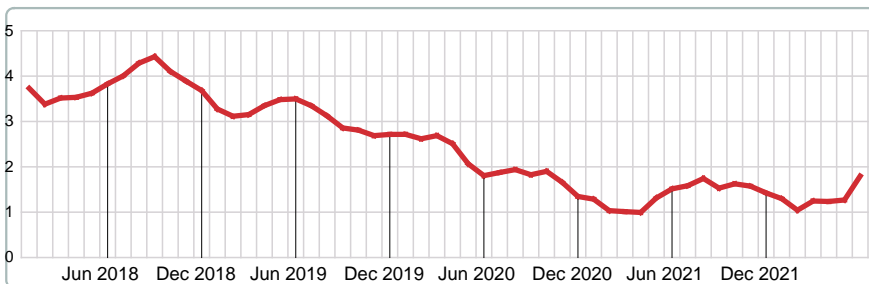
MSI FOR JUNE



INDICATORS FOR JUNE 2022

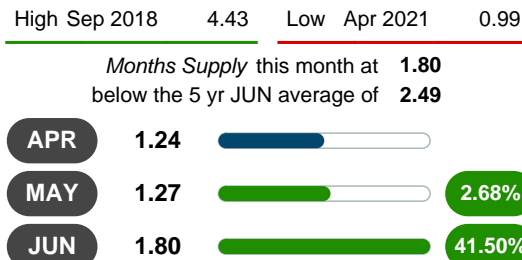


5 YEAR MARKET ACTIVITY TRENDS



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



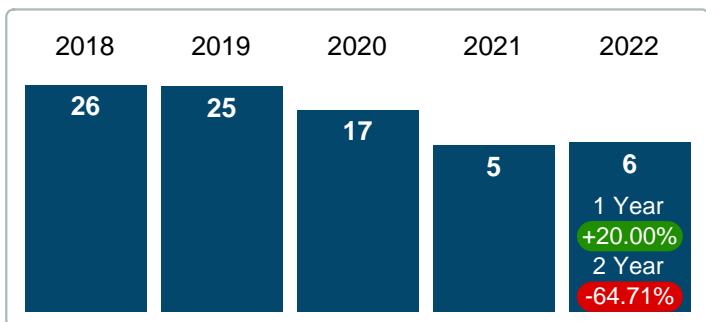
Area Delimited by County Of Creek - Residential Property Type



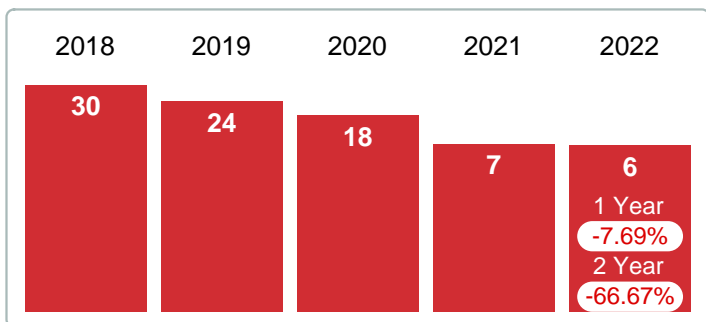
MEDIAN DAYS ON MARKET TO SALE

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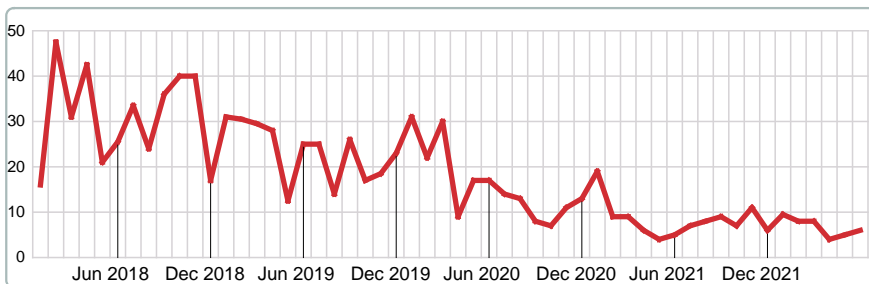
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

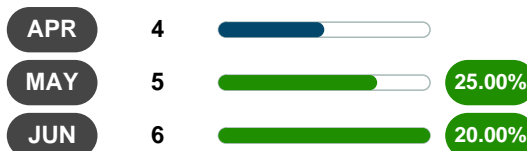


3 MONTHS

5 year JUN AVG = 16

High Feb 2018 48 Low Apr 2022 4

Median Days on Market to Sale this month at 6 below the 5 yr JUN average of 16



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	7.14%	9	23	20	9	0
\$75,001 - \$125,000	12.86%	6	17	5	5	0
\$125,001 - \$150,000	10.00%	4	0	4	14	0
\$150,001 - \$200,000	20.00%	9	7	7	42	0
\$200,001 - \$300,000	25.71%	6	15	5	8	0
\$300,001 - \$475,000	15.71%	12	92	3	9	23
\$475,001 and up	8.57%	9	0	8	15	0
Median Closed DOM		6	15	4	9	23
Total Closed Units	100%	6.0	7	45	17	1
Total Closed Volume			1.13M	11.81M	6.64M	315.00K

June 2022



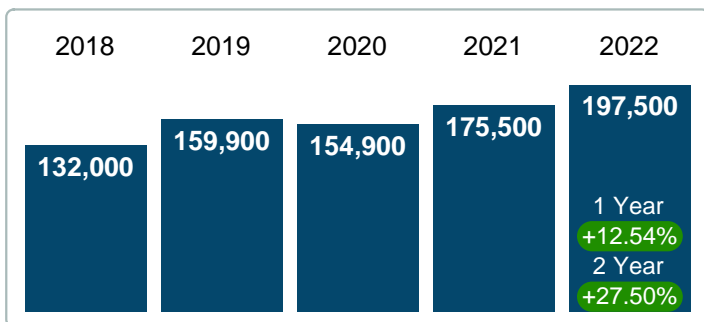
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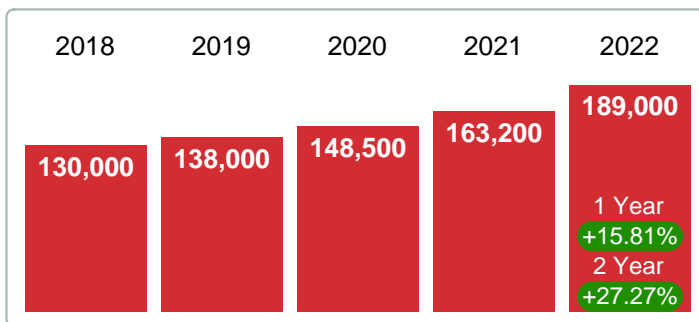
MEDIAN LIST PRICE AT CLOSING

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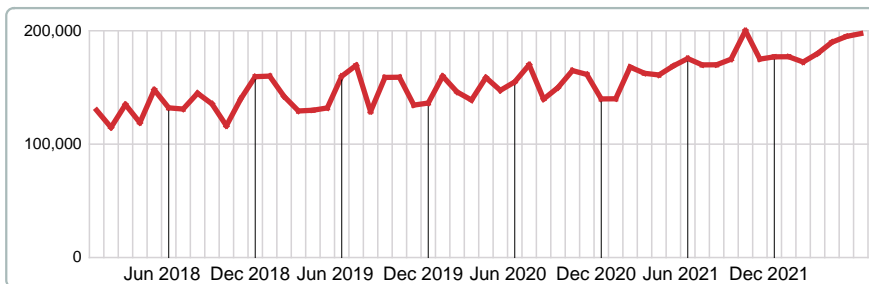
JUNE



YEAR TO DATE (YTD)

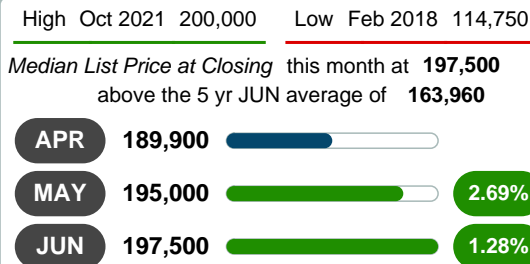


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 163,960



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	5.71%	61,998	69,998	49,250	0	0
\$75,001 - \$125,000	14.29%	99,000	115,000	99,000	92,500	0
\$125,001 - \$150,000	8.57%	132,500	0	132,500	0	0
\$150,001 - \$200,000	22.86%	175,000	175,000	177,450	175,000	0
\$200,001 - \$300,000	22.86%	230,000	226,000	230,000	232,500	0
\$300,001 - \$475,000	17.14%	349,450	390,900	349,900	349,000	310,000
\$475,001 and up	8.57%	723,250		01,903,250	715,000	0
Median List Price		197,500	125,000	189,000	320,000	310,000
Total Closed Units	100%	197,500	7	45	17	1
Total Closed Volume		20,016,955	1.16M	11.87M	6.67M	310.00K

June 2022



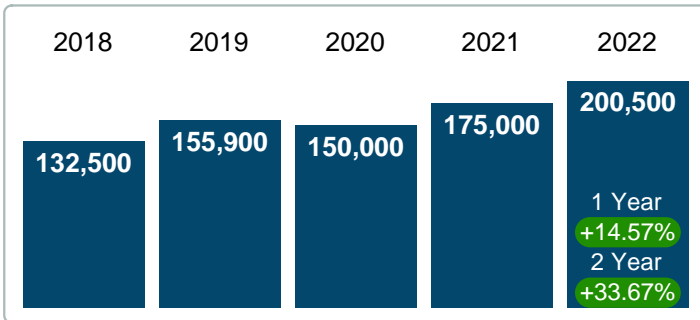
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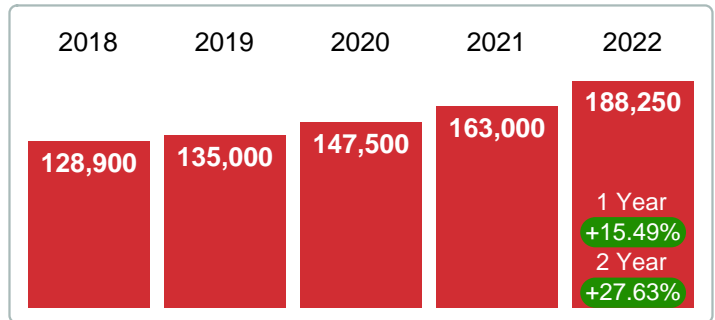
MEDIAN SOLD PRICE AT CLOSING

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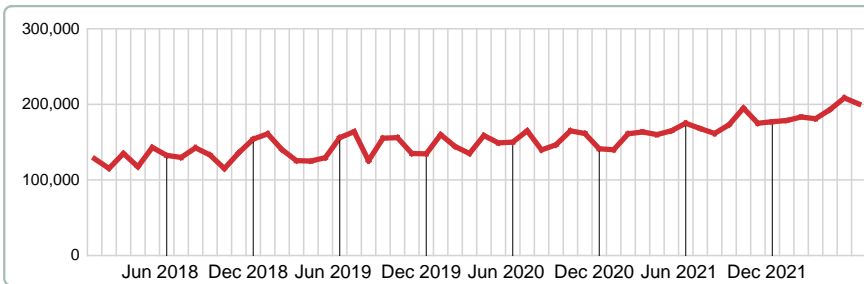
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

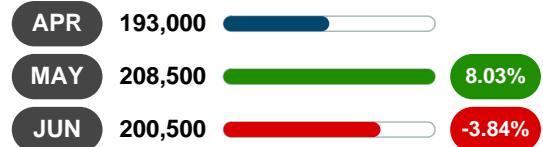


3 MONTHS

5 year JUN AVG = 162,780

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

Median Sold Price at Closing this month at **200,500** above the 5 yr JUN average of **162,780**



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	7.14%	67,000	67,498	51,000	74,000	0
\$75,001 - \$125,000	12.86%	100,000	116,500	95,100	80,000	0
\$125,001 - \$150,000	10.00%	135,000	0	135,000	127,500	0
\$150,001 - \$200,000	20.00%	173,750	175,000	173,750	157,000	0
\$200,001 - \$300,000	25.71%	226,500	220,000	226,500	235,000	0
\$300,001 - \$475,000	15.71%	345,000	365,000	320,000	361,389	315,000
\$475,001 and up	8.57%	715,500		01,895,000	715,500	0
Median Sold Price		200,500	118,000	192,000	310,000	315,000
Total Closed Units		70	7	45	17	1
Total Closed Volume		19,895,032	1.13M	11.81M	6.64M	315.00K

June 2022



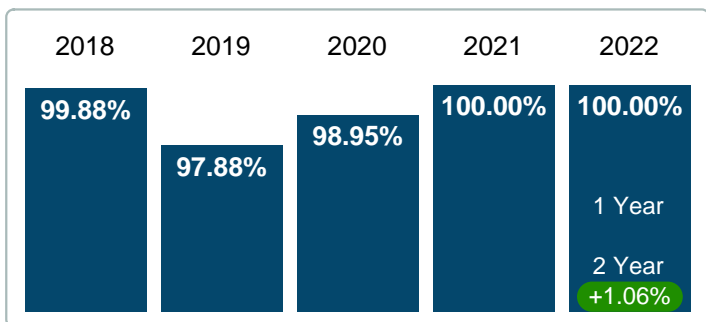
Area Delimited by County Of Creek - Residential Property Type



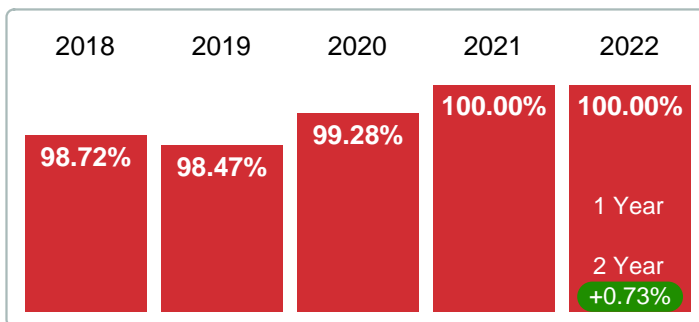
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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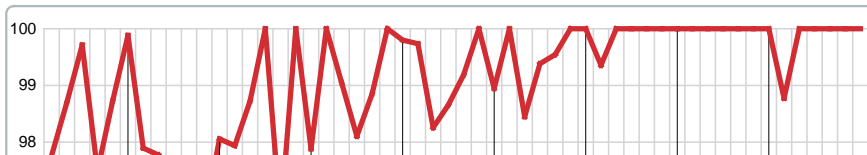
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 99.34%

High Jun 2022 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr JUN average of **99.34%**

APR 100.00%
MAY 100.00%
JUN 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	5	7.14%	93.33%	96.67%	101.08%	86.05%	0.00%
\$75,001 - \$125,000	9	12.86%	97.14%	101.96%	98.57%	86.49%	0.00%
\$125,001 - \$150,000	7	10.00%	102.00%	0.00%	102.49%	102.00%	0.00%
\$150,001 - \$200,000	14	20.00%	100.00%	100.00%	100.00%	89.71%	0.00%
\$200,001 - \$300,000	18	25.71%	100.65%	97.35%	102.63%	93.75%	0.00%
\$300,001 - \$475,000	11	15.71%	100.00%	93.37%	95.65%	102.18%	101.61%
\$475,001 and up	6	8.57%	100.00%	0.00%	98.62%	100.09%	0.00%
Median Sold/List Ratio		100.00%		97.35%	100.00%	100.00%	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



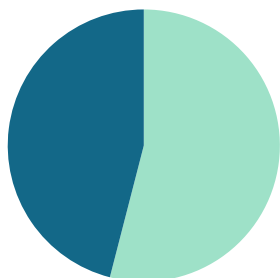
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

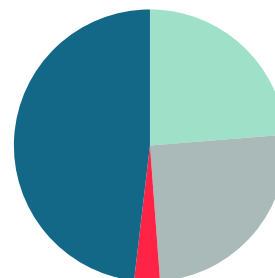


Inventory
 New Listings
121 = 54.02%
 Start Inventory
103
 Total Inventory Units
224
 Volume
\$87,355,905

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%
Median List Price	175,500	197,500	12.54%	163,200	189,000	15.81%
Median Sale Price	175,000	200,500	14.57%	163,000	188,250	15.49%
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	5.00	6.00	20.00%	6.50	6.00	-7.69%
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

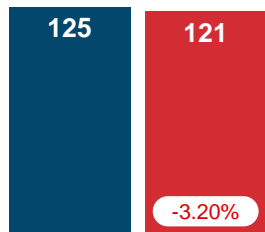
Inventory on June 30, 2022 = **142**

2021 **2022**

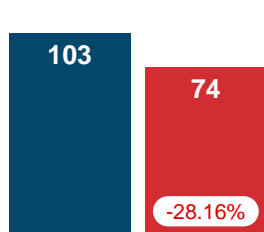
JUNE MARKET

MEDIAN PRICES

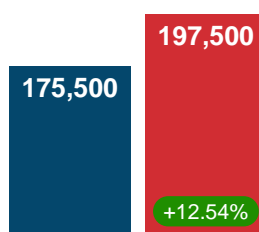
New Listings



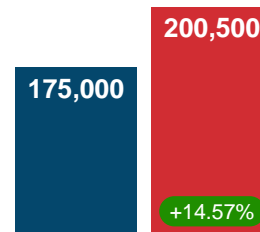
Pending Listings



List Price



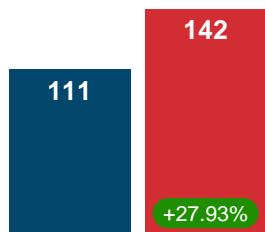
Sale Price



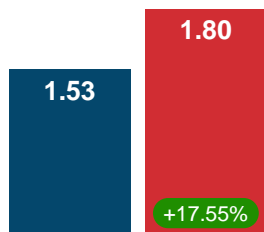
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

