

November 2022



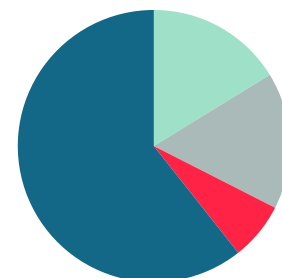
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2021	2022	+/-%
Closed Listings	67	45	-32.84%
Pending Listings	75	45	-40.00%
New Listings	81	69	-14.81%
Average List Price	214,217	211,762	-1.15%
Average Sale Price	211,163	206,863	-2.04%
Average Percent of Selling Price to List Price	99.14%	97.95%	-1.20%
Average Days on Market to Sale	21.16	26.93	27.26%
End of Month Inventory	122	168	37.70%
Months Supply of Inventory	1.57	2.32	47.20%



■ Closed (16.25%)
■ Pending (16.25%)
■ Other OffMarket (6.86%)
■ Active (60.65%)

Absorption: Last 12 months, an Average of **73** Sales/Month
Active Inventory as of November 30, 2022 = **168**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2022 rose **37.70%** to 168 existing homes available for sale. Over the last 12 months this area has had an average of 73 closed sales per month. This represents an unsold inventory index of **2.32** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **2.04%** in November 2022 to \$206,863 versus the previous year at \$211,163.

Average Days on Market Lengthens

The average number of **26.93** days that homes spent on the market before selling increased by 5.77 days or **27.26%** in November 2022 compared to last year's same month at **21.16** DOM.

Sales Success for November 2022 is Positive

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

There were 69 New Listings in November 2022, down **14.81%** from last year at 81. Furthermore, there were 45 Closed Listings this month versus last year at 67, a **-32.84%** decrease.

Closed versus Listed trends yielded a **65.2%** ratio, down from previous year's, November 2021, at **82.7%**, a **21.16%** downswing. This will certainly create pressure on an increasing Month's 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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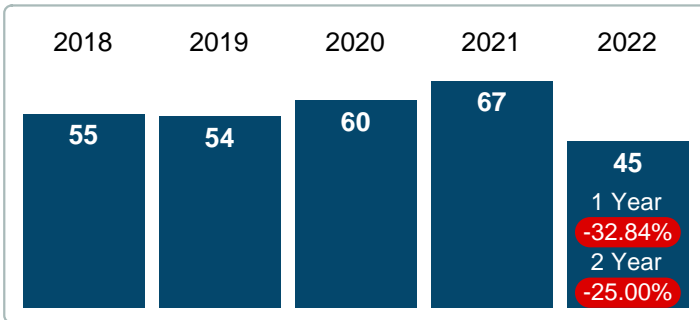
Area Delimited by County Of Creek - Residential Property Type



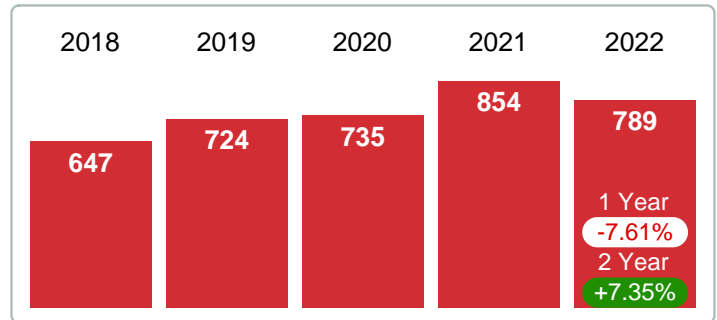
CLOSED LISTINGS

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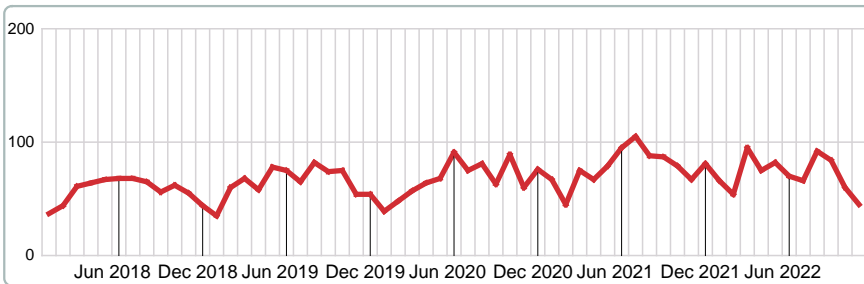
NOVEMBER



YEAR TO DATE (YTD)

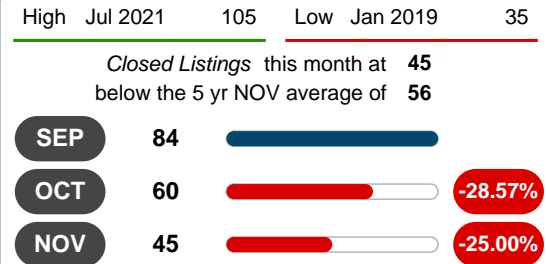


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 56



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	3	6.67%	9.7	1	2	0	0
\$75,001 - \$125,000	6	13.33%	25.0	1	5	0	0
\$125,001 - \$150,000	7	15.56%	9.4	4	3	0	0
\$150,001 - \$175,000	8	17.78%	33.1	4	3	1	0
\$175,001 - \$200,000	5	11.11%	33.4	1	4	0	0
\$200,001 - \$325,000	10	22.22%	26.0	2	5	3	0
\$325,001 and up	6	13.33%	45.8	0	2	2	2
Total Closed Units	45			13	24	6	2
Total Closed Volume	9,308,850	100%	26.9	2.09M	4.25M	1.90M	1.07M
Average Closed Price	\$206,863			\$160,550	\$177,242	\$316,833	\$533,450

November 2022



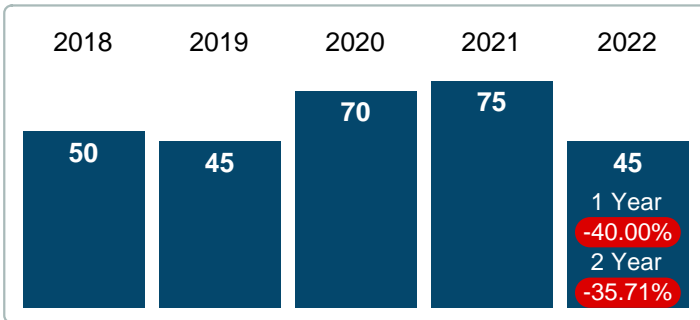
Area Delimited by County Of Creek - Residential Property Type



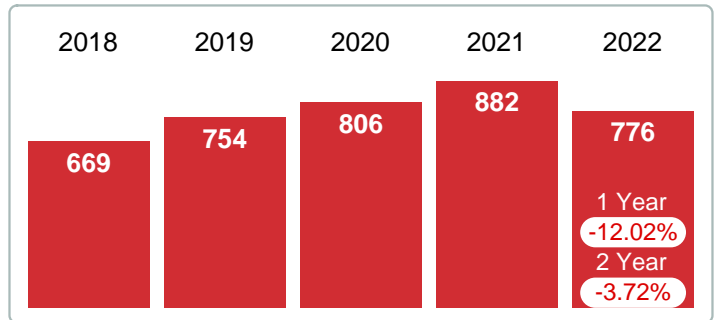
PENDING LISTINGS

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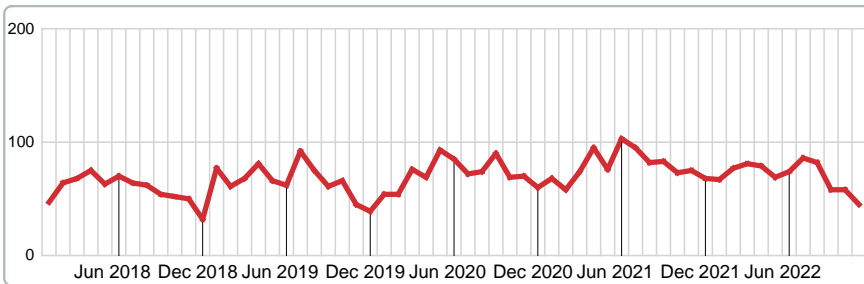
NOVEMBER



YEAR TO DATE (YTD)

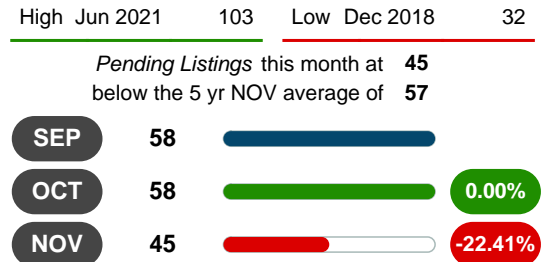


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 57



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	8.89%	67.5	2	2	0	0
\$100,001 - \$175,000	8	17.78%	41.0	2	6	0	0
\$175,001 - \$175,000	0	0.00%	0.0	0	0	0	0
\$175,001 - \$225,000	17	37.78%	23.5	3	13	1	0
\$225,001 - \$250,000	5	11.11%	15.2	0	5	0	0
\$250,001 - \$400,000	7	15.56%	33.7	0	3	4	0
\$400,001 and up	4	8.89%	170.3	0	1	2	1
Total Pending Units	45			7	30	7	1
Total Pending Volume	12,714,157	100%	44.2	1.01M	6.52M	2.69M	2.49M
Average Listing Price	\$282,537			\$144,571	\$217,288	\$384,787	\$2,490,000

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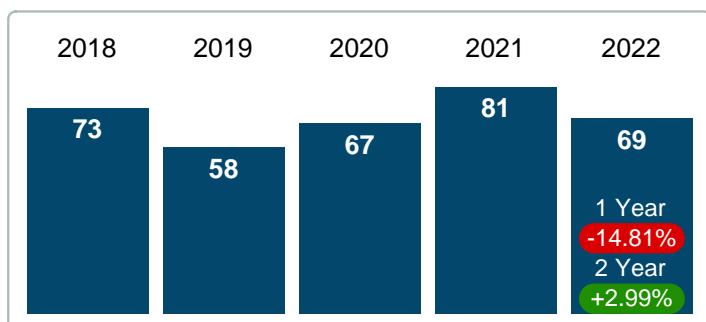
Area Delimited by County Of Creek - Residential Property Type



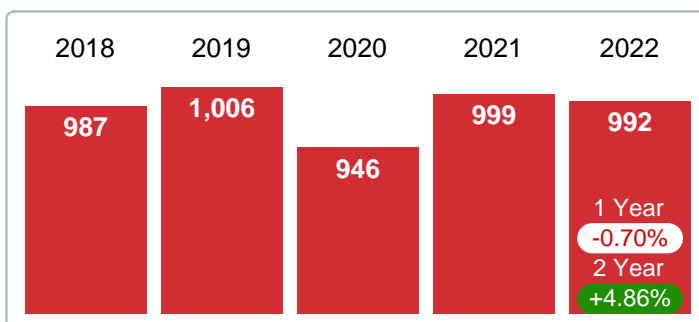
NEW LISTINGS

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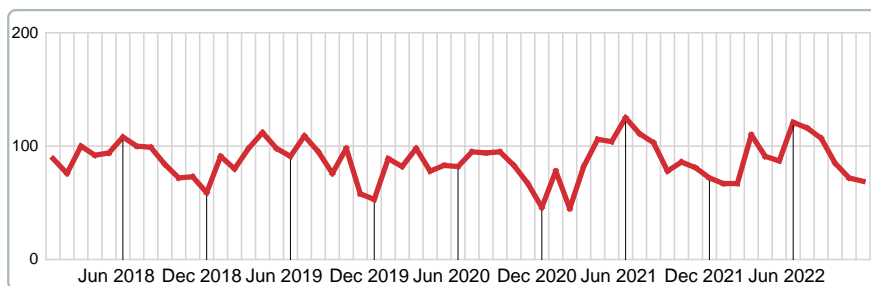
NOVEMBER



YEAR TO DATE (YTD)

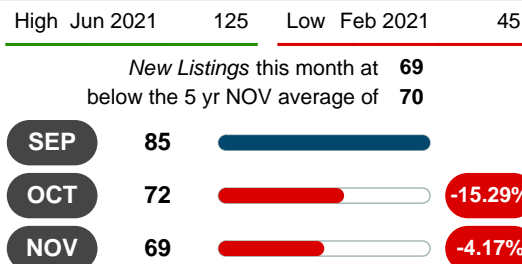


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 70



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	4	5.80%	1	3	0	0
\$75,001 - \$125,000	6	8.70%	3	2	0	1
\$125,001 - \$150,000	10	14.49%	3	7	0	0
\$150,001 - \$225,000	24	34.78%	1	22	1	0
\$225,001 - \$250,000	8	11.59%	1	7	0	0
\$250,001 - \$425,000	10	14.49%	1	5	3	1
\$425,001 and up	7	10.14%	0	2	3	2
Total New Listed Units	69		10	48	7	4
Total New Listed Volume	16,423,776	100%	1.37M	10.83M	2.76M	1.47M
Average New Listed Listing Price	\$217,521		\$136,620	\$225,616	\$394,071	\$367,375



Area Delimited by County Of Creek - Residential Property Type

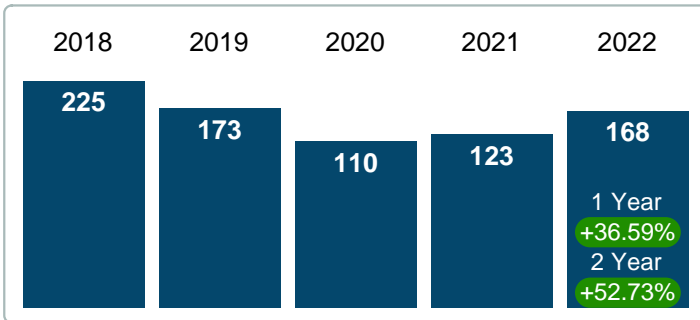


November 2022

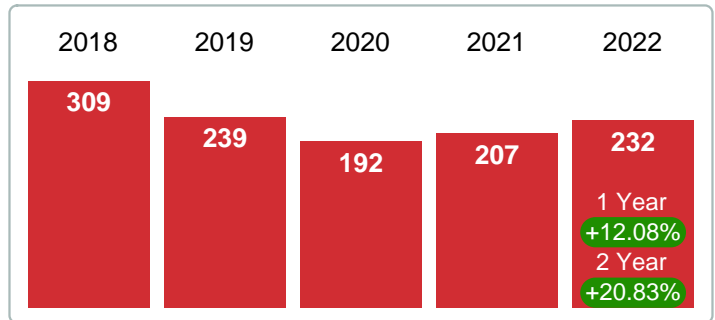
ACTIVE INVENTORY

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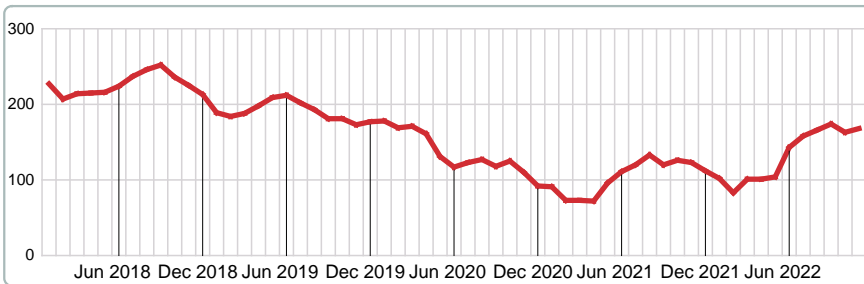
END OF NOVEMBER



ACTIVE DURING NOVEMBER

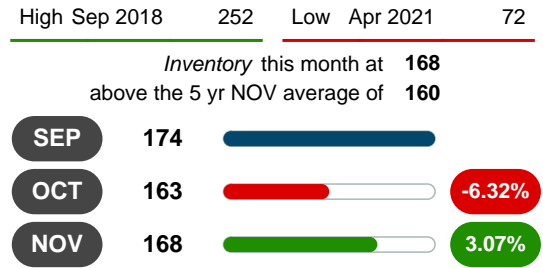


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV 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	14	8.33%	93.1	5	8	0	1
\$75,001 - \$125,000	16	9.52%	58.4	8	3	3	2
\$125,001 - \$175,000	30	17.86%	66.6	11	19	0	0
\$175,001 - \$275,000	42	25.00%	60.7	6	31	4	1
\$275,001 - \$425,000	29	17.26%	85.3	0	17	10	2
\$425,001 - \$625,000	20	11.90%	91.0	1	6	9	4
\$625,001 and up	17	10.12%	116.9	0	3	7	7
Total Active Inventory by Units	168			31	87	33	17
Total Active Inventory by Volume	55,664,506	100%	77.8	4.61M	22.47M	16.36M	12.23M
Average Active Inventory Listing Price	\$331,336			\$148,600	\$258,332	\$495,672	\$719,165

November 2022



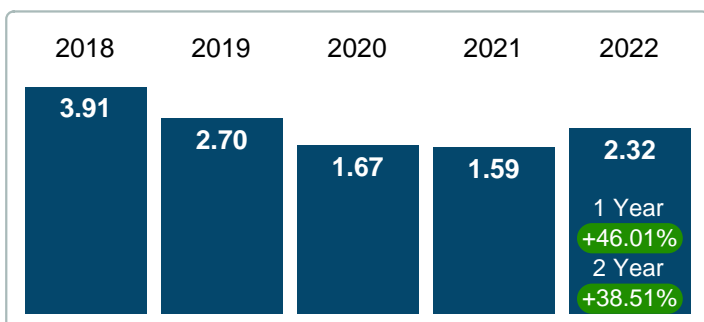
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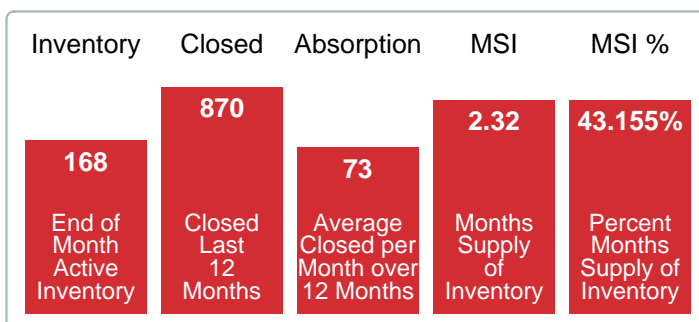
MONTHS SUPPLY of INVENTORY (MSI)

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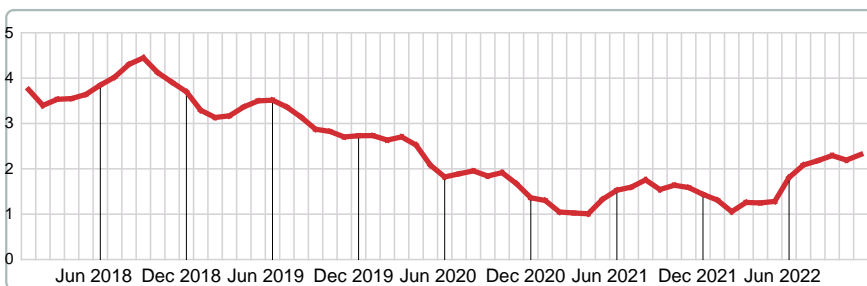
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2022

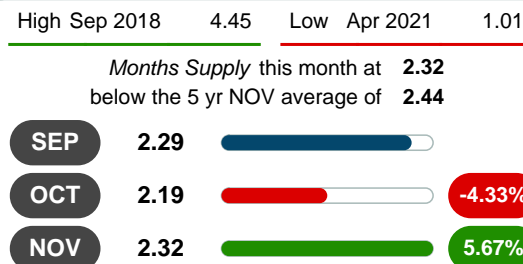


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 2.44



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	14	8.33%	2.33	1.54	3.00	0.00	0.00
\$75,001 - \$125,000	16	9.52%	1.64	2.67	0.49	4.50	0.00
\$125,001 - \$175,000	30	17.86%	1.77	3.00	1.68	0.00	0.00
\$175,001 - \$275,000	42	25.00%	1.87	3.27	1.84	1.17	3.00
\$275,001 - \$425,000	29	17.26%	2.76	0.00	2.79	3.33	4.00
\$425,001 - \$625,000	20	11.90%	4.71	12.00	4.24	4.32	6.00
\$625,001 and up	17	10.12%	6.38	0.00	4.00	6.00	9.33
Market Supply of Inventory (MSI)			2.32	2.43	1.93	2.71	7.03
Total Active Inventory by Units		100%	2.32	31	87	33	17

November 2022



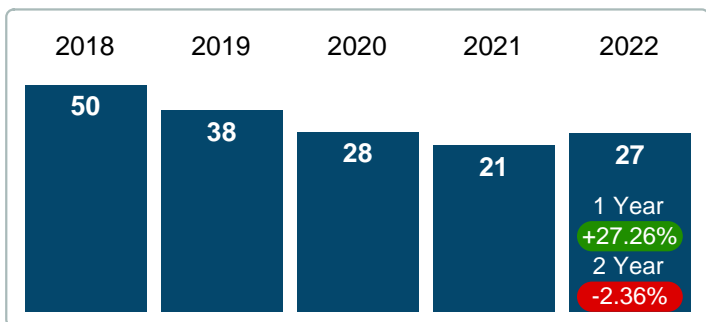
Area Delimited by County Of Creek - Residential Property Type



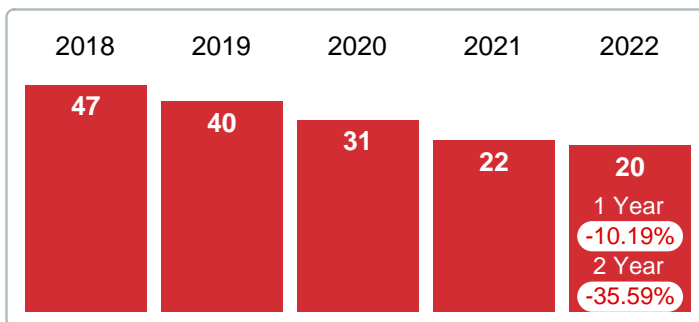
AVERAGE DAYS ON MARKET TO SALE

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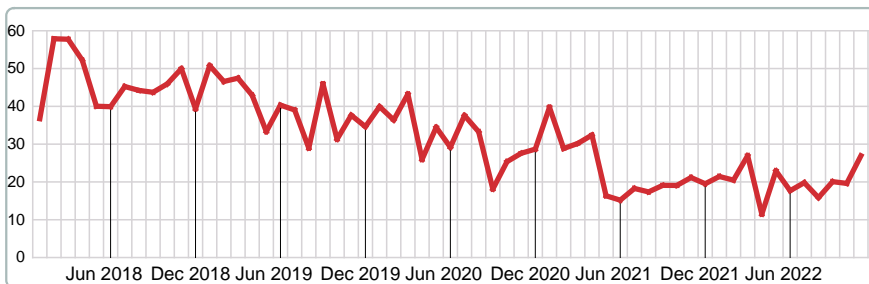
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 33

High Feb 2018 58 Low Apr 2022 11

Average Days on Market to Sale this month at 27 below the 5 yr NOV average of 33



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	6.67%	10	3	13	0	0
\$75,001 - \$125,000	13.33%	25	3	29	0	0
\$125,001 - \$150,000	15.56%	9	12	6	0	0
\$150,001 - \$175,000	17.78%	33	16	63	13	0
\$175,001 - \$200,000	11.11%	33	109	15	0	0
\$200,001 - \$325,000	22.22%	26	62	23	8	0
\$325,001 and up	13.33%	46	0	65	8	65
Average Closed DOM		27	27	28	9	65
Total Closed Units	100%	45	13	24	6	2
Total Closed Volume		9,308,850	2.09M	4.25M	1.90M	1.07M

November 2022



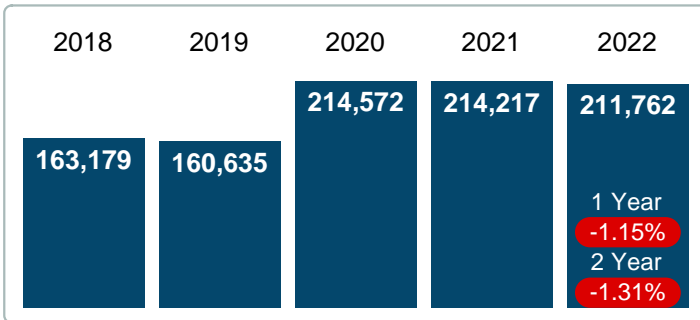
Area Delimited by County Of Creek - Residential Property Type



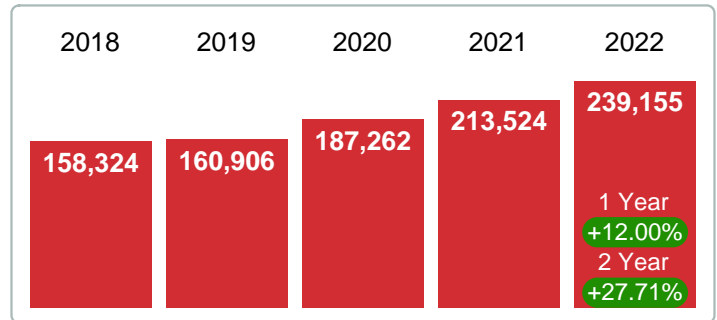
AVERAGE LIST PRICE AT CLOSING

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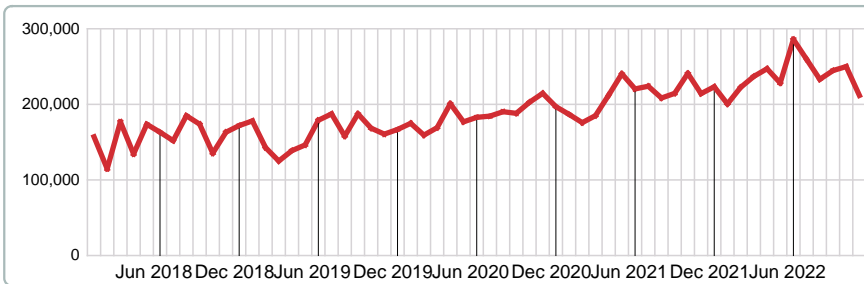
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

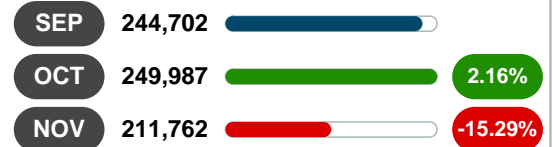


3 MONTHS

5 year NOV AVG = 192,873

High Jun 2022 285,957 Low Feb 2018 114,760

Average List Price at Closing this month at **211,762**
above the 5 yr NOV average of **192,873**



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	6.67%	60,800	52,500	64,950	0	0
\$75,001 - \$125,000	15.56%	106,243	119,900	99,760	0	0
\$125,001 - \$150,000	15.56%	139,543	136,975	134,967	0	0
\$150,001 - \$175,000	8.89%	171,875	173,625	179,667	179,900	0
\$175,001 - \$200,000	15.56%	183,486	195,000	181,875	0	0
\$200,001 - \$325,000	24.44%	245,700	270,000	224,580	274,933	0
\$325,001 and up	13.33%	491,967	0	469,450	457,500	548,950
Average List Price		211,762	165,369	181,746	319,950	548,950
Total Closed Units	100%	211,762	13	24	6	2
Total Closed Volume		9,529,300	2.15M	4.36M	1.92M	1.10M

November 2022



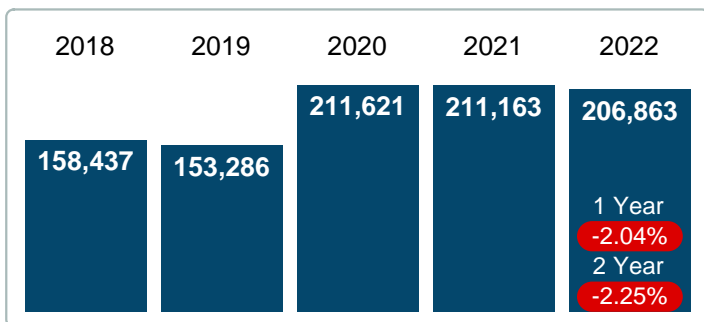
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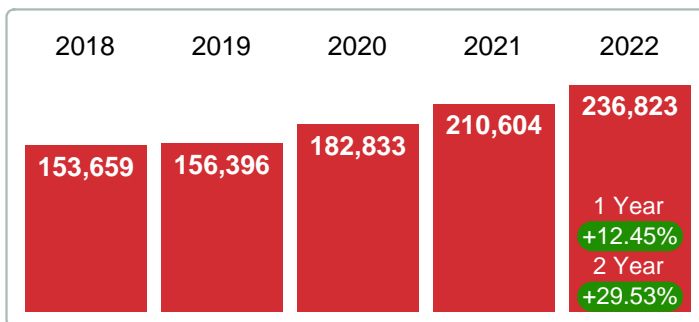
AVERAGE SOLD PRICE AT CLOSING

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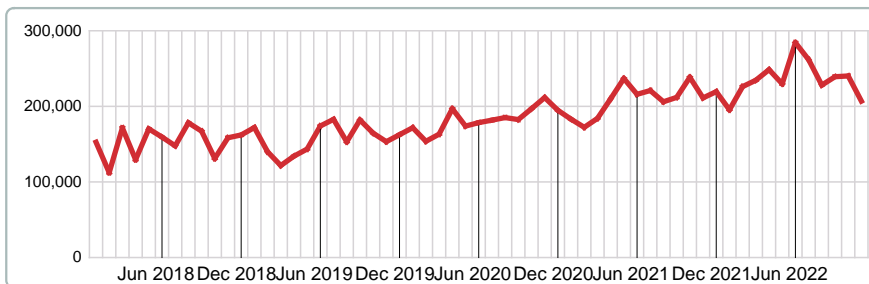
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 188,274

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

Average Sold Price at Closing this month at **206,863**
above the 5 yr NOV average of **188,274**

SEP	239,174	
OCT	240,217	+0.44%
NOV	206,863	-13.88%

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	6.67%	62,167	50,000	68,250	0	0
\$75,001 - \$125,000	13.33%	97,717	119,900	93,280	0	0
\$125,001 - \$150,000	15.56%	137,571	136,250	139,333	0	0
\$150,001 - \$175,000	17.78%	166,906	169,313	161,333	174,000	0
\$175,001 - \$200,000	11.11%	181,600	180,000	182,000	0	0
\$200,001 - \$325,000	22.22%	245,390	257,500	225,380	270,667	0
\$325,001 and up	13.33%	479,317	0	447,000	457,500	533,450
Average Sold Price		206,863	160,550	177,242	316,833	533,450
Total Closed Units	100%	206,863	13	24	6	2
Total Closed Volume		9,308,850	2.09M	4.25M	1.90M	1.07M

November 2022



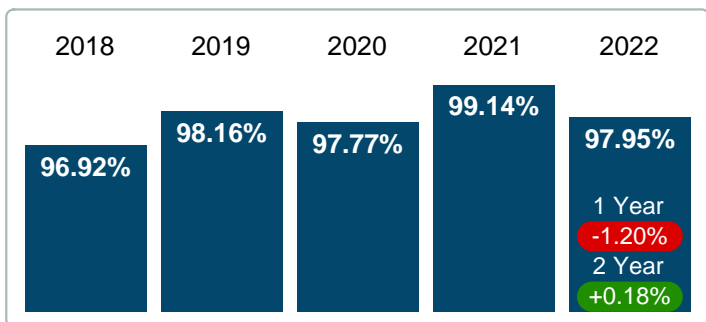
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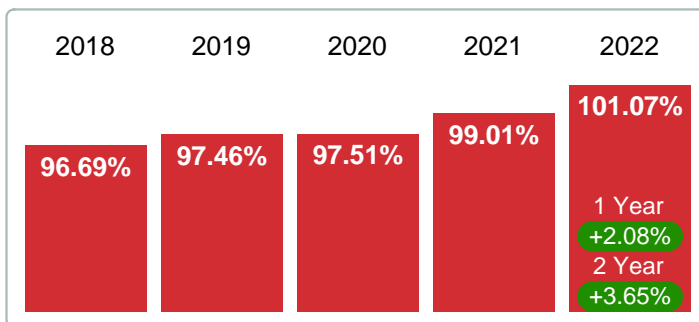
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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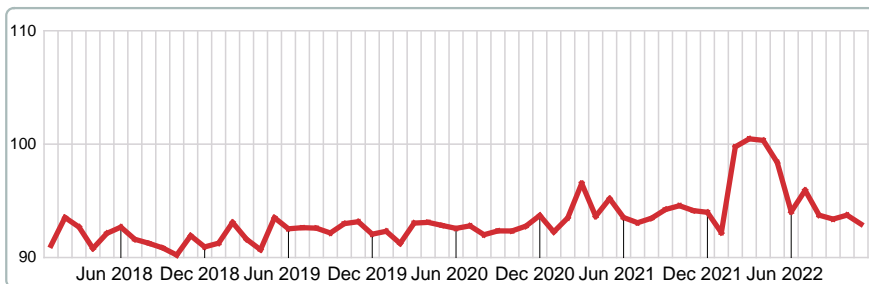
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

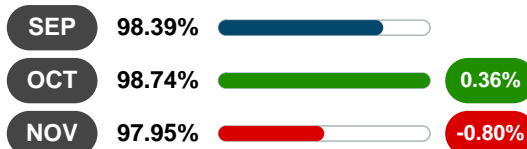


3 MONTHS

5 year NOV AVG = 97.99%

High Mar 2022 105.47% Low Oct 2018 95.22%

Average Sold/List Ratio this month at **97.95%**
equal to 5 yr NOV average of **97.99%**



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	3	6.67%	101.99%	95.24%	105.37%	0.00%	0.00%
\$75,001 - \$125,000	6	13.33%	95.11%	100.00%	94.13%	0.00%	0.00%
\$125,001 - \$150,000	7	15.56%	101.15%	99.45%	103.42%	0.00%	0.00%
\$150,001 - \$175,000	8	17.78%	95.01%	97.50%	91.11%	96.72%	0.00%
\$175,001 - \$200,000	5	11.11%	98.54%	92.31%	100.09%	0.00%	0.00%
\$200,001 - \$325,000	10	22.22%	98.83%	96.15%	100.34%	98.10%	0.00%
\$325,001 and up	6	13.33%	96.99%	0.00%	95.31%	100.00%	95.67%
Average Sold/List Ratio		97.90%		97.51%	98.24%	98.50%	95.67%
Total Closed Units		45	100%	13	24	6	2
Total Closed Volume		9,308,850		2.09M	4.25M	1.90M	1.07M

November 2022



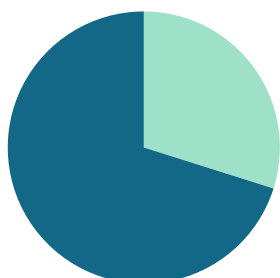
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

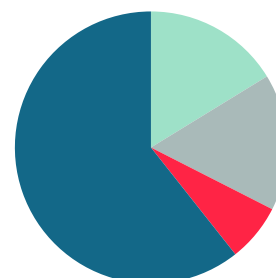


Inventory
 New Listings
69 = 29.87%
 Start Inventory
162
 Total Inventory Units
231
 Volume
\$74,751,463

Market Activity

Closed Sales
45 = 16.25%
 Pending Sales
45 = 16.25%
 Other Off Market
19 = 6.86%
 Active Inventory
168 = 60.65%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	67	45	-32.84%	854	789	-7.61%
Pending Sales	75	45	-40.00%	882	776	-12.02%
New Listings	81	69	-14.81%	999	992	-0.70%
Average List Price	214,217	211,762	-1.15%	213,524	239,155	12.00%
Average Sale Price	211,163	206,863	-2.04%	210,604	236,823	12.45%
Average Percent of Selling Price to List Price	99.14%	97.95%	-1.20%	99.01%	101.07%	2.08%
Average Days on Market to Sale	21.16	26.93	27.26%	22.44	20.15	-10.19%
Monthly Inventory	122	168	37.70%	122	168	37.70%
Months Supply of Inventory	1.57	2.32	47.20%	1.57	2.32	47.20%

Absorption: Last 12 months, an Average of **73** Sales/Month

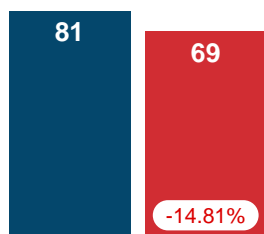
Inventory on November 30, 2022 = **168**

2021 **2022**

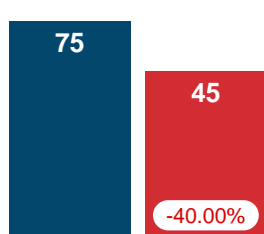
NOVEMBER MARKET

AVERAGE PRICES

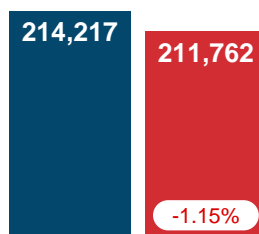
New Listings



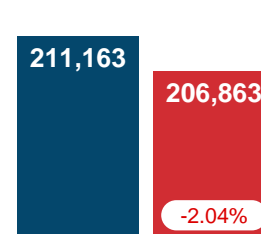
Pending Listings



List Price



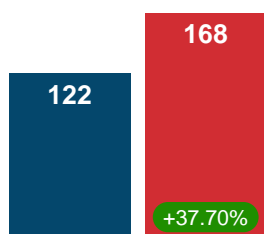
Sale Price



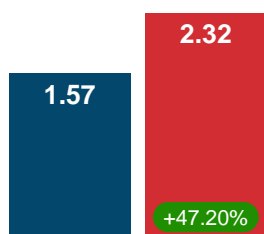
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

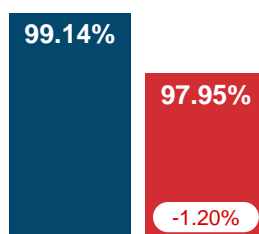
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

