

October 2022



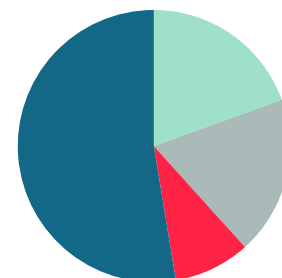
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	October 2022	+/-%
Closed Listings	79	60	-24.05%
Pending Listings	73	58	-20.55%
New Listings	86	72	-16.28%
Average List Price	240,900	249,987	3.77%
Average Sale Price	238,406	240,217	0.76%
Average Percent of Selling Price to List Price	99.57%	98.74%	-0.83%
Average Days on Market to Sale	19.08	19.62	2.83%
End of Month Inventory	125	162	29.60%
Months Supply of Inventory	1.63	2.18	34.10%



■ Closed (19.48%)
■ Pending (18.83%)
■ Other OffMarket (9.09%)
■ Active (52.60%)

Absorption: Last 12 months, an Average of **74** Sales/Month
Active Inventory as of October 31, 2022 = **162**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2022 rose **29.60%** to 162 existing homes available for sale. Over the last 12 months this area has had an average of 74 closed sales per month. This represents an unsold inventory index of **2.18** 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 **0.76%** in October 2022 to \$240,217 versus the previous year at \$238,406.

Average Days on Market Lengthens

The average number of **19.62** days that homes spent on the market before selling increased by 0.54 days or **2.83%** in October 2022 compared to last year's same month at **19.08** DOM.

Sales Success for October 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 72 New Listings in October 2022, down **16.28%** from last year at 86. Furthermore, there were 60 Closed Listings this month versus last year at 79, a **-24.05%** decrease.

Closed versus Listed trends yielded a **83.3%** ratio, down from previous year's, October 2021, at **91.9%**, a **9.28%** 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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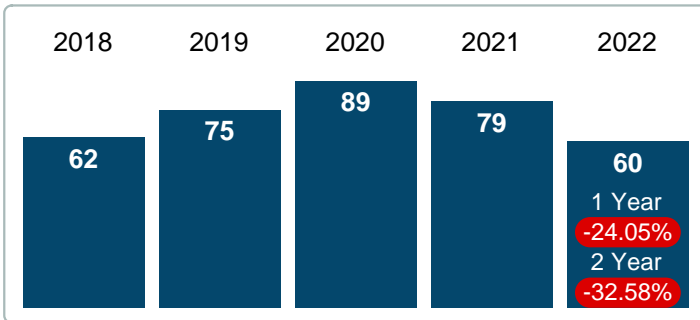
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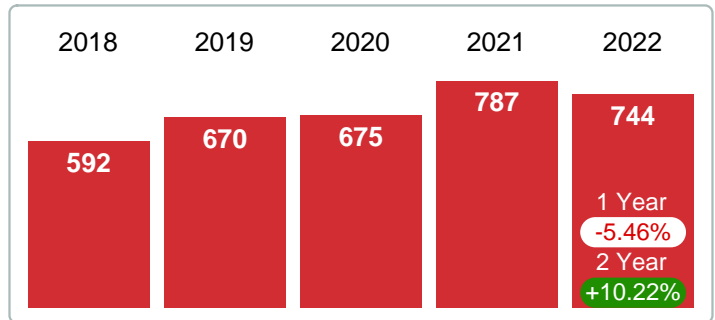
CLOSED LISTINGS

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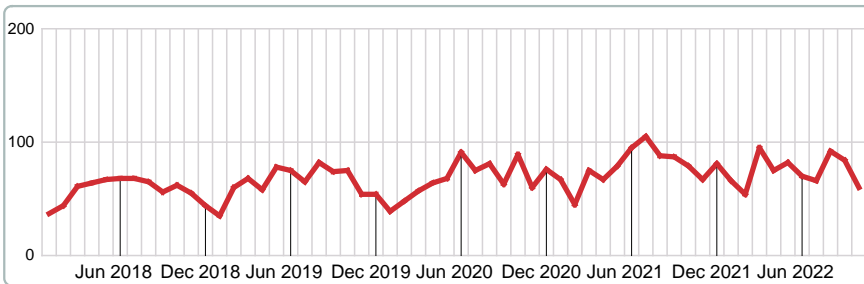
OCTOBER



YEAR TO DATE (YTD)

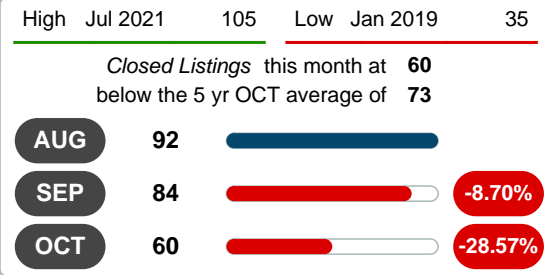


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 73



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	4	6.67%	9.0	3	1	0	0
\$75,001 - \$125,000	8	13.33%	12.0	3	4	1	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$225,000	22	36.67%	18.6	4	13	4	1
\$225,001 - \$275,000	10	16.67%	10.0	1	7	1	1
\$275,001 - \$425,000	11	18.33%	30.6	2	7	1	1
\$425,001 and up	5	8.33%	39.6	0	1	3	1
Total Closed Units	60			13	33	10	4
Total Closed Volume	14,413,001	100%	19.6	1.91M	7.21M	3.87M	1.43M
Average Closed Price	\$240,217			\$146,538	\$218,480	\$387,218	\$356,500

October 2022



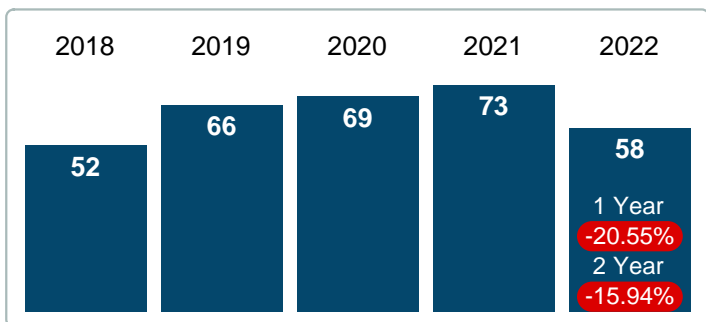
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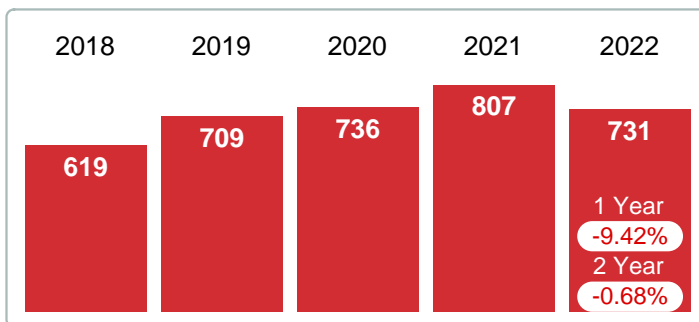
PENDING LISTINGS

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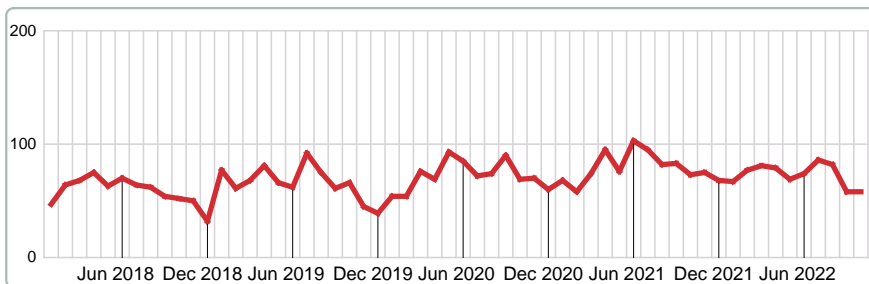
OCTOBER



YEAR TO DATE (YTD)

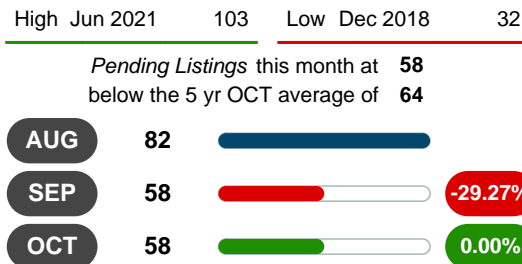


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 64



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	7	12.07%	25.1	2	5	0	0
\$75,001 - \$100,000	5	8.62%	59.8	1	4	0	0
\$100,001 - \$125,000	6	10.34%	25.5	1	4	0	1
\$125,001 - \$175,000	16	27.59%	22.3	7	9	0	0
\$175,001 - \$200,000	4	6.90%	19.0	1	3	0	0
\$200,001 - \$325,000	15	25.86%	21.2	2	8	5	0
\$325,001 and up	5	8.62%	35.2	0	2	2	1
Total Pending Units	58			14	35	7	2
Total Pending Volume	10,921,599	100%	26.2	2.11M	5.88M	2.06M	864.90K
Average Listing Price	\$190,305			\$151,043	\$168,011	\$294,529	\$432,450

October 2022



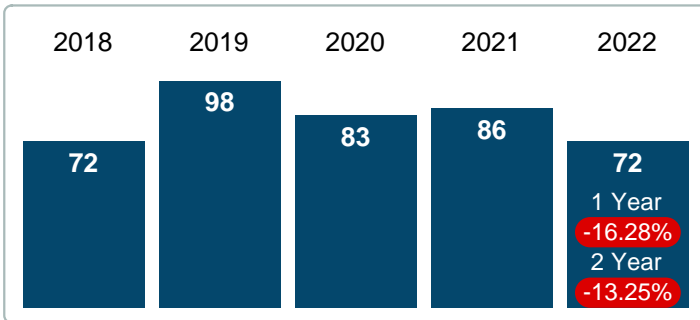
Area Delimited by County Of Creek - Residential Property Type



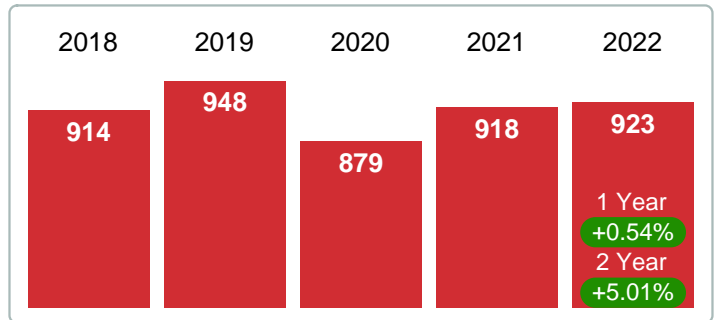
NEW LISTINGS

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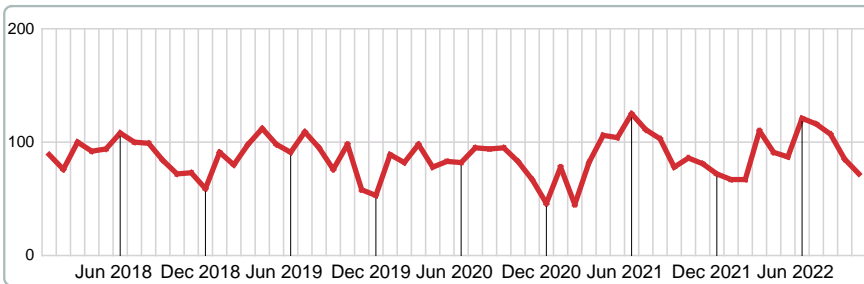
OCTOBER



YEAR TO DATE (YTD)

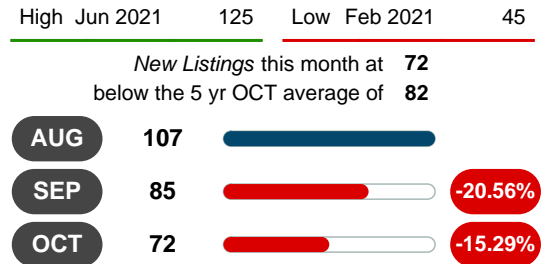


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 82



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	11.11%	4	4	0	0
\$100,001 - \$125,000	6	8.33%	3	2	0	1
\$125,001 - \$175,000	14	19.44%	6	8	0	0
\$175,001 - \$225,000	17	23.61%	5	9	3	0
\$225,001 - \$275,000	9	12.50%	0	6	3	0
\$275,001 - \$375,000	11	15.28%	0	3	7	1
\$375,001 and up	7	9.72%	0	2	4	1
Total New Listed Units	72		18	34	17	3
Total New Listed Volume	17,336,348	100%	2.49M	6.86M	6.77M	1.21M
Average New Listed Listing Price	\$222,361		\$138,294	\$201,840	\$398,271	\$404,633

October 2022



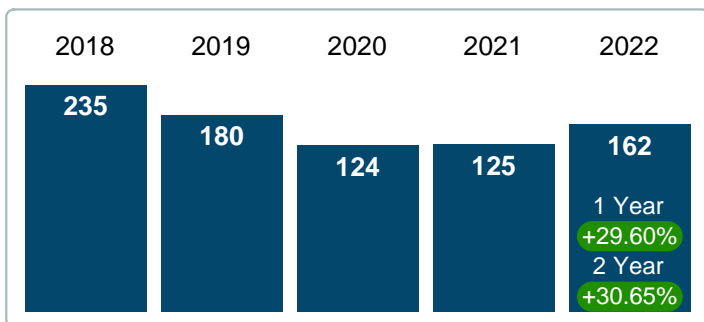
Area Delimited by County Of Creek - Residential Property Type



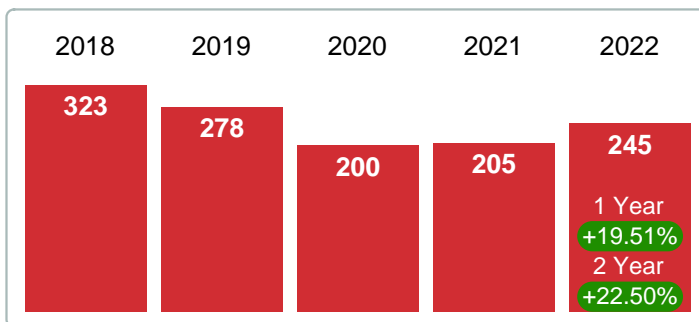
ACTIVE INVENTORY

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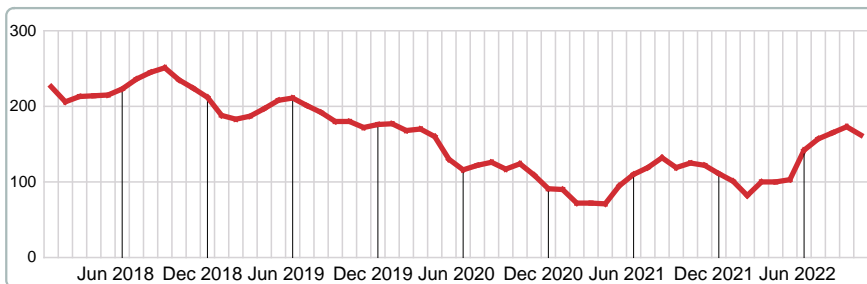
END OF OCTOBER



ACTIVE DURING OCTOBER

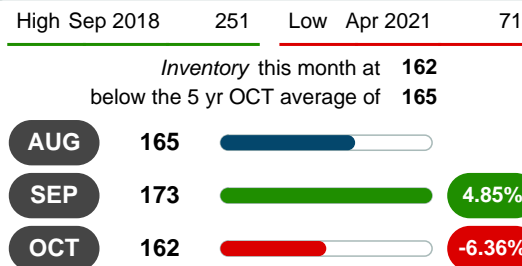


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 165



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	11	6.79%	87.5	4	6	0	1
\$75,001 - \$125,000	17	10.49%	56.5	8	5	3	1
\$125,001 - \$175,000	24	14.81%	73.1	10	14	0	0
\$175,001 - \$300,000	48	29.63%	57.3	9	33	5	1
\$300,001 - \$425,000	24	14.81%	92.6	0	12	11	1
\$425,001 - \$675,000	22	13.58%	96.2	1	6	10	5
\$675,001 and up	16	9.88%	105.4	0	3	7	6
Total Active Inventory by Units	162			32	79	36	15
Total Active Inventory by Volume	58,327,687	100%	76.9	4.86M	20.82M	17.40M	15.25M
Average Active Inventory Listing Price	\$360,047			\$151,763	\$263,556	\$483,450	\$1,016,413

October 2022



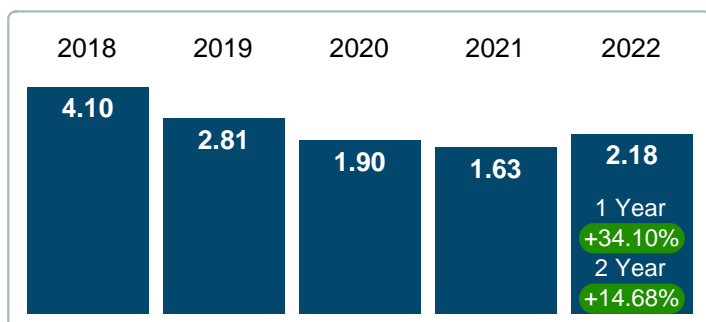
Area Delimited by County Of Creek - Residential Property Type



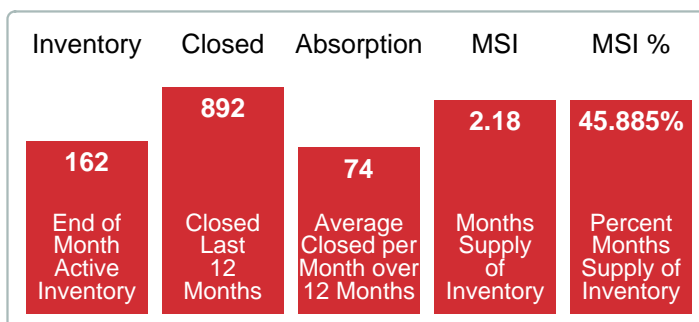
MONTHS SUPPLY of INVENTORY (MSI)

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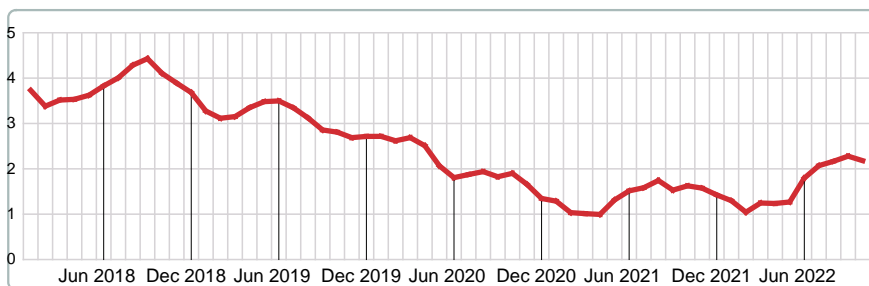
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2022

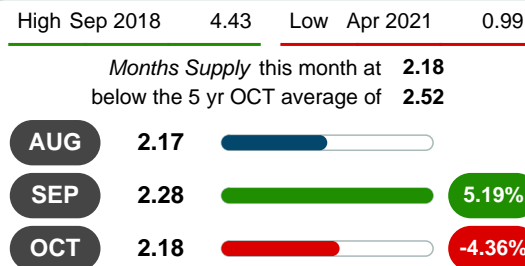


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 2.52



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	11	6.79%	1.78	1.20	2.25	0.00	0.00
\$75,001 - \$125,000	17	10.49%	1.69	2.40	0.82	4.50	0.00
\$125,001 - \$175,000	24	14.81%	1.39	3.16	1.17	0.00	0.00
\$175,001 - \$300,000	48	29.63%	1.79	4.50	1.69	1.00	3.00
\$300,001 - \$425,000	24	14.81%	3.47	0.00	2.94	5.74	2.40
\$425,001 - \$675,000	22	13.58%	4.33	12.00	4.00	3.64	6.67
\$675,001 and up	16	9.88%	8.00	0.00	5.14	8.40	10.29
Market Supply of Inventory (MSI)			2.18	2.58	1.70	2.73	6.43
Total Active Inventory by Units		100%	2.18	32	79	36	15

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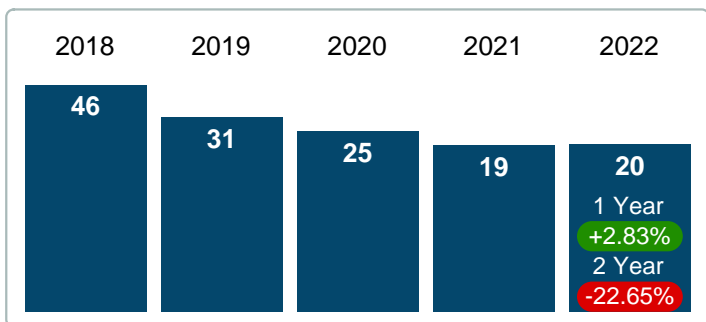
Area Delimited by County Of Creek - Residential Property Type



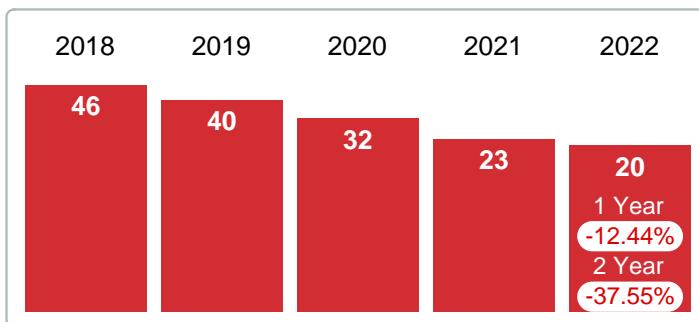
AVERAGE DAYS ON MARKET TO SALE

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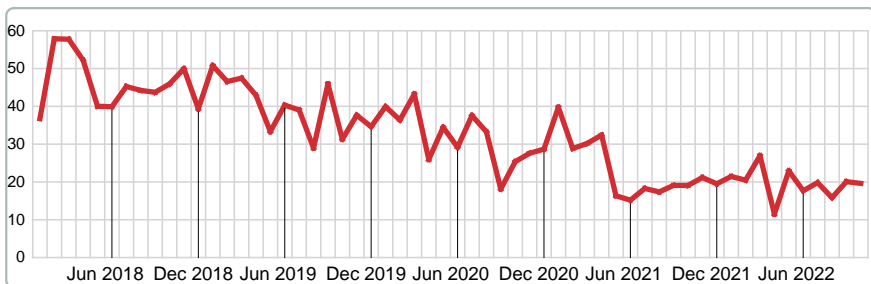
OCTOBER



YEAR TO DATE (YTD)

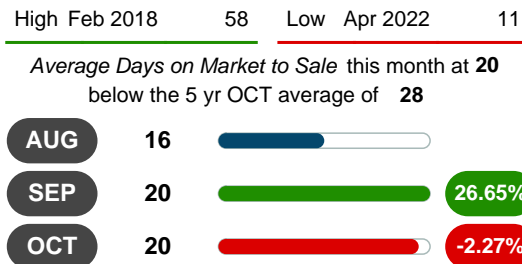


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT 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	6.67%	9	11	2	0	0
\$75,001 - \$125,000	13.33%	12	12	13	9	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$225,000	36.67%	19	22	19	19	1
\$225,001 - \$275,000	16.67%	10	11	6	22	28
\$275,001 - \$425,000	18.33%	31	42	9	105	89
\$425,001 and up	8.33%	40	0	20	59	1
Average Closed DOM		20	19	13	39	30
Total Closed Units	100%	20	13	33	10	4
Total Closed Volume		14,413,001	1.91M	7.21M	3.87M	1.43M

October 2022



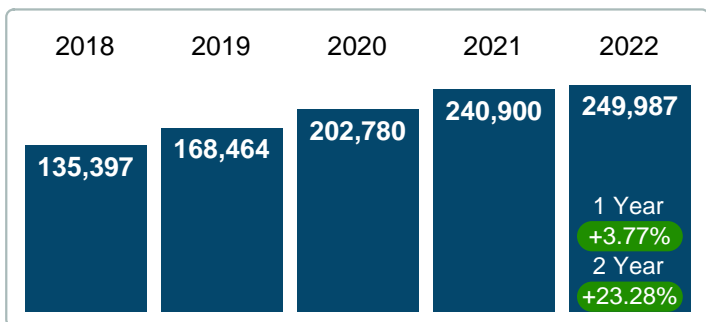
Area Delimited by County Of Creek - Residential Property Type



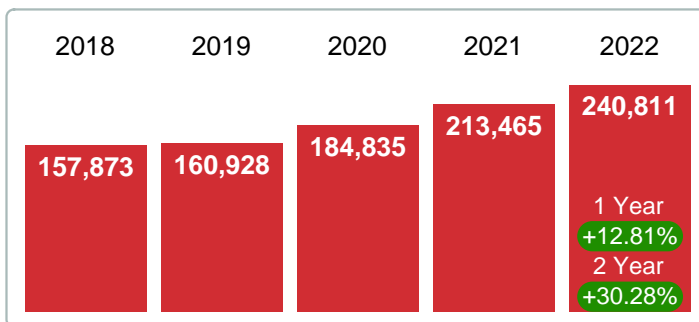
AVERAGE LIST PRICE AT CLOSING

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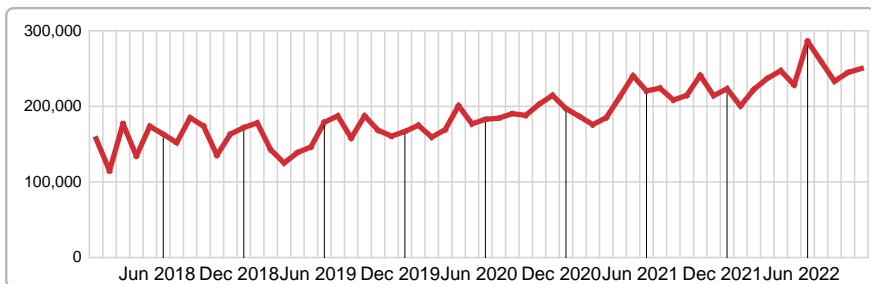
OCTOBER



YEAR TO DATE (YTD)

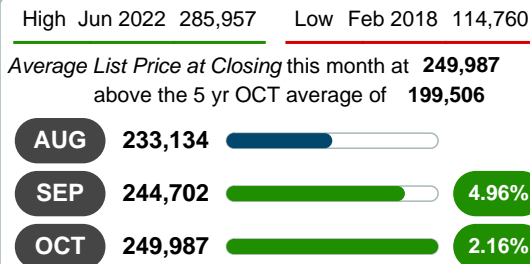


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 199,506



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 3	5.00%	56,667	56,667	85,000	0	0
\$75,001 - \$125,000 12	20.00%	106,925	104,967	104,450	119,500	0
\$125,001 - \$125,000 0	0.00%	0	0	0	0	0
\$125,001 - \$225,000 19	31.67%	166,510	148,425	164,699	162,450	125,000
\$225,001 - \$275,000 10	16.67%	251,970	260,000	251,671	238,000	260,000
\$275,001 - \$425,000 10	16.67%	316,580	290,000	355,128	299,900	299,000
\$425,001 and up 6	10.00%	782,817	0	454,900	1,006,000	725,000
Average List Price		249,987	147,585	222,618	432,520	352,250
Total Closed Units	100%	249,987	13	33	10	4
Total Closed Volume		14,999,191	1.92M	7.35M	4.33M	1.41M

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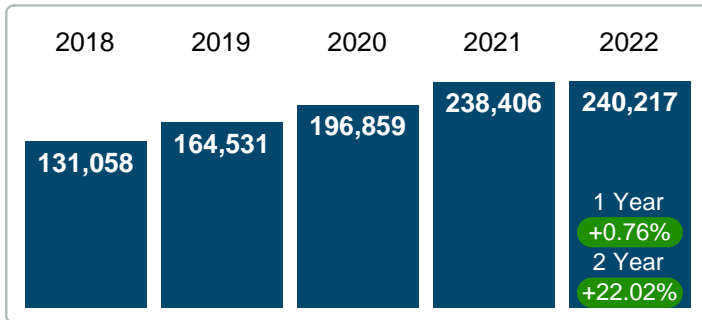
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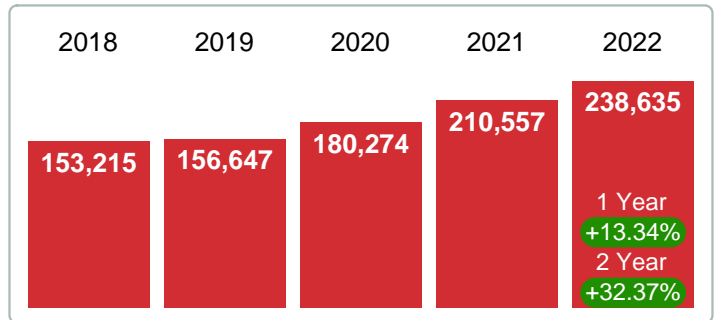
AVERAGE SOLD PRICE AT CLOSING

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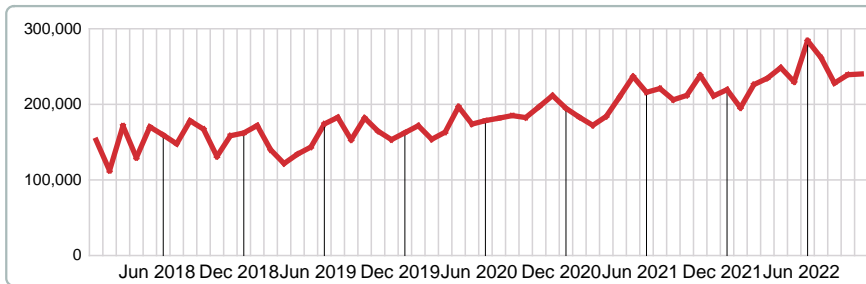
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

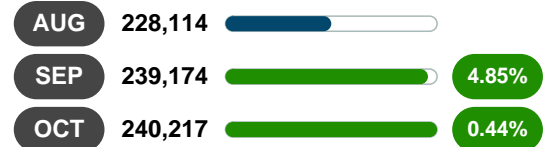


3 MONTHS

5 year OCT AVG = 194,214

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

Average Sold Price at Closing this month at **240,217** above the 5 yr OCT average of **194,214**



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%	55,000	53,333	60,000	0	0
\$75,001 - \$125,000	13.33%	107,125	111,000	102,500	114,000	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$225,000	36.67%	159,919	145,750	165,849	159,544	141,000
\$225,001 - \$275,000	16.67%	247,536	242,000	249,765	235,000	250,000
\$275,001 - \$425,000	18.33%	325,222	293,500	342,920	280,000	310,000
\$425,001 and up	8.33%	753,000	0	435,000	868,333	725,000
Average Sold Price		240,217	146,538	218,480	387,218	356,500
Total Closed Units	100%	240,217	13	33	10	4
Total Closed Volume		14,413,001	1.91M	7.21M	3.87M	1.43M

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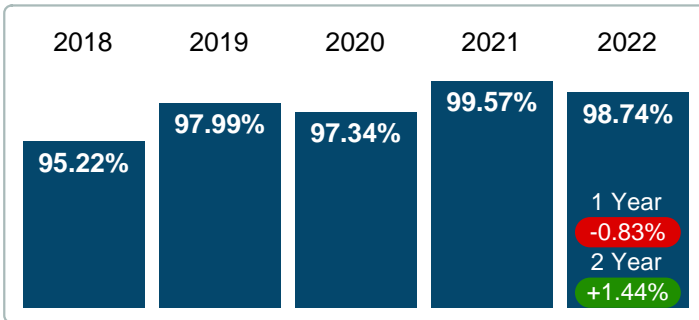
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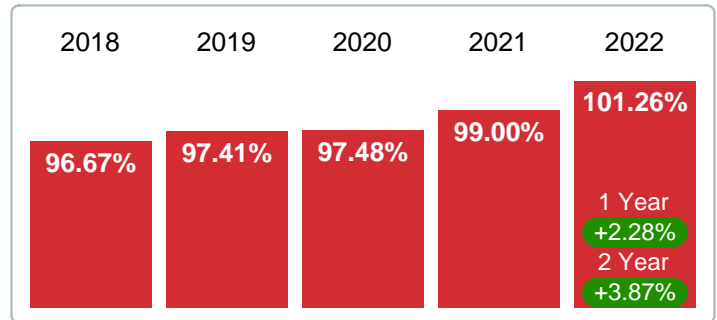
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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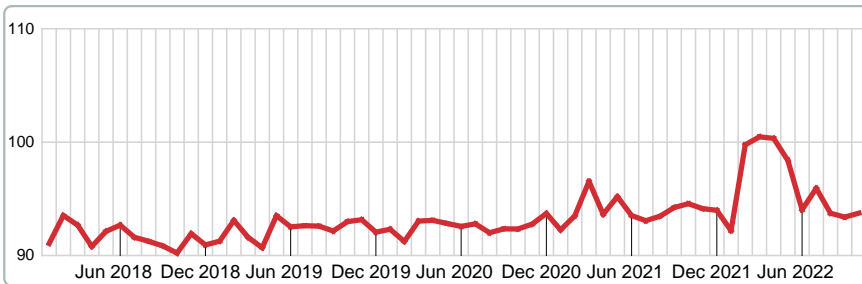
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

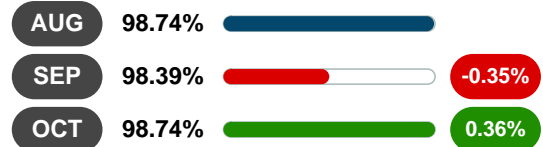


3 MONTHS

5 year OCT AVG = 97.77%

High Mar 2022 105.47% Low Oct 2018 95.22%

Average Sold/List Ratio this month at **98.74%**
above the 5 yr OCT average of **97.77%**



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	4	6.67%	89.31%	95.56%	70.59%	0.00%	0.00%
\$75,001 - \$125,000	8	13.33%	101.16%	106.61%	98.52%	95.40%	0.00%
\$125,001 - \$125,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$225,000	22	36.67%	100.95%	98.08%	101.61%	98.69%	112.80%
\$225,001 - \$275,000	10	16.67%	98.28%	93.08%	99.26%	98.74%	96.15%
\$275,001 - \$425,000	11	18.33%	98.27%	101.23%	97.35%	93.36%	103.68%
\$425,001 and up	5	8.33%	94.63%	0.00%	95.63%	92.51%	100.00%
Average Sold/List Ratio		98.70%		99.57%	98.71%	95.98%	103.16%
Total Closed Units		60	100%	13	33	10	4
Total Closed Volume		14,413,001		1.91M	7.21M	3.87M	1.43M

October 2022



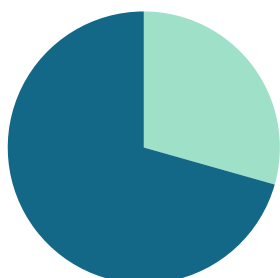
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

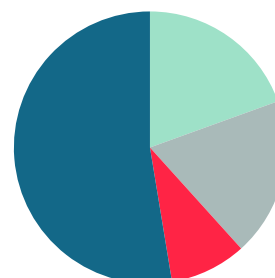


Inventory
 New Listings
72 = 29.39%
 Start Inventory
173
 Total Inventory Units
245
 Volume
\$79,934,485

Market Activity

Closed Sales
60 = 19.48%
 Pending Sales
58 = 18.83%
 Other Off Market
28 = 9.09%
 Active Inventory
162 = 52.60%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	79	60	-24.05%	787	744	-5.46%
Pending Sales	73	58	-20.55%	807	731	-9.42%
New Listings	86	72	-16.28%	918	923	0.54%
Average List Price	240,900	249,987	3.77%	213,465	240,811	12.81%
Average Sale Price	238,406	240,217	0.76%	210,557	238,635	13.34%
Average Percent of Selling Price to List Price	99.57%	98.74%	-0.83%	99.00%	101.26%	2.28%
Average Days on Market to Sale	19.08	19.62	2.83%	22.55	19.74	-12.44%
Monthly Inventory	125	162	29.60%	125	162	29.60%
Months Supply of Inventory	1.63	2.18	34.10%	1.63	2.18	34.10%

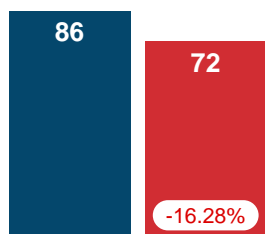
Absorption: Last 12 months, an Average of **74** Sales/Month

Inventory on October 31, 2022 = **162** **2021** **2022**

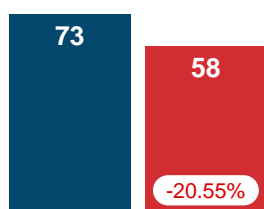
OCTOBER MARKET

AVERAGE PRICES

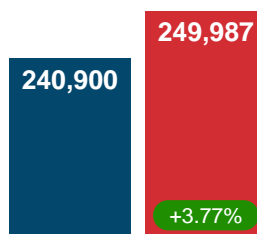
New Listings



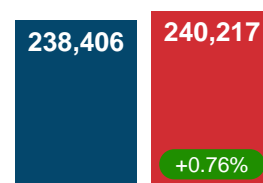
Pending Listings



List Price



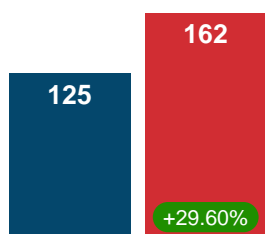
Sale Price



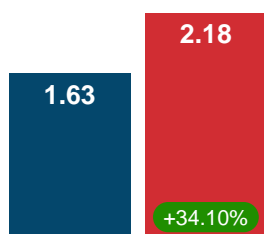
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

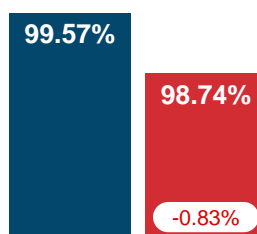
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

