



December 2021

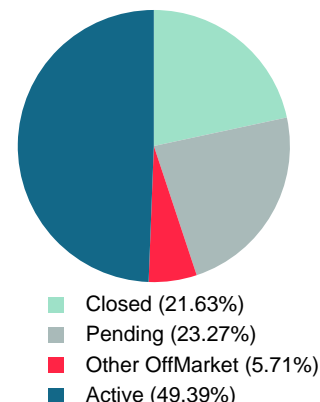
Area Delimited by County Of Creek



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 11, 2022 for MLS Technology Inc.

Compared Metrics	December		
	2020	2021	+/-%
Closed Listings	110	106	-3.64%
Pending Listings	78	114	46.15%
New Listings	67	106	58.21%
Average List Price	168,930	211,089	24.96%
Average Sale Price	165,705	207,690	25.34%
Average Percent of Selling Price to List Price	97.62%	97.84%	0.23%
Average Days on Market to Sale	39.75	30.23	-23.95%
End of Month Inventory	322	242	-24.84%
Months Supply of Inventory	3.69	2.47	-33.04%



Absorption: Last 12 months, an Average of **98** Sales/Month
Active Inventory as of December 31, 2021 = **242**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2021 decreased **24.84%** to 242 existing homes available for sale. Over the last 12 months this area has had an average of 98 closed sales per month. This represents an unsold inventory index of **2.47** 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 **25.34%** in December 2021 to \$207,690 versus the previous year at \$165,705.

Average Days on Market Shortens

The average number of **30.23** days that homes spent on the market before selling decreased by 9.52 days or **23.95%** in December 2021 compared to last year's same month at **39.75** DOM.

Sales Success for December 2021 is Positive

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

There were 106 New Listings in December 2021, up **58.21%** from last year at 67. Furthermore, there were 106 Closed Listings this month versus last year at 110, a **-3.64%** decrease.

Closed versus Listed trends yielded a **100.0%** ratio, down from previous year's, December 2020, at **164.2%**, a **39.09%** downswing. This will certainly create pressure on a decreasing 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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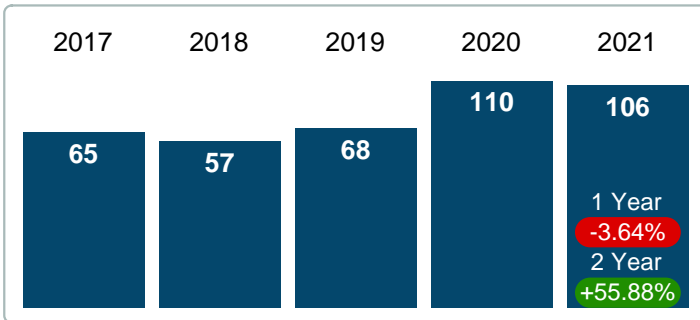
Area Delimited by County Of Creek



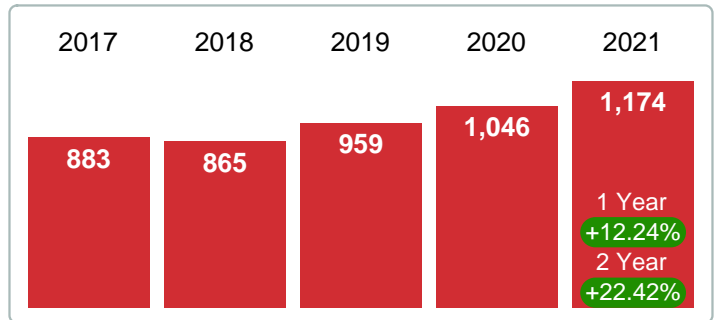
CLOSED LISTINGS

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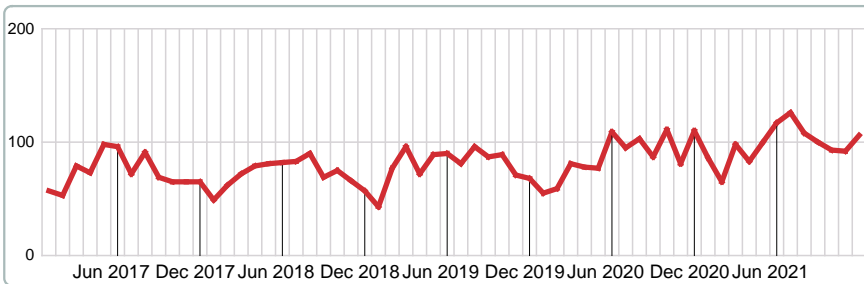
DECEMBER



YEAR TO DATE (YTD)

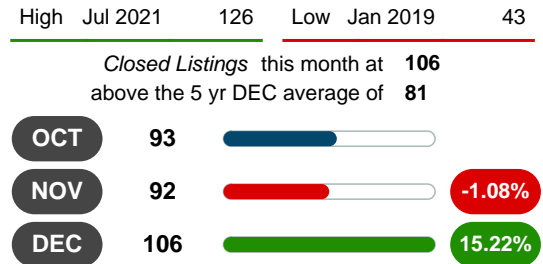


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 81



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	3	2.83%	7.0	1	2	0	0
\$25,001 - \$75,000	18	16.98%	48.6	15	3	0	0
\$75,001 - \$125,000	19	17.92%	37.7	9	10	0	0
\$125,001 - \$200,000	24	22.64%	9.3	6	14	4	0
\$200,001 - \$250,000	17	16.04%	24.2	1	11	4	1
\$250,001 - \$425,000	12	11.32%	42.6	4	2	4	2
\$425,001 and up	13	12.26%	34.3	3	5	3	2
Total Closed Units	106			39	47	15	5
Total Closed Volume	22,015,150	100%	30.2	6.73M	9.13M	4.32M	1.83M
Average Closed Price	\$207,690			\$172,508	\$194,256	\$288,287	\$366,600

December 2021



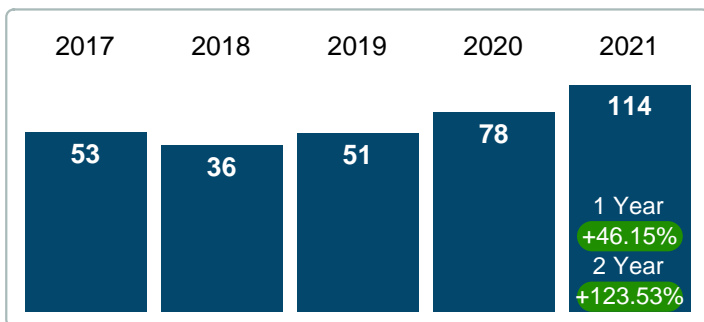
Area Delimited by County Of Creek



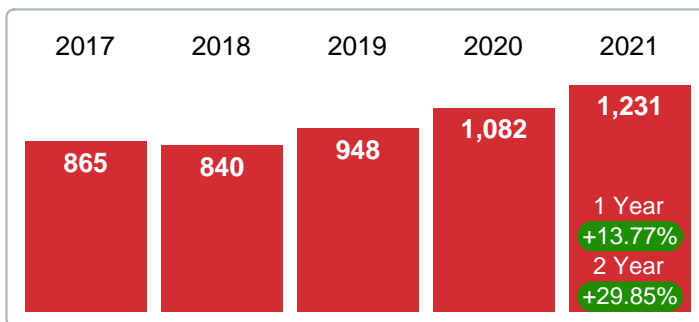
PENDING LISTINGS

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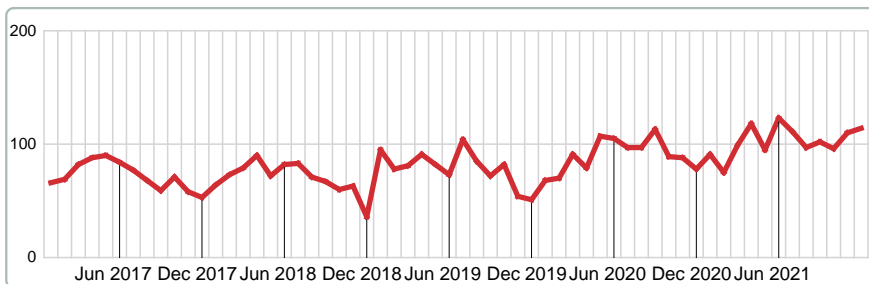
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

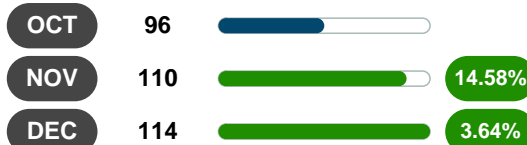


3 MONTHS

5 year DEC AVG = 66

High Jun 2021 123 Low Dec 2018 36

Pending Listings this month at 114 above the 5 yr DEC average of 66



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	12	10.53%	25.8	8	4	0	0
\$30,001 - \$70,000	15	13.16%	19.7	10	5	0	0
\$70,001 - \$100,000	13	11.40%	62.5	8	4	1	0
\$100,001 - \$180,000	32	28.07%	37.8	10	20	1	1
\$180,001 - \$250,000	17	14.91%	37.6	3	9	5	0
\$250,001 - \$340,000	13	11.40%	40.3	3	5	4	1
\$340,001 and up	12	10.53%	42.6	4	3	3	2
Total Pending Units	114			46	50	14	4
Total Pending Volume	20,240,023	100%	17.8	6.17M	7.99M	4.69M	1.39M
Average Listing Price	\$124,866			\$134,154	\$159,885	\$334,691	\$347,250



December 2021

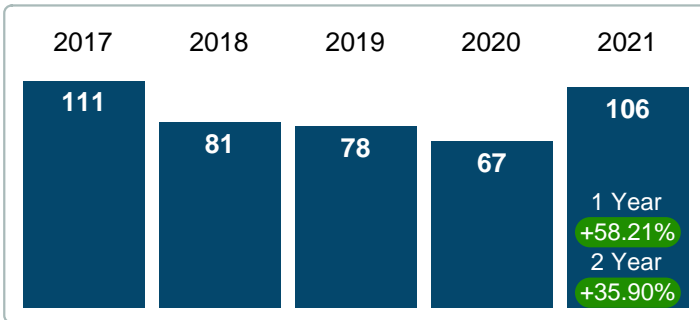
Area Delimited by County Of Creek



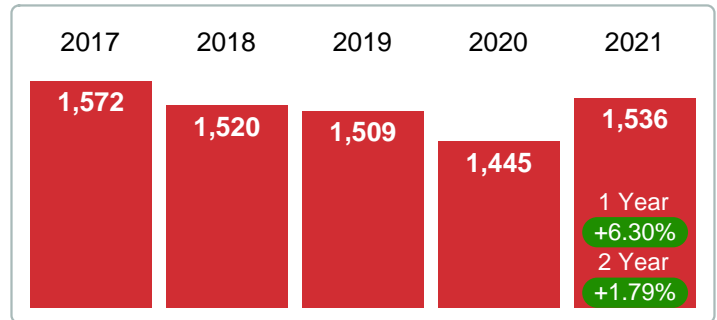
NEW LISTINGS

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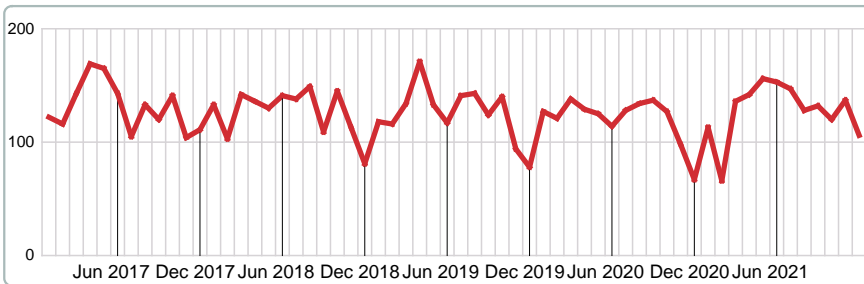
DECEMBER



YEAR TO DATE (YTD)

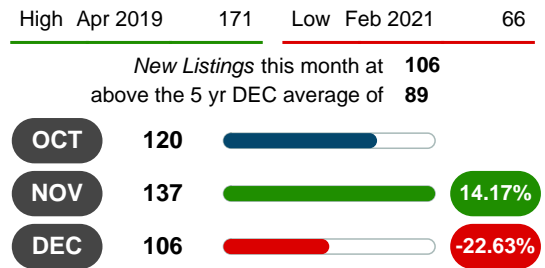


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 89



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	11	10.38%	8	3	0	0
\$40,001 - \$80,000	13	12.26%	10	3	0	0
\$80,001 - \$110,000	10	9.43%	6	3	1	0
\$110,001 - \$210,000	31	29.25%	6	23	2	0
\$210,001 - \$290,000	17	16.04%	3	13	1	0
\$290,001 - \$440,000	12	11.32%	3	4	4	1
\$440,001 and up	12	11.32%	6	1	3	2
Total New Listed Units	106		42	50	11	3
Total New Listed Volume	24,835,655	100%	7.69M	9.38M	3.97M	3.80M
Average New Listed Listing Price	\$116,008		\$183,157	\$187,575	\$360,582	\$1,265,967



December 2021

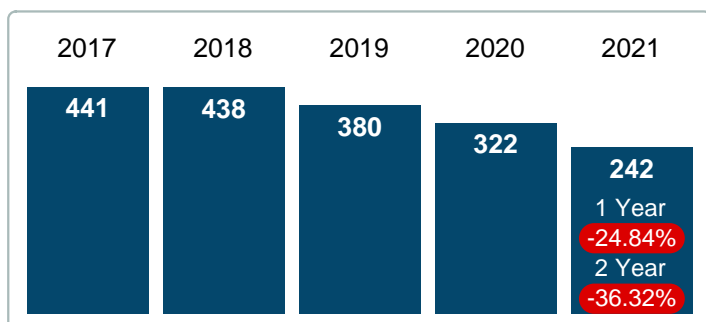
Area Delimited by County Of Creek



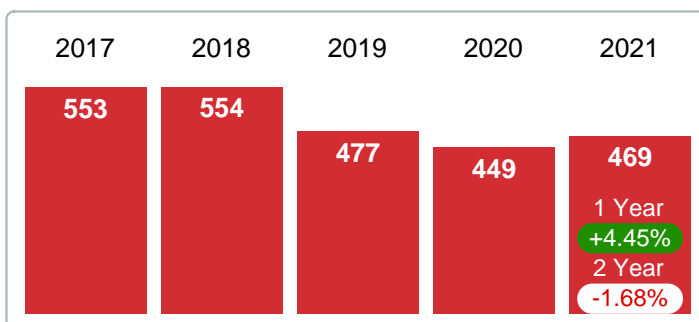
ACTIVE INVENTORY

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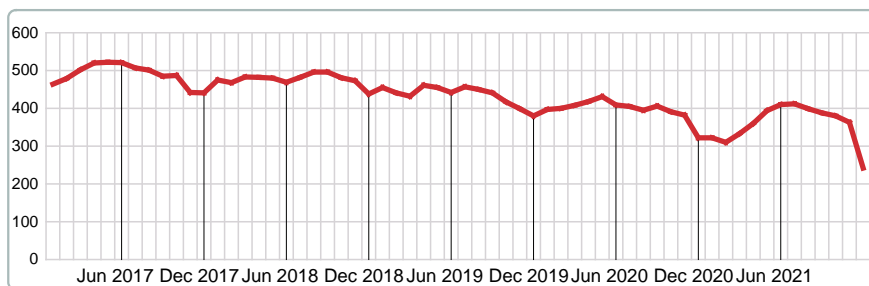
END OF DECEMBER



ACTIVE DURING DECEMBER

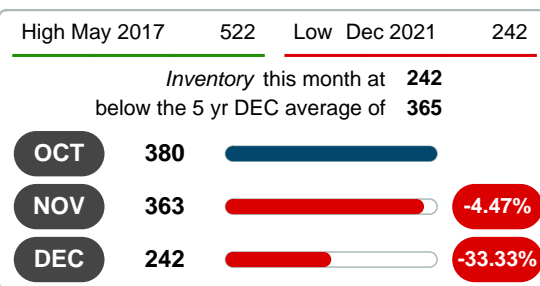


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 365



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	17	7.02%	81.5	13	1	3	0
\$25,001 - \$50,000	28	11.57%	110.0	28	0	0	0
\$50,001 - \$75,000	20	8.26%	75.3	18	2	0	0
\$75,001 - \$175,000	72	29.75%	83.8	42	24	6	0
\$175,001 - \$275,000	47	19.42%	82.3	23	21	3	0
\$275,001 - \$650,000	34	14.05%	84.0	15	6	9	4
\$650,001 and up	24	9.92%	97.0	8	5	5	6
Total Active Inventory by Units			242	147	59	26	10
Total Active Inventory by Volume			66,830,669	27.36M	18.52M	9.25M	11.70M
Average Active Inventory Listing Price			\$276,160	\$186,135	\$313,873	\$355,908	\$1,169,670

December 2021

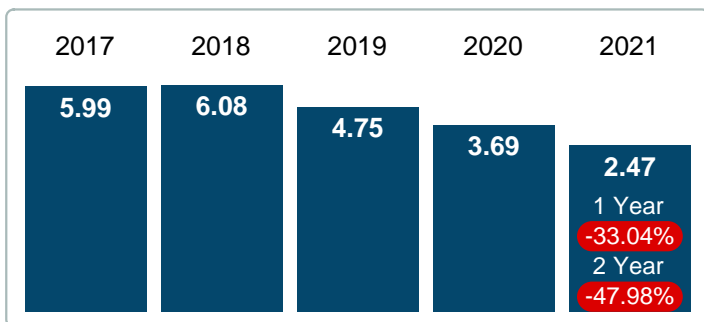
Area Delimited by County Of Creek



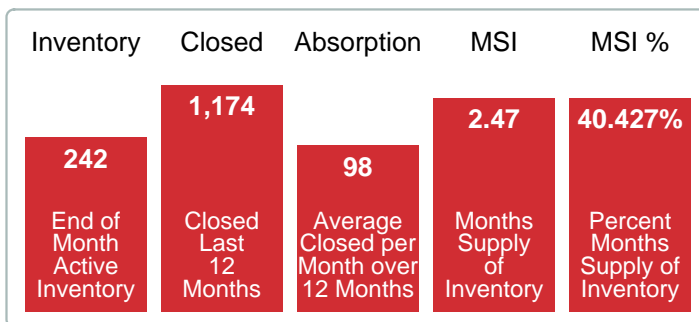
MONTHS SUPPLY of INVENTORY (MSI)

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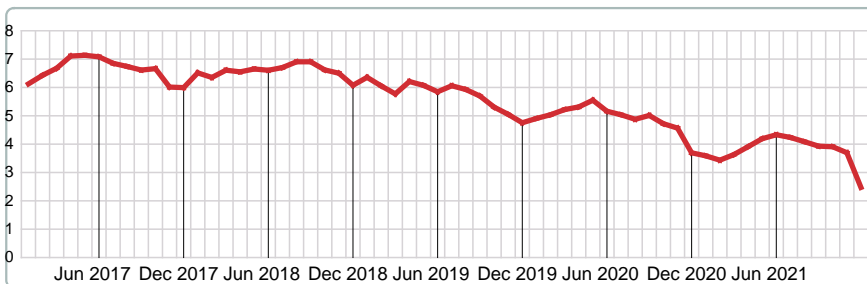
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2021



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 4.60

High May 2017 7.13 Low Dec 2021 2.47

Months Supply this month at 2.47 below the 5 yr DEC average of 4.60



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
\$30,000 and less	22	9.09%	3.34	4.24	0.50	9.00	0.00
\$30,001 - \$60,000	30	12.40%	3.87	5.14	0.00	0.00	0.00
\$60,001 - \$90,000	31	12.81%	3.41	5.11	0.97	2.40	0.00
\$90,001 - \$190,000	67	27.69%	1.69	3.96	0.94	2.88	0.00
\$190,001 - \$290,000	36	14.88%	1.95	7.38	1.67	0.40	0.00
\$290,001 - \$650,000	32	13.22%	2.27	7.20	1.02	1.71	1.66
\$650,001 and up	24	9.92%	11.08	19.20	12.00	6.67	10.29
Market Supply of Inventory (MSI)			2.47	5.17	1.15	1.87	2.50
Total Active Inventory by Units		100%	242	147	59	26	10

December 2021

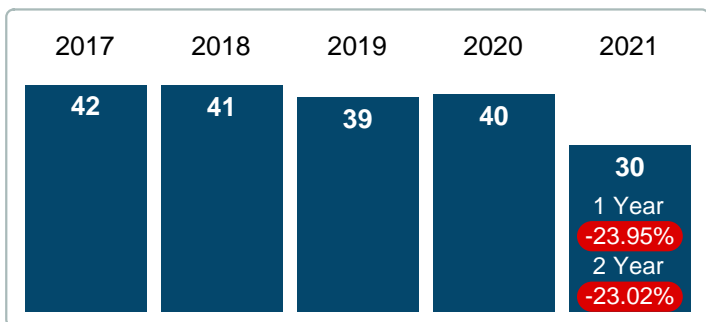
Area Delimited by County Of Creek



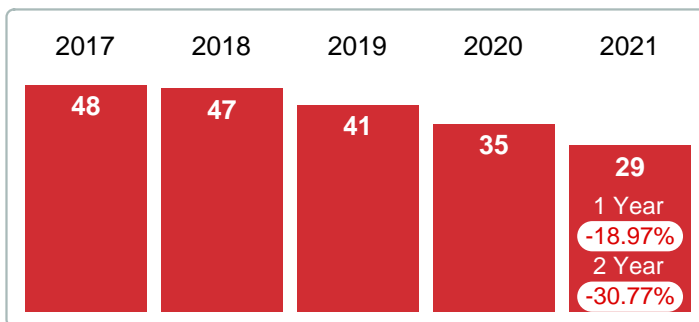
AVERAGE DAYS ON MARKET TO SALE

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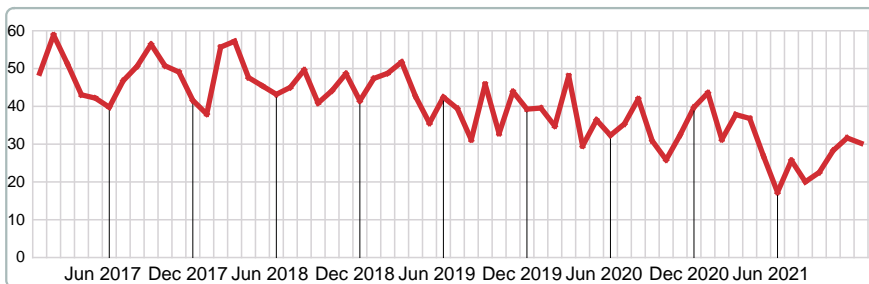
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 38

High Feb 2017 59 Low Jun 2021 17

Average Days on Market to Sale this month at 30 below the 5 yr DEC average of 38



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
\$25,000 and less	2.83%	7	7	7	0	0
\$25,001 - \$75,000	16.98%	49	56	10	0	0
\$75,001 - \$125,000	17.92%	38	65	13	0	0
\$125,001 - \$200,000	22.64%	9	14	9	5	0
\$200,001 - \$250,000	16.04%	24	5	19	20	116
\$250,001 - \$425,000	11.32%	43	79	9	42	6
\$425,001 and up	12.26%	34	41	44	31	6
Average Closed DOM		30	50	16	24	28
Total Closed Units	106	100%	39	47	15	5
Total Closed Volume	22,015,150		6.73M	9.13M	4.32M	1.83M



December 2021

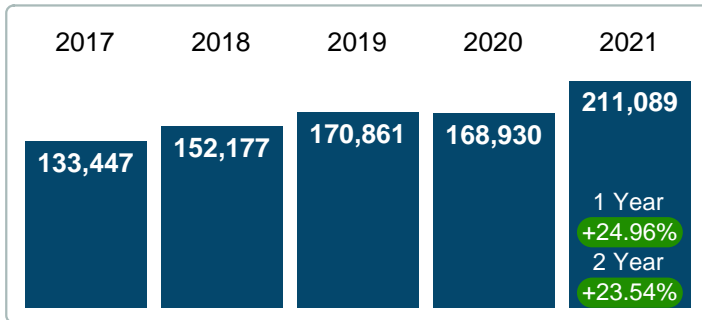
Area Delimited by County Of Creek



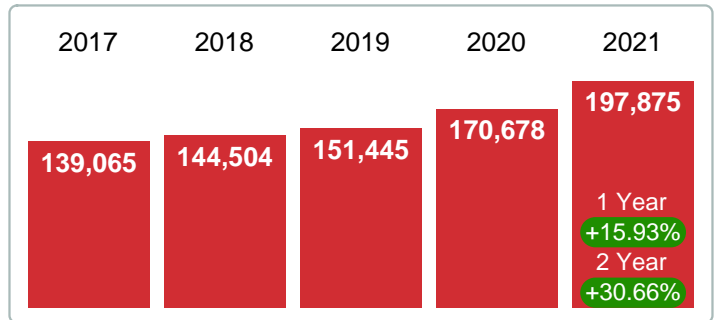
AVERAGE LIST PRICE AT CLOSING

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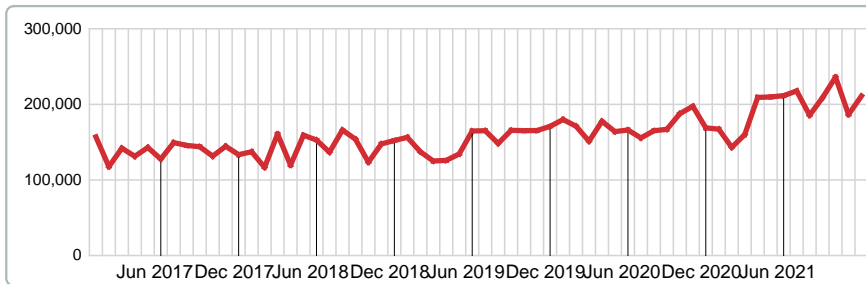
DECEMBER



YEAR TO DATE (YTD)

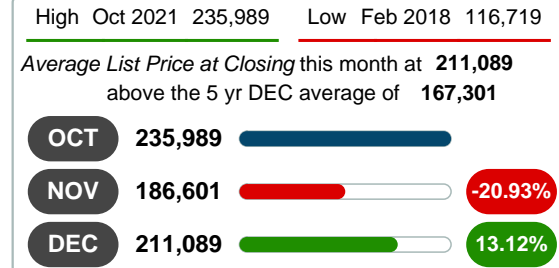


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 167,301



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	
\$25,000 and less	3	2.83%	6,182	15,500	1,523	0	
\$25,001 - \$75,000	17	16.04%	49,624	50,197	63,633	0	
\$75,001 - \$125,000	17	16.04%	103,853	113,528	104,050	0	
\$125,001 - \$200,000	26	24.53%	156,804	173,383	157,121	163,725	
\$200,001 - \$250,000	19	17.92%	228,713	210,000	228,786	227,225	
\$250,001 - \$425,000	11	10.38%	311,482	338,500	304,250	278,700	
\$425,001 and up	13	12.26%	607,615	799,667	547,600	574,333	
Average List Price		211,089		174,192	197,815	293,440	376,600
Total Closed Units		106	100%	39	47	15	5
Total Closed Volume		22,375,387		6.79M	9.30M	4.40M	1.88M



December 2021

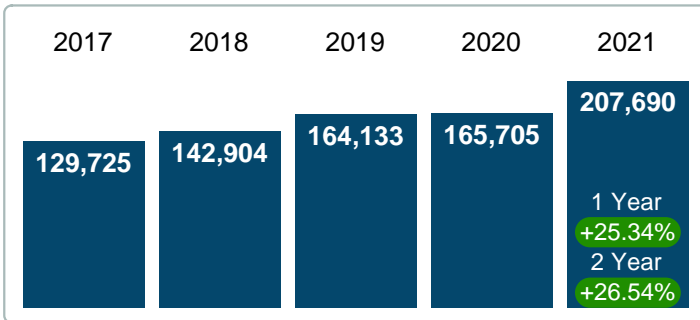
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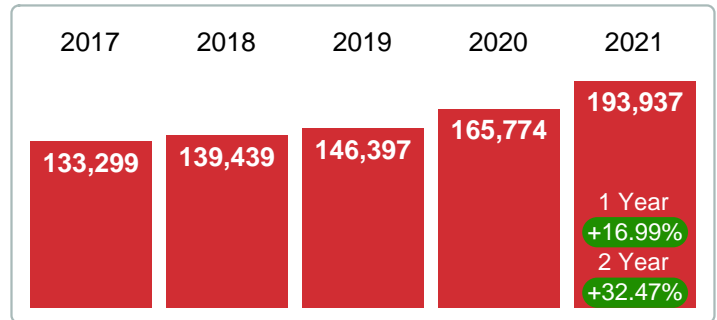
AVERAGE SOLD PRICE AT CLOSING

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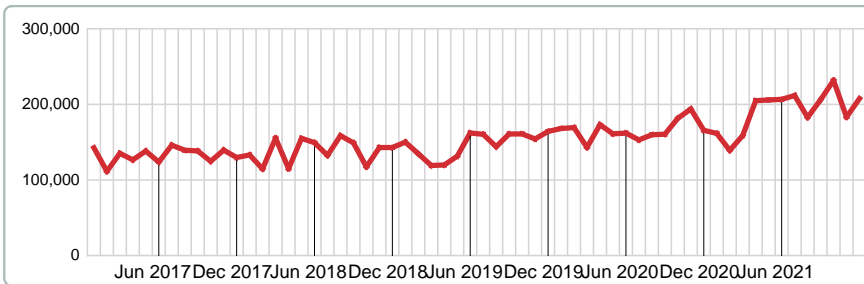
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

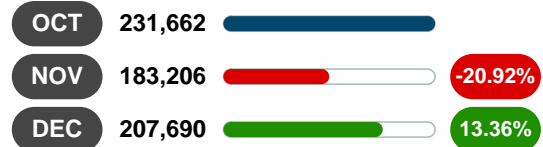


3 MONTHS

5 year DEC AVG = 162,032

High Oct 2021 231,662 Low Feb 2017 111,404

Average Sold Price at Closing this month at **207,690** above the 5 yr DEC average of **162,032**



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
\$25,000 and less	2.83%	6,182	15,500	1,523	0	0
\$25,001 - \$75,000	16.98%	48,372	45,187	64,300	0	0
\$75,001 - \$125,000	17.92%	103,980	104,847	103,200	0	0
\$125,001 - \$200,000	22.64%	161,302	169,483	157,104	163,725	0
\$200,001 - \$250,000	16.04%	227,399	220,000	226,899	224,975	250,000
\$250,001 - \$425,000	11.32%	304,229	341,000	309,625	274,875	284,000
\$425,001 and up	12.26%	597,115	830,000	517,500	556,667	507,500
Average Sold Price		207,690	172,508	194,256	288,287	366,600
Total Closed Units	106	100%	39	47	15	5
Total Closed Volume	22,015,150		6.73M	9.13M	4.32M	1.83M

December 2021

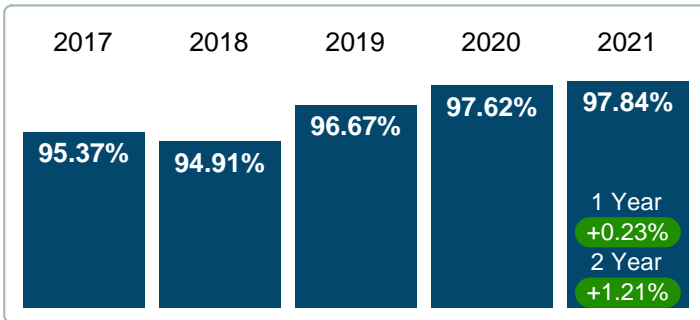
Area Delimited by County Of Creek



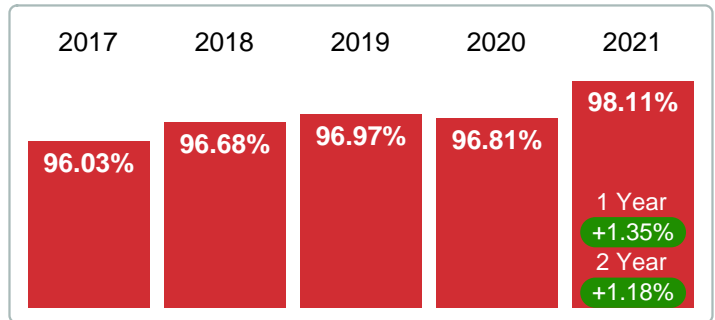
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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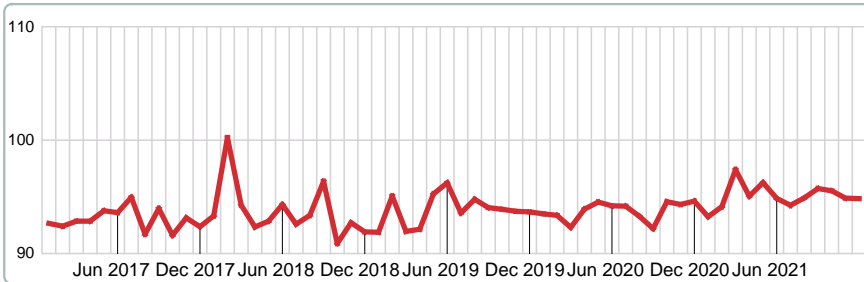
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

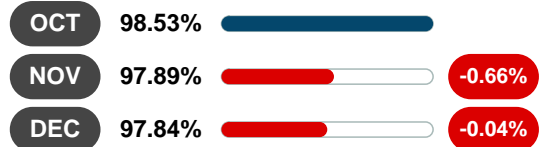


3 MONTHS

5 year DEC AVG = 96.48%

High Feb 2018 103.22% Low Oct 2018 93.89%

Average Sold/List Ratio this month at **97.84%**
above the 5 yr DEC average of **96.48%**



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
\$25,000 and less	3	2.83%	100.00%	100.00%	100.00%	0.00%	0.00%
\$25,001 - \$75,000	18	16.98%	94.32%	92.79%	101.94%	0.00%	0.00%
\$75,001 - \$125,000	19	17.92%	96.36%	92.77%	99.59%	0.00%	0.00%
\$125,001 - \$200,000	24	22.64%	99.61%	98.04%	100.19%	99.93%	0.00%
\$200,001 - \$250,000	17	16.04%	98.72%	104.76%	99.30%	99.11%	84.75%
\$250,001 - \$425,000	12	11.32%	100.73%	100.77%	101.77%	98.81%	103.44%
\$425,001 and up	13	12.26%	97.33%	101.56%	95.02%	96.87%	97.48%
Average Sold/List Ratio		97.80%		95.58%	99.47%	98.80%	97.32%
Total Closed Units		106	100%	39	47	15	5
Total Closed Volume		22,015,150		6.73M	9.13M	4.32M	1.83M



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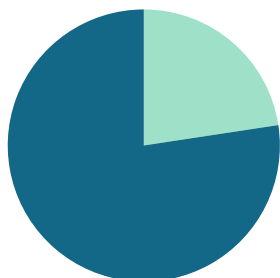
Area Delimited by County Of Creek



MARKET SUMMARY

Report produced on Jan 11, 2022 for MLS Technology Inc.

INVENTORY

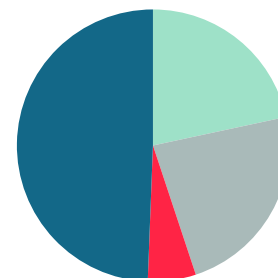


Inventory
 New Listings
106 = 22.60%
 Start Inventory
363
 Total Inventory Units
469
 Volume
\$118,827,724

Market Activity

Closed Sales
106 = 21.63%
 Pending Sales
114 = 23.27%
 Other Off Market
28 = 5.71%
 Active Inventory
242 = 49.39%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	110	106	-3.64%	1,046	1,174	12.24%
Pending Sales	78	114	46.15%	1,082	1,231	13.77%
New Listings	67	106	58.21%	1,445	1,536	6.30%
Average List Price	168,930	211,089	24.96%	170,678	197,875	15.93%
Average Sale Price	165,705	207,690	25.34%	165,774	193,937	16.99%
Average Percent of Selling Price to List Price	97.62%	97.84%	0.23%	96.81%	98.11%	1.35%
Average Days on Market to Sale	39.75	30.23	-23.95%	35.36	28.65	-18.97%
Monthly Inventory	322	242	-24.84%	322	242	-24.84%
Months Supply of Inventory	3.69	2.47	-33.04%	3.69	2.47	-33.04%

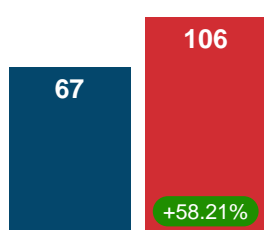
Absorption: Last 12 months, an Average of **98** Sales/Month

Inventory on December 31, 2021 = **242** 2020 2021

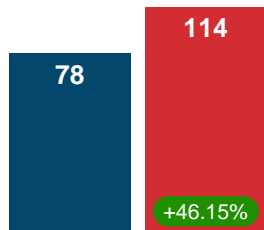
DECEMBER MARKET

AVERAGE PRICES

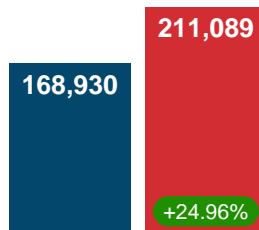
New Listings



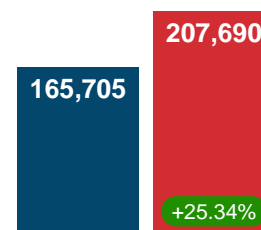
Pending Listings



List Price



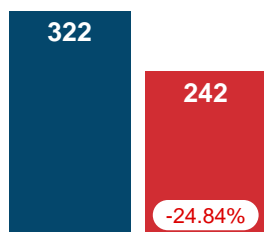
Sale Price



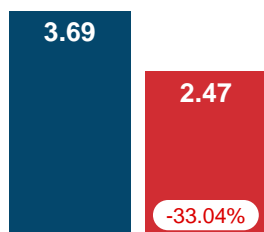
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

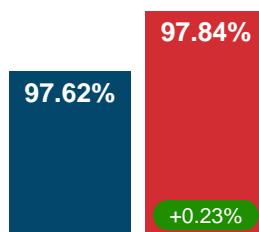
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

