

August 2022



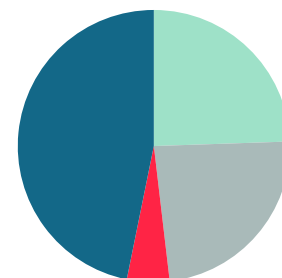
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Sep 12, 2022 for MLS Technology Inc.

Compared Metrics	2021	August 2022	+/-%
Closed Listings	88	92	4.55%
Pending Listings	82	89	8.54%
New Listings	103	107	3.88%
Average List Price	208,388	233,134	11.87%
Average Sale Price	206,063	228,114	10.70%
Average Percent of Selling Price to List Price	98.47%	98.74%	0.27%
Average Days on Market to Sale	17.36	15.85	-8.73%
End of Month Inventory	244	176	-27.87%
Months Supply of Inventory	3.22	2.31	-28.26%



■ Closed (24.47%)
■ Pending (23.67%)
■ Other OffMarket (5.05%)
■ Active (46.81%)

Absorption: Last 12 months, an Average of **76** Sales/Month
Active Inventory as of August 31, 2022 = **176**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2022 decreased **27.87%** to 176 existing homes available for sale. Over the last 12 months this area has had an average of 76 closed sales per month. This represents an unsold inventory index of **2.31** 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 **10.70%** in August 2022 to \$228,114 versus the previous year at \$206,063.

Average Days on Market Shortens

The average number of **15.85** days that homes spent on the market before selling decreased by 1.52 days or **8.73%** in August 2022 compared to last year's same month at **17.36** DOM.

Sales Success for August 2022 is Positive

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

There were 107 New Listings in August 2022, up **3.88%** from last year at 103. Furthermore, there were 92 Closed Listings this month versus last year at 88, a **4.55%** increase.

Closed versus Listed trends yielded a **86.0%** ratio, up from previous year's, August 2021, at **85.4%**, a **0.64%** upswing. This will certainly create pressure on a decreasing Month's 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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

August 2022



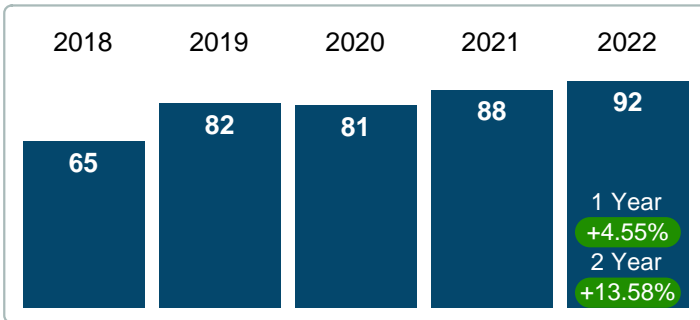
Area Delimited by County Of Creek - Residential Property Type



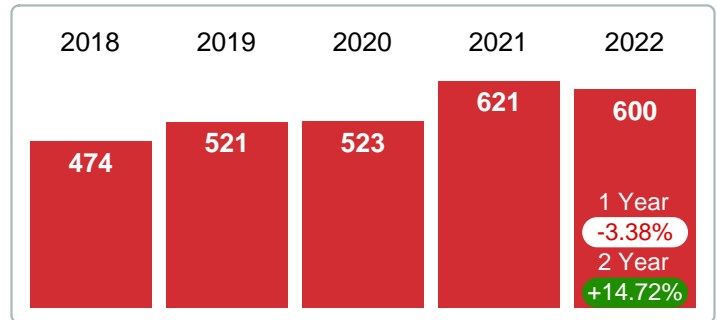
CLOSED LISTINGS

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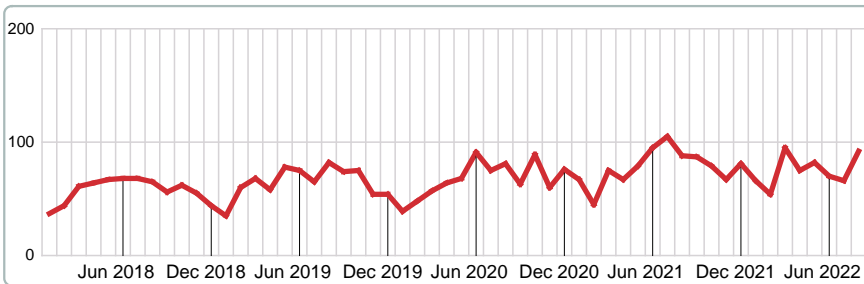
AUGUST



YEAR TO DATE (YTD)

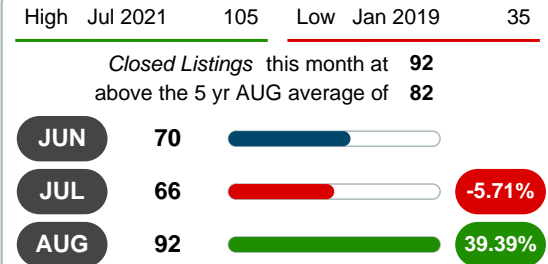


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 82



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	6	6.52%	15.2	4	2	0	0
\$75,001 - \$125,000	9	9.78%	26.7	4	4	1	0
\$125,001 - \$150,000	13	14.13%	9.2	4	8	1	0
\$150,001 - \$225,000	29	31.52%	7.4	0	25	4	0
\$225,001 - \$275,000	12	13.04%	5.5	1	6	5	0
\$275,001 - \$325,000	11	11.96%	32.5	0	10	1	0
\$325,001 and up	12	13.04%	30.9	2	6	2	2
Total Closed Units	92			15	61	14	2
Total Closed Volume	20,986,508	100%	15.8	2.12M	13.16M	3.50M	2.20M
Average Closed Price	\$228,114			\$141,540	\$215,754	\$250,173	\$1,100,000

August 2022



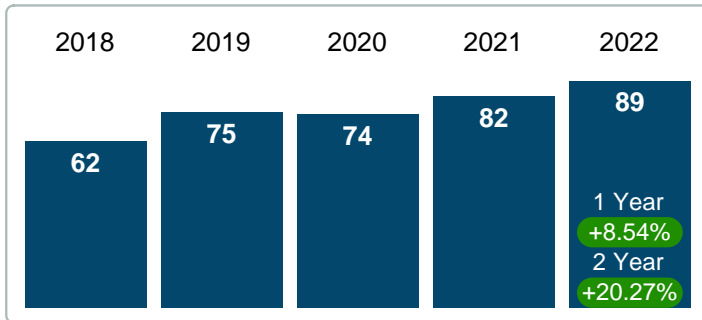
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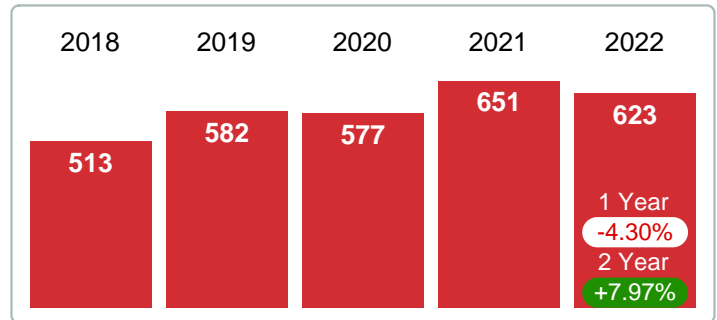
PENDING LISTINGS

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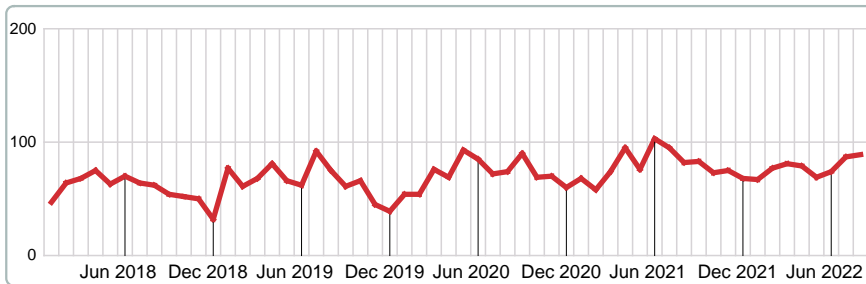
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

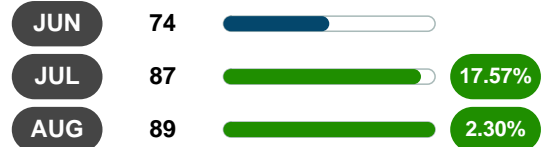


3 MONTHS

5 year AUG AVG = 76

High Jun 2021 103 Low Dec 2018 32

Pending Listings this month at **89**
above the 5 yr AUG average of **76**



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	6	6.74%	21.7	2	4	0	0
\$75,001 - \$125,000	12	13.48%	14.4	3	9	0	0
\$125,001 - \$150,000	14	15.73%	19.7	5	9	0	0
\$150,001 - \$225,000	24	26.97%	20.1	3	17	4	0
\$225,001 - \$275,000	8	8.99%	18.6	0	5	3	0
\$275,001 - \$400,000	16	17.98%	47.1	3	7	4	2
\$400,001 and up	9	10.11%	27.8	1	3	4	1
Total Pending Units	89			17	54	15	3
Total Pending Volume	21,086,573	100%	26.8	3.29M	10.81M	5.02M	1.96M
Average Listing Price	\$245,543			\$193,671	\$200,240	\$334,947	\$652,333

August 2022



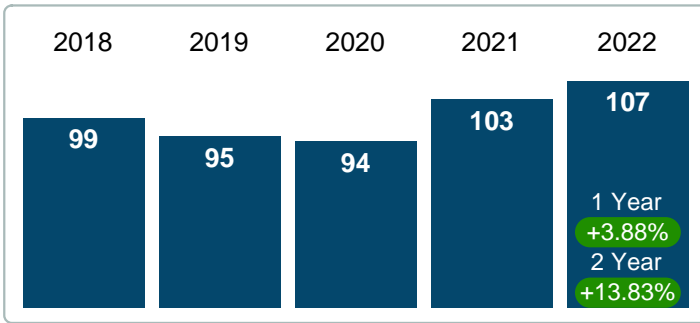
Area Delimited by County Of Creek - Residential Property Type



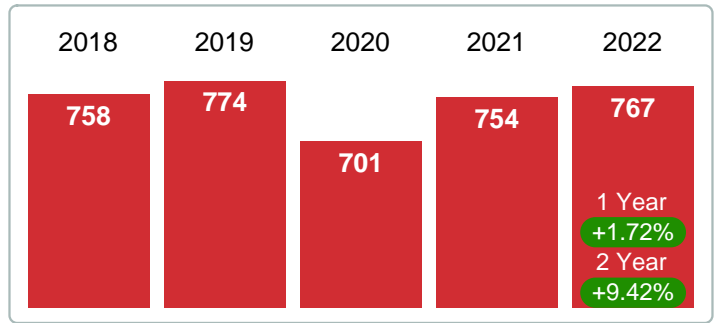
NEW LISTINGS

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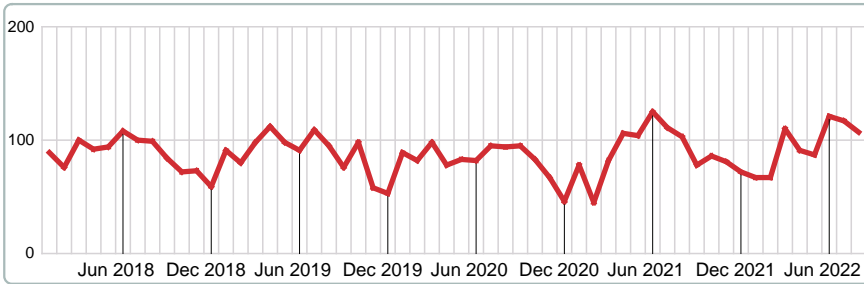
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

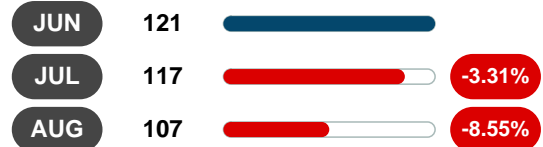


3 MONTHS

5 year AUG AVG = 100

High Jun 2021 125 Low Feb 2021 45

New Listings this month at 107
above the 5 yr AUG average of 100



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$90,000 and less	11	10.28%	4	7	0	0
\$90,001 - \$120,000	14	13.08%	4	9	1	0
\$120,001 - \$140,000	14	13.08%	5	7	2	0
\$140,001 - \$220,000	28	26.17%	4	21	3	0
\$220,001 - \$300,000	16	14.95%	2	8	4	2
\$300,001 - \$540,000	14	13.08%	0	5	7	2
\$540,001 and up	10	9.35%	1	2	5	2
Total New Listed Units	107		20	59	22	6
Total New Listed Volume	27,612,965	100%	3.25M	11.63M	9.15M	3.59M
Average New Listed Listing Price	\$132,396		\$162,350	\$197,059	\$415,709	\$598,983

August 2022



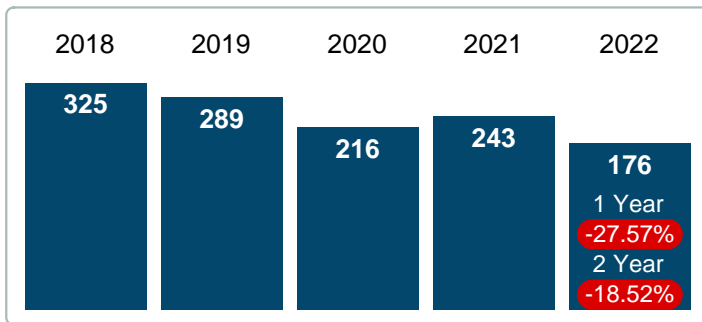
Area Delimited by County Of Creek - Residential Property Type



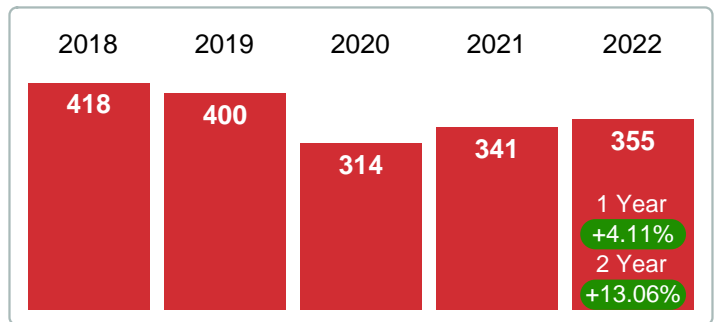
ACTIVE INVENTORY

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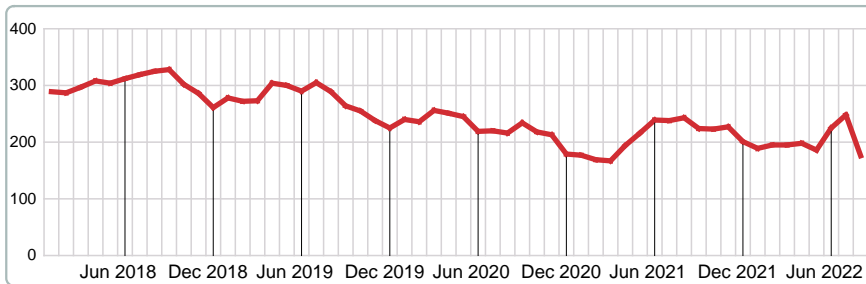
END OF AUGUST



ACTIVE DURING AUGUST

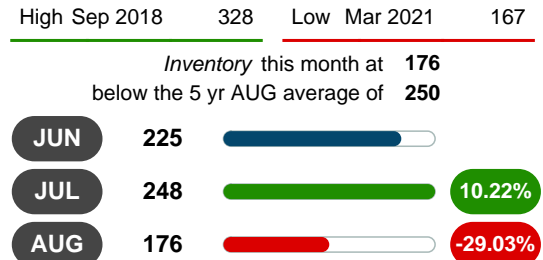


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 250



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	4.55%	73.4	3	4	0	1
\$75,001 - \$125,000	21	11.93%	46.2	6	13	1	1
\$125,001 - \$175,000	24	13.64%	44.7	8	13	3	0
\$175,001 - \$300,000	54	30.68%	52.5	8	37	6	3
\$300,001 - \$500,000	29	16.48%	64.5	1	15	13	0
\$500,001 - \$800,000	23	13.07%	62.9	0	6	10	7
\$800,001 and up	17	9.66%	133.7	1	7	4	5
Total Active Inventory by Units	176			27	95	37	17
Total Active Inventory by Volume	74,935,834	100%	62.8	4.96M	32.06M	20.07M	17.85M
Average Active Inventory Listing Price	\$425,772			\$183,633	\$337,439	\$542,441	\$1,050,041

August 2022



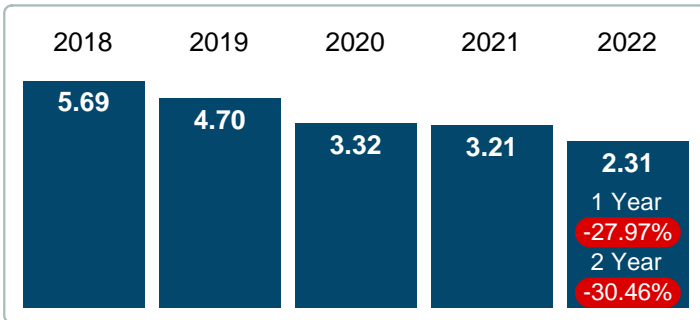
Area Delimited by County Of Creek - Residential Property Type



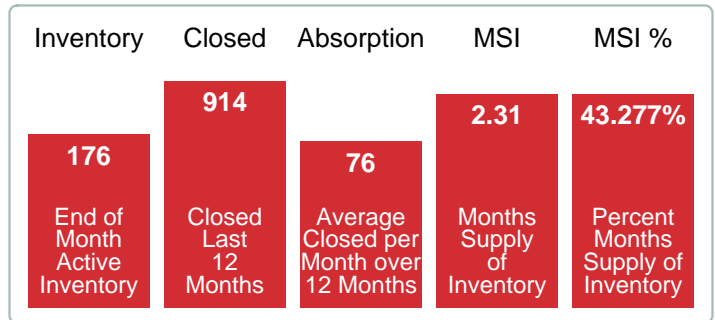
MONTHS SUPPLY of INVENTORY (MSI)

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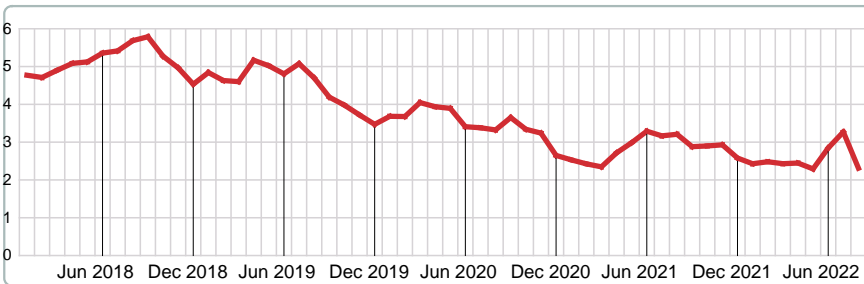
MSI FOR AUGUST



INDICATORS FOR AUGUST 2022

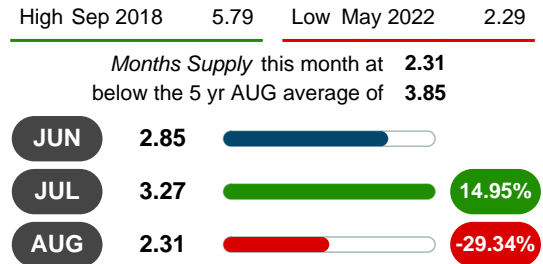


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 3.85



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	4.55%	1.32	0.95	1.50	0.00	0.00
\$75,001 - \$125,000	21	11.93%	2.02	1.67	2.14	1.33	0.00
\$125,001 - \$175,000	24	13.64%	1.31	3.00	0.91	2.25	0.00
\$175,001 - \$300,000	54	30.68%	1.99	4.80	1.89	1.04	18.00
\$300,001 - \$500,000	29	16.48%	3.25	1.71	3.40	4.11	0.00
\$500,001 - \$800,000	23	13.07%	5.41	0.00	5.14	4.44	8.40
\$800,001 and up	17	9.66%	17.00	0.00	28.00	9.60	15.00
Market Supply of Inventory (MSI)			2.31	2.31	1.96	2.66	7.85
Total Active Inventory by Units		100%	2.31	27	95	37	17

August 2022



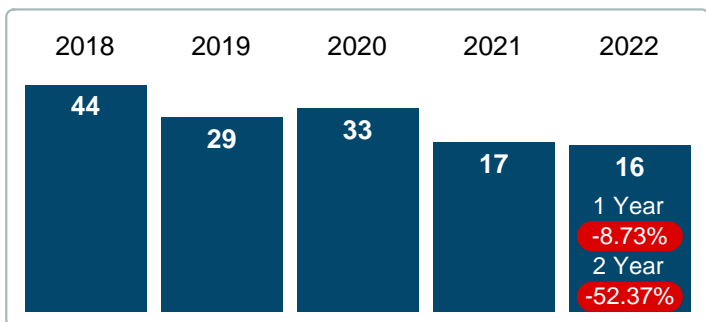
Area Delimited by County Of Creek - Residential Property Type



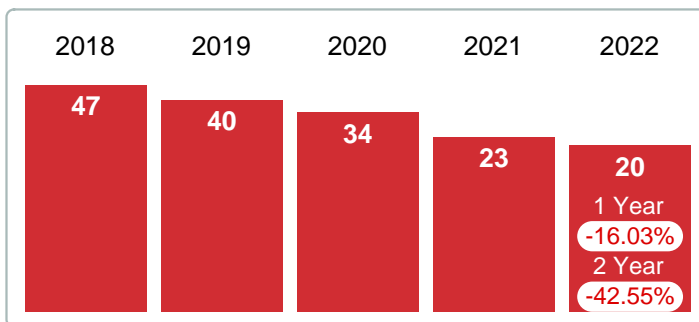
AVERAGE DAYS ON MARKET TO SALE

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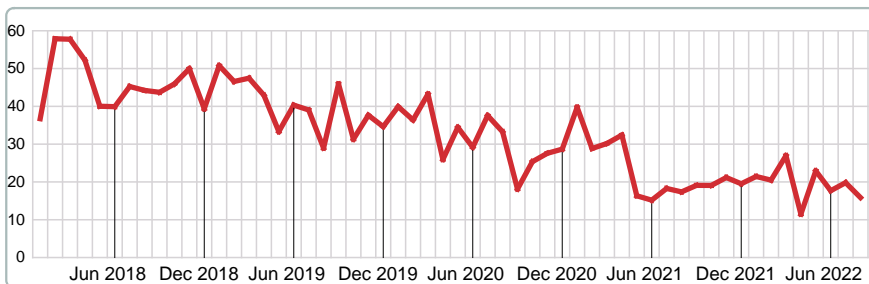
AUGUST



YEAR TO DATE (YTD)

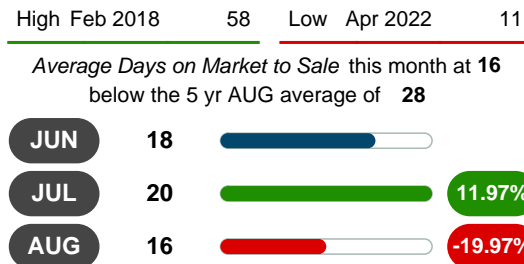


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG 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	6.52%	15	3	40	0	0
\$75,001 - \$125,000	9.78%	27	14	23	94	0
\$125,001 - \$150,000	14.13%	9	2	13	6	0
\$150,001 - \$225,000	31.52%	7	0	7	10	0
\$225,001 - \$275,000	13.04%	6	6	6	5	0
\$275,001 - \$325,000	11.96%	32	0	36	1	0
\$325,001 and up	13.04%	31	22	16	23	93
Average Closed DOM		16	8	15	15	93
Total Closed Units	100%	16	15	61	14	2
Total Closed Volume		20,986,508	2.12M	13.16M	3.50M	2.20M

August 2022



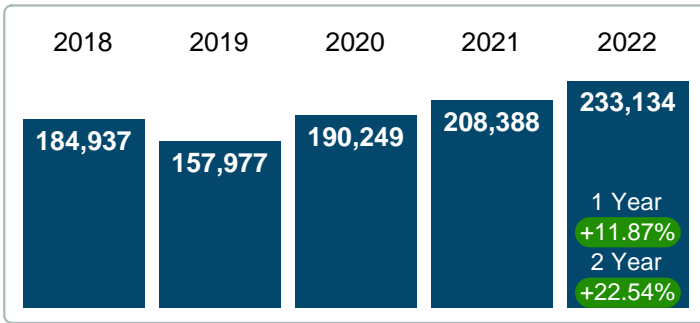
Area Delimited by County Of Creek - Residential Property Type



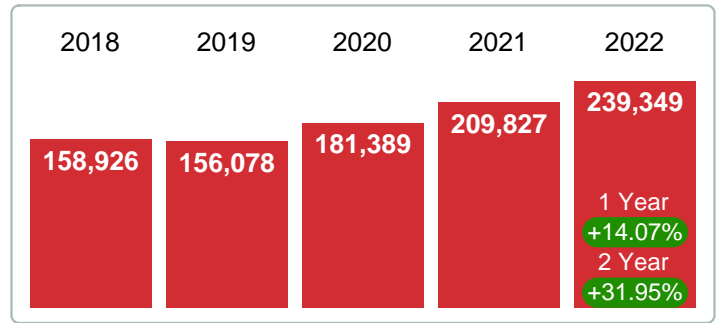
AVERAGE LIST PRICE AT CLOSING

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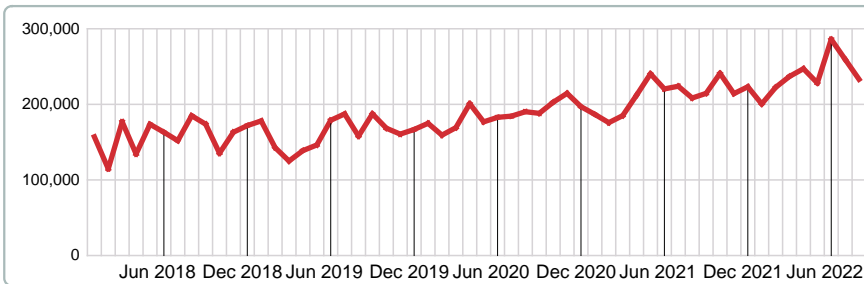
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

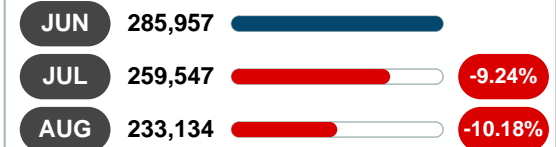


3 MONTHS

5 year AUG AVG = 194,937

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

Average List Price at Closing this month at **233,134**
above the 5 yr AUG average of **194,937**



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	4.35%	59,000	64,250	69,450	0	0
\$75,001 - \$125,000	11.96%	91,762	93,724	97,146	86,000	0
\$125,001 - \$150,000	15.22%	140,766	137,080	141,800	159,900	0
\$150,001 - \$225,000	29.35%	186,644	0	188,004	174,350	0
\$225,001 - \$275,000	14.13%	251,333	250,000	256,238	249,980	0
\$275,001 - \$325,000	9.78%	298,211	0	311,790	285,000	0
\$325,001 and up	15.22%	517,257	347,000	390,633	517,450	1,224,950
Average List Price		233,134	141,614	219,035	250,936	1,224,950
Total Closed Units	100%	233,134	15	61	14	2
Total Closed Volume		21,448,322	2.12M	13.36M	3.51M	2.45M

August 2022



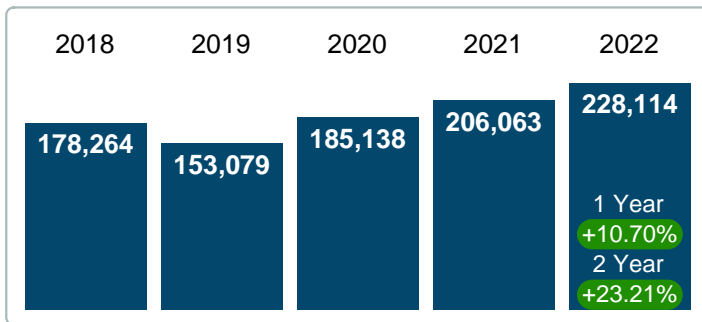
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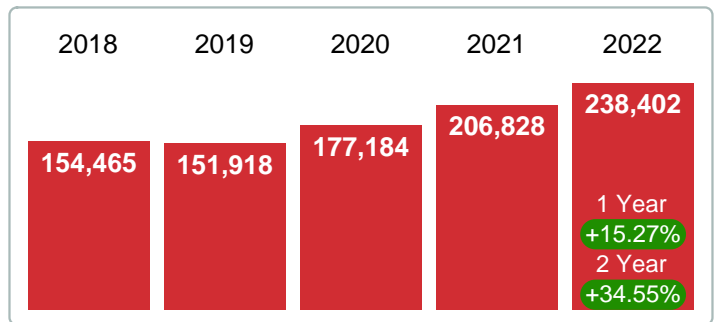
AVERAGE SOLD PRICE AT CLOSING

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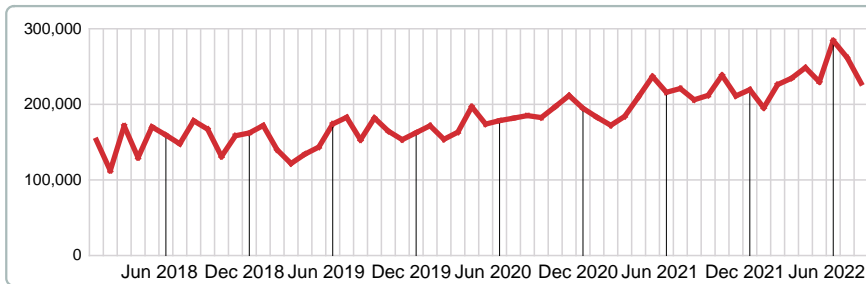
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

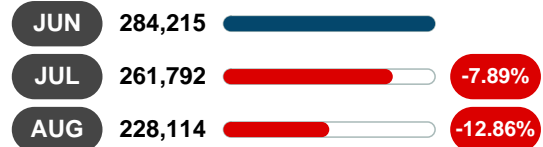


3 MONTHS

5 year AUG AVG = 190,131

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

Average Sold Price at Closing this month at **228,114** above the 5 yr AUG average of **190,131**



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	6.52%	60,333	59,875	61,250	0	0
\$75,001 - \$125,000	9.78%	91,468	94,150	91,652	80,000	0
\$125,001 - \$150,000	14.13%	140,000	142,750	139,250	135,000	0
\$150,001 - \$225,000	31.52%	188,066	0	189,776	177,375	0
\$225,001 - \$275,000	13.04%	253,402	235,000	256,400	253,484	0
\$275,001 - \$325,000	11.96%	296,107	0	293,718	320,000	0
\$325,001 and up	13.04%	519,117	350,500	389,650	495,250	1,100,000
Average Sold Price		228,114	141,540	215,754	250,173	1,100,000
Total Closed Units	100%	228,114	15	61	14	2
Total Closed Volume		20,986,508	2.12M	13.16M	3.50M	2.20M

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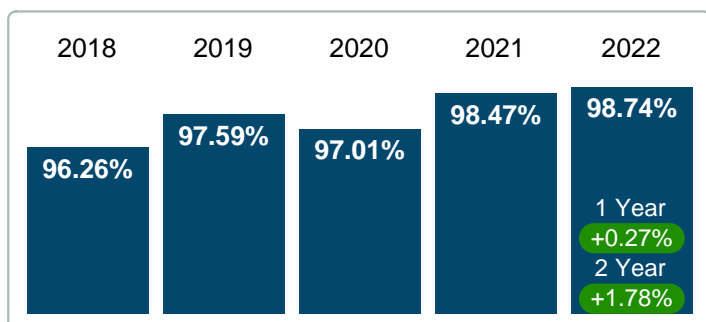
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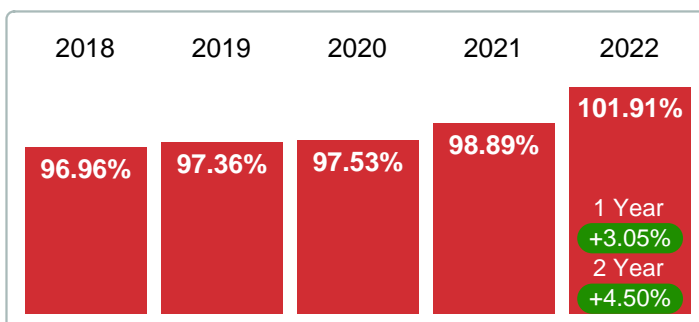
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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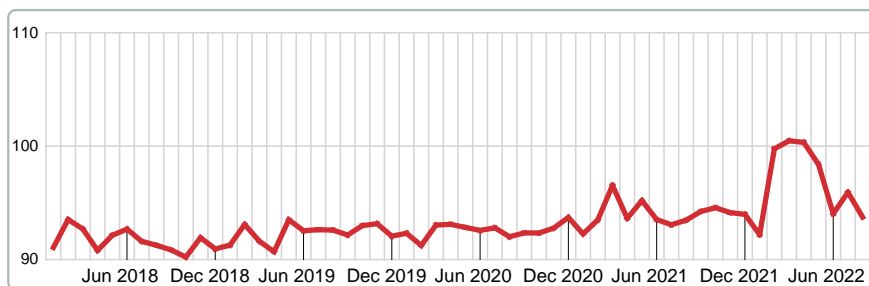
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

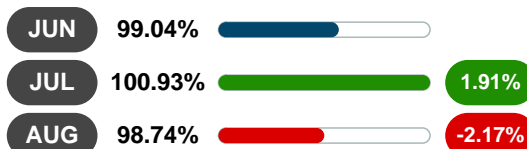


3 MONTHS

5 year AUG AVG = 97.61%

High Mar 2022 105.47% Low Oct 2018 95.22%

Average Sold/List Ratio this month at **98.74%**
above the 5 yr AUG average of **97.61%**



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	6	6.52%	91.47%	93.44%	87.52%	0.00%	0.00%
\$75,001 - \$125,000	9	9.78%	97.26%	99.99%	95.59%	93.02%	0.00%
\$125,001 - \$150,000	13	14.13%	99.00%	104.14%	98.26%	84.43%	0.00%
\$150,001 - \$225,000	29	31.52%	101.36%	0.00%	101.15%	102.65%	0.00%
\$225,001 - \$275,000	12	13.04%	100.13%	94.00%	100.05%	101.45%	0.00%
\$275,001 - \$325,000	11	11.96%	96.28%	0.00%	94.68%	112.28%	0.00%
\$325,001 and up	12	13.04%	97.72%	101.02%	99.89%	95.79%	89.83%
Average Sold/List Ratio		98.70%		99.09%	98.66%	99.94%	89.83%
Total Closed Units		92	100%	15	61	14	2
Total Closed Volume		20,986,508		2.12M	13.16M	3.50M	2.20M

August 2022



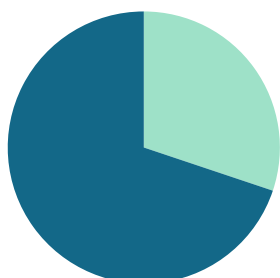
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Sep 12, 2022 for MLS Technology Inc.

INVENTORY

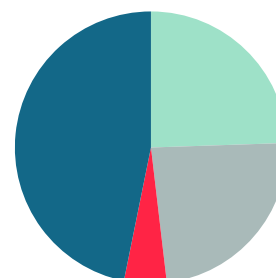


Inventory
 New Listings
107 = 30.14%
 Start Inventory
248
 Total Inventory Units
355
 Volume
\$116,077,127

Market Activity

Closed Sales
92 = 24.47%
 Pending Sales
89 = 23.67%
 Other Off Market
19 = 5.05%
 Active Inventory
176 = 46.81%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	88	92	4.55%	621	600	-3.38%
Pending Sales	82	89	8.54%	651	623	-4.30%
New Listings	103	107	3.88%	754	767	1.72%
Average List Price	208,388	233,134	11.87%	209,827	239,349	14.07%
Average Sale Price	206,063	228,114	10.70%	206,828	238,402	15.27%
Average Percent of Selling Price to List Price	98.47%	98.74%	0.27%	98.89%	101.91%	3.05%
Average Days on Market to Sale	17.36	15.85	-8.73%	23.47	19.71	-16.03%
Monthly Inventory	244	176	-27.87%	244	176	-27.87%
Months Supply of Inventory	3.22	2.31	-28.26%	3.22	2.31	-28.26%

Absorption: Last 12 months, an Average of **76** Sales/Month

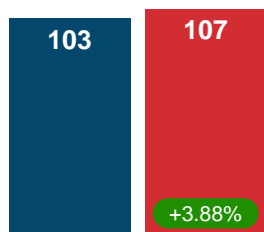
Inventory on August 31, 2022 = **176**

2021 **2022**

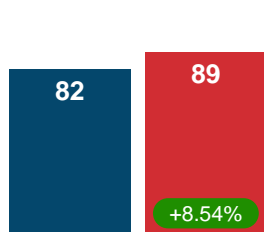
AUGUST MARKET

AVERAGE PRICES

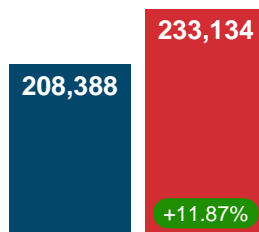
New Listings



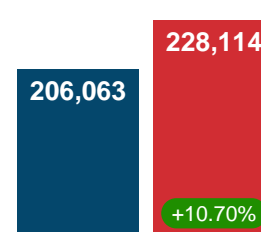
Pending Listings



List Price



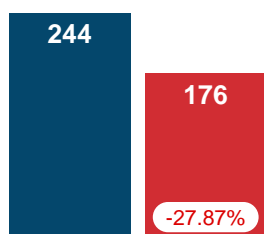
Sale Price



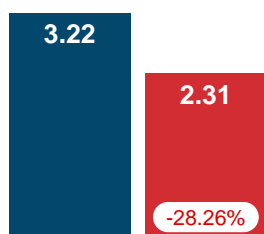
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

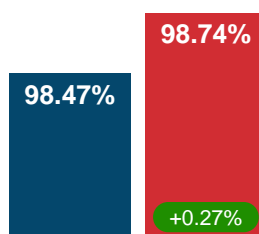
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

