

# June 2022



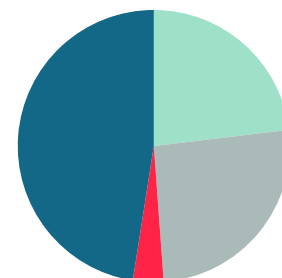
Area Delimited by County Of Creek - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	June 2022	+/-%
Closed Listings	95	70	-26.32%
Pending Listings	103	78	-24.27%
New Listings	125	121	-3.20%
Average List Price	220,411	285,957	29.74%
Average Sale Price	215,944	284,215	31.61%
Average Percent of Selling Price to List Price	98.53%	99.04%	0.52%
Average Days on Market to Sale	15.18	17.69	16.52%
End of Month Inventory	241	144	-40.25%
Months Supply of Inventory	3.32	1.82	-45.10%



■ Closed (23.10%)  
■ Pending (25.74%)  
■ Other OffMarket (3.63%)  
■ Active (47.52%)

**Absorption:** Last 12 months, an Average of **79** Sales/Month  
**Active Inventory** as of June 30, 2022 = **144**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2022 decreased **40.25%** to 144 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 **1.82** 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 **31.61%** in June 2022 to \$284,215 versus the previous year at \$215,944.

#### Average Days on Market Lengthens

The average number of **17.69** days that homes spent on the market before selling increased by 2.51 days or **16.52%** in June 2022 compared to last year's same month at **15.18** DOM.

#### Sales Success for June 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 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 a decreasing Monthly Supply of Inventory (MSI) in the months to come.

### What's in this Issue

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

### 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



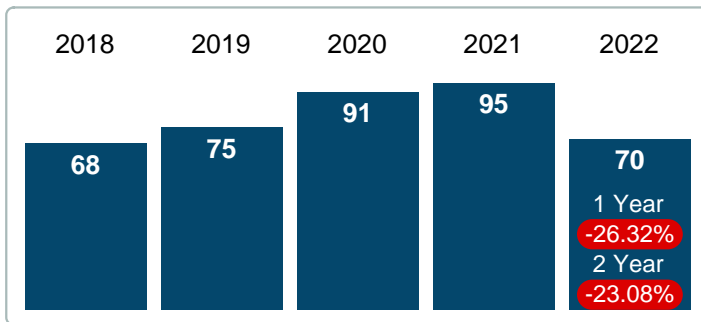
Area Delimited by County Of Creek - Residential Property Type



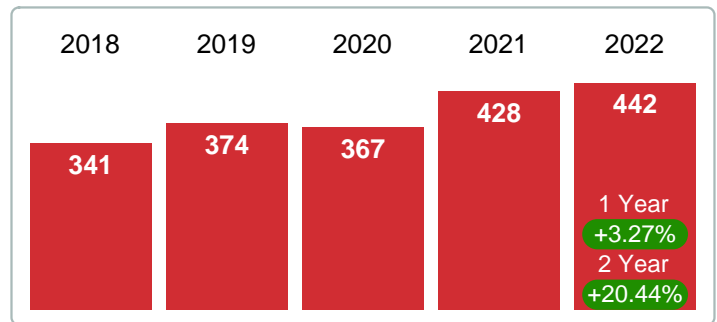
## CLOSED LISTINGS

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

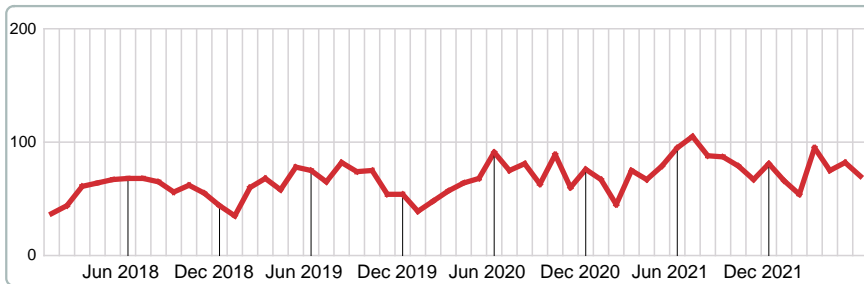
### JUNE



### YEAR TO DATE (YTD)

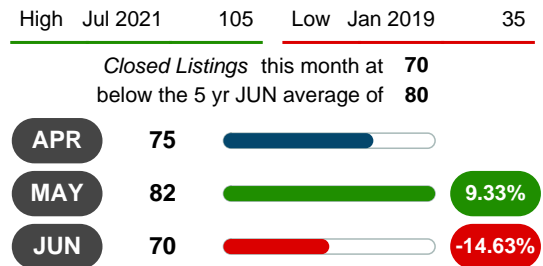


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 80



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	7.14%	18.8	2	2	1	0
\$75,001 - \$125,000	9	12.86%	40.1	2	6	1	0
\$125,001 - \$150,000	7	10.00%	7.9	0	6	1	0
\$150,001 - \$200,000	14	20.00%	14.2	1	12	1	0
\$200,001 - \$300,000	18	25.71%	12.7	1	14	3	0
\$300,001 - \$475,000	11	15.71%	18.6	1	3	6	1
\$475,001 and up	6	8.57%	16.0	0	2	4	0
<b>Total Closed Units</b>	<b>70</b>			<b>7</b>	<b>45</b>	<b>17</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>19,895,032</b>	<b>100%</b>	<b>17.7</b>	<b>1.13M</b>	<b>11.81M</b>	<b>6.64M</b>	<b>315.00K</b>
<b>Average Closed Price</b>	<b>\$284,215</b>			<b>\$161,142</b>	<b>\$262,472</b>	<b>\$390,634</b>	<b>\$315,000</b>

# June 2022



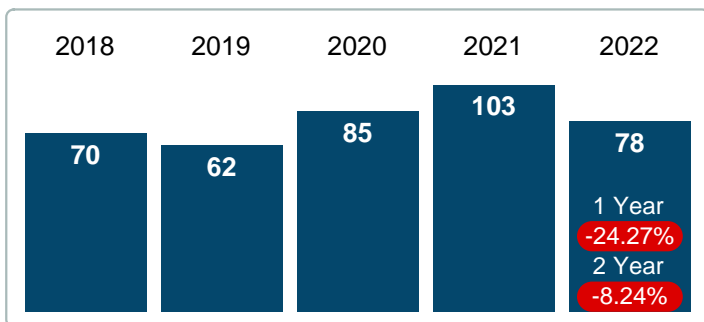
Area Delimited by County Of Creek - Residential Property Type



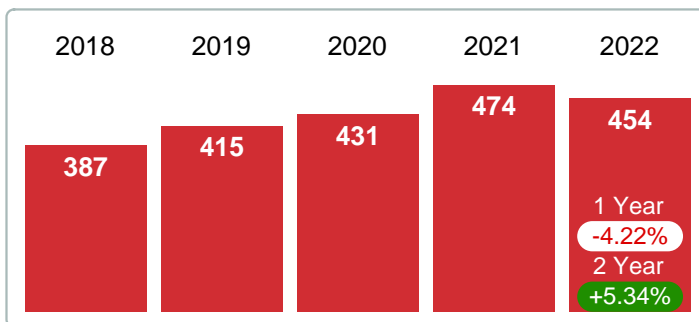
## PENDING LISTINGS

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

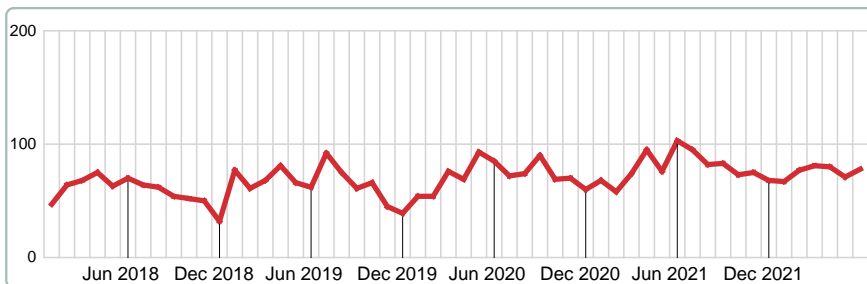
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 80

High Jun 2021 103 Low Dec 2018 32

Pending Listings this month at 78 below the 5 yr JUN average of 80



### 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	3	3.85%	29.3	1	2	0	0
\$75,001 - \$125,000	14	17.95%	37.4	3	10	1	0
\$125,001 - \$150,000	12	15.38%	7.2	3	9	0	0
\$150,001 - \$225,000	19	24.36%	14.0	3	14	2	0
\$225,001 - \$250,000	8	10.26%	11.0	0	5	3	0
\$250,001 - \$500,000	14	17.95%	11.5	1	11	2	0
\$500,001 and up	8	10.26%	34.1	0	5	1	2
<b>Total Pending Units</b>	<b>78</b>			<b>11</b>	<b>56</b>	<b>9</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>21,958,720</b>	<b>100%</b>	<b>0.0</b>	<b>1.72M</b>	<b>16.24M</b>	<b>2.41M</b>	<b>1.58M</b>
<b>Average Listing Price</b>	<b>\$1,710,000</b>			<b>\$156,227</b>	<b>\$290,052</b>	<b>\$268,144</b>	<b>\$792,000</b>

# June 2022



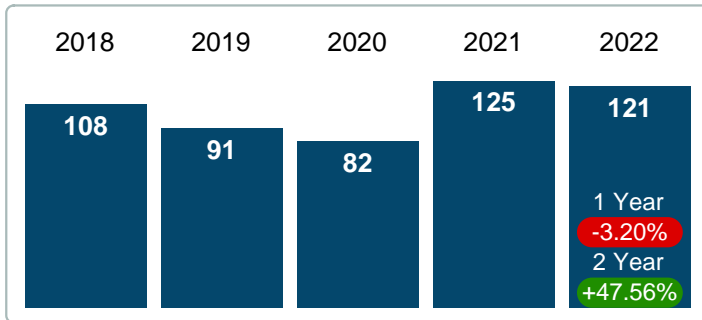
Area Delimited by County Of Creek - Residential Property Type



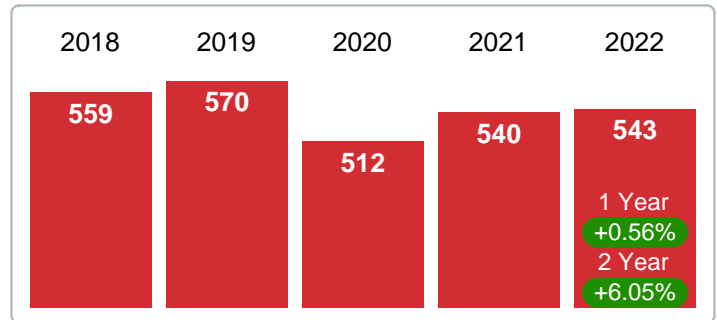
## NEW LISTINGS

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

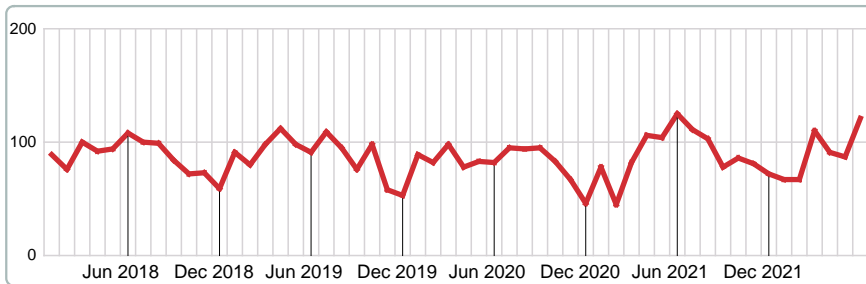
### JUNE



### YEAR TO DATE (YTD)

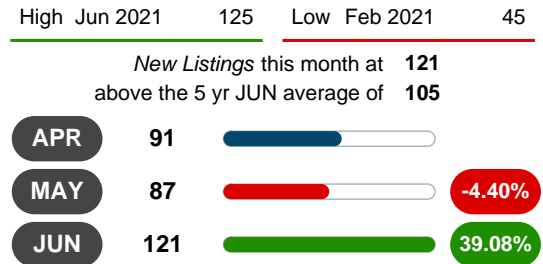


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 105



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	12	9.92%	7	5	0	0
\$100,001 - \$125,000	6	4.96%	2	4	0	0
\$125,001 - \$175,000	29	23.97%	6	20	3	0
\$175,001 - \$250,000	25	20.66%	2	18	5	0
\$250,001 - \$325,000	21	17.36%	1	17	3	0
\$325,001 - \$550,000	16	13.22%	1	11	3	1
\$550,001 and up	12	9.92%	1	5	3	3
<b>Total New Listed Units</b>	<b>121</b>		<b>20</b>	<b>80</b>	<b>17</b>	<b>4</b>
<b>Total New Listed Volume</b>	<b>38,558,834</b>	<b>100%</b>	<b>3.26M</b>	<b>23.80M</b>	<b>7.96M</b>	<b>3.55M</b>
<b>Average New Listed Listing Price</b>	<b>\$1,710,000</b>		<b>\$162,975</b>	<b>\$297,440</b>	<b>\$468,182</b>	<b>\$886,250</b>

# June 2022



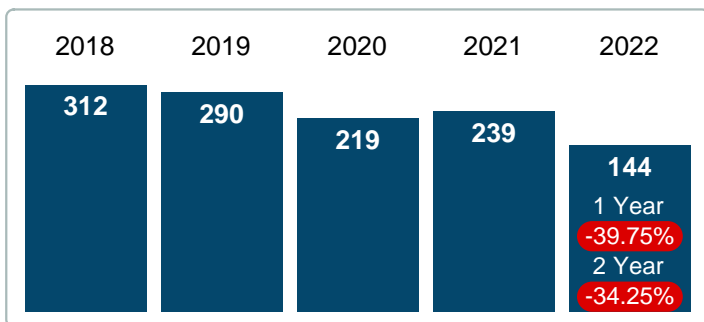
Area Delimited by County Of Creek - Residential Property Type



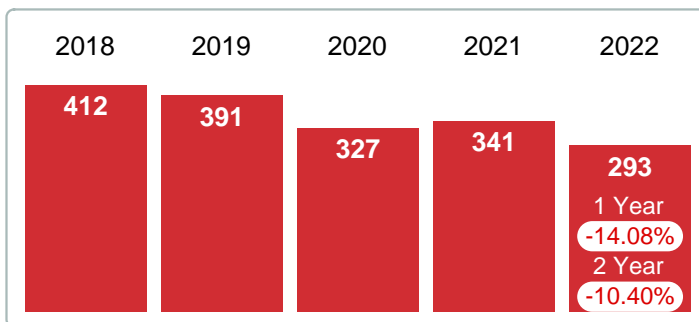
## ACTIVE INVENTORY

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

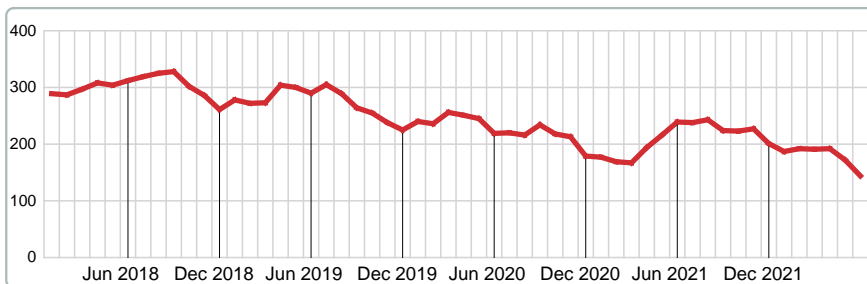
### END OF JUNE



### ACTIVE DURING JUNE

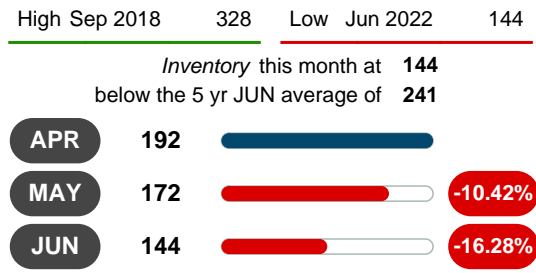


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 241



### 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	5.56%	31.8	4	3	0	1
\$75,001 - \$125,000	16	11.11%	61.7	8	7	0	1
\$125,001 - \$200,000	30	20.83%	36.2	6	21	3	0
\$200,001 - \$325,000	34	23.61%	41.7	1	27	6	0
\$325,001 - \$575,000	23	15.97%	47.5	1	12	6	4
\$575,001 - \$1,300,000	19	13.19%	99.1	2	7	6	4
\$1,300,001 and up	14	9.72%	69.4	0	4	4	6
<b>Total Active Inventory by Units</b>	<b>144</b>			<b>22</b>	<b>81</b>	<b>25</b>	<b>16</b>
<b>Total Active Inventory by Volume</b>	<b>69,732,333</b>	<b>100%</b>	<b>53.4</b>	<b>4.21M</b>	<b>29.87M</b>	<b>15.87M</b>	<b>19.78M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$484,252</b>			<b>\$191,355</b>	<b>\$368,788</b>	<b>\$634,844</b>	<b>\$1,236,225</b>

# June 2022



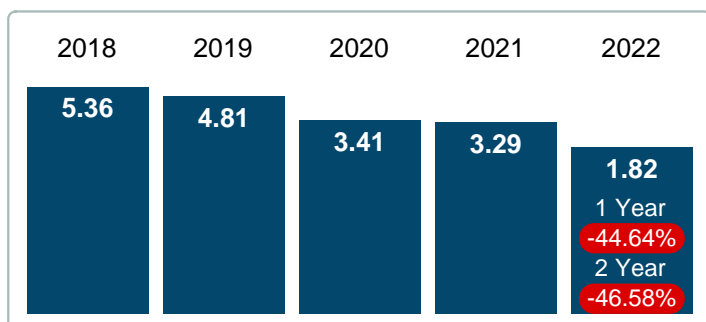
Area Delimited by County Of Creek - Residential Property Type



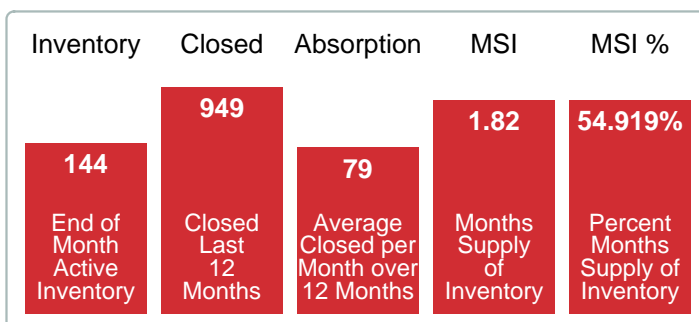
## MONTHS SUPPLY of INVENTORY (MSI)

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

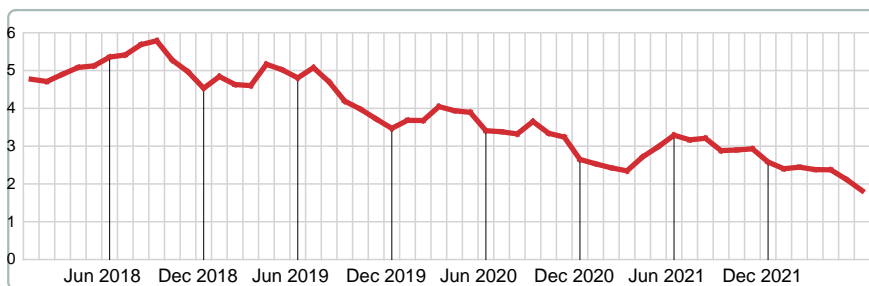
### MSI FOR JUNE



### INDICATORS FOR JUNE 2022

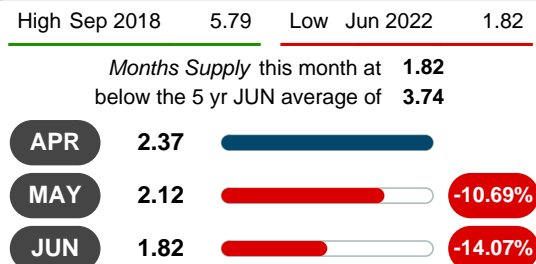


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 3.74



### 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	5.56%	1.20	1.33	0.90	0.00	0.00
\$75,001 - \$125,000	16	11.11%	1.34	2.23	0.94	0.00	12.00
\$125,001 - \$200,000	30	20.83%	1.13	2.06	0.98	1.33	0.00
\$200,001 - \$325,000	34	23.61%	1.59	1.33	1.88	1.04	0.00
\$325,001 - \$575,000	23	15.97%	2.49	2.40	3.27	1.60	2.82
\$575,001 - \$1,300,000	19	13.19%	6.16	0.00	9.33	3.43	6.86
\$1,300,001 and up	14	9.72%	84.00	0.00	48.00	0.00	72.00
Market Supply of Inventory (MSI)			1.82	2.06	1.59	1.70	5.65
Total Active Inventory by Units		100%	144	22	81	25	16

# June 2022



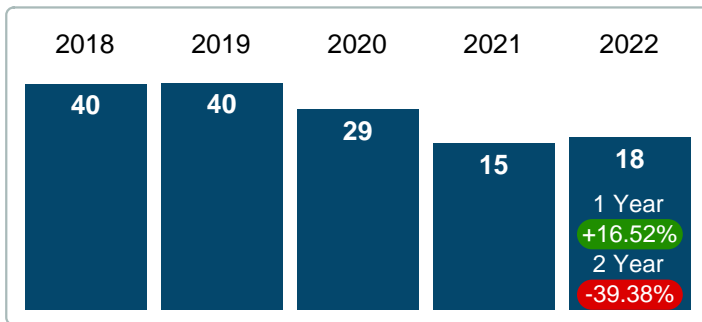
Area Delimited by County Of Creek - Residential Property Type



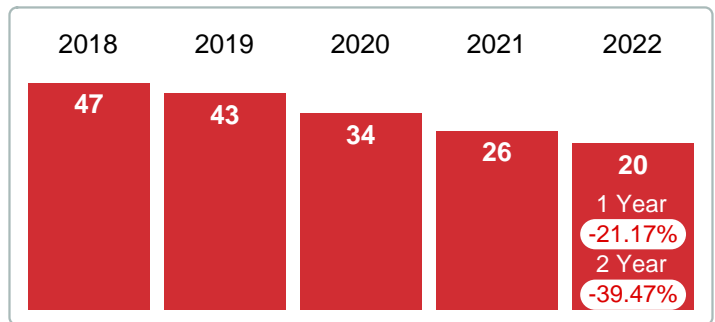
## AVERAGE DAYS ON MARKET TO SALE

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

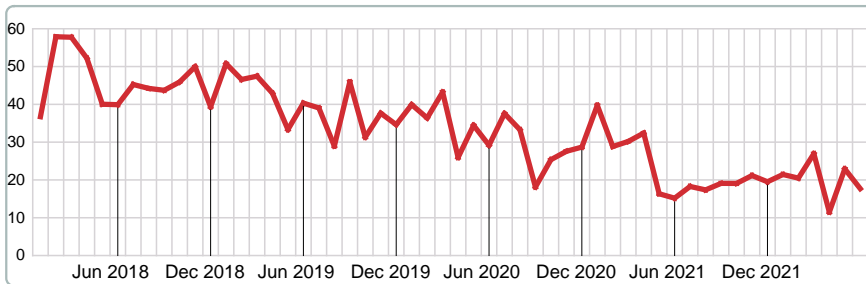
### JUNE



### YEAR TO DATE (YTD)

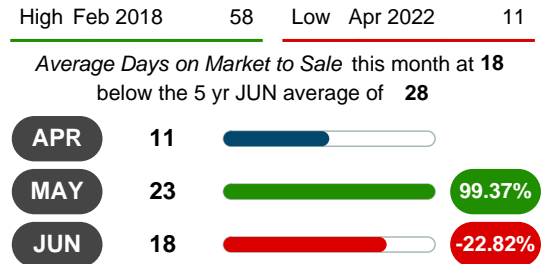


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN 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	7.14%	19	23	20	9	0
\$75,001 - \$125,000	12.86%	40	17	54	5	0
\$125,001 - \$150,000	10.00%	8	0	7	14	0
\$150,001 - \$200,000	20.00%	14	7	13	42	0
\$200,001 - \$300,000	25.71%	13	15	10	23	0
\$300,001 - \$475,000	15.71%	19	92	10	10	23
\$475,001 and up	8.57%	16	0	8	20	0
<b>Average Closed DOM</b>		<b>18</b>	<b>28</b>	<b>16</b>	<b>16</b>	<b>23</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>70</b>	<b>7</b>	<b>45</b>	<b>17</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>19,895,032</b>	<b>1.13M</b>	<b>11.81M</b>	<b>6.64M</b>	<b>315.00K</b>

# June 2022



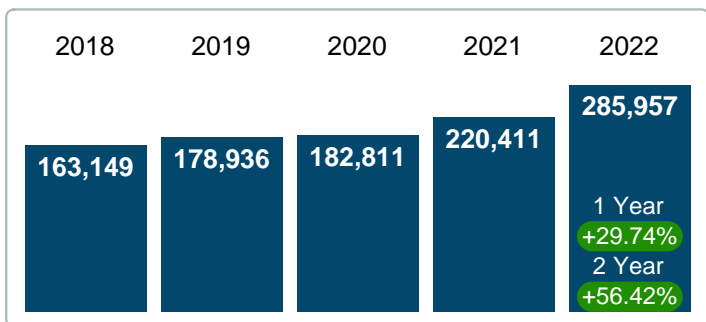
Area Delimited by County Of Creek - Residential Property Type



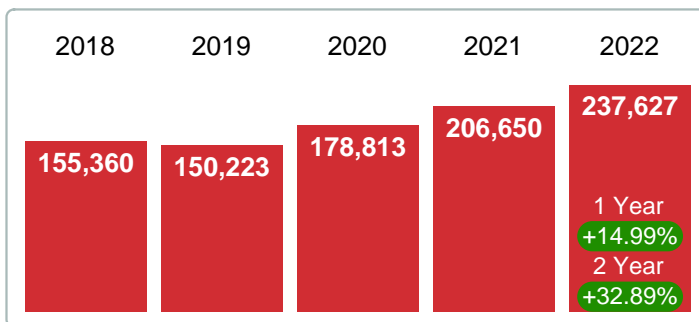
## AVERAGE LIST PRICE AT CLOSING

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

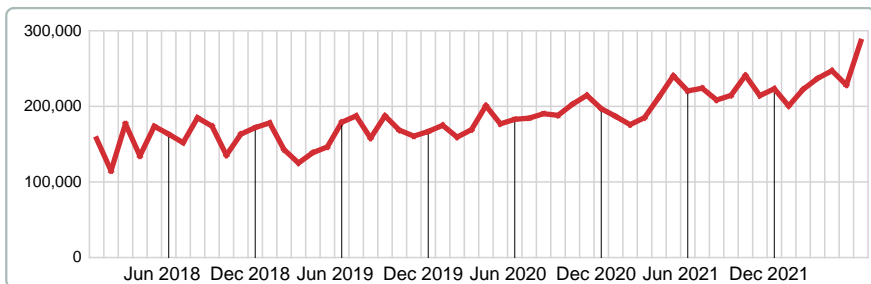
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

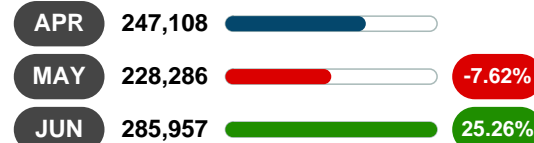


### 3 MONTHS

5 year JUN AVG = 206,253

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

Average List Price at Closing this month at **285,957**  
above the 5 yr JUN average of **206,253**



### 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	5.71%	59,624	69,998	49,250	86,000	0	
\$75,001 - \$125,000	10	14.29%	100,740	115,000	103,967	92,500	0	
\$125,001 - \$150,000	6	8.57%	136,033	0	138,550	125,000	0	
\$150,001 - \$200,000	16	22.86%	177,013	175,000	179,442	175,000	0	
\$200,001 - \$300,000	16	22.86%	235,160	226,000	231,104	261,667	0	
\$300,001 - \$475,000	12	17.14%	357,800	390,900	374,967	357,967	310,000	
\$475,001 and up	6	8.57%	1,177,750	0	1,903,250	815,000	0	
<b>Average List Price</b>		<b>285,957</b>		<b>165,985</b>	<b>263,861</b>	<b>392,429</b>	<b>310,000</b>	
<b>Total Closed Units</b>		<b>70</b>	<b>100%</b>	<b>285,957</b>	<b>7</b>	<b>45</b>	<b>17</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>20,016,955</b>			<b>1.16M</b>	<b>11.87M</b>	<b>6.67M</b>	<b>310.00K</b>



# June 2022



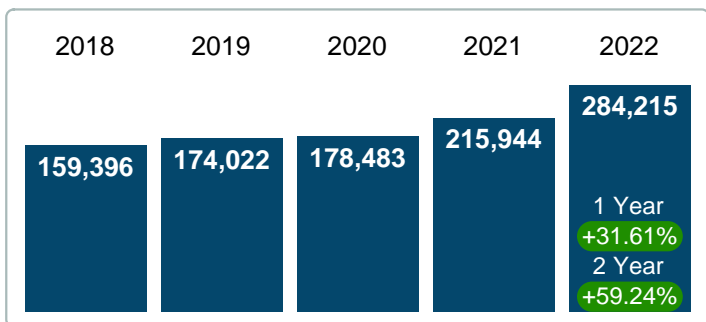
Area Delimited by County Of Creek - Residential Property Type



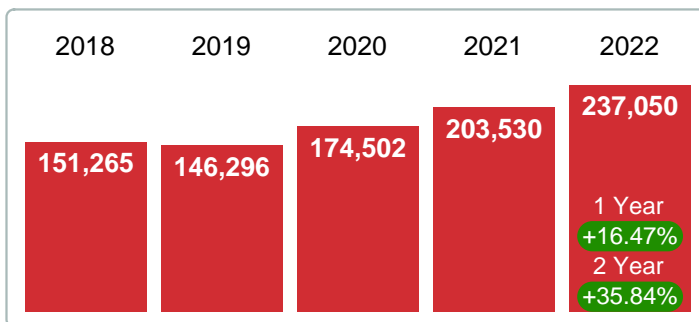
## AVERAGE SOLD PRICE AT CLOSING

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

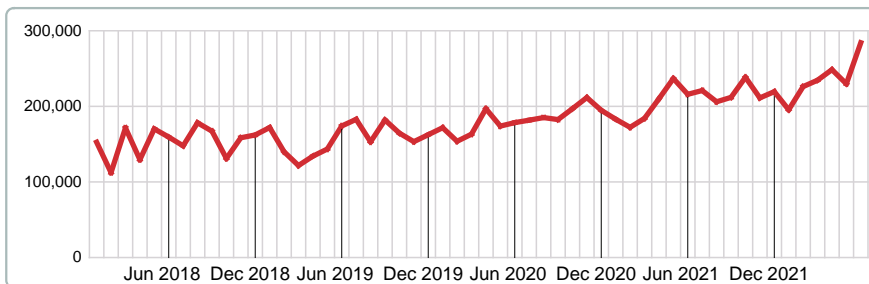
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

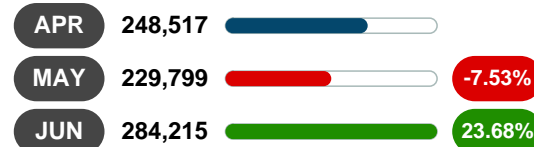


### 3 MONTHS

5 year JUN AVG = 202,412

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

Average Sold Price at Closing this month at 284,215 above the 5 yr JUN average of 202,412



### 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	7.14%	62,199	67,498	51,000	74,000	0
\$75,001 - \$125,000	12.86%	100,133	116,500	98,033	80,000	0
\$125,001 - \$150,000	10.00%	135,786	0	137,167	127,500	0
\$150,001 - \$200,000	20.00%	175,671	175,000	177,283	157,000	0
\$200,001 - \$300,000	25.71%	237,314	220,000	236,119	248,667	0
\$300,001 - \$475,000	15.71%	359,662	365,000	358,333	366,880	315,000
\$475,001 and up	8.57%	1,174,167		01,895,000	813,750	0
<b>Average Sold Price</b>		<b>284,215</b>	<b>161,142</b>	<b>262,472</b>	<b>390,634</b>	<b>315,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>284,215</b>	<b>7</b>	<b>45</b>	<b>17</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>19,895,032</b>	<b>1.13M</b>	<b>11.81M</b>	<b>6.64M</b>	<b>315.00K</b>

# June 2022



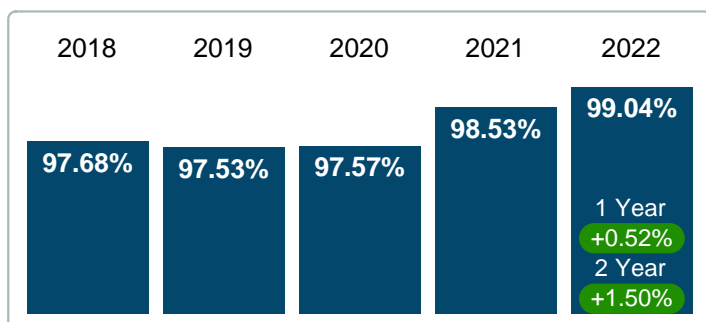
Area Delimited by County Of Creek - Residential Property Type



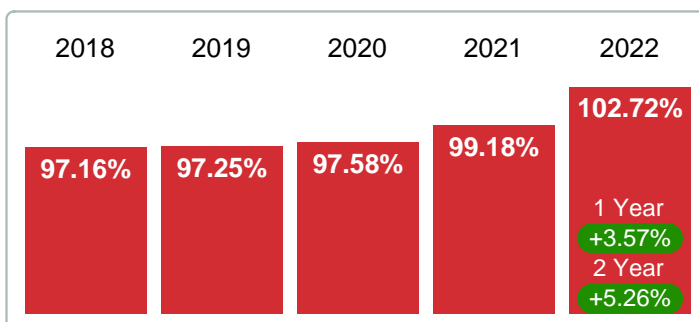
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

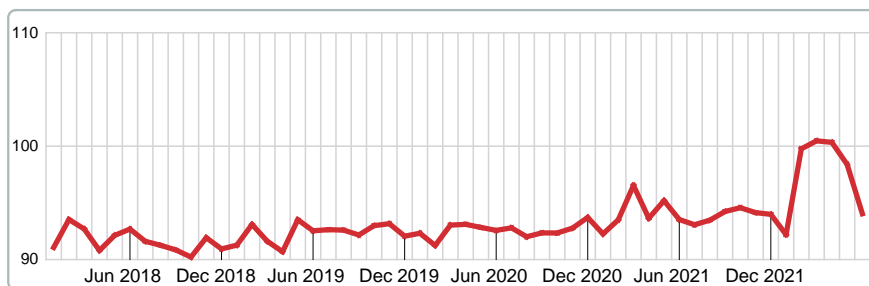
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

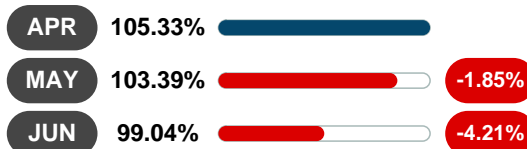


### 3 MONTHS

5 year JUN AVG = 98.07%

High Mar 2022 105.47% Low Oct 2018 95.22%

Average Sold/List Ratio this month at **99.04%** above the 5 yr JUN average of **98.07%**



### 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	5	7.14%	96.31%	96.67%	101.08%	86.05%	0.00%
\$75,001 - \$125,000	9	12.86%	95.98%	101.96%	95.57%	86.49%	0.00%
\$125,001 - \$150,000	7	10.00%	99.94%	0.00%	99.60%	102.00%	0.00%
\$150,001 - \$200,000	14	20.00%	98.64%	100.00%	99.28%	89.71%	0.00%
\$200,001 - \$300,000	18	25.71%	100.76%	97.35%	102.20%	95.16%	0.00%
\$300,001 - \$475,000	11	15.71%	99.74%	93.37%	95.70%	102.50%	101.61%
\$475,001 and up	6	8.57%	99.31%	0.00%	98.62%	99.65%	0.00%
<b>Average Sold/List Ratio</b>		<b>99.00%</b>		<b>98.28%</b>	<b>99.55%</b>	<b>97.84%</b>	<b>101.61%</b>
<b>Total Closed Units</b>		<b>70</b>	<b>100%</b>	<b>7</b>	<b>45</b>	<b>17</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>19,895,032</b>		<b>1.13M</b>	<b>11.81M</b>	<b>6.64M</b>	<b>315.00K</b>

# June 2022



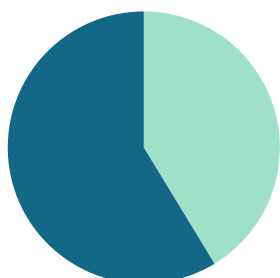
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

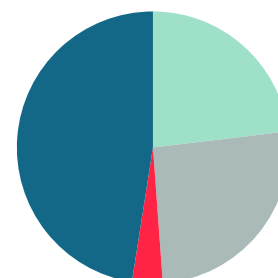


**Inventory**  
 New Listings  
**121 = 41.30%**  
 Start Inventory  
**172**  
 Total Inventory Units  
**293**  
 Volume  
**\$109,363,008**

### Market Activity

Closed Sales  
**70 = 23.10%**  
 Pending Sales  
**78 = 25.74%**  
 Other Off Market  
**11 = 3.63%**  
 Active Inventory  
**144 = 47.52%**

### 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	78	-24.27%	474	454	-4.22%
New Listings	125	121	-3.20%	540	543	0.56%
Average List Price	220,411	285,957	29.74%	206,650	237,627	14.99%
Average Sale Price	215,944	284,215	31.61%	203,530	237,050	16.47%
Average Percent of Selling Price to List Price	98.53%	99.04%	0.52%	99.18%	102.72%	3.57%
Average Days on Market to Sale	15.18	17.69	16.52%	26.00	20.50	-21.17%
Monthly Inventory	241	144	-40.25%	241	144	-40.25%
Months Supply of Inventory	3.32	1.82	-45.10%	3.32	1.82	-45.10%

**Absorption:** Last 12 months, an Average of **79** Sales/Month

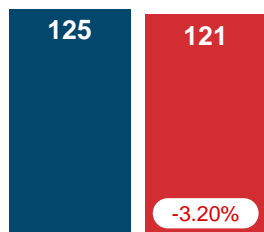
**Inventory** on June 30, 2022 = **144**

**2021** **2022**

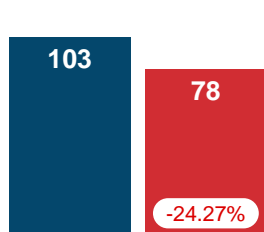
### JUNE MARKET

### AVERAGE PRICES

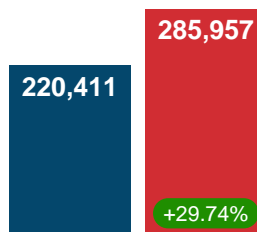
#### New Listings



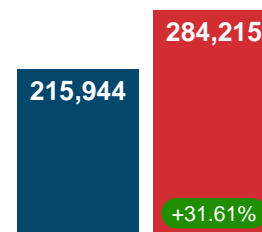
#### Pending Listings



#### List Price



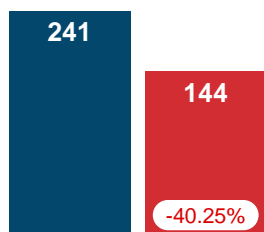
#### Sale Price



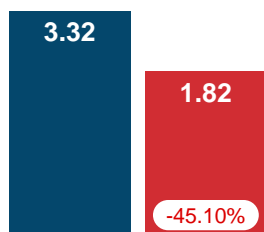
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

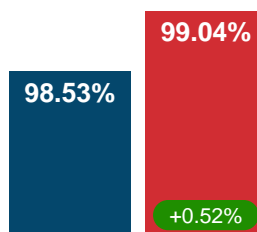
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

