

September 2022



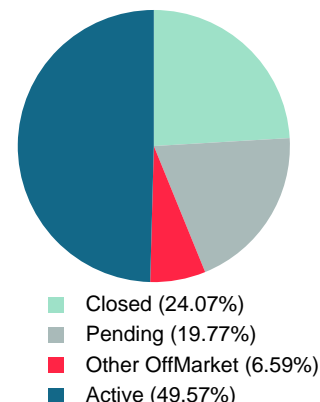
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2021	2022	+/-%
Closed Listings	87	84	-3.45%
Pending Listings	83	69	-16.87%
New Listings	78	85	8.97%
Average List Price	214,521	244,702	14.07%
Average Sale Price	211,881	239,174	12.88%
Average Percent of Selling Price to List Price	99.24%	98.39%	-0.85%
Average Days on Market to Sale	19.09	20.07	5.13%
End of Month Inventory	225	173	-23.11%
Months Supply of Inventory	2.89	2.28	-21.25%



Absorption: Last 12 months, an Average of **76 Sales/Month**
Active Inventory as of September 30, 2022 = **173**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of September 2022 decreased **23.11%** to 173 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 **2.28** 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 **12.88%** in September 2022 to \$239,174 versus the previous year at \$211,881.

Average Days on Market Lengthens

The average number of **20.07** days that homes spent on the market before selling increased by 0.98 days or **5.13%** in September 2022 compared to last year's same month at **19.09** DOM.

Sales Success for September 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 85 New Listings in September 2022, up **8.97%** from last year at 78. Furthermore, there were 84 Closed Listings this month versus last year at 87, a **-3.45%** decrease.

Closed versus Listed trends yielded a **98.8%** ratio, down from previous year's, September 2021, at **111.5%**, a **11.40%** 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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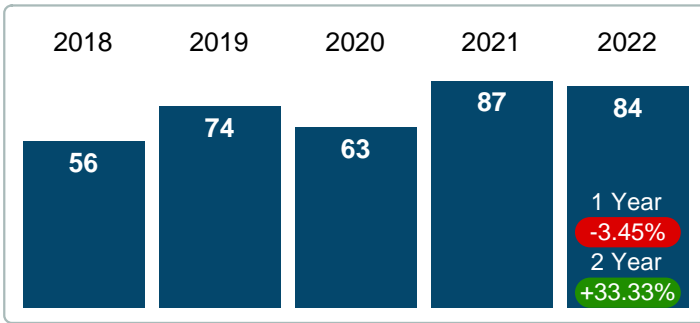
Area Delimited by County Of Creek - Residential Property Type



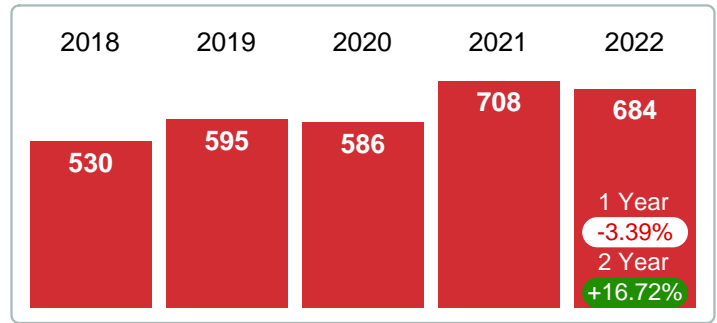
CLOSED LISTINGS

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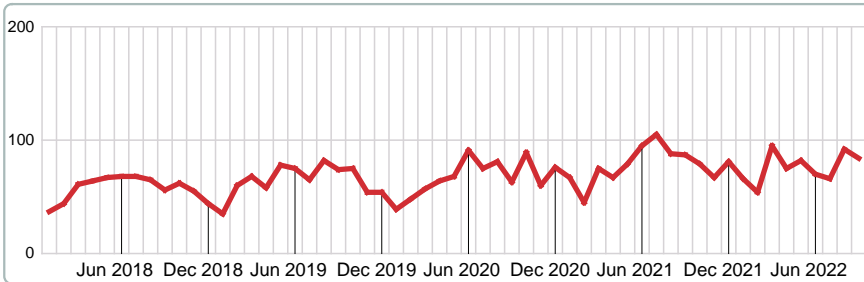
SEPTEMBER



YEAR TO DATE (YTD)

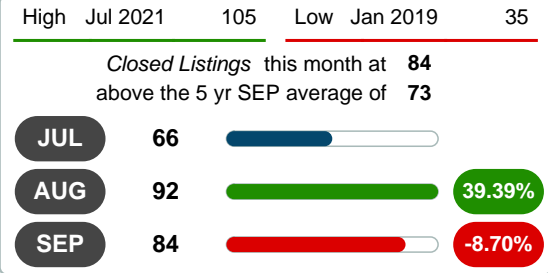


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP 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	8	9.52%	33.3	3	5	0	0
\$75,001 - \$125,000	8	9.52%	10.4	2	6	0	0
\$125,001 - \$150,000	12	14.29%	20.2	6	5	0	1
\$150,001 - \$200,000	15	17.86%	11.7	3	9	3	0
\$200,001 - \$275,000	21	25.00%	17.5	1	14	5	1
\$275,001 - \$425,000	12	14.29%	18.6	1	7	4	0
\$425,001 and up	8	9.52%	41.0	0	3	3	2
Total Closed Units	84			16	49	15	4
Total Closed Volume	20,090,600	100%	20.1	2.18M	10.98M	4.64M	2.28M
Average Closed Price	\$239,174			\$136,056	\$224,163	\$309,653	\$571,225

September 2022



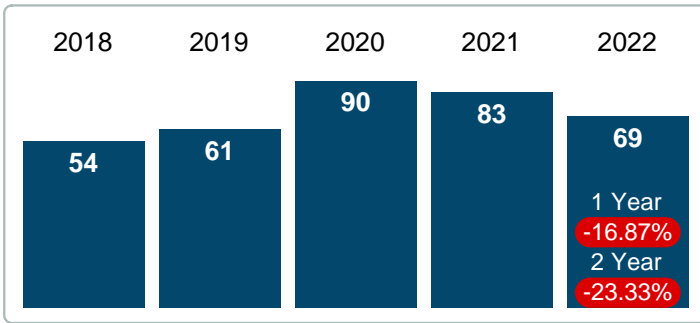
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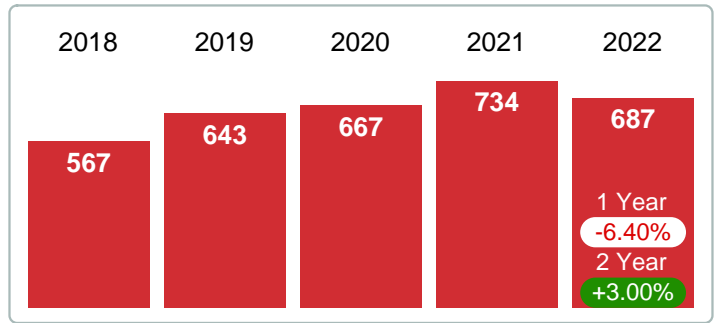
PENDING LISTINGS

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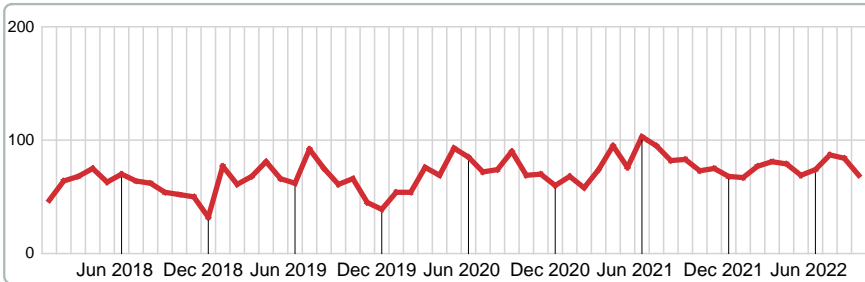
SEPTEMBER



YEAR TO DATE (YTD)

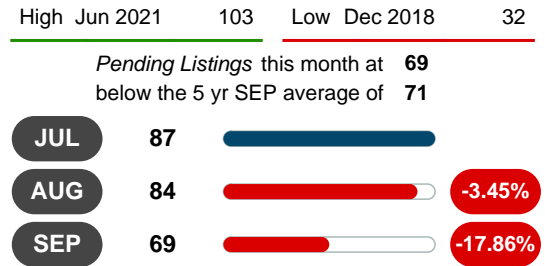


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 71



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	4	5.80%	24.3	2	2	0	0
\$75,001 - \$125,000	11	15.94%	28.9	6	3	2	0
\$125,001 - \$150,000	7	10.14%	28.7	3	3	1	0
\$150,001 - \$225,000	20	28.99%	30.8	3	14	3	0
\$225,001 - \$275,000	10	14.49%	30.2	1	6	1	2
\$275,001 - \$400,000	10	14.49%	26.7	1	7	2	0
\$400,001 and up	7	10.14%	37.4	0	2	3	2
Total Pending Units	69			16	37	12	4
Total Pending Volume	16,884,956	100%	11.8	2.21M	8.10M	4.67M	1.90M
Average Listing Price	\$198,783			\$138,331	\$218,856	\$389,092	\$476,225

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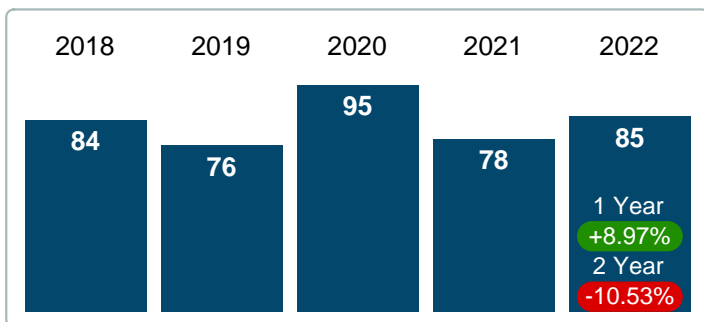
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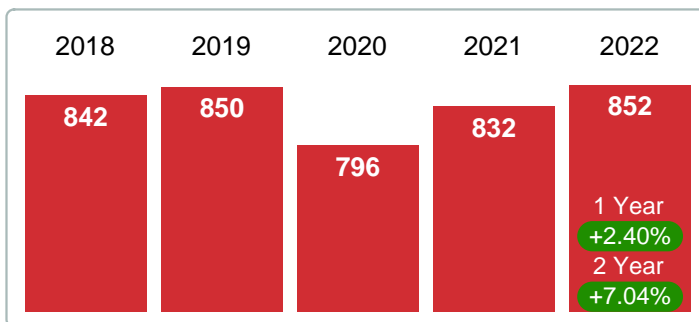
NEW LISTINGS

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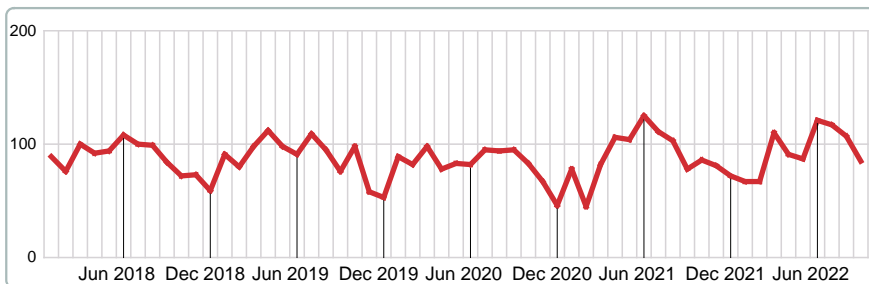
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

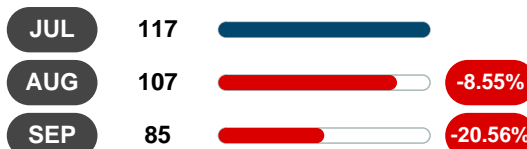


3 MONTHS

5 year SEP AVG = 84

High Jun 2021 125 Low Feb 2021 45

New Listings this month at **85**
above the 5 yr SEP average of **84**



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	8	9.41%	3				5				0				0			
\$75,001 - \$125,000	12	14.12%	7				3				2				0			
\$125,001 - \$150,000	12	14.12%	7				4				1				0			
\$150,001 - \$200,000	18	21.18%	2				13				3				0			
\$200,001 - \$275,000	14	16.47%	1				13				0				0			
\$275,001 - \$475,000	12	14.12%	1				6				4				1			
\$475,001 and up	9	10.59%	1				1				5				2			
Total New Listed Units	85		22				45				15				3			
Total New Listed Volume	20,710,060		3.36M				9.12M				5.43M				2.80M			
Average New Listed Listing Price	\$187,561		\$152,905				\$202,666				\$361,746				\$933,333			



Area Delimited by County Of Creek - Residential Property Type

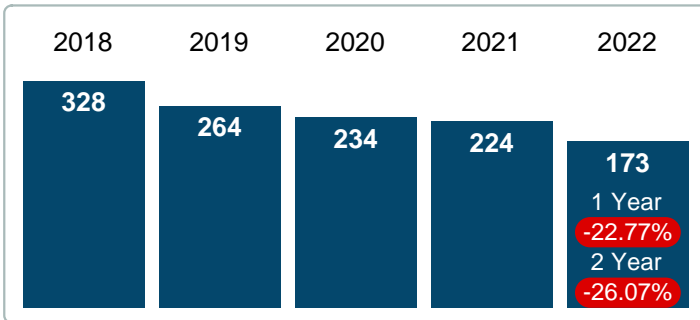


September 2022

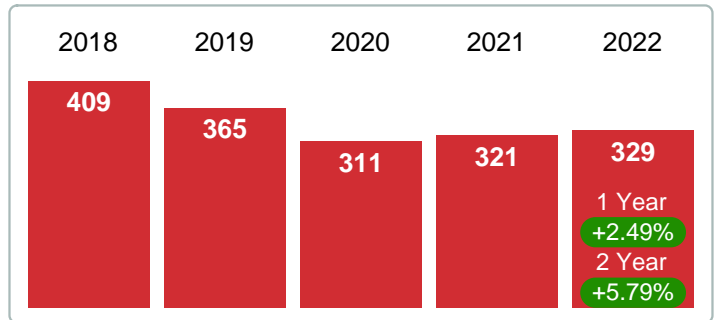
ACTIVE INVENTORY

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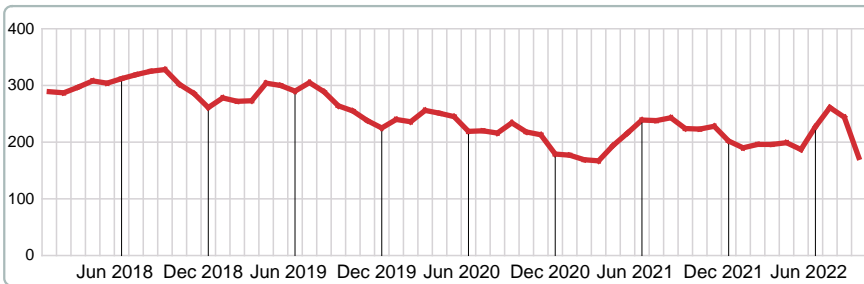
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

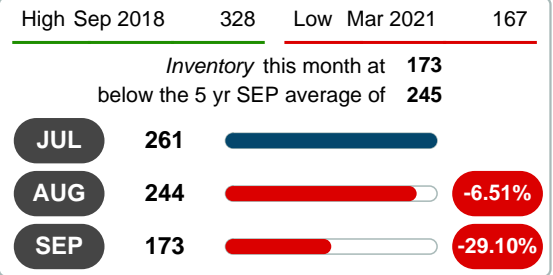


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 245



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	6.36%	57.6	5	5	0	1
\$75,001 - \$125,000	23	13.29%	53.3	7	12	3	1
\$125,001 - \$175,000	28	16.18%	46.4	13	14	1	0
\$175,001 - \$300,000	44	25.43%	56.8	8	31	4	1
\$300,001 - \$475,000	26	15.03%	75.5	1	15	9	1
\$475,001 - \$700,000	23	13.29%	78.3	1	7	10	5
\$700,001 and up	18	10.40%	122.3	1	4	6	7
Total Active Inventory by Units	173			36	88	33	16
Total Active Inventory by Volume	66,477,468	100%	67.2	6.65M	24.53M	17.34M	17.96M
Average Active Inventory Listing Price	\$384,263			\$184,700	\$278,766	\$525,336	\$1,122,550

September 2022



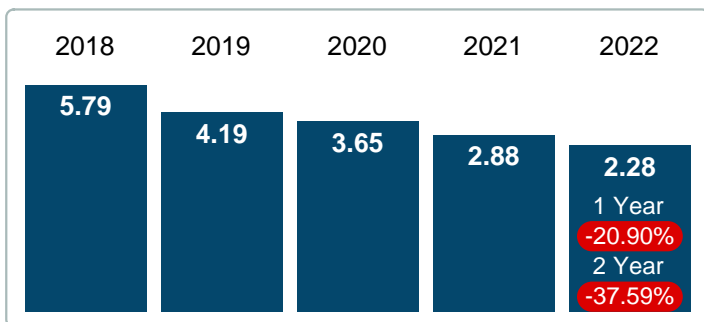
Area Delimited by County Of Creek - Residential Property Type



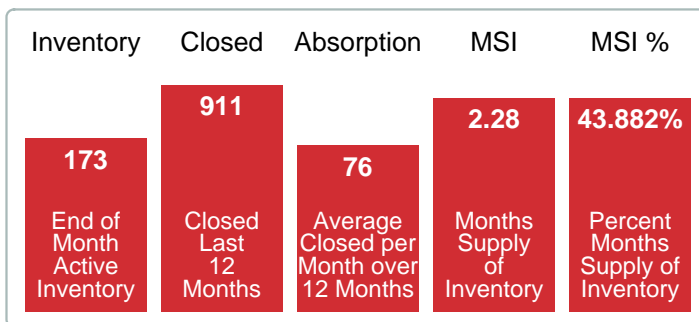
MONTHS SUPPLY of INVENTORY (MSI)

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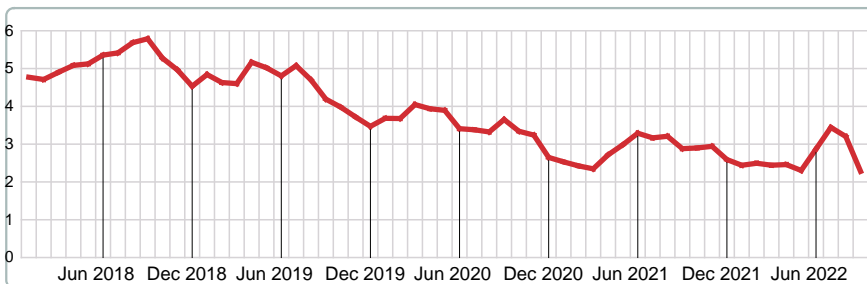
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2022

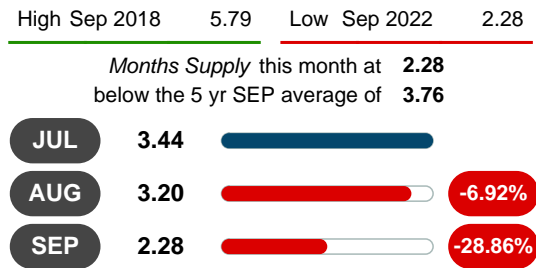


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 3.76



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	6.36%	1.76	1.54	1.82	0.00	0.00
\$75,001 - \$125,000	23	13.29%	2.23	1.95	1.97	4.50	0.00
\$125,001 - \$175,000	28	16.18%	1.61	4.33	1.11	0.63	0.00
\$175,001 - \$300,000	44	25.43%	1.61	4.17	1.57	0.74	4.00
\$300,001 - \$475,000	26	15.03%	2.94	2.00	3.21	2.92	1.71
\$475,001 - \$700,000	23	13.29%	5.75	12.00	5.60	5.00	7.50
\$700,001 and up	18	10.40%	10.29	0.00	9.60	7.20	14.00
Market Supply of Inventory (MSI)			2.28	2.92	1.85	2.39	7.38
Total Active Inventory by Units		100%	2.28	36	88	33	16

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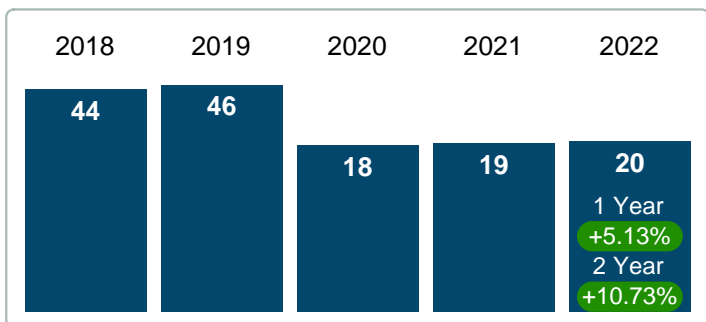
Area Delimited by County Of Creek - Residential Property Type



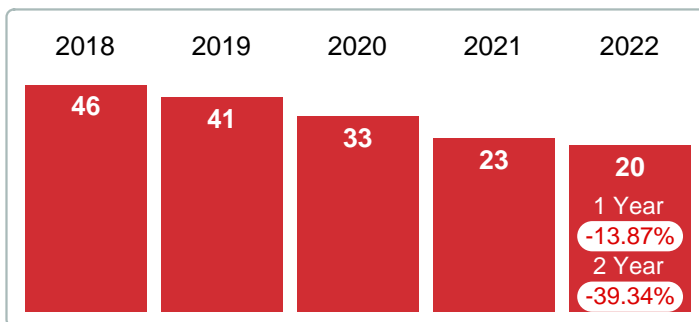
AVERAGE DAYS ON MARKET TO SALE

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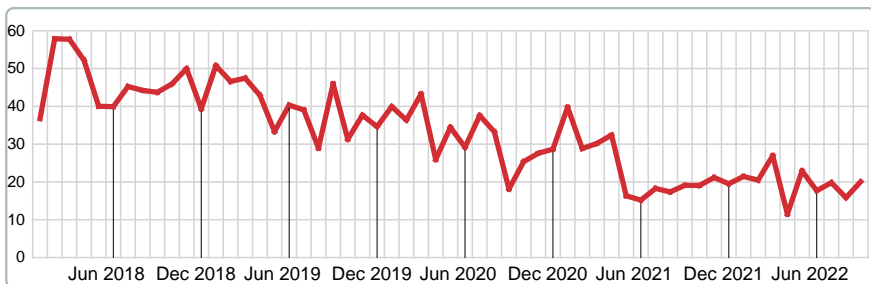
SEPTEMBER



YEAR TO DATE (YTD)

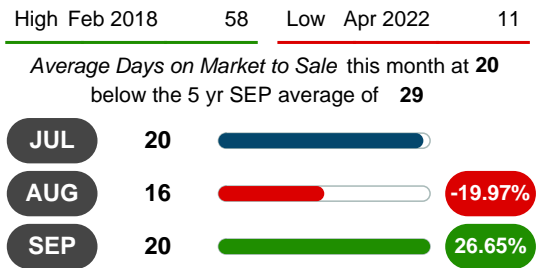


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 29



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	9.52%	33	37	31	0	0
\$75,001 - \$125,000	9.52%	10	1	14	0	0
\$125,001 - \$150,000	14.29%	20	9	23	0	73
\$150,001 - \$200,000	17.86%	12	33	6	7	0
\$200,001 - \$275,000	25.00%	18	10	12	24	65
\$275,001 - \$425,000	14.29%	19	6	28	6	0
\$425,001 and up	9.52%	41	0	82	22	8
Average Closed DOM		20	18	21	15	39
Total Closed Units	100%	20	16	49	15	4
Total Closed Volume		20,090,600	2.18M	10.98M	4.64M	2.28M

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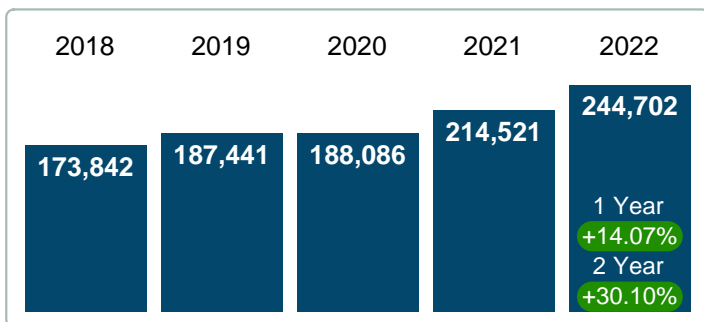
Area Delimited by County Of Creek - Residential Property Type



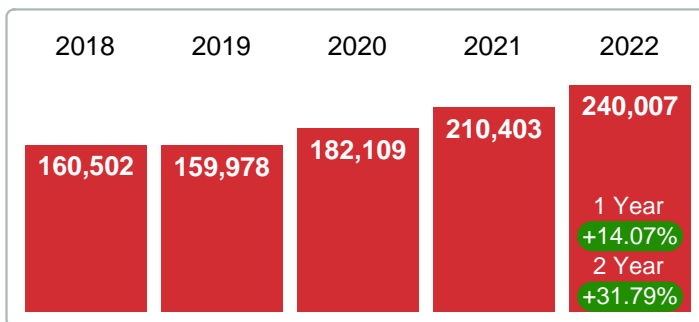
AVERAGE LIST PRICE AT CLOSING

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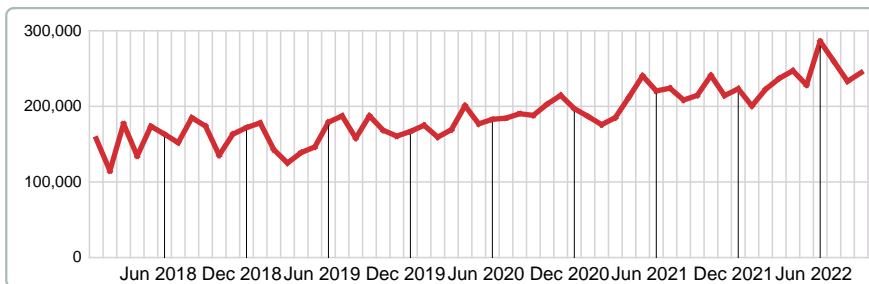
SEPTEMBER



YEAR TO DATE (YTD)

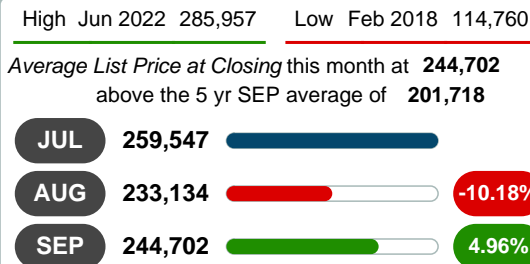


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 201,718



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	7.14%	40,233	46,667	53,280	0	0
\$75,001 - \$125,000	10.71%	93,432	95,000	107,499	0	0
\$125,001 - \$150,000	16.67%	139,936	140,717	137,160	0	119,900
\$150,001 - \$200,000	17.86%	177,113	171,300	177,978	164,000	0
\$200,001 - \$275,000	25.00%	233,262	225,000	227,186	230,400	269,900
\$275,001 - \$425,000	13.10%	347,160	300,000	342,838	347,225	0
\$425,001 and up	9.52%	767,450	0	793,333	569,900	1,024,950
Average List Price		244,702	138,325	227,744	316,173	609,925
Total Closed Units	100%	244,702	16	49	15	4
Total Closed Volume		20,554,957	2.21M	11.16M	4.74M	2.44M

September 2022



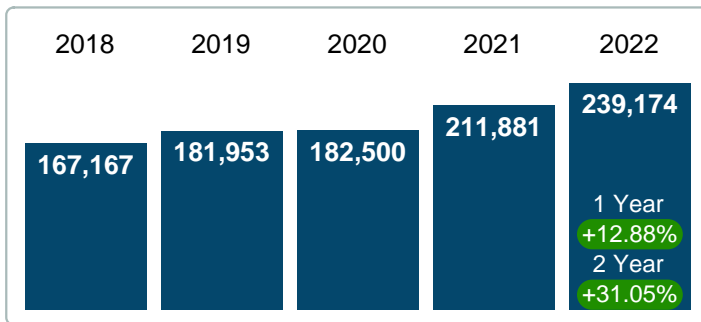
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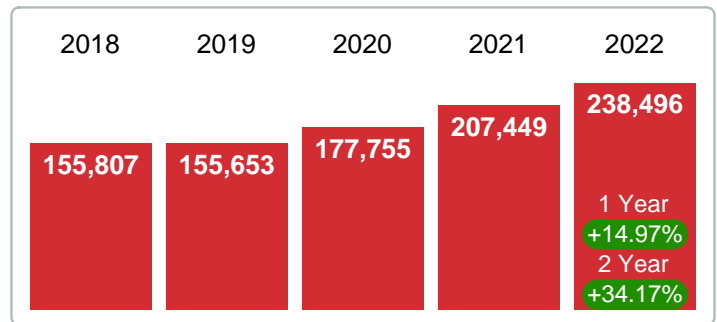
AVERAGE SOLD PRICE AT CLOSING

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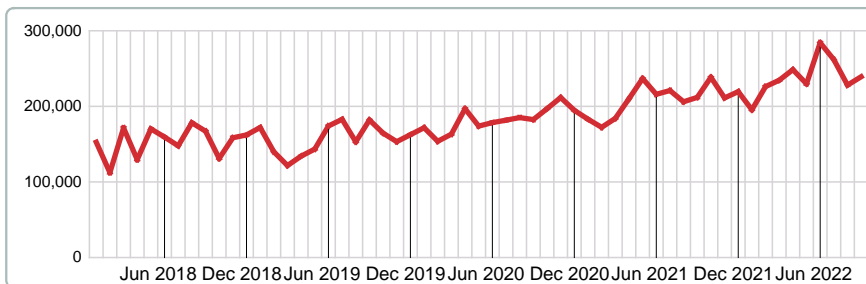
SEPTEMBER



YEAR TO DATE (YTD)

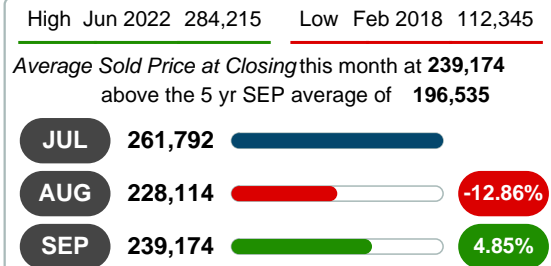


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 196,535



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	8	9.52%	45,000	41,000	47,400	0	0
\$75,001 - \$125,000	8	9.52%	100,000	95,000	101,667	0	0
\$125,001 - \$150,000	12	14.29%	137,775	141,400	134,980	0	130,000
\$150,001 - \$200,000	15	17.86%	173,682	171,000	177,526	164,833	0
\$200,001 - \$275,000	21	25.00%	229,638	215,000	229,957	227,600	250,000
\$275,001 - \$425,000	12	14.29%	335,697	287,500	337,995	343,725	0
\$425,001 and up	8	9.52%	727,663	0	759,667	545,800	952,450
Average Sold Price			239,174	136,056	224,163	309,653	571,225
Total Closed Units		100%	239,174	16	49	15	4
Total Closed Volume			20,090,600	2.18M	10.98M	4.64M	2.28M

September 2022



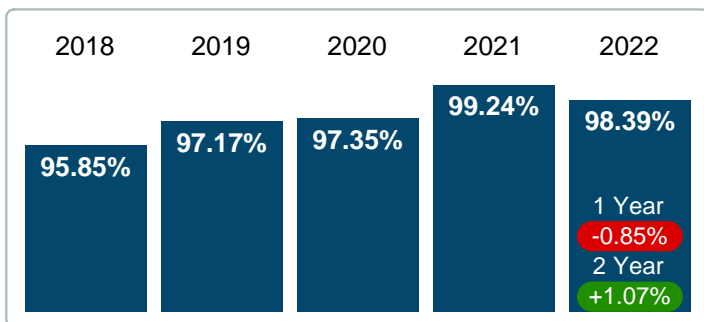
Area Delimited by County Of Creek - Residential Property Type



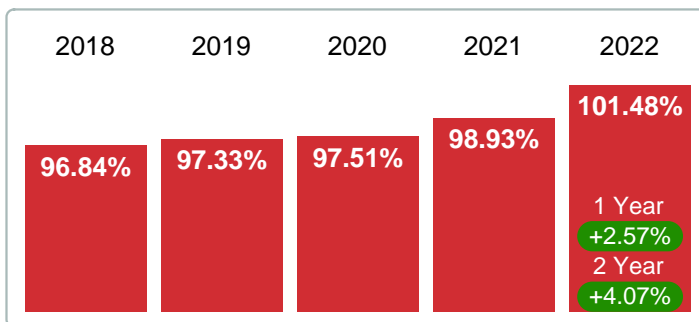
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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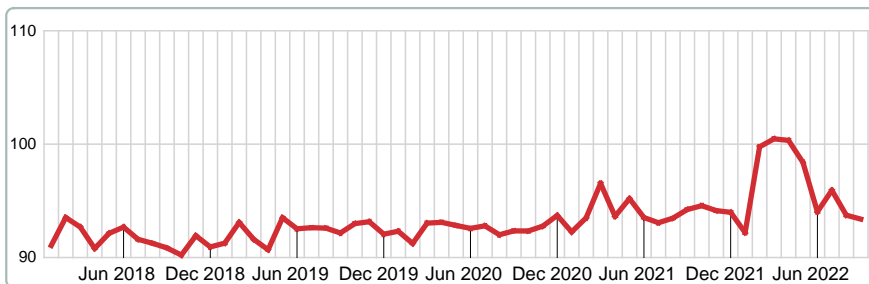
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

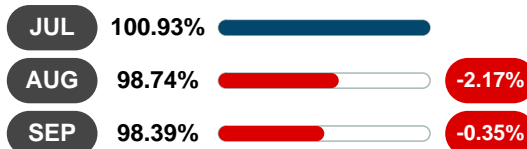


3 MONTHS

5 year SEP AVG = 97.60%

High Mar 2022 105.47% Low Oct 2018 95.22%

Average Sold/List Ratio this month at **98.39%** equal to 5 yr SEP average of **97.60%**



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	8	9.52%	92.03%	91.41%	92.40%	0.00%	0.00%
\$75,001 - \$125,000	8	9.52%	96.76%	100.00%	95.69%	0.00%	0.00%
\$125,001 - \$150,000	12	14.29%	100.43%	100.68%	98.54%	0.00%	108.42%
\$150,001 - \$200,000	15	17.86%	100.01%	100.19%	99.71%	100.71%	0.00%
\$200,001 - \$275,000	21	25.00%	99.98%	95.56%	101.24%	98.80%	92.63%
\$275,001 - \$425,000	12	14.29%	98.71%	95.83%	99.05%	98.83%	0.00%
\$425,001 and up	8	9.52%	95.63%	0.00%	95.66%	96.30%	94.56%
Average Sold/List Ratio		98.40%		98.14%	98.45%	98.69%	97.54%
Total Closed Units		84	100%	16	49	15	4
Total Closed Volume		20,090,600		2.18M	10.98M	4.64M	2.28M

September 2022



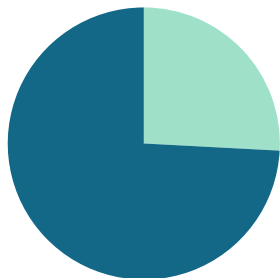
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

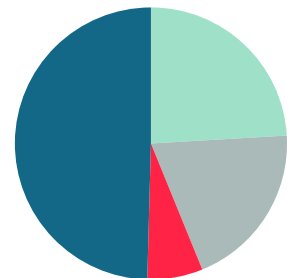


Inventory
 New Listings
85 = 25.84%
 Start Inventory
244
 Total Inventory Units
329
 Volume
\$111,889,357

Market Activity

Closed Sales
84 = 24.07%
 Pending Sales
69 = 19.77%
 Other Off Market
23 = 6.59%
 Active Inventory
173 = 49.57%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	87	84	-3.45%	708	684	-3.39%
Pending Sales	83	69	-16.87%	734	687	-6.40%
New Listings	78	85	8.97%	832	852	2.40%
Average List Price	214,521	244,702	14.07%	210,403	240,007	14.07%
Average Sale Price	211,881	239,174	12.88%	207,449	238,496	14.97%
Average Percent of Selling Price to List Price	99.24%	98.39%	-0.85%	98.93%	101.48%	2.57%
Average Days on Market to Sale	19.09	20.07	5.13%	22.93	19.75	-13.87%
Monthly Inventory	225	173	-23.11%	225	173	-23.11%
Months Supply of Inventory	2.89	2.28	-21.25%	2.89	2.28	-21.25%

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

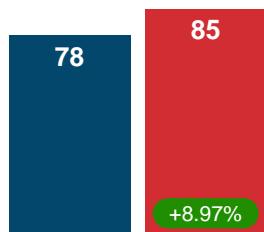
Inventory on September 30, 2022 = **173**

2021 **2022**

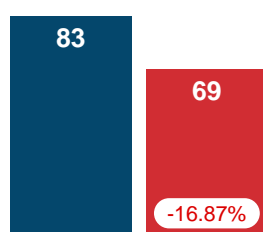
SEPTEMBER MARKET

AVERAGE PRICES

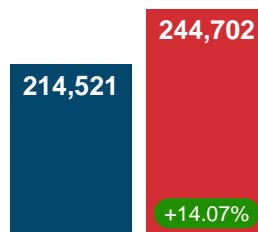
New Listings



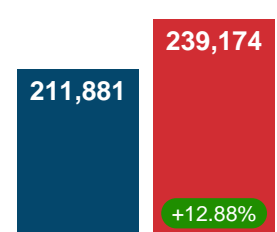
Pending Listings



List Price



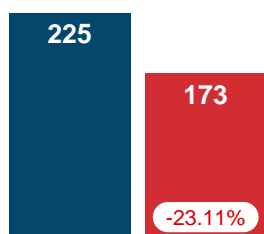
Sale Price



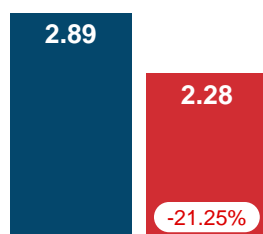
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

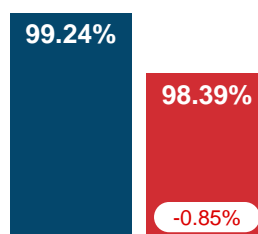
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

