

April 2022



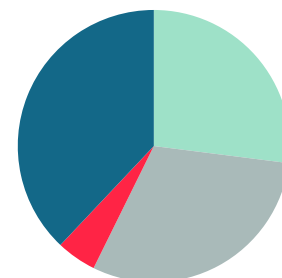
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	April 2022	+/-%
Closed Listings	67	74	10.45%
Pending Listings	95	83	-12.63%
New Listings	106	91	-14.15%
Median List Price	161,000	189,950	17.98%
Median Sale Price	160,000	196,000	22.50%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	4.00	-33.33%
End of Month Inventory	196	104	-46.94%
Months Supply of Inventory	2.74	1.29	-53.12%



■ Closed (27.01%)
■ Pending (30.29%)
■ Other OffMarket (4.74%)
■ Active (37.96%)

Absorption: Last 12 months, an Average of **81** Sales/Month
Active Inventory as of April 30, 2022 = **104**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2022 decreased **46.94%** to 104 existing homes available for sale. Over the last 12 months this area has had an average of 81 closed sales per month. This represents an unsold inventory index of **1.29** MSI for this period.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **22.50%** in April 2022 to \$196,000 versus the previous year at \$160,000.

Median Days on Market Shortens

The median number of **4.00** days that homes spent on the market before selling decreased by 2.00 days or **33.33%** in April 2022 compared to last year's same month at **6.00** DOM.

Sales Success for April 2022 is Positive

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

There were 91 New Listings in April 2022, down **14.15%** from last year at 106. Furthermore, there were 74 Closed Listings this month versus last year at 67, a **10.45%** increase.

Closed versus Listed trends yielded a **81.3%** ratio, up from previous year's, April 2021, at **63.2%**, a **28.65%** 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
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

April 2022



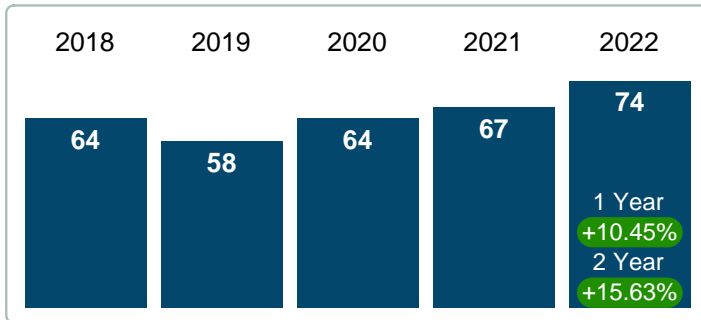
Area Delimited by County Of Creek - Residential Property Type



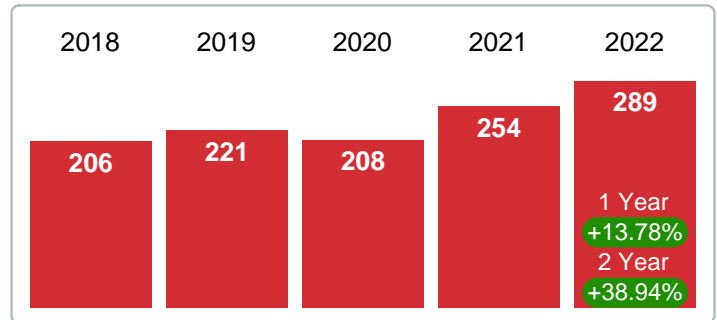
CLOSED LISTINGS

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

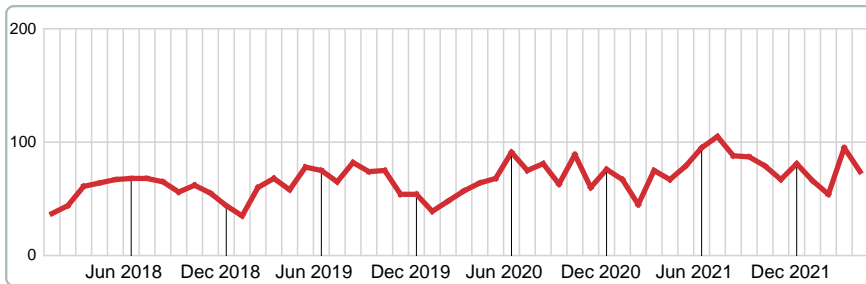
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 65

High Jul 2021 105 Low Jan 2019 35

Closed Listings this month at **74**
above the 5 yr APR average of **65**



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	4.05%	20.0	3	0	0	0
\$50,001 - \$125,000	12	16.22%	6.0	6	5	1	0
\$125,001 - \$150,000	6	8.11%	3.0	1	4	1	0
\$150,001 - \$225,000	23	31.08%	6.0	2	18	3	0
\$225,001 - \$300,000	12	16.22%	3.5	1	9	2	0
\$300,001 - \$550,000	10	13.51%	3.0	1	5	3	1
\$550,001 and up	8	10.81%	4.0	0	2	6	0
Total Closed Units	74			14	43	16	1
Total Closed Volume	18,498,541	100%	4.0	1.87M	9.62M	6.54M	470.00K
Median Closed Price	\$196,000			\$95,000	\$205,000	\$357,450	\$470,000

April 2022



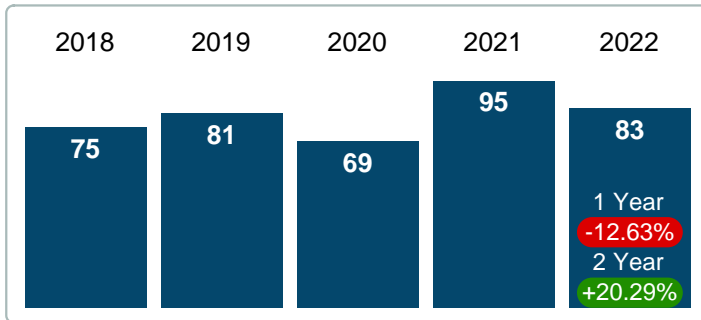
Area Delimited by County Of Creek - Residential Property Type



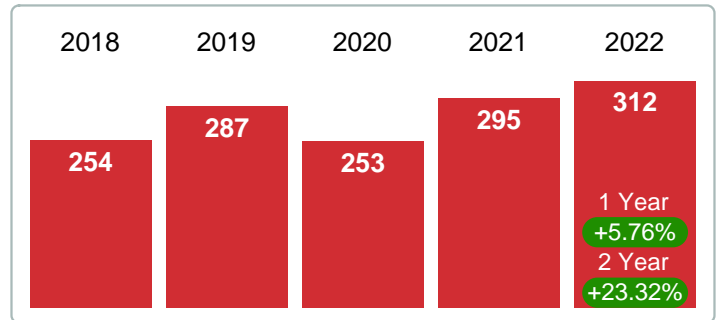
PENDING LISTINGS

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

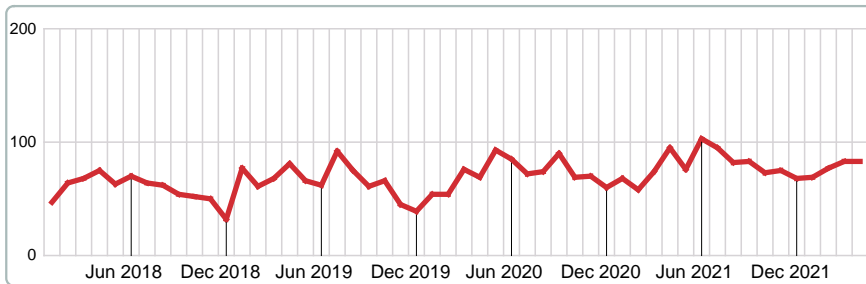
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

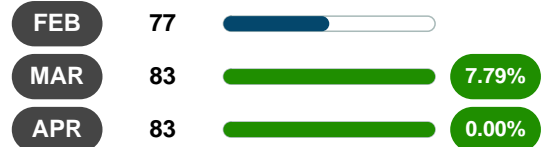


3 MONTHS

5 year APR AVG = 81

High Jun 2021 103 Low Dec 2018 32

Pending Listings this month at **83**
above the 5 yr APR average of **81**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	9.64%	16.0	5	3	0	0
\$75,001 - \$100,000	9	10.84%	27.0	2	7	0	0
\$100,001 - \$150,000	13	15.66%	3.0	3	8	2	0
\$150,001 - \$225,000	21	25.30%	10.0	1	19	1	0
\$225,001 - \$275,000	10	12.05%	6.0	0	9	1	0
\$275,001 - \$375,000	12	14.46%	4.5	0	9	3	0
\$375,001 and up	10	12.05%	17.5	1	2	5	2
Total Pending Units	83			12	57	12	2
Total Pending Volume	18,386,799	100%	8.0	1.38M	11.49M	4.46M	1.06M
Median Listing Price	\$189,000			\$84,450	\$189,000	\$354,950	\$530,000

April 2022



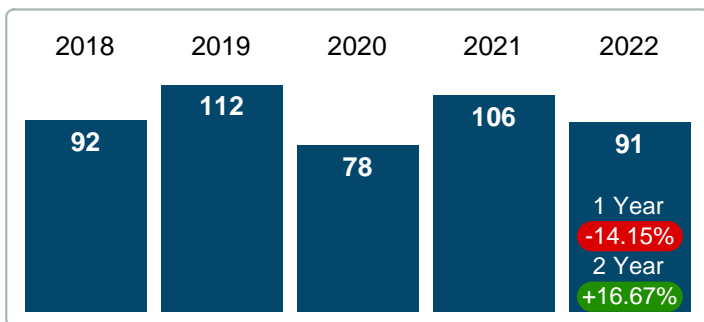
Area Delimited by County Of Creek - Residential Property Type



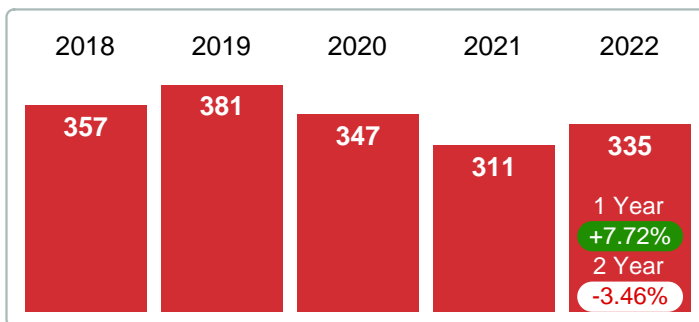
NEW LISTINGS

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

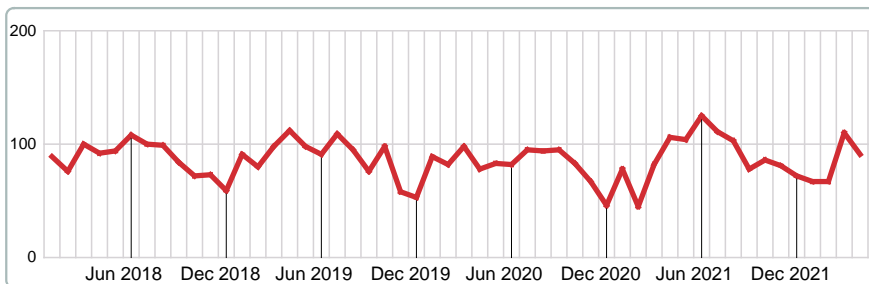
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

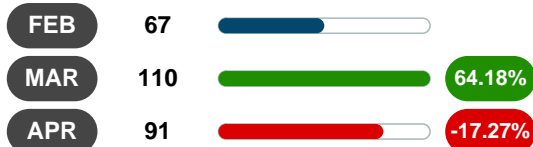


3 MONTHS

5 year APR AVG = 96

High Jun 2021 125 Low Feb 2021 45

New Listings this month at 91
below the 5 yr APR average of 96



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	5	5.49%	4	1	0	0
\$75,001 - \$125,000	14	15.38%	1	11	2	0
\$125,001 - \$175,000	18	19.78%	4	13	0	1
\$175,001 - \$250,000	17	18.68%	1	15	1	0
\$250,001 - \$350,000	17	18.68%	0	10	6	1
\$350,001 - \$625,000	11	12.09%	0	2	7	2
\$625,001 and up	9	9.89%	0	3	4	2
Total New Listed Units	91		10	55	20	6
Total New Listed Volume	32,954,799	100%	1.11M	15.62M	10.96M	5.26M
Median New Listed Listing Price	\$209,000		\$122,500	\$189,000	\$367,500	\$455,000

April 2022



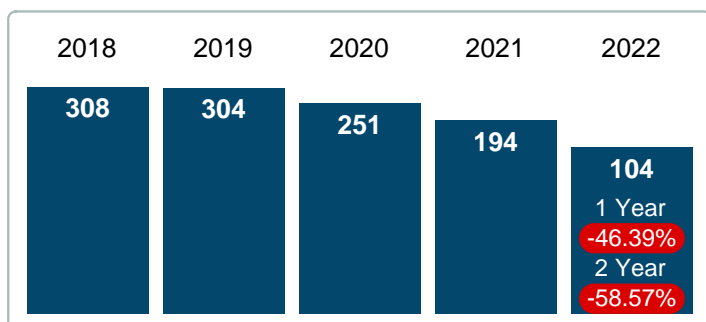
Area Delimited by County Of Creek - Residential Property Type



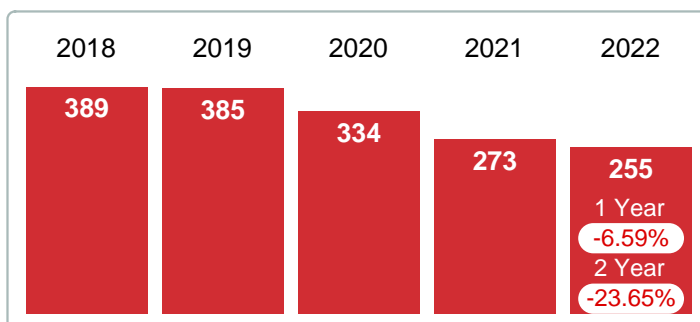
ACTIVE INVENTORY

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

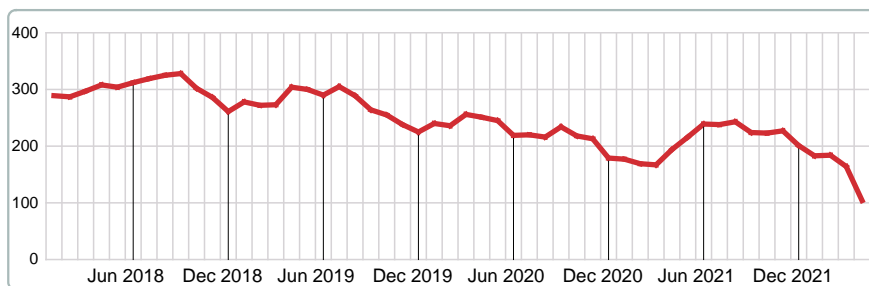
END OF APRIL



ACTIVE DURING APRIL

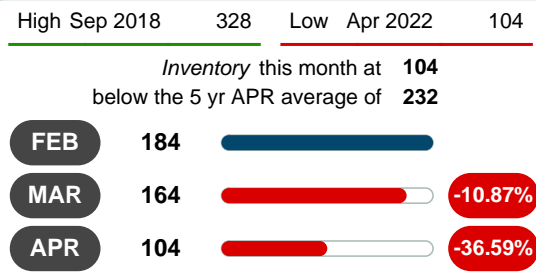


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 232



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	7.69%	41.0	3	4	0	1
\$75,001 - \$125,000	16	15.38%	23.5	1	13	2	0
\$125,001 - \$175,000	19	18.27%	26.0	5	13	0	1
\$175,001 - \$325,000	22	21.15%	43.0	2	13	6	1
\$325,001 - \$575,000	15	14.42%	37.0	2	4	5	4
\$575,001 - \$1,375,000	13	12.50%	36.0	1	4	6	2
\$1,375,001 and up	11	10.58%	37.0	0	3	3	5
Total Active Inventory by Units	104			14	54	22	14
Total Active Inventory by Volume	50,222,498	100%	35.5	3.39M	18.94M	13.69M	14.20M
Median Active Inventory Listing Price	\$212,500			\$162,000	\$169,900	\$500,805	\$592,000

April 2022



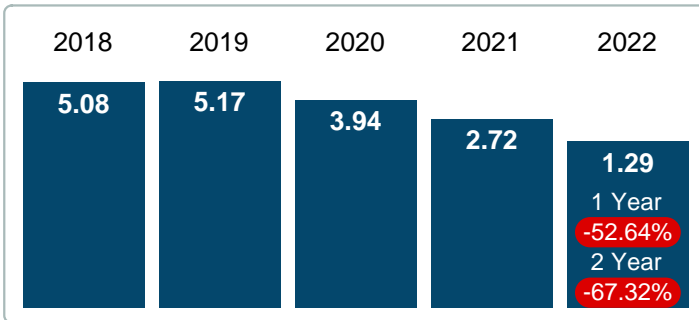
Area Delimited by County Of Creek - Residential Property Type



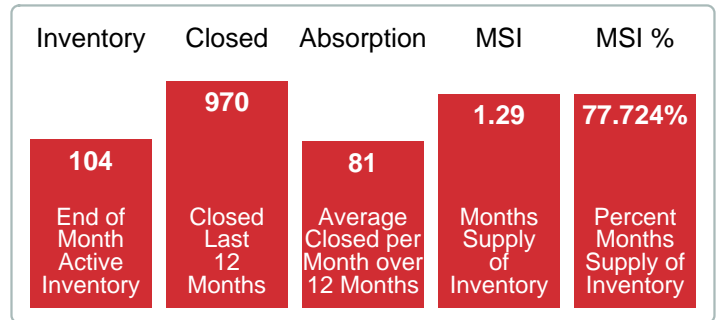
MONTHS SUPPLY of INVENTORY (MSI)

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

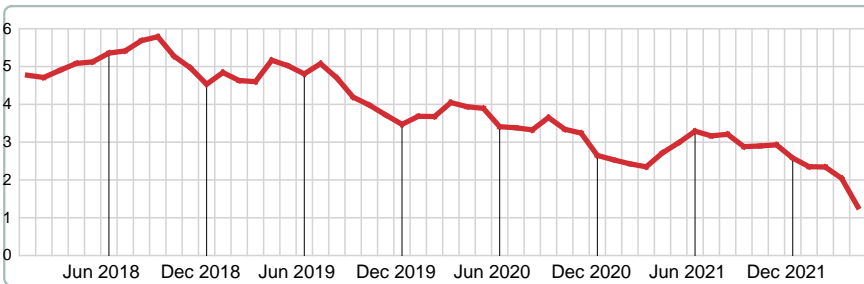
MSI FOR APRIL



INDICATORS FOR APRIL 2022

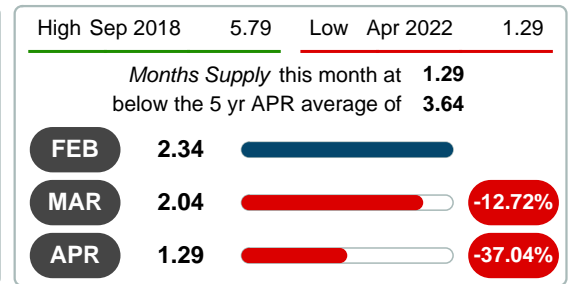


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 3.64



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	7.69%	1.14	0.86	1.30	0.00	0.00
\$75,001 - \$125,000	16	15.38%	1.19	0.24	1.61	2.40	0.00
\$125,001 - \$175,000	19	18.27%	0.95	2.40	0.78	0.00	12.00
\$175,001 - \$325,000	22	21.15%	0.80	1.33	0.70	0.89	1.71
\$325,001 - \$575,000	15	14.42%	1.55	6.00	1.04	1.33	2.29
\$575,001 - \$1,375,000	13	12.50%	4.22	0.00	5.33	4.00	2.40
\$1,375,001 and up	11	10.58%	66.00	0.00	0.00	36.00	60.00
Market Supply of Inventory (MSI)			1.29	1.20	1.06	1.52	3.91
Total Active Inventory by Units		100%	1.29	14	54	22	14

April 2022



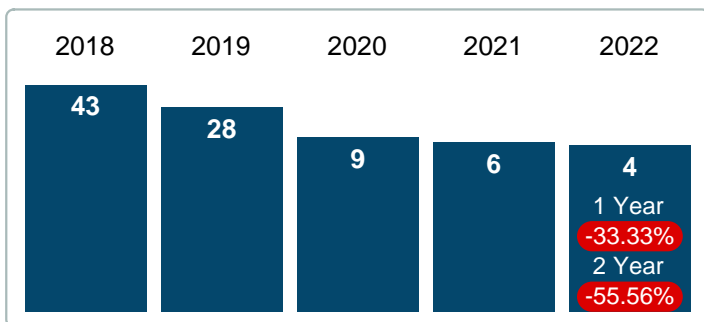
Area Delimited by County Of Creek - Residential Property Type



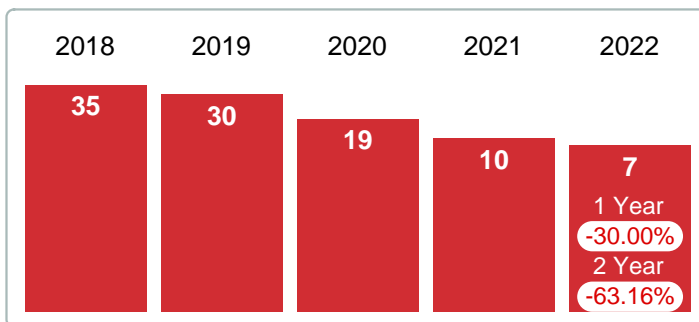
MEDIAN DAYS ON MARKET TO SALE

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

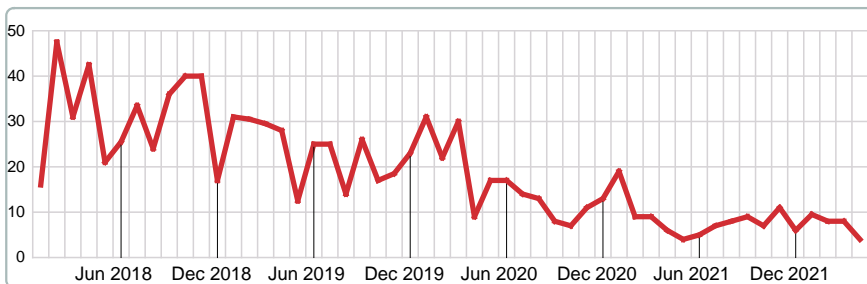
APRIL



YEAR TO DATE (YTD)

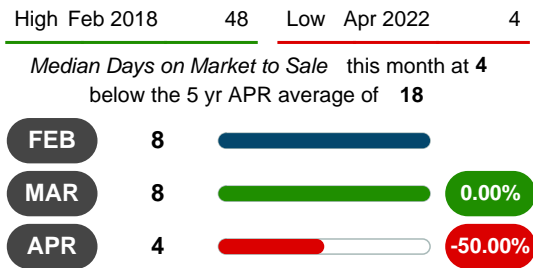


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 18



MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	4.05%	20	20	0	0	0
\$50,001 - \$125,000	12	16.22%	6	2	9	46	0
\$125,001 - \$150,000	6	8.11%	3	7	3	1	0
\$150,001 - \$225,000	23	31.08%	6	25	5	6	0
\$225,001 - \$300,000	12	16.22%	4	4	2	5	0
\$300,001 - \$550,000	10	13.51%	3	8	3	11	2
\$550,001 and up	8	10.81%	4	0	9	4	0
Median Closed DOM			4	8	3	6	2
Total Closed Units		100%	4.0	14	43	16	1
Total Closed Volume				1.87M	9.62M	6.54M	470.00K

April 2022



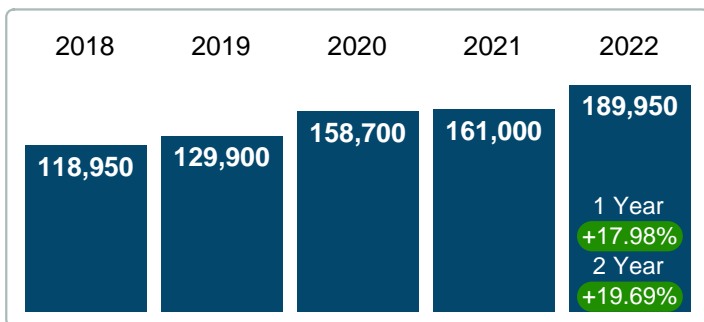
Area Delimited by County Of Creek - Residential Property Type



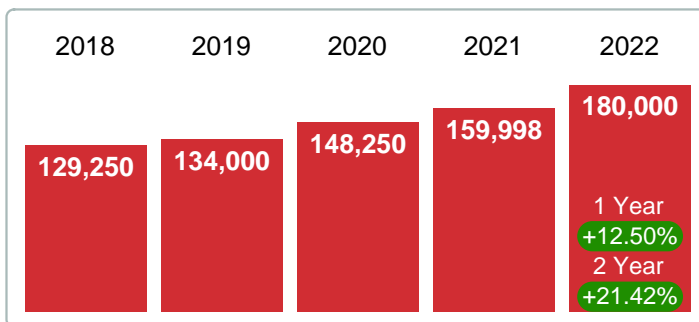
MEDIAN LIST PRICE AT CLOSING

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

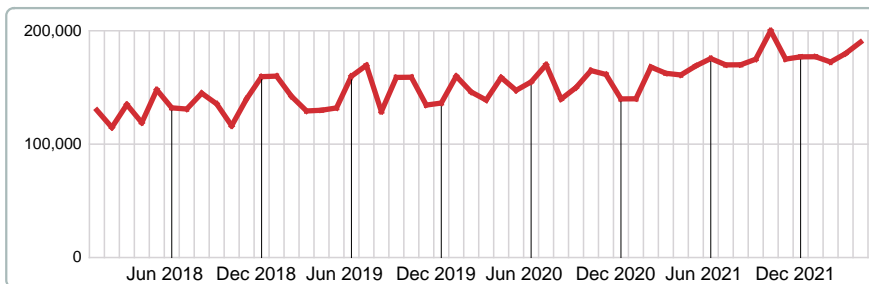
APRIL



YEAR TO DATE (YTD)

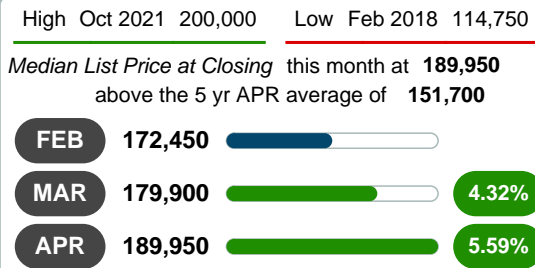


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 151,700



MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range	%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4.05%	37,500	38,750	10,000	0	0
\$50,001 - \$125,000	16.22%	86,750	69,000	87,450	98,900	0
\$125,001 - \$150,000	12.16%	145,000	149,500	145,000	126,272	0
\$150,001 - \$225,000	25.68%	189,000	194,450	184,500	189,900	0
\$225,001 - \$300,000	20.27%	260,000	275,000	259,500	254,500	0
\$300,001 - \$550,000	12.16%	464,900	499,974	424,700	425,000	464,900
\$550,001 and up	9.46%	630,000	0	630,000	640,000	0
Median List Price		189,950	99,250	189,900	382,450	464,900
Total Closed Units	100%	189,950	14	43	16	1
Total Closed Volume		18,398,113	1.94M	9.41M	6.58M	464.90K

April 2022



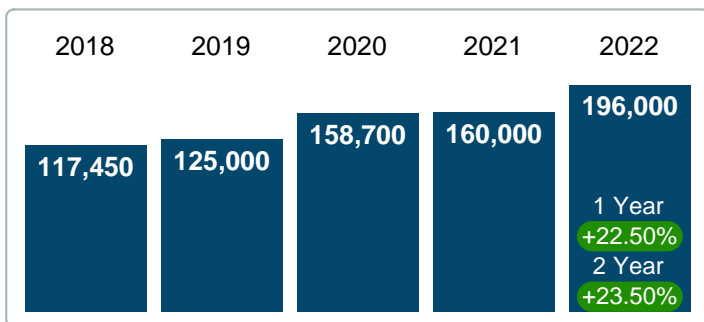
Area Delimited by County Of Creek - Residential Property Type



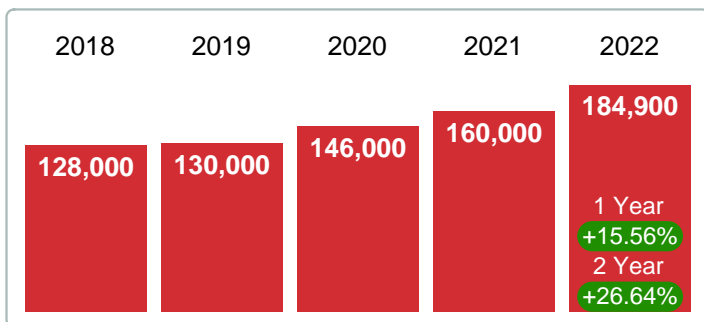
MEDIAN SOLD PRICE AT CLOSING

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

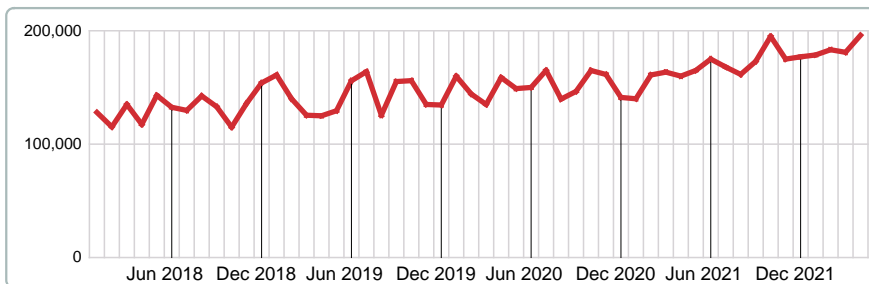
APRIL



YEAR TO DATE (YTD)

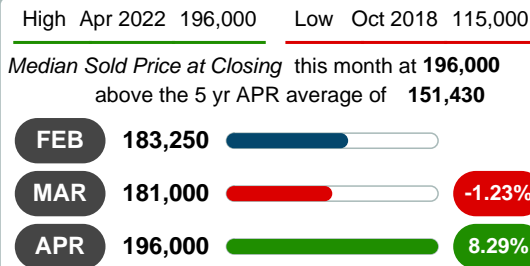


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 151,430



MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range		%	M Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	4.05%	38,000	38,000	0	0	0
\$50,001 - \$125,000	12	16.22%	76,500	70,500	73,000	98,900	0
\$125,001 - \$150,000	6	8.11%	138,000	128,500	147,950	126,272	0
\$150,001 - \$225,000	23	31.08%	185,000	189,500	176,000	185,000	0
\$225,001 - \$300,000	12	16.22%	253,700	275,000	250,000	255,500	0
\$300,001 - \$550,000	10	13.51%	369,000	499,974	337,119	375,000	470,000
\$550,001 and up	8	10.81%	627,500	0	618,050	627,500	0
Median Sold Price			196,000	95,000	205,000	357,450	470,000
Total Closed Units		100%	196,000	14	43	16	1
Total Closed Volume			18,498,541	1.87M	9.62M	6.54M	470.00K

April 2022



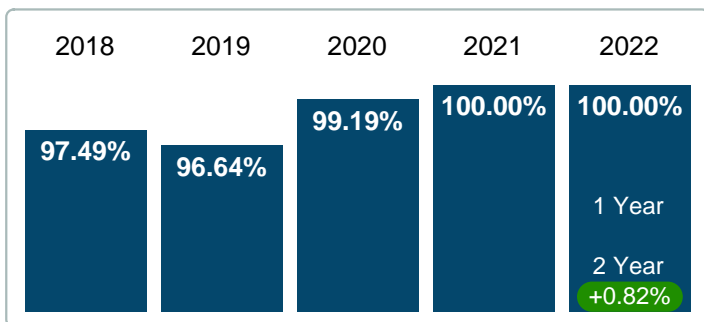
Area Delimited by County Of Creek - Residential Property Type



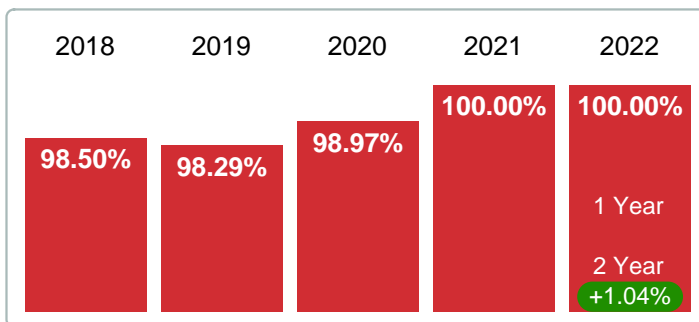
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

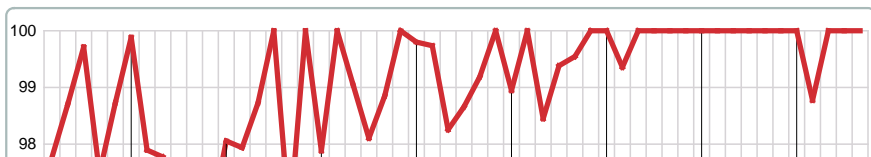
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 98.66%

High Apr 2022 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **100.00%** above the 5 yr APR average of **98.66%**

FEB 100.00%
MAR 100.00%
APR 100.00%

0.00%
0.00%

DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	4.05%	75.13%	75.13%	0.00%	0.00%	0.00%
\$50,001 - \$125,000	12	16.22%	100.00%	100.00%	100.00%	100.00%	0.00%
\$125,001 - \$150,000	6	8.11%	100.00%	85.95%	101.63%	100.00%	0.00%
\$150,001 - \$225,000	23	31.08%	100.00%	97.39%	101.22%	97.42%	0.00%
\$225,001 - \$300,000	12	16.22%	100.55%	100.00%	101.50%	100.37%	0.00%
\$300,001 - \$550,000	10	13.51%	100.50%	100.00%	103.74%	97.02%	101.10%
\$550,001 and up	8	10.81%	103.03%	0.00%	105.42%	101.83%	0.00%
Median Sold/List Ratio		100.00%		97.50%	101.50%	100.00%	101.10%
Total Closed Units		74	100%	14	43	16	1
Total Closed Volume		18,498,541		1.87M	9.62M	6.54M	470.00K

April 2022



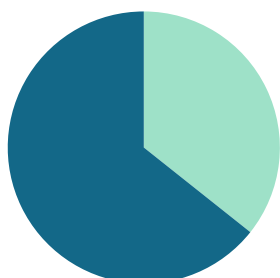
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

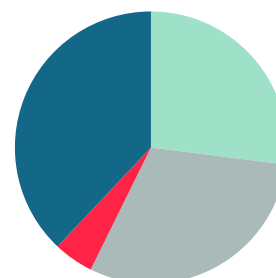


Inventory
 New Listings
91 = 35.69%
 Start Inventory
164
 Total Inventory Units
255
 Volume
\$93,271,309

Market Activity

Closed Sales
74 = 27.01%
 Pending Sales
83 = 30.29%
 Other Off Market
13 = 4.74%
 Active Inventory
104 = 37.96%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	67	74	10.45%	254	289	13.78%
Pending Sales	95	83	-12.63%	295	312	5.76%
New Listings	106	91	-14.15%	311	335	7.72%
Median List Price	161,000	189,950	17.98%	159,998	180,000	12.50%
Median Sale Price	160,000	196,000	22.50%	160,000	184,900	15.56%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	4.00	-33.33%	10.00	7.00	-30.00%
Monthly Inventory	196	104	-46.94%	196	104	-46.94%
Months Supply of Inventory	2.74	1.29	-53.12%	2.74	1.29	-53.12%

Absorption: Last 12 months, an Average of **81** Sales/Month

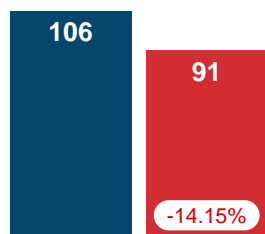
Inventory on April 30, 2022 = **104**

2021 **2022**

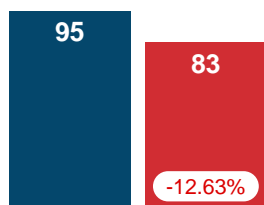
APRIL MARKET

MEDIAN PRICES

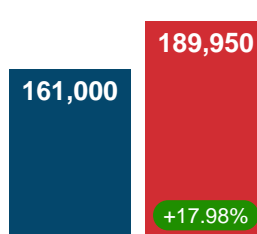
New Listings



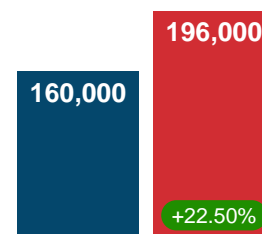
Pending Listings



List Price



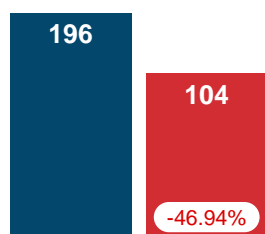
Sale Price



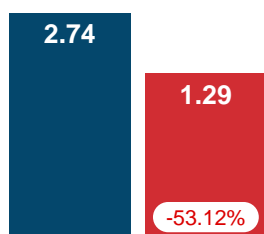
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

