

April 2021

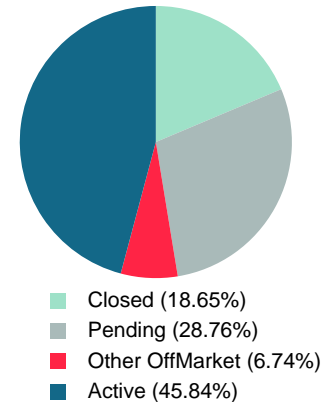
Area Delimited by County Of Creek



MONTHLY INVENTORY ANALYSIS

Report produced on May 11, 2021 for MLS Technology Inc.

Compared Metrics	2020	April 2021	+/-%
Closed Listings	78	83	6.41%
Pending Listings	79	128	62.03%
New Listings	129	142	10.08%
Median List Price	148,750	155,000	4.20%
Median Sale Price	147,500	157,000	6.44%
Median Percent of Selling Price to List Price	98.82%	100.00%	1.20%
Median Days on Market to Sale	10.00	11.00	10.00%
End of Month Inventory	416	204	-50.96%
Months Supply of Inventory	5.29	2.22	-58.11%



Absorption: Last 12 months, an Average of **92** Sales/Month
Active Inventory as of April 30, 2021 = **204**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2021 decreased **50.96%** to 204 existing homes available for sale. Over the last 12 months this area has had an average of 92 closed sales per month. This represents an unsold inventory index of **2.22** 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 **6.44%** in April 2021 to \$157,000 versus the previous year at \$147,500.

Median Days on Market Lengthens

The median number of **11.00** days that homes spent on the market before selling increased by 1.00 days or **10.00%** in April 2021 compared to last year's same month at **10.00** DOM.

Sales Success for April 2021 is Positive

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

There were 142 New Listings in April 2021, up **10.08%** from last year at 129. Furthermore, there were 83 Closed Listings this month versus last year at 78, a **6.41%** increase.

Closed versus Listed trends yielded a **58.5%** ratio, down from previous year's, April 2020, at **60.5%**, a **3.33%** 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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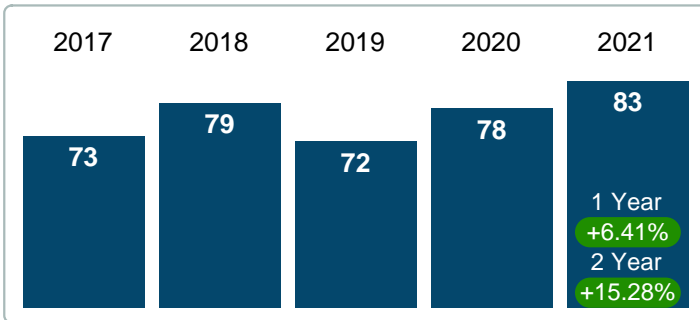
Area Delimited by County Of Creek



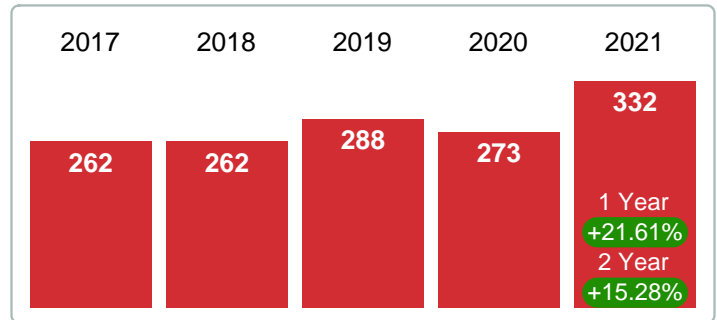
CLOSED LISTINGS

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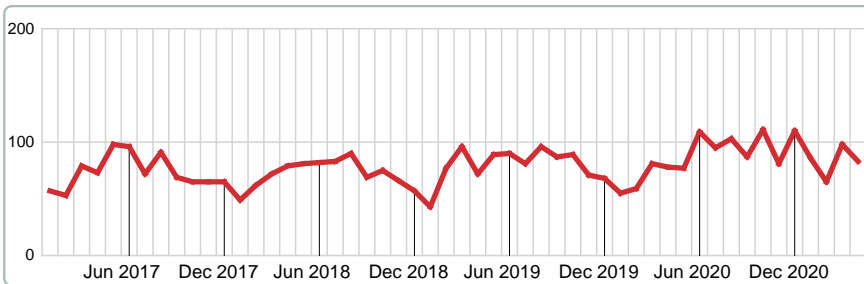
APRIL



YEAR TO DATE (YTD)

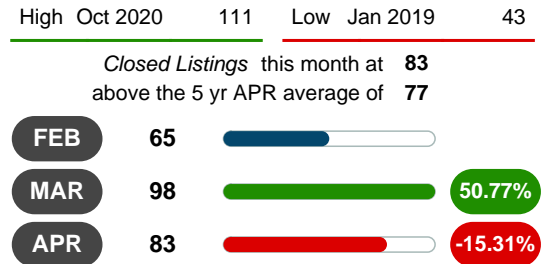


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 77



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	5	6.02%	24.0	4	1	0	0
\$50,001 - \$75,000	8	9.64%	21.0	5	3	0	0
\$75,001 - \$125,000	18	21.69%	16.0	7	11	0	0
\$125,001 - \$175,000	18	21.69%	3.0	4	13	1	0
\$175,001 - \$250,000	15	18.07%	7.0	2	10	3	0
\$250,001 - \$350,000	10	12.05%	10.0	2	2	5	1
\$350,001 and up	9	10.84%	63.0	1	3	2	3
Total Closed Units	83			25	43	11	4
Total Closed Volume	17,004,525	100%	11.0	3.92M	7.62M	3.78M	1.69M
Median Closed Price	\$157,000			\$95,000	\$155,000	\$290,000	\$430,000

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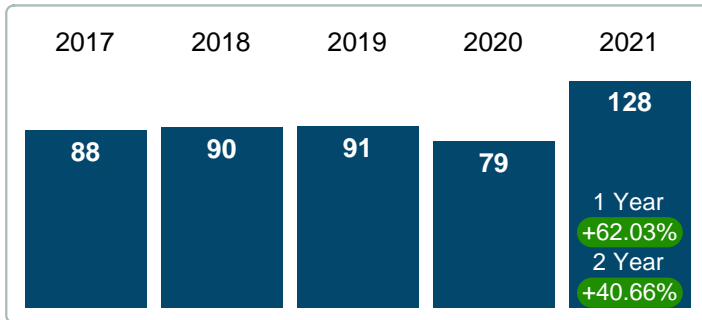
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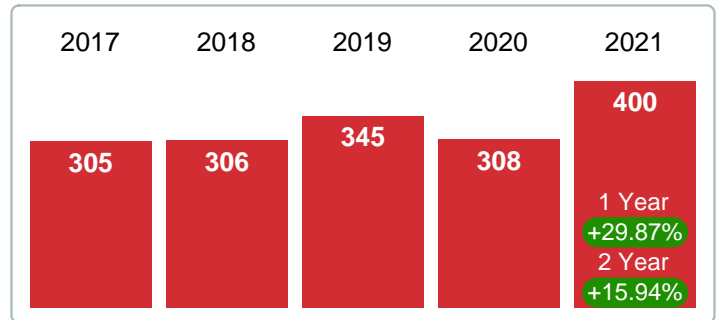
PENDING LISTINGS

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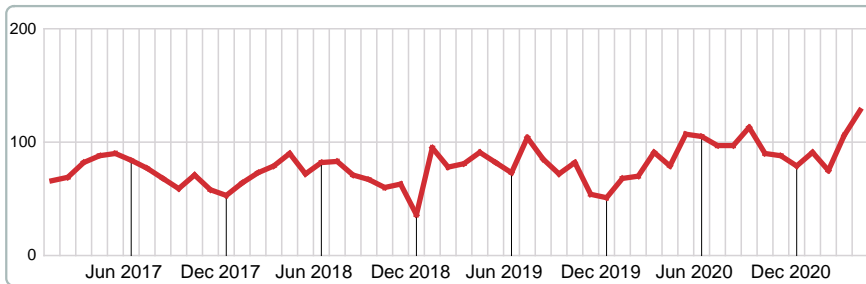
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

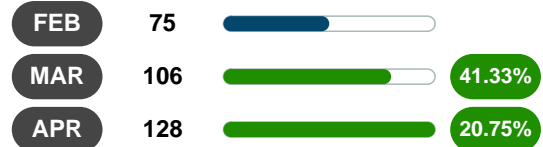


3 MONTHS

5 year APR AVG = 95

High Apr 2021 128 Low Dec 2018 36

Pending Listings this month at 128 above the 5 yr APR average of 95



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	12	9.38%	10.5	10	2	0	0
\$40,001 - \$70,000	14	10.94%	4.5	11	3	0	0
\$70,001 - \$120,000	21	16.41%	4.0	13	5	2	1
\$120,001 - \$170,000	30	23.44%	7.0	4	24	2	0
\$170,001 - \$240,000	22	17.19%	7.5	4	17	1	0
\$240,001 - \$430,000	16	12.50%	5.5	2	8	2	4
\$430,001 and up	13	10.16%	19.0	1	2	3	7
Total Pending Units	128			45	61	10	12
Total Pending Volume	25,370,936	100%	6.5	4.88M	11.27M	2.65M	6.58M
Median Listing Price	\$143,500			\$75,000	\$160,000	\$246,750	\$477,450

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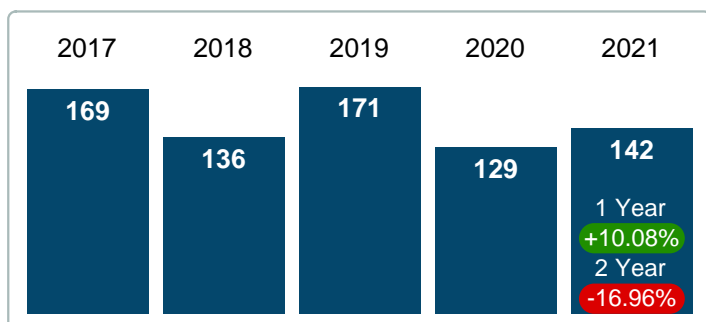
Area Delimited by County Of Creek



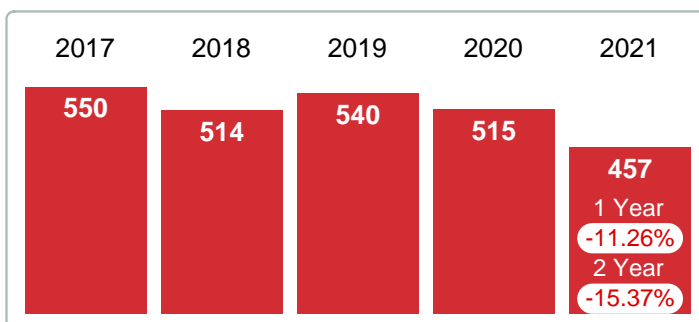
NEW LISTINGS

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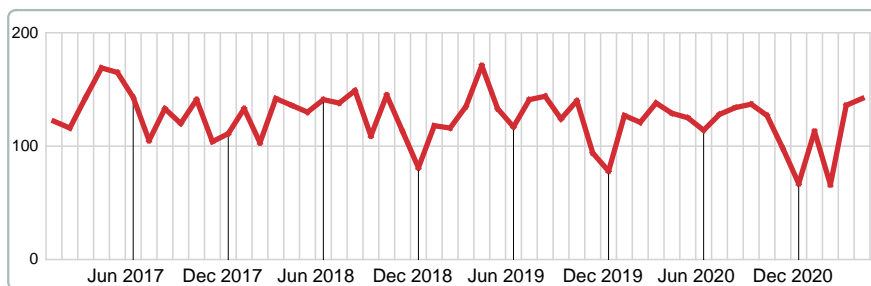
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

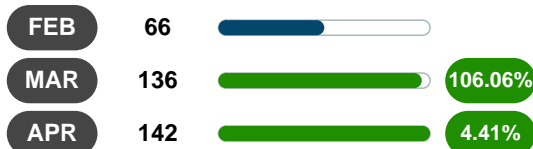


3 MONTHS

5 year APR AVG = 149

High Apr 2019 171 Low Feb 2021 66

New Listings this month at 142
below the 5 yr APR average of 149



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	13	9.15%	11	2	0	0
\$40,001 - \$70,000	17	11.97%	14	3	0	0
\$70,001 - \$110,000	22	15.49%	15	6	1	0
\$110,001 - \$170,000	34	23.94%	11	20	3	0
\$170,001 - \$250,000	24	16.90%	4	18	2	0
\$250,001 - \$360,000	17	11.97%	3	8	3	3
\$360,001 and up	15	10.56%	3	4	2	6
Total New Listed Units	142		61	61	11	9
Total New Listed Volume	34,177,125	100%	12.34M	14.45M	2.83M	4.56M
Median New Listed Listing Price	\$140,000		\$85,000	\$169,000	\$218,500	\$435,000

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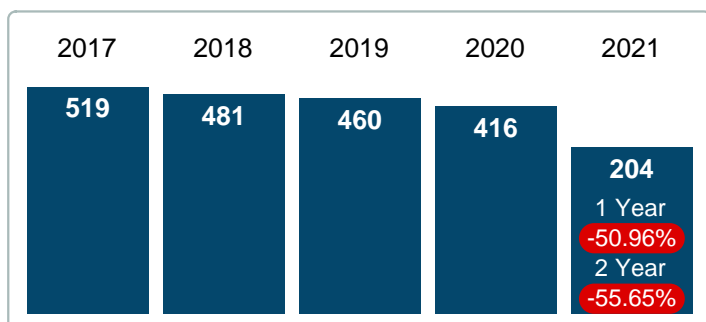
Area Delimited by County Of Creek



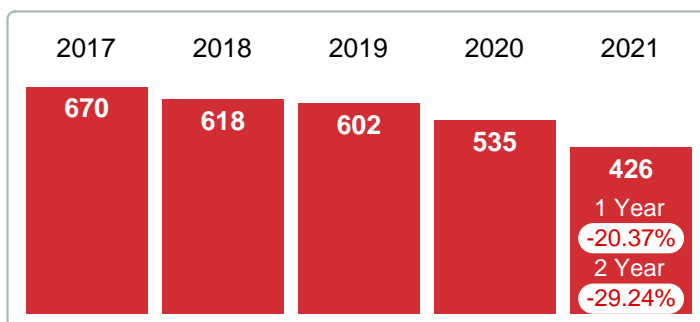
ACTIVE INVENTORY

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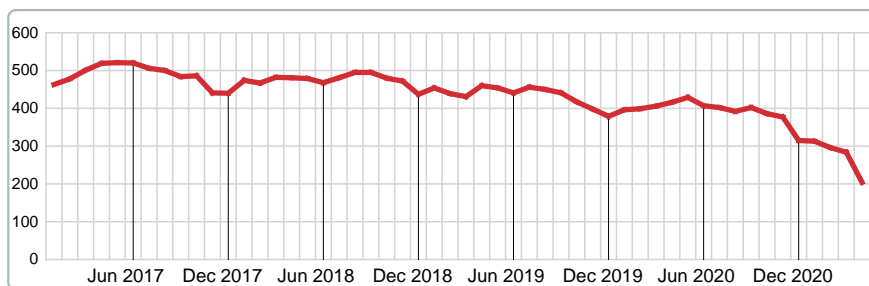
END OF APRIL



ACTIVE DURING APRIL

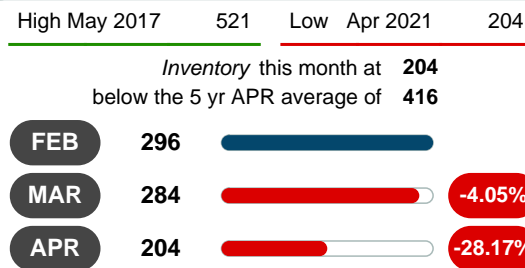


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 416



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	13	6.37%	49.0	12	1	0	0
\$20,001 - \$50,000	32	15.69%	47.5	32	0	0	0
\$50,001 - \$80,000	20	9.80%	36.0	18	1	1	0
\$80,001 - \$160,000	64	31.37%	58.0	42	18	3	1
\$160,001 - \$280,000	30	14.71%	41.5	16	13	1	0
\$280,001 - \$490,000	23	11.27%	46.0	15	5	2	1
\$490,001 and up	22	10.78%	41.5	11	3	5	3
Total Active Inventory by Units	204			146	41	12	5
Total Active Inventory by Volume	55,101,150	100%	46.0	36.04M	11.49M	5.14M	2.43M
Median Active Inventory Listing Price	\$125,000			\$91,000	\$165,000	\$334,500	\$529,900

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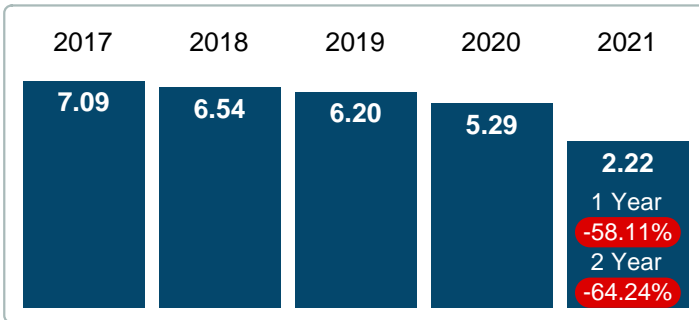
Area Delimited by County Of Creek



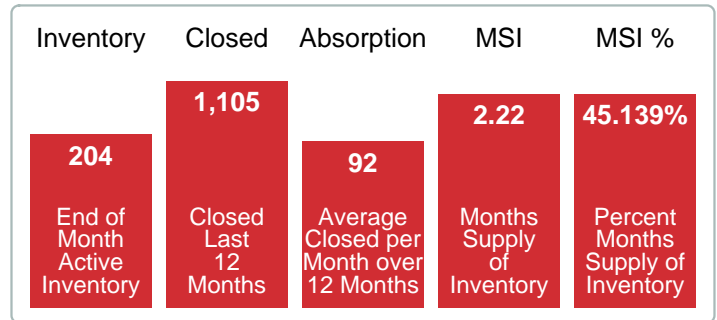
MONTHS SUPPLY of INVENTORY (MSI)

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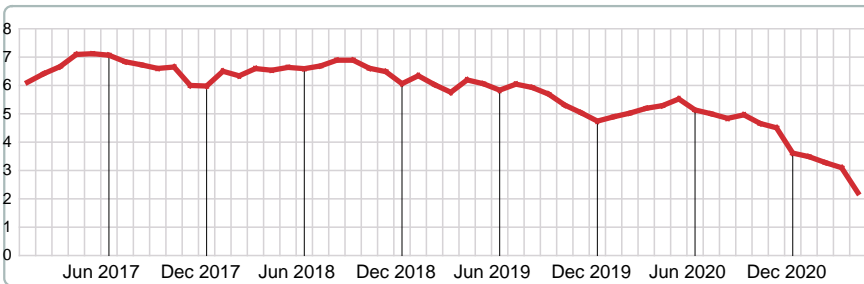
MSI FOR APRIL



INDICATORS FOR APRIL 2021

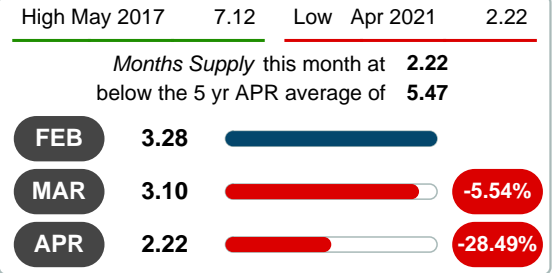


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 5.47



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
\$20,000 and less	13	6.37%	2.29	3.43	0.60	0.00	0.00
\$20,001 - \$50,000	32	15.69%	4.52	5.57	0.00	0.00	0.00
\$50,001 - \$80,000	20	9.80%	2.18	3.38	0.32	3.00	0.00
\$80,001 - \$160,000	64	31.37%	1.94	4.85	0.83	1.33	2.40
\$160,001 - \$280,000	30	14.71%	1.21	5.49	0.76	0.23	0.00
\$280,001 - \$490,000	23	11.27%	2.34	16.36	1.88	0.46	0.52
\$490,001 and up	22	10.78%	8.52	26.40	4.00	5.00	7.20
Market Supply of Inventory (MSI)			2.22	5.31	0.85	0.92	1.40
Total Active Inventory by Units		100%	2.22	146	41	12	5

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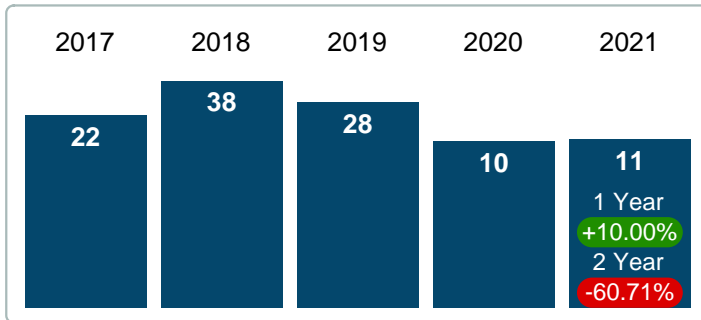
Area Delimited by County Of Creek



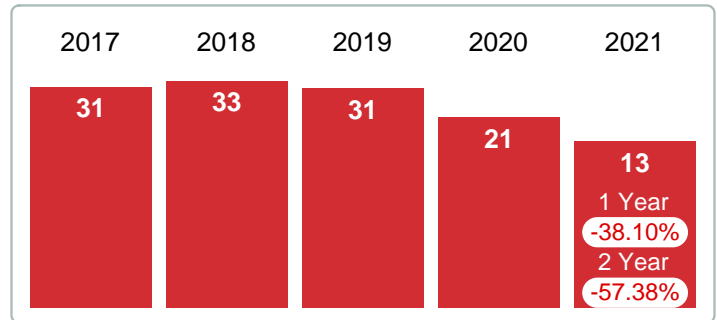
MEDIAN DAYS ON MARKET TO SALE

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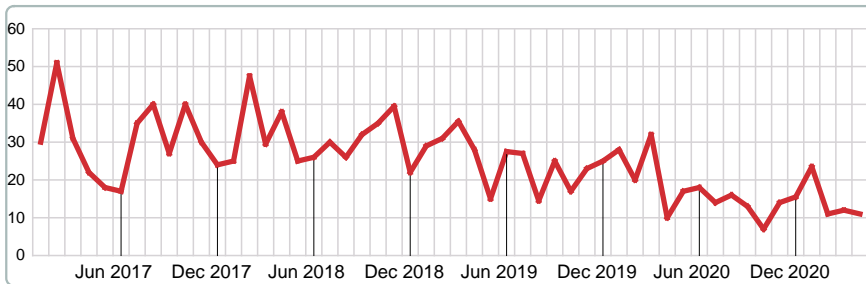
APRIL



YEAR TO DATE (YTD)

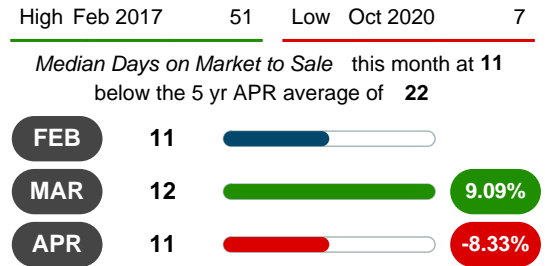


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 22



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	5	6.02%	24	31	24	0	0
\$50,001 - \$75,000	8	9.64%	21	23	6	0	0
\$75,001 - \$125,000	18	21.69%	16	17	12	0	0
\$125,001 - \$175,000	18	21.69%	3	3	3	54	0
\$175,001 - \$250,000	15	18.07%	7	264	5	20	0
\$250,001 - \$350,000	10	12.05%	10	105	8	6	125
\$350,001 and up	9	10.84%	63	63	51	122	66
Median Closed DOM	11			23	5	6	96
Total Closed Units	83	100%	11.0	25	43	11	4
Total Closed Volume	17,004,525			3.92M	7.62M	3.78M	1.69M

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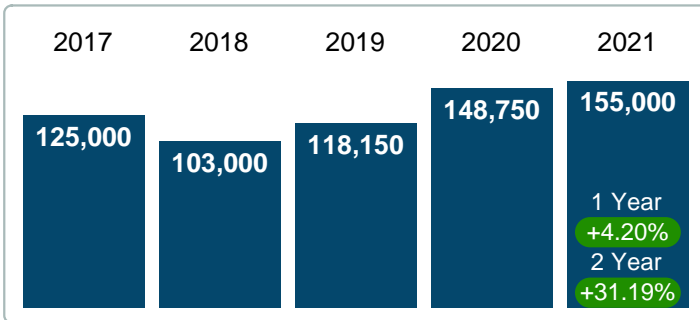
Area Delimited by County Of Creek



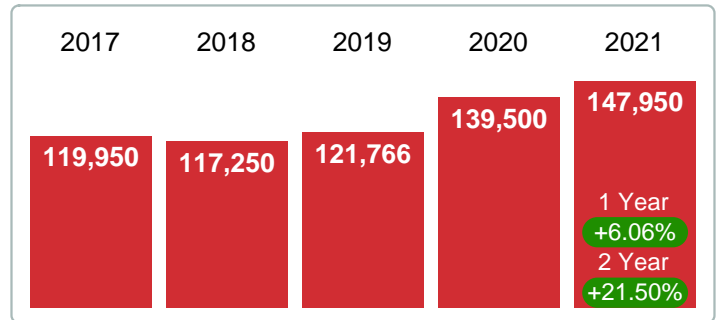
MEDIAN LIST PRICE AT CLOSING

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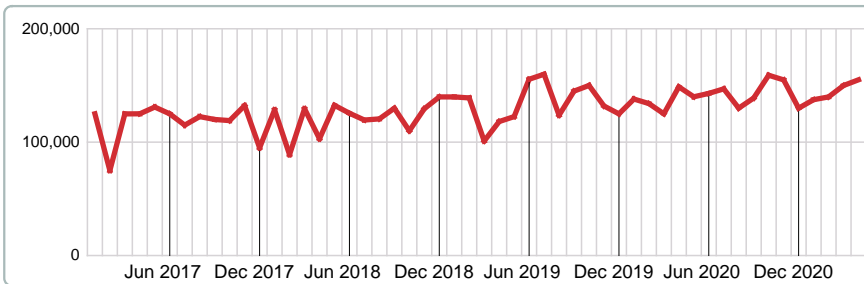
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

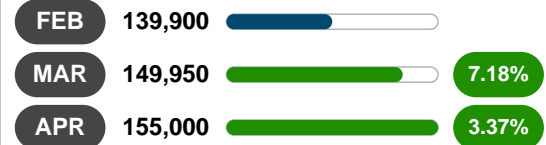


3 MONTHS

5 year APR AVG = 129,980

High Jul 2019 159,900 Low Feb 2017 75,000

Median List Price at Closing this month at **155,000**
 above the 5 yr APR average of **129,980**



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	5	6.02%	1,350	13,175	1,200	0	0
\$50,001 - \$75,000	7	8.43%	69,000	62,500	69,000	0	0
\$75,001 - \$125,000	18	21.69%	107,000	96,750	112,500	0	0
\$125,001 - \$175,000	18	21.69%	149,950	164,950	146,900	165,000	0
\$175,001 - \$250,000	15	18.07%	220,000	209,450	220,000	215,000	0
\$250,001 - \$350,000	10	12.05%	302,450	269,900	305,000	305,000	0
\$350,001 and up	10	12.05%	436,500	862,500	497,000	740,000	427,000
Median List Price			155,000	98,500	149,900	299,900	427,000
Total Closed Units		100%	155,000	25	43	11	4
Total Closed Volume			17,364,075	4.15M	7.60M	3.85M	1.76M

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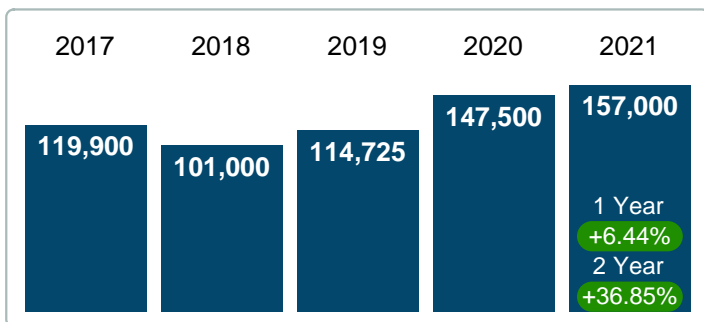
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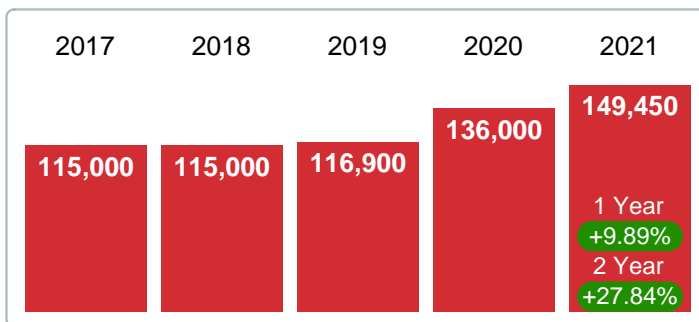
MEDIAN SOLD PRICE AT CLOSING

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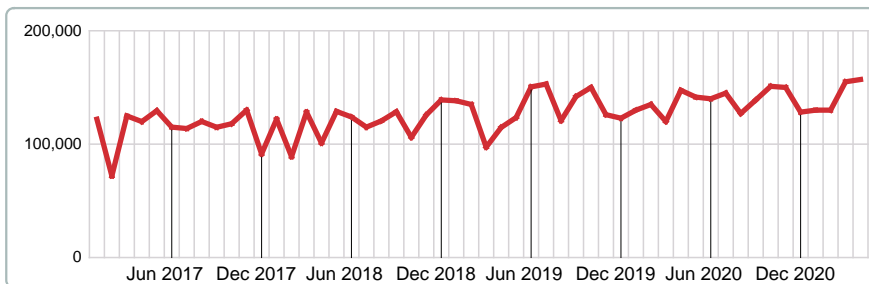
APRIL



YEAR TO DATE (YTD)

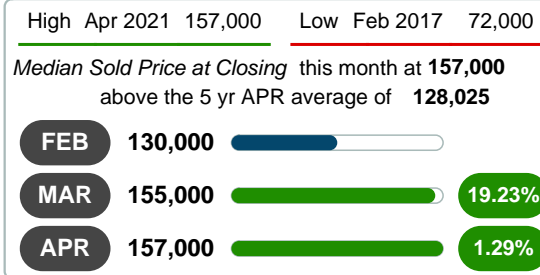


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 128,025



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	5	6.02%	1,350	8,175	1,200	0	0
\$50,001 - \$75,000	8	9.64%	67,500	65,000	72,000	0	0
\$75,001 - \$125,000	18	21.69%	107,500	95,000	112,500	0	0
\$125,001 - \$175,000	18	21.69%	155,925	160,000	155,000	160,000	0
\$175,001 - \$250,000	15	18.07%	219,500	201,950	224,750	217,500	0
\$250,001 - \$350,000	10	12.05%	302,000	292,500	292,000	300,000	340,000
\$350,001 and up	9	10.84%	475,000	1,250,000	365,000	717,500	475,000
Median Sold Price			157,000	95,000	155,000	290,000	430,000
Total Closed Units		100%	83	25	43	11	4
Total Closed Volume			17,004,525	3.92M	7.62M	3.78M	1.69M

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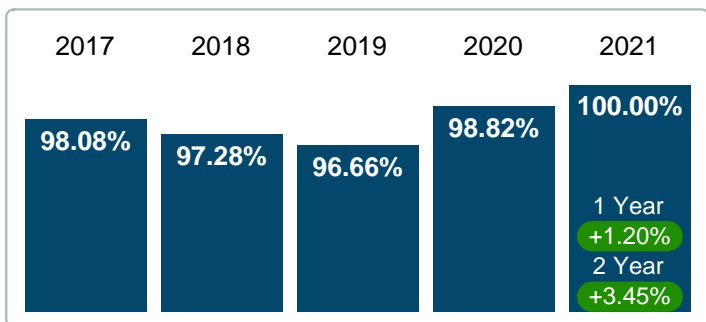
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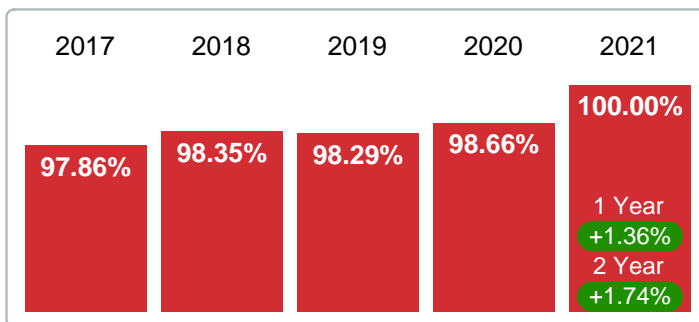
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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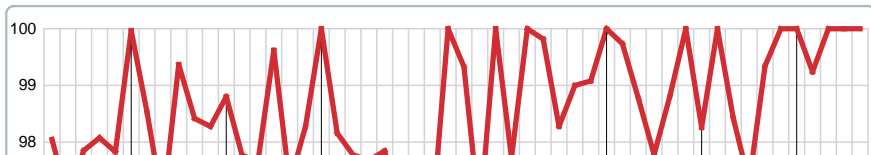
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 98.17%

High Apr 2021 100.00% Low Nov 2018 96.57%

Median Sold/List Ratio this month at **100.00%** above the 5 yr APR average of **98.17%**

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	5	6.02%	100.00%	98.57%	100.00%	0.00%	0.00%
\$50,001 - \$75,000	8	9.64%	99.56%	95.24%	100.00%	0.00%	0.00%
\$75,001 - \$125,000	18	21.69%	100.00%	95.96%	100.00%	0.00%	0.00%
\$125,001 - \$175,000	18	21.69%	102.40%	101.50%	102.48%	96.97%	0.00%
\$175,001 - \$250,000	15	18.07%	98.39%	96.51%	99.46%	98.39%	0.00%
\$250,001 - \$350,000	10	12.05%	97.53%	91.50%	96.06%	98.57%	90.69%
\$350,001 and up	9	10.84%	99.16%	92.59%	101.46%	98.39%	99.16%
Median Sold/List Ratio		100.00%		96.33%	100.00%	98.39%	95.35%
Total Closed Units		83	100%	25	43	11	4
Total Closed Volume		17,004,525		3.92M	7.62M	3.78M	1.69M

April 2021

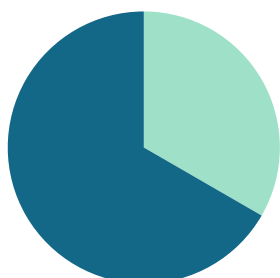
Area Delimited by County Of Creek



MARKET SUMMARY

Report produced on May 11, 2021 for MLS Technology Inc.

INVENTORY

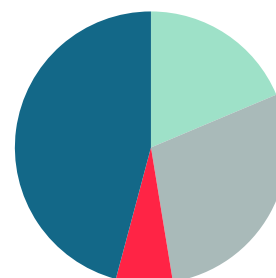


Inventory
 New Listings
142 = 33.33%
 Start Inventory
284
 Total Inventory Units
426
 Volume
\$101,164,836

Market Activity

Closed Sales
83 = 18.65%
 Pending Sales
128 = 28.76%
 Other Off Market
30 = 6.74%
 Active Inventory
204 = 45.84%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	78	83	6.41%	273	332	21.61%
Pending Sales	79	128	62.03%	308	400	29.87%
New Listings	129	142	10.08%	515	457	-11.26%
Median List Price	148,750	155,000	4.20%	139,500	147,950	6.06%
Median Sale Price	147,500	157,000	6.44%	136,000	149,450	9.89%
Median Percent of Selling Price to List Price	98.82%	100.00%	1.20%	98.66%	100.00%	1.36%
Median Days on Market to Sale	10.00	11.00	10.00%	21.00	13.00	-38.10%
Monthly Inventory	416	204	-50.96%	416	204	-50.96%
Months Supply of Inventory	5.29	2.22	-58.11%	5.29	2.22	-58.11%

Absorption: Last 12 months, an Average of **92** Sales/Month

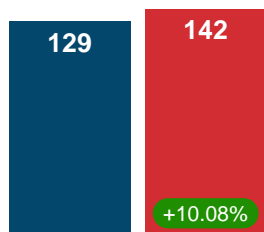
Inventory on April 30, 2021 = **204**

2020 **2021**

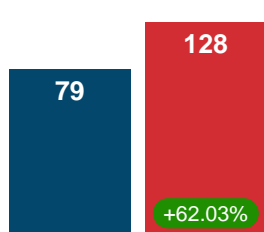
APRIL MARKET

MEDIAN PRICES

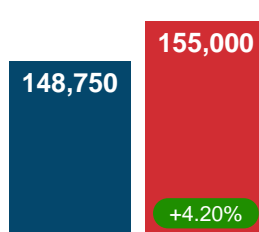
New Listings



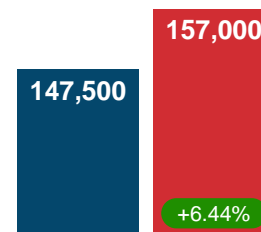
Pending Listings



List Price



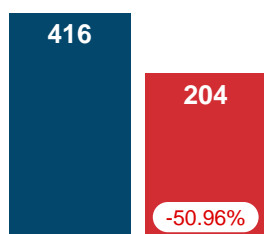
Sale Price



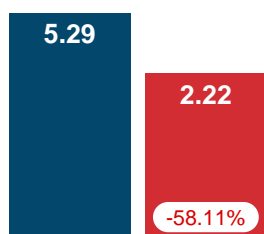
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

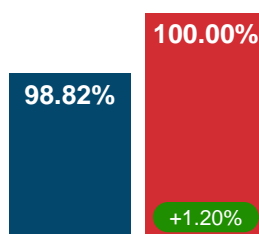
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

