

# April 2022



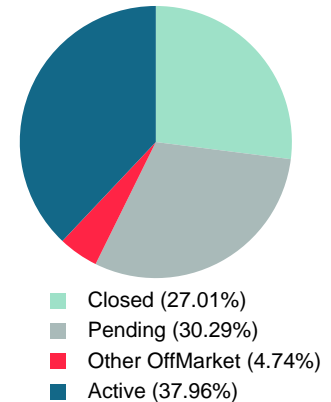
Area Delimited by County Of Creek - Residential Property Type



## 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%
Average List Price	212,166	248,623	17.18%
Average Sale Price	210,007	249,980	19.03%
Average Percent of Selling Price to List Price	98.64%	105.35%	6.81%
Average Days on Market to Sale	32.40	11.59	-64.22%
End of Month Inventory	196	104	-46.94%
Months Supply of Inventory	2.74	1.29	-53.12%



**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.

#### 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 **19.03%** in April 2022 to \$249,980 versus the previous year at \$210,007.

#### Average Days on Market Shortens

The average number of **11.59** days that homes spent on the market before selling decreased by 20.81 days or **64.22%** in April 2022 compared to last year's same month at **32.40** DOM.

#### Sales Success for April 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 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

<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

# April 2022



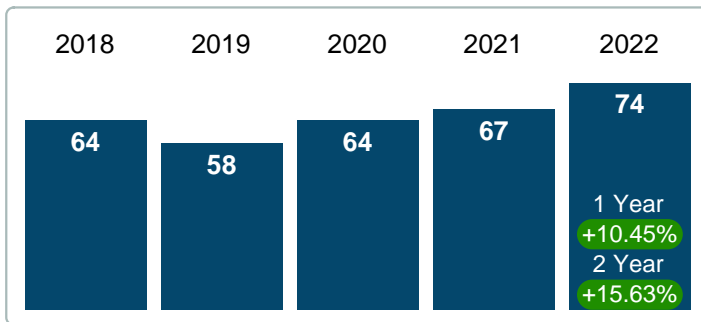
Area Delimited by County Of Creek - Residential Property Type



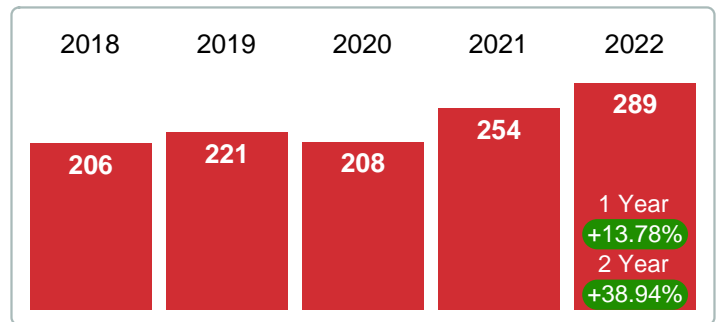
## CLOSED LISTINGS

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

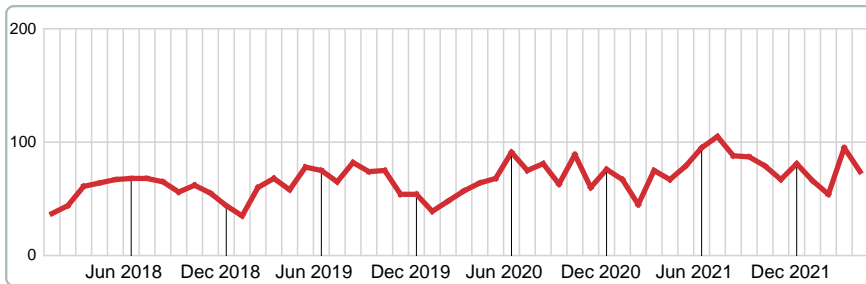
### APRIL



### YEAR TO DATE (YTD)

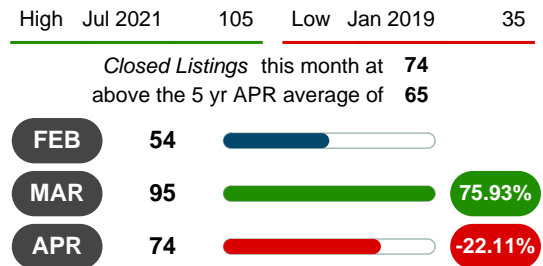


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 65



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	4.05%	24.0	3	0	0	0
\$50,001 - \$125,000	12	16.22%	19.1	6	5	1	0
\$125,001 - \$150,000	6	8.11%	8.0	1	4	1	0
\$150,001 - \$225,000	23	31.08%	8.6	2	18	3	0
\$225,001 - \$300,000	12	16.22%	15.8	1	9	2	0
\$300,001 - \$550,000	10	13.51%	6.0	1	5	3	1
\$550,001 and up	8	10.81%	7.8	0	2	6	0
<b>Total Closed Units</b>	<b>74</b>			<b>14</b>	<b>43</b>	<b>16</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>18,498,541</b>	<b>100%</b>	<b>11.6</b>	<b>1.87M</b>	<b>9.62M</b>	<b>6.54M</b>	<b>470.00K</b>
<b>Average Closed Price</b>	<b>\$249,980</b>			<b>\$133,320</b>	<b>\$223,663</b>	<b>\$409,036</b>	<b>\$470,000</b>

# April 2022



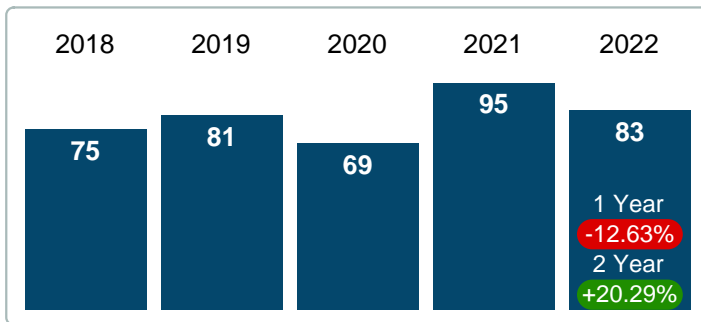
Area Delimited by County Of Creek - Residential Property Type



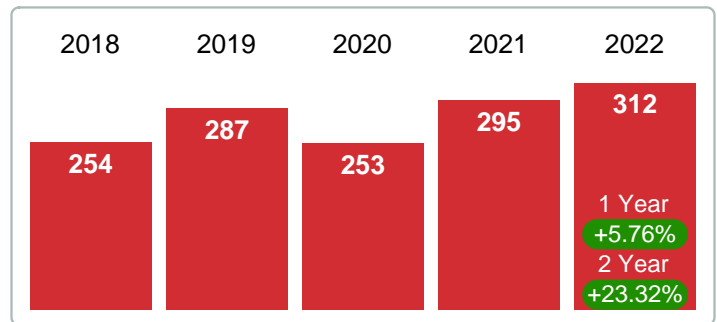
## PENDING LISTINGS

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

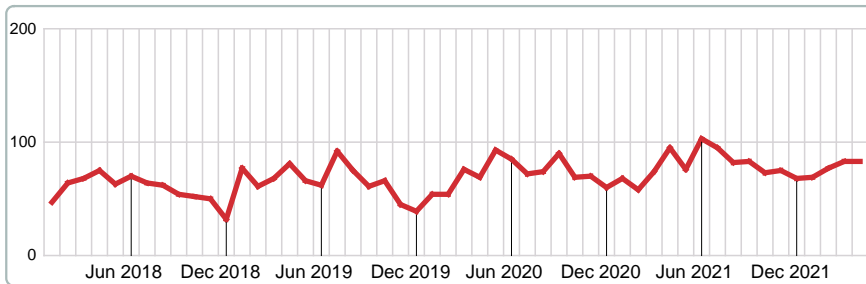
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

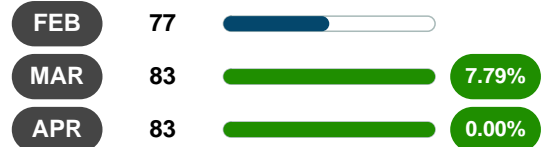


### 3 MONTHS

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		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	6	7.23%	15.5	5	1	0	0
\$70,001 - \$110,000	14	16.87%	60.6	4	9	1	0
\$110,001 - \$160,000	11	13.25%	5.1	1	9	1	0
\$160,001 - \$220,000	20	24.10%	22.1	1	18	1	0
\$220,001 - \$290,000	13	15.66%	8.8	0	12	1	0
\$290,001 - \$390,000	10	12.05%	11.9	0	7	3	0
\$390,001 and up	9	10.84%	50.9	1	1	5	2
<b>Total Pending Units</b>	<b>83</b>			<b>12</b>	<b>57</b>	<b>12</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>18,386,799</b>	<b>100%</b>	<b>14.9</b>	<b>1.38M</b>	<b>11.49M</b>	<b>4.46M</b>	<b>1.06M</b>
<b>Average Listing Price</b>	<b>\$146,083</b>			<b>\$115,017</b>	<b>\$201,551</b>	<b>\$371,517</b>	<b>\$530,000</b>

# April 2022



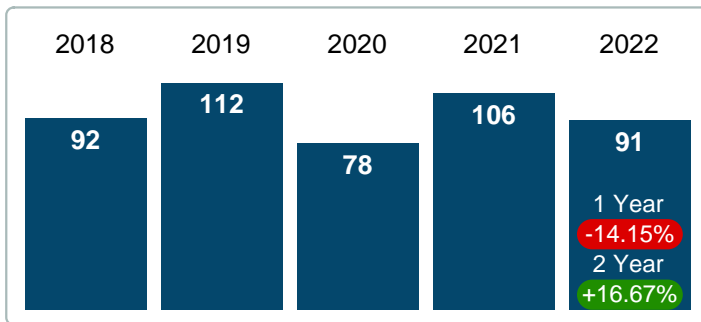
Area Delimited by County Of Creek - Residential Property Type



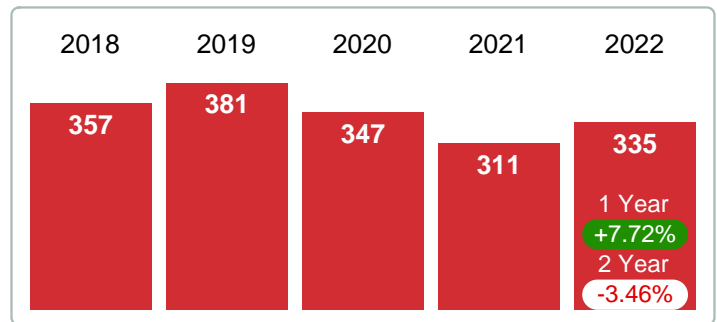
## NEW LISTINGS

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

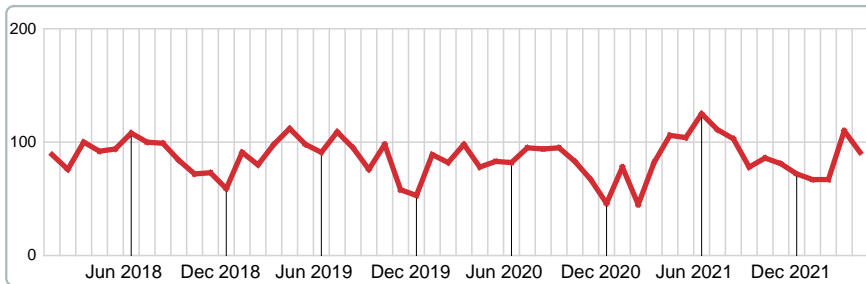
### APRIL



### YEAR TO DATE (YTD)

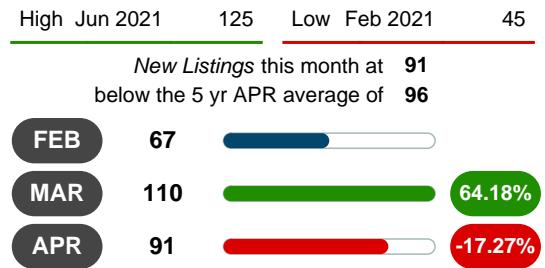


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 96



### 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
<b>Total New Listed Units</b>	<b>91</b>		<b>10</b>	<b>55</b>	<b>20</b>	<b>6</b>
<b>Total New Listed Volume</b>	<b>32,954,799</b>	<b>100%</b>	<b>1.11M</b>	<b>15.62M</b>	<b>10.96M</b>	<b>5.26M</b>
<b>Average New Listed Listing Price</b>	<b>\$156,400</b>		<b>\$111,350</b>	<b>\$284,005</b>	<b>\$547,805</b>	<b>\$877,483</b>

# April 2022



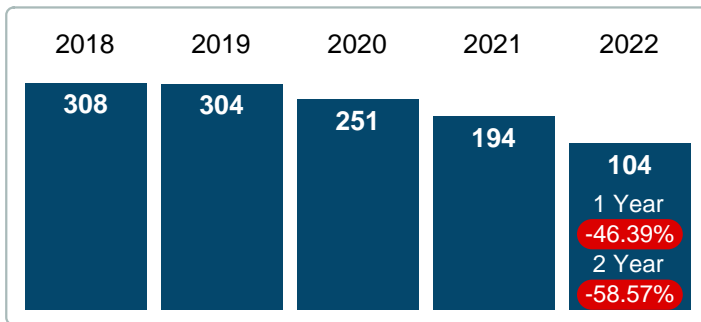
Area Delimited by County Of Creek - Residential Property Type



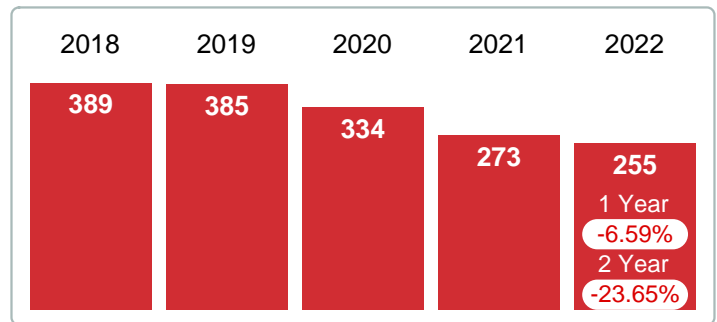
## ACTIVE INVENTORY

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

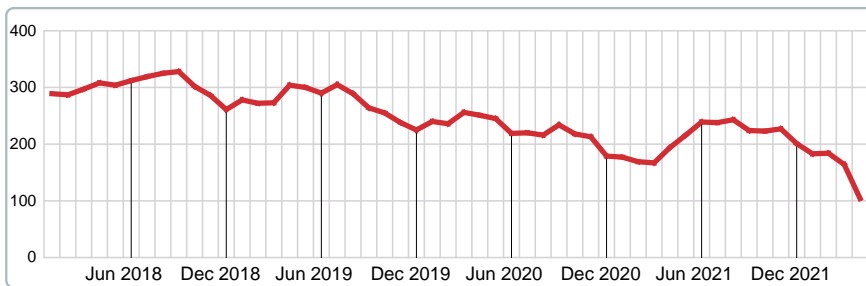
### END OF APRIL



### ACTIVE DURING APRIL

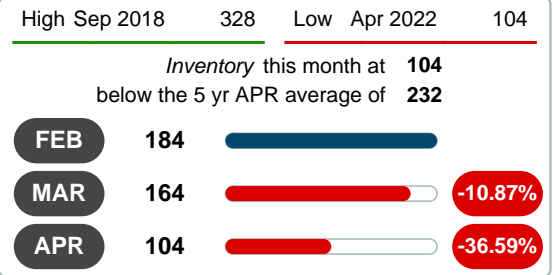


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 232



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	7.69%	53.4	3	4	0	1
\$75,001 - \$125,000	16	15.38%	54.3	1	13	2	0
\$125,001 - \$175,000	19	18.27%	49.1	5	13	0	1
\$175,001 - \$325,000	22	21.15%	72.0	2	13	6	1
\$325,001 - \$575,000	15	14.42%	59.1	2	4	5	4
\$575,001 - \$1,375,000	13	12.50%	59.5	1	4	6	2
\$1,375,001 and up	11	10.58%	66.9	0	3	3	5
<b>Total Active Inventory by Units</b>	<b>104</b>			<b>14</b>	<b>54</b>	<b>22</b>	<b>14</b>
<b>Total Active Inventory by Volume</b>	<b>50,222,498</b>	<b>100%</b>	<b>59.7</b>	<b>3.39M</b>	<b>18.94M</b>	<b>13.69M</b>	<b>14.20M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$482,909</b>			<b>\$242,021</b>	<b>\$350,833</b>	<b>\$622,378</b>	<b>\$1,014,064</b>

# April 2022



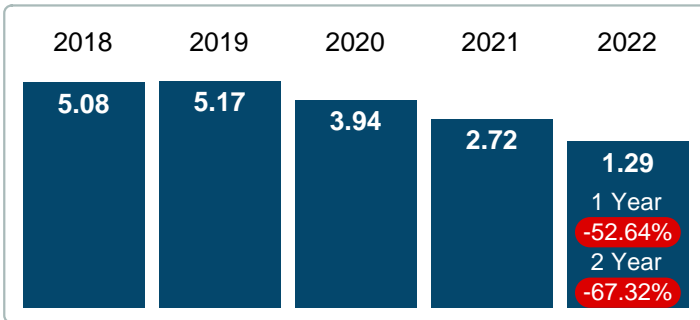
Area Delimited by County Of Creek - Residential Property Type



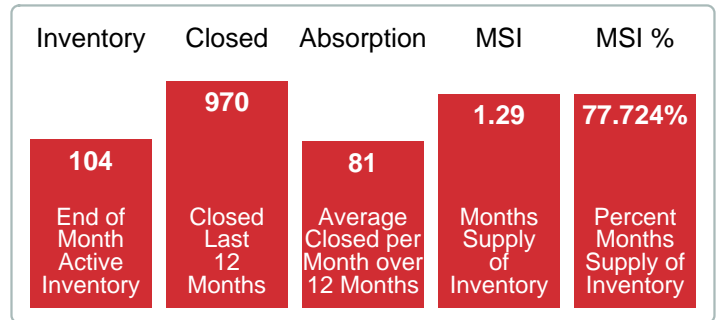
## MONTHS SUPPLY of INVENTORY (MSI)

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

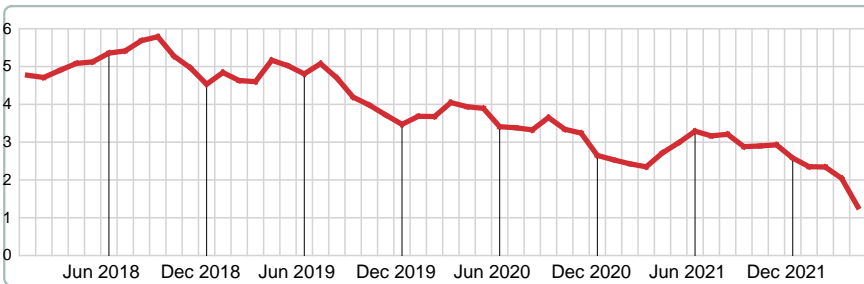
### MSI FOR APRIL



### INDICATORS FOR APRIL 2022

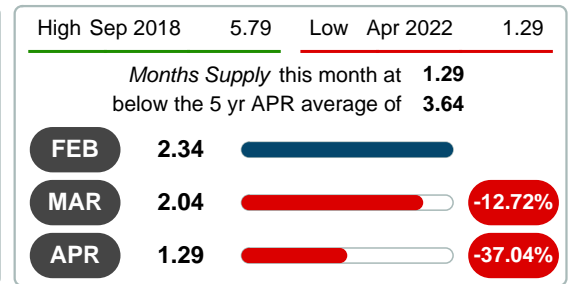


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



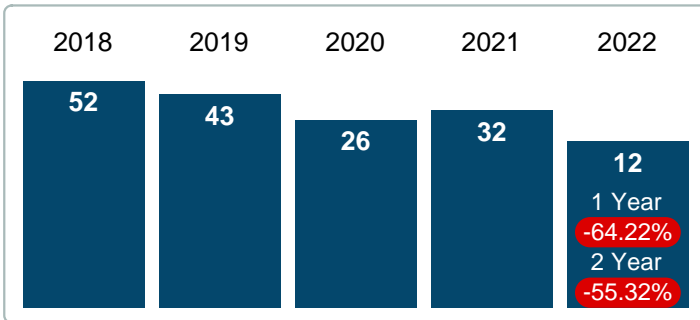
Area Delimited by County Of Creek - Residential Property Type



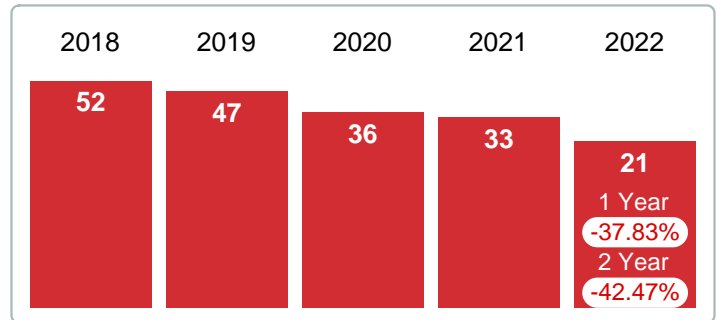
## AVERAGE DAYS ON MARKET TO SALE

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

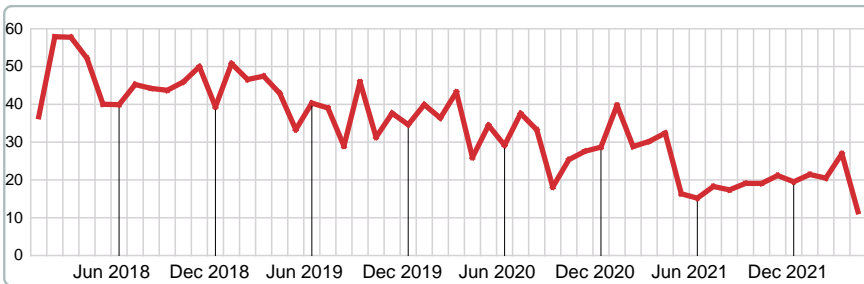
### APRIL



### YEAR TO DATE (YTD)

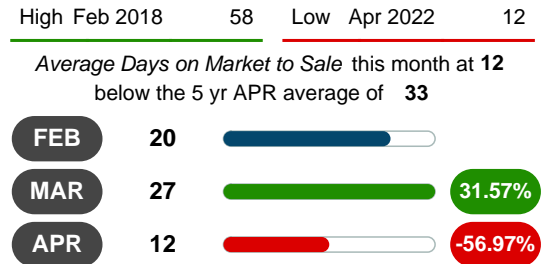


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 33



### 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
\$50,000 and less	4.05%	24	24	0	0	0
\$50,001 - \$125,000	16.22%	19	21	11	46	0
\$125,001 - \$150,000	8.11%	8	7	10	1	0
\$150,001 - \$225,000	31.08%	9	25	7	8	0
\$225,001 - \$300,000	16.22%	16	4	20	5	0
\$300,001 - \$550,000	13.51%	6	8	3	12	2
\$550,001 and up	10.81%	8	0	9	8	0
<b>Average Closed DOM</b>		<b>12</b>	<b>19</b>	<b>10</b>	<b>10</b>	<b>2</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>12</b>	<b>14</b>	<b>43</b>	<b>16</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>18,498,541</b>	<b>1.87M</b>	<b>9.62M</b>	<b>6.54M</b>	<b>470.00K</b>



# April 2022



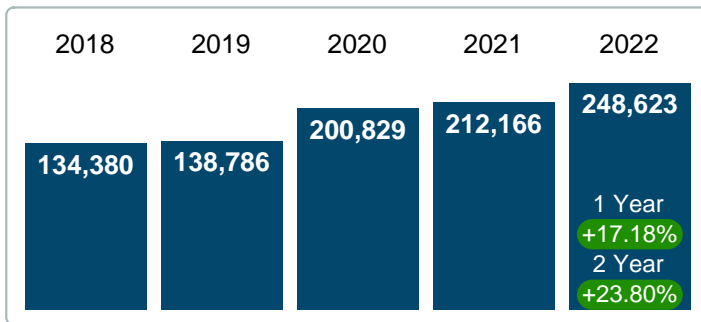
Area Delimited by County Of Creek - Residential Property Type



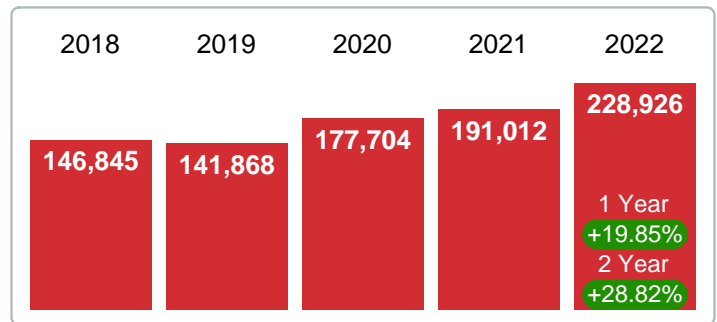
## AVERAGE LIST PRICE AT CLOSING

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

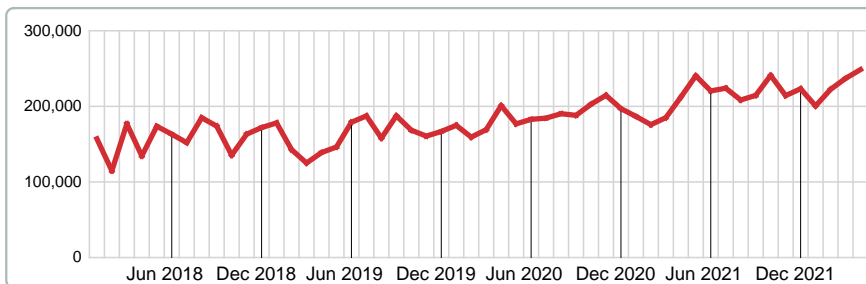
### APRIL



### YEAR TO DATE (YTD)

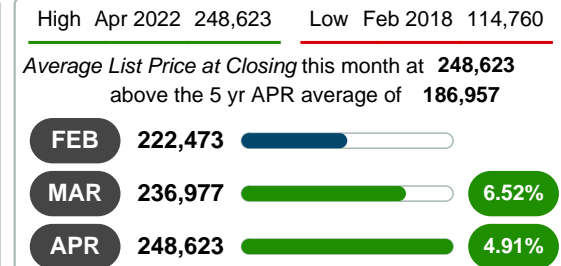


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 186,957



### 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
\$50,000 and less	3	4.05%	29,167	45,800	0	0	0
\$50,001 - \$125,000	12	16.22%	81,517	81,583	67,980	98,900	0
\$125,001 - \$150,000	9	12.16%	141,819	149,500	141,425	126,272	0
\$150,001 - \$225,000	19	25.68%	185,603	194,450	181,808	186,633	0
\$225,001 - \$300,000	15	20.27%	261,747	275,000	254,144	254,500	0
\$300,001 - \$550,000	9	12.16%	439,277	499,974	355,744	421,600	464,900
\$550,001 and up	7	9.46%	664,271	0	585,000	669,983	0
<b>Average List Price</b>			<b>248,623</b>	<b>138,591</b>	<b>218,934</b>	<b>411,173</b>	<b>464,900</b>
<b>Total Closed Units</b>		<b>100%</b>	<b>248,623</b>	<b>14</b>	<b>43</b>	<b>16</b>	<b>1</b>
<b>Total Closed Volume</b>			<b>18,398,113</b>	<b>1.94M</b>	<b>9.41M</b>	<b>6.58M</b>	<b>464.90K</b>



# April 2022



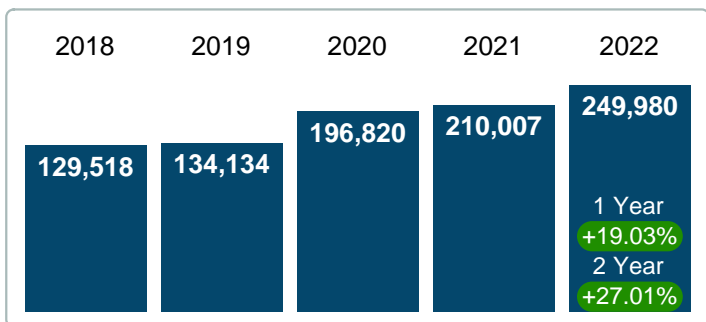
Area Delimited by County Of Creek - Residential Property Type



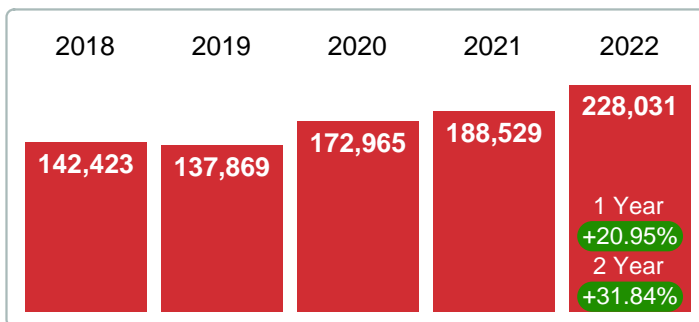
## AVERAGE SOLD PRICE AT CLOSING

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

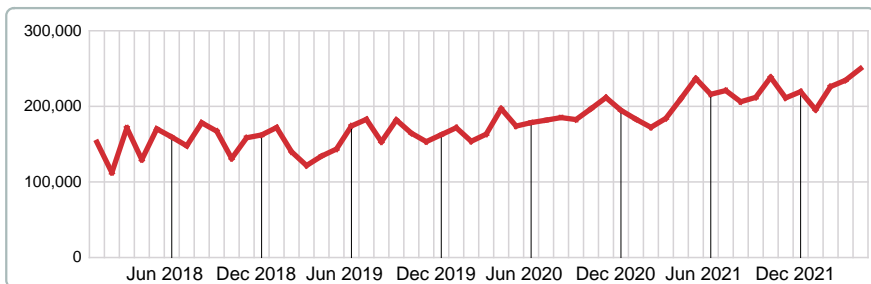
### APRIL



### YEAR TO DATE (YTD)

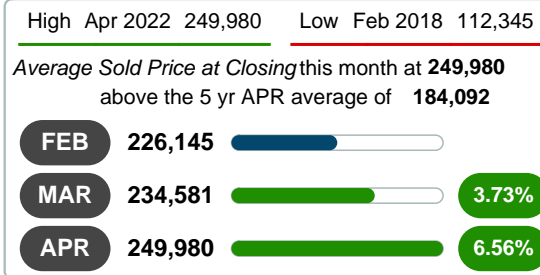


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 184,092



### 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
\$50,000 and less	4.05%	37,000	37,000	0	0	0
\$50,001 - \$125,000	16.22%	77,908	78,833	72,600	98,900	0
\$125,001 - \$150,000	8.11%	138,445	128,500	143,975	126,272	0
\$150,001 - \$225,000	31.08%	183,721	189,500	183,143	183,333	0
\$225,001 - \$300,000	16.22%	258,858	275,000	257,811	255,500	0
\$300,001 - \$550,000	13.51%	399,549	499,974	365,124	399,967	470,000
\$550,001 and up	10.81%	661,825	0	618,050	676,417	0
<b>Average Sold Price</b>		<b>249,980</b>	<b>133,320</b>	<b>223,663</b>	<b>409,036</b>	<b>470,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>249,980</b>	<b>14</b>	<b>43</b>	<b>16</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>18,498,541</b>	<b>1.87M</b>	<b>9.62M</b>	<b>6.54M</b>	<b>470.00K</b>

# April 2022



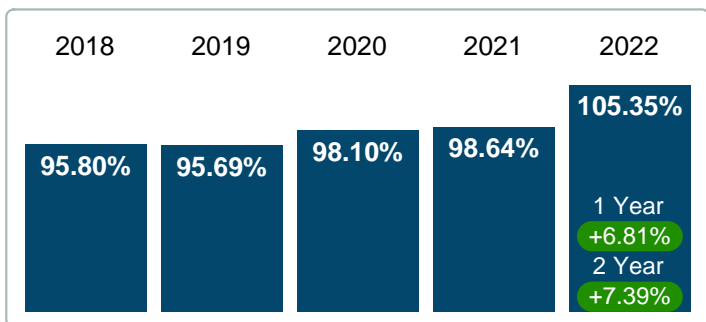
Area Delimited by County Of Creek - Residential Property Type



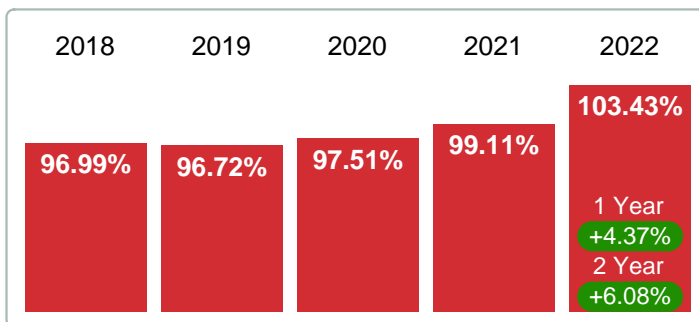
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

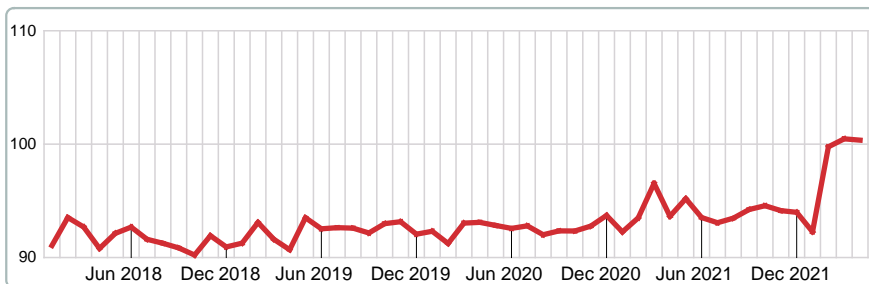
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

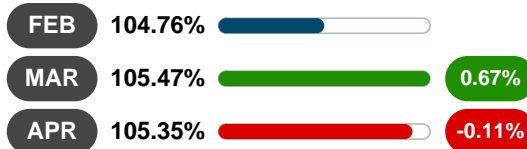


### 3 MONTHS

5 year APR AVG = 98.72%

High Mar 2022 105.47% Low Oct 2018 95.22%

Average Sold/List Ratio this month at **105.35%** above the 5 yr APR average of **98.72%**



### 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
\$50,000 and less	3	4.05%	81.60%	81.60%	0.00%	0.00%	0.00%
\$50,001 - \$125,000	12	16.22%	133.93%	96.84%	185.24%	100.00%	0.00%
\$125,001 - \$150,000	6	8.11%	98.93%	85.95%	101.90%	100.00%	0.00%
\$150,001 - \$225,000	23	31.08%	100.79%	97.39%	101.59%	98.26%	0.00%
\$225,001 - \$300,000	12	16.22%	101.27%	100.00%	101.61%	100.37%	0.00%
\$300,001 - \$550,000	10	13.51%	100.12%	100.00%	102.98%	95.08%	101.10%
\$550,001 and up	8	10.81%	101.96%	0.00%	105.42%	100.81%	0.00%
Average Sold/List Ratio		105.40%		93.32%	111.69%	99.10%	101.10%
Total Closed Units	74	100%	105.40%	14	43	16	1
Total Closed Volume	18,498,541			1.87M	9.62M	6.54M	470.00K

# April 2022



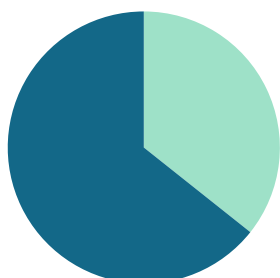
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

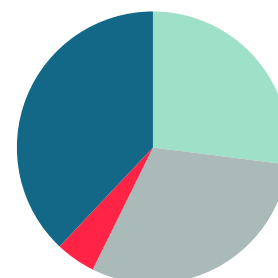


**Inventory**  
 New Listings  
**91 = 35.69%**  
 Start Inventory  
**164**  
 Total Inventory Units  
**255**  
 Volume  
**\$93,271,309**

### 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%
Average List Price	212,166	248,623	17.18%	191,012	228,926	19.85%
Average Sale Price	210,007	249,980	19.03%	188,529	228,031	20.95%
Average Percent of Selling Price to List Price	98.64%	105.35%	6.81%	99.11%	103.43%	4.37%
Average Days on Market to Sale	32.40	11.59	-64.22%	33.06	20.55	-37.83%
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

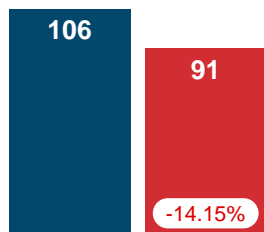
**Inventory** on April 30, 2022 = **104**

**2021** **2022**

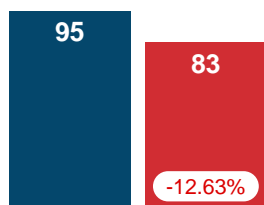
### APRIL MARKET

### AVERAGE PRICES

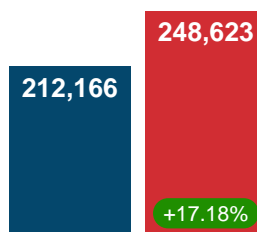
#### New Listings



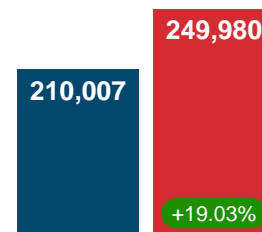
#### Pending Listings



#### List Price



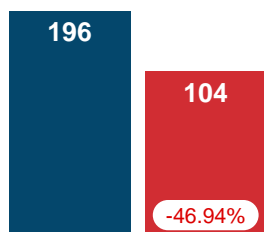
#### Sale Price



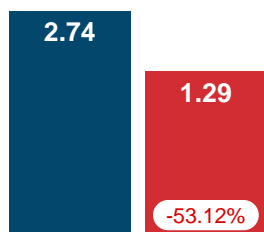
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

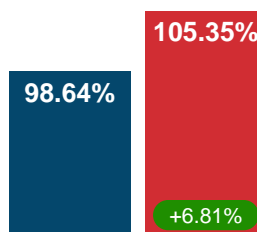
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

