

February 2022

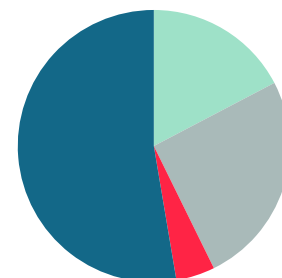
Area Delimited by County Of Creek



MONTHLY INVENTORY ANALYSIS

Report produced on Mar 14, 2022 for MLS Technology Inc.

Compared Metrics	February		
	2021	2022	+/-%
Closed Listings	65	75	15.38%
Pending Listings	75	110	46.67%
New Listings	66	107	62.12%
Average List Price	143,080	194,724	36.09%
Average Sale Price	139,118	193,730	39.26%
Average Percent of Selling Price to List Price	97.13%	108.63%	11.84%
Average Days on Market to Sale	31.23	27.03	-13.46%
End of Month Inventory	311	228	-26.69%
Months Supply of Inventory	3.45	2.30	-33.28%



■ Closed (17.32%)
■ Pending (25.40%)
■ Other OffMarket (4.62%)
■ Active (52.66%)

Absorption: Last 12 months, an Average of **99** Sales/Month
Active Inventory as of February 28, 2022 = **228**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2022 decreased **26.69%** to 228 existing homes available for sale. Over the last 12 months this area has had an average of 99 closed sales per month. This represents an unsold inventory index of **2.30** 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 **39.26%** in February 2022 to \$193,730 versus the previous year at \$139,118.

Average Days on Market Shortens

The average number of **27.03** days that homes spent on the market before selling decreased by 4.20 days or **13.46%** in February 2022 compared to last year's same month at **31.23** DOM.

Sales Success for February 2022 is Positive

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

There were 107 New Listings in February 2022, up **62.12%** from last year at 66. Furthermore, there were 75 Closed Listings this month versus last year at 65, a **15.38%** increase.

Closed versus Listed trends yielded a **70.1%** ratio, down from previous year's, February 2021, at **98.5%**, a **28.83%** 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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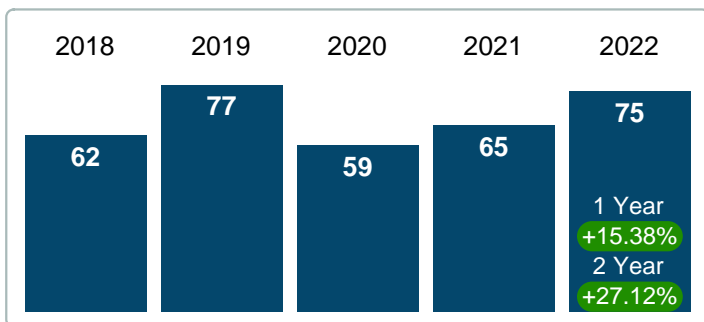
Area Delimited by County Of Creek



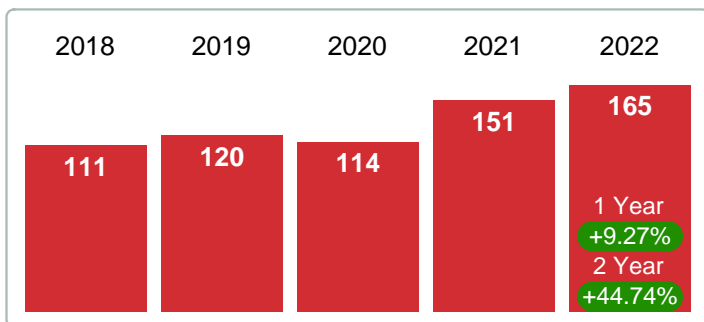
CLOSED LISTINGS

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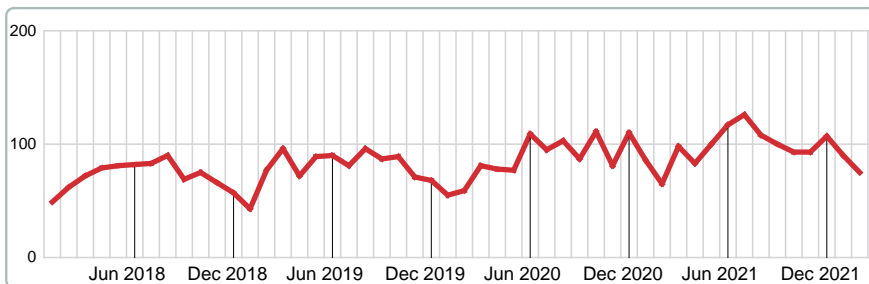
FEBRUARY



YEAR TO DATE (YTD)

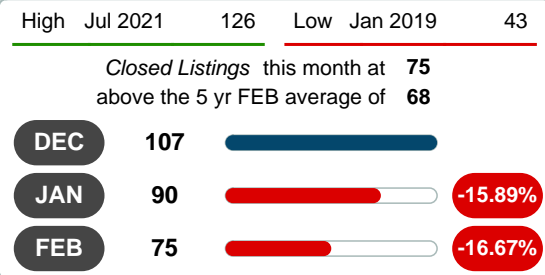


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 68



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1-\$75,000	15	20.00%	34.7	9	5	1	0
\$75,001-\$125,000	13	17.33%	41.4	5	6	2	0
\$125,001-\$200,000	18	24.00%	14.3	6	11	1	0
\$200,001-\$225,000	6	8.00%	10.8	2	3	1	0
\$225,001-\$375,000	15	20.00%	26.1	2	9	4	0
\$375,001 and up	8	10.67%	31.6	3	2	2	1
Total Closed Units	75			27	36	11	1
Total Closed Volume	14,529,765	100%	27.0	4.04M	6.79M	3.16M	540.00K
Average Closed Price	\$193,730			\$149,674	\$188,532	\$287,400	\$540,000

February 2022



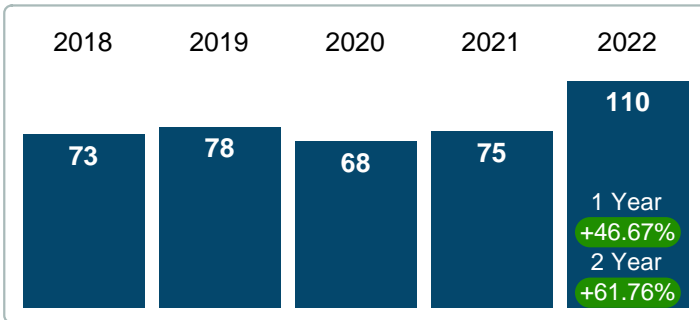
Area Delimited by County Of Creek



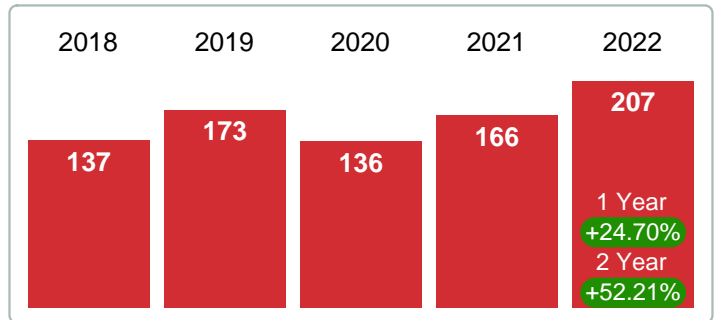
PENDING LISTINGS

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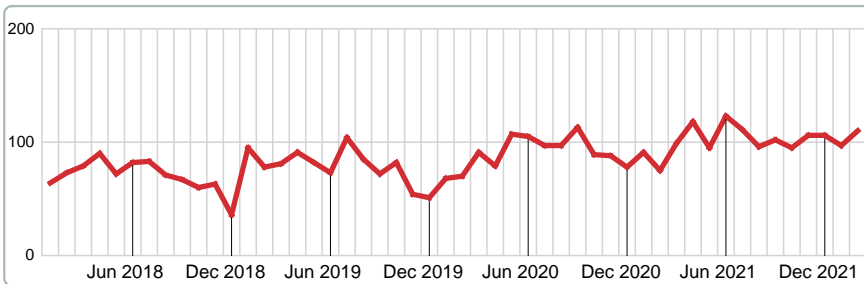
FEBRUARY



YEAR TO DATE (YTD)

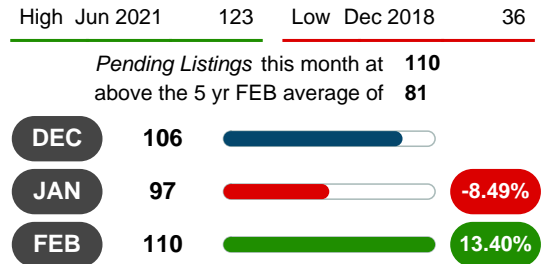


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 81



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	10	9.09%	83.8	9	1	0	0
\$50,001 - \$75,000	6	5.45%	25.2	5	1	0	0
\$75,001 - \$125,000	21	19.09%	34.3	14	6	1	0
\$125,001 - \$175,000	21	19.09%	28.9	5	16	0	0
\$175,001 - \$275,000	26	23.64%	23.9	2	19	5	0
\$275,001 - \$425,000	15	13.64%	56.5	2	9	4	0
\$425,001 and up	11	10.00%	37.4	0	3	7	1
Total Pending Units	110			37	55	17	1
Total Pending Volume	24,152,178	100%	25.3	3.93M	11.96M	6.76M	1.50M
Average Listing Price	\$270,933			\$106,281	\$217,385	\$397,918	\$1,499,000

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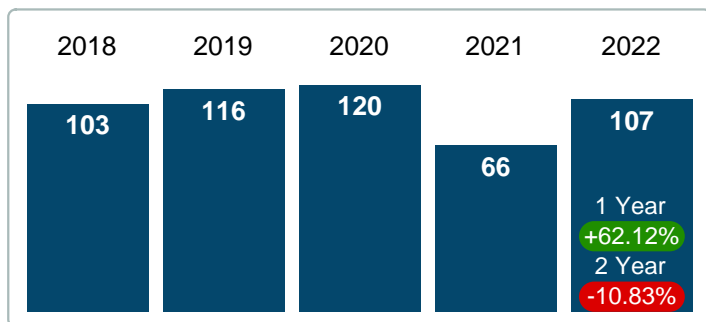
Area Delimited by County Of Creek



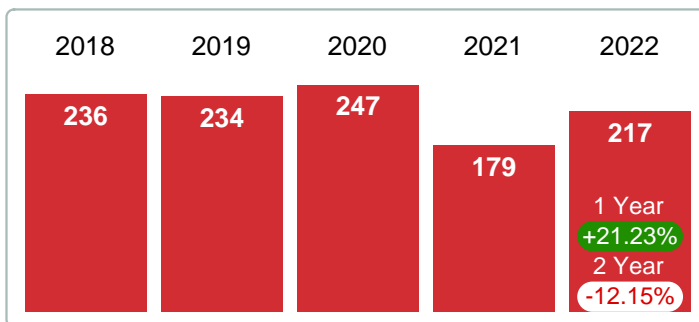
NEW LISTINGS

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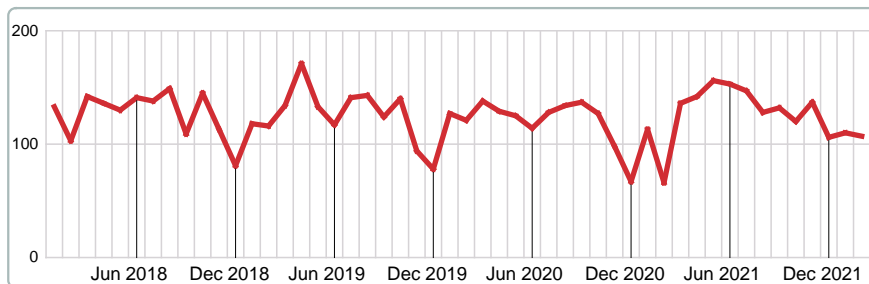
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

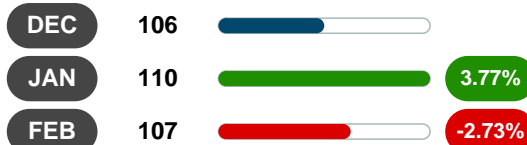


3 MONTHS

5 year FEB AVG = 102

High Apr 2019 171 Low Feb 2021 66

New Listings this month at 107
above the 5 yr FEB average of 102



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	12	11.21%	9	3	0	0
\$60,001 - \$90,000	10	9.35%	9	1	0	0
\$90,001 - \$140,000	17	15.89%	13	4	0	0
\$140,001 - \$190,000	28	26.17%	9	17	2	0
\$190,001 - \$280,000	15	14.02%	3	10	2	0
\$280,001 - \$430,000	14	13.08%	4	6	4	0
\$430,001 and up	11	10.28%	3	2	3	3
Total New Listed Units	107		50	43	11	3
Total New Listed Volume	24,397,948	100%	7.90M	8.84M	4.11M	3.55M
Average New Listed Listing Price	\$1,500		\$157,901	\$205,581	\$373,900	\$1,183,333

February 2022

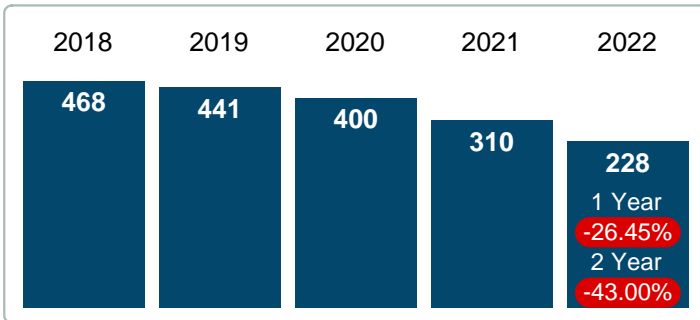
Area Delimited by County Of Creek



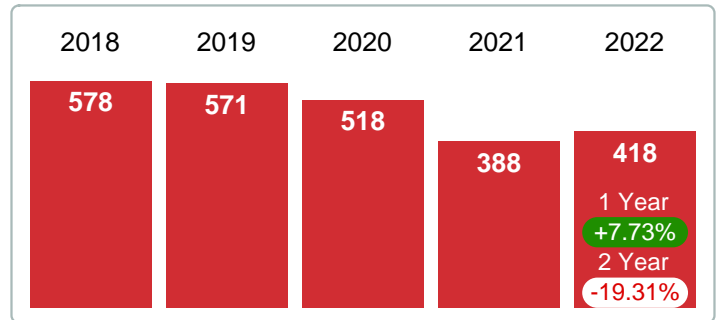
ACTIVE INVENTORY

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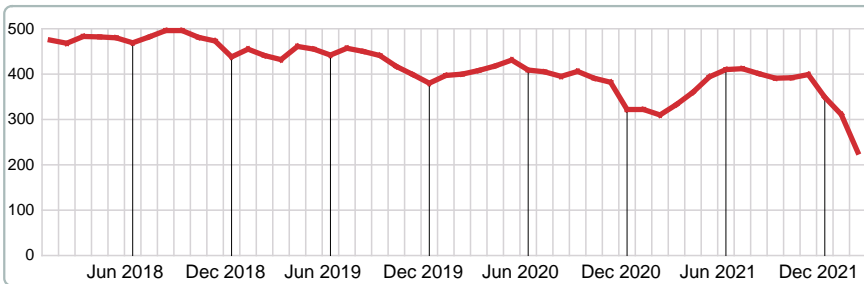
END OF FEBRUARY



ACTIVE DURING FEBRUARY

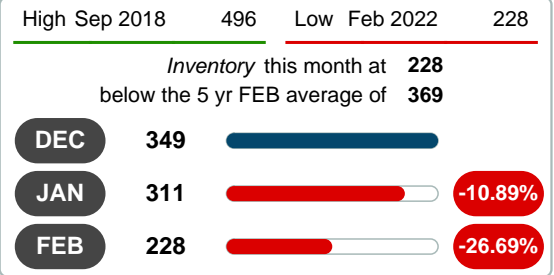


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 369



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	7	3.07%	110.3	7	0	0	0
\$25,001 - \$50,000	21	9.21%	108.2	20	1	0	0
\$50,001 - \$100,000	57	25.00%	86.0	48	8	1	0
\$100,001 - \$175,000	50	21.93%	74.0	36	13	1	0
\$175,001 - \$275,000	42	18.42%	100.2	22	18	1	1
\$275,001 - \$625,000	27	11.84%	70.6	16	4	3	4
\$625,001 and up	24	10.53%	115.8	10	5	3	6
Total Active Inventory by Units	228			159	49	9	11
Total Active Inventory by Volume	72,888,998	100%	90.1	38.01M	16.35M	5.68M	12.84M
Average Active Inventory Listing Price	\$319,689			\$239,053	\$333,730	\$631,463	\$1,167,609

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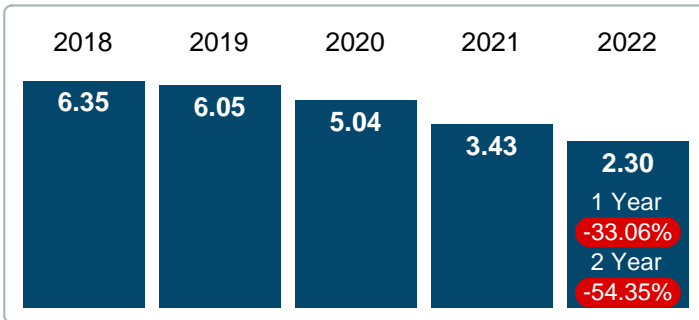
Area Delimited by County Of Creek



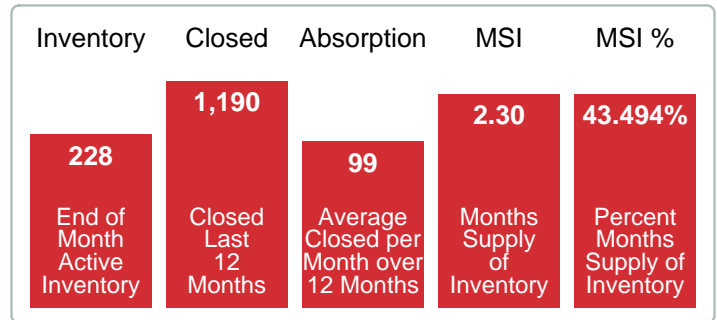
MONTHS SUPPLY of INVENTORY (MSI)

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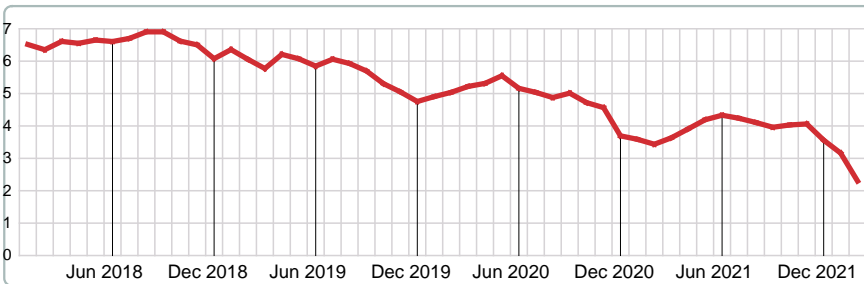
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022

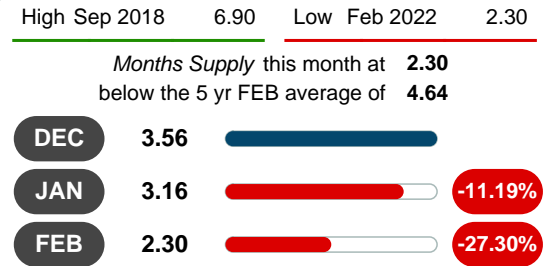


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 4.64



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
\$25,000 and less	7	3.07%	1.29	2.40	0.00	0.00	0.00
\$25,001 - \$50,000	21	9.21%	3.41	4.07	0.92	0.00	0.00
\$50,001 - \$100,000	57	25.00%	3.74	5.28	1.60	0.92	0.00
\$100,001 - \$175,000	50	21.93%	1.63	5.68	0.58	0.71	0.00
\$175,001 - \$275,000	42	18.42%	1.87	7.76	1.27	0.20	2.40
\$275,001 - \$625,000	27	11.84%	1.62	6.19	0.65	0.56	1.55
\$625,001 and up	24	10.53%	9.00	15.00	8.57	3.60	10.29
Market Supply of Inventory (MSI)			2.30	5.42	0.95	0.63	2.81
Total Active Inventory by Units		100%	228	159	49	9	11

February 2022

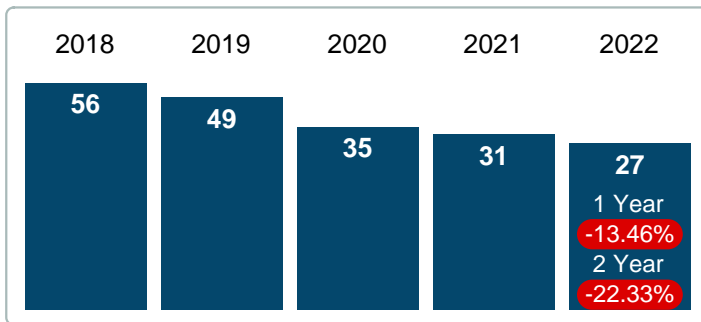
Area Delimited by County Of Creek



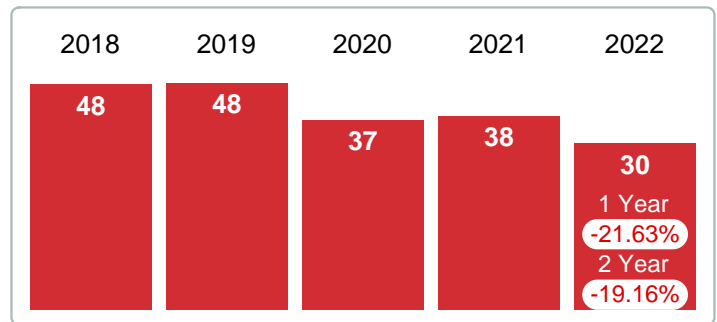
AVERAGE DAYS ON MARKET TO SALE

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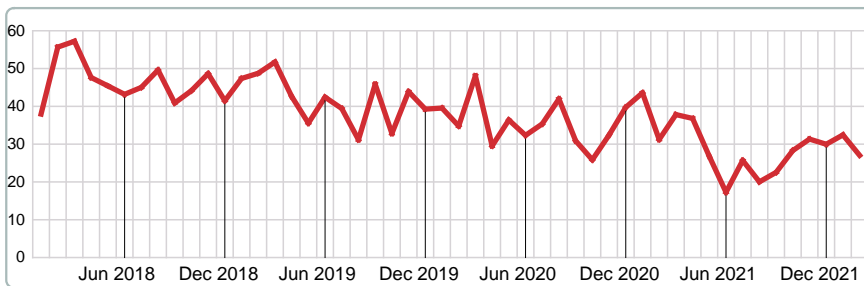
FEBRUARY



YEAR TO DATE (YTD)

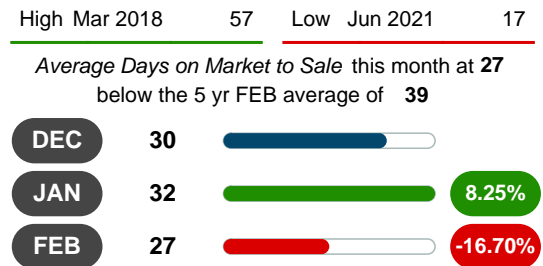


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 39



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
\$0 and less	0	0.00%	0	0	0	0	0
\$1-\$75,000	15	20.00%	35	43	15	57	0
\$75,001-\$125,000	13	17.33%	41	58	25	51	0
\$125,001-\$200,000	18	24.00%	14	12	4	141	0
\$200,001-\$225,000	6	8.00%	11	14	11	6	0
\$225,001-\$375,000	15	20.00%	26	85	12	28	0
\$375,001 and up	8	10.67%	32	35	10	43	44
Average Closed DOM	27			39	12	46	44
Total Closed Units	75	100%	27	27	36	11	1
Total Closed Volume	14,529,765			4.04M	6.79M	3.16M	540.00K

February 2022

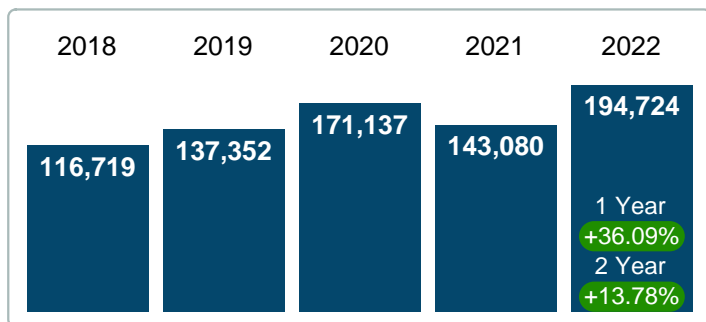
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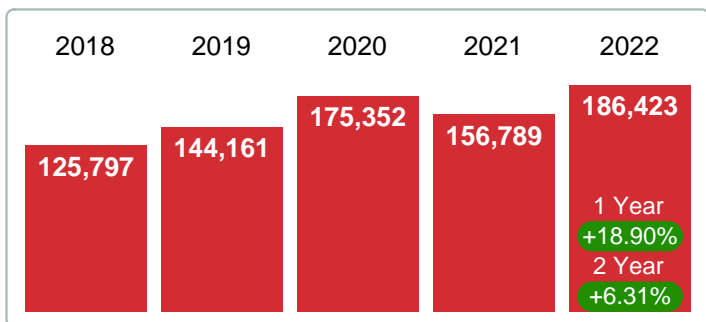
AVERAGE LIST PRICE AT CLOSING

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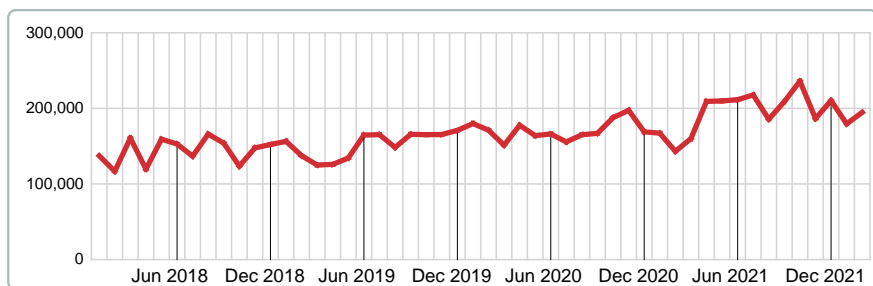
FEBRUARY



YEAR TO DATE (YTD)

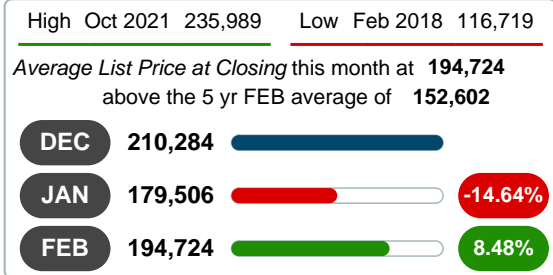


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 152,602



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
\$0 and less	0	0.00%	0	0	0	0	0
\$1-\$75,000	15	20.00%	26,264	31,944	27,013	1,400	0
\$75,001-\$125,000	13	17.33%	100,185	103,600	101,067	89,000	0
\$125,001-\$200,000	22	29.33%	163,336	159,483	159,418	179,000	0
\$200,001-\$225,000	3	4.00%	217,667	214,000	212,667	199,900	0
\$225,001-\$375,000	14	18.67%	277,129	285,000	277,589	221,850	0
\$375,001 and up	8	10.67%	597,712	516,300	571,450	762,500	550,000
Average List Price			194,724	159,604	188,174	270,064	550,000
Total Closed Units		100%	194,724	27	36	11	1
Total Closed Volume			14,604,264	4.31M	6.77M	2.97M	550.00K

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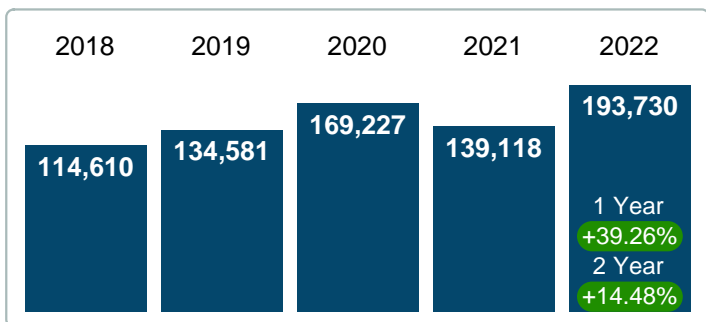
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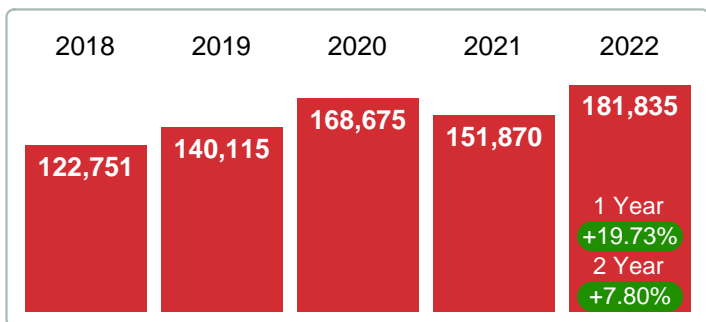
AVERAGE SOLD PRICE AT CLOSING

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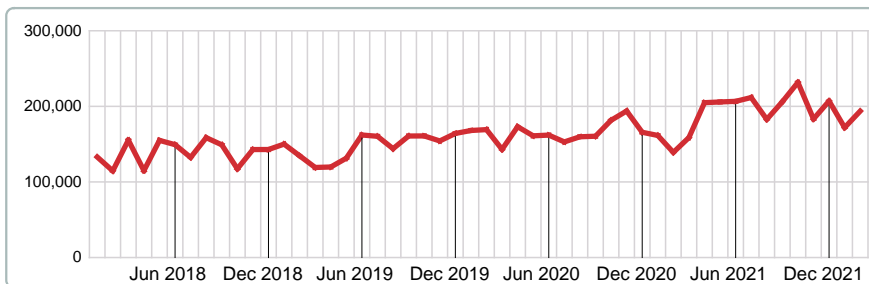
FEBRUARY



YEAR TO DATE (YTD)

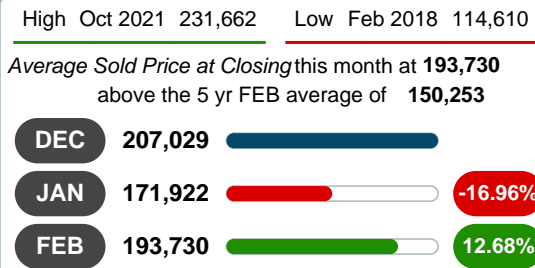


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 150,253



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
\$0 and less	0	0.00%	0	0	0	0	0
\$1-\$75,000	15	20.00%	26,618	29,200	27,013	1,400	0
\$75,001-\$125,000	13	17.33%	100,854	98,200	105,433	93,750	0
\$125,001-\$200,000	18	24.00%	162,333	155,833	164,727	175,000	0
\$200,001-\$225,000	6	8.00%	212,667	213,750	212,667	210,500	0
\$225,001-\$375,000	15	20.00%	272,060	270,000	275,100	266,250	0
\$375,001 and up	8	10.67%	567,563	461,633	546,800	761,000	540,000
Average Sold Price			193,730	149,674	188,532	287,400	540,000
Total Closed Units		100%	193,730	27	36	11	1
Total Closed Volume			14,529,765	4.04M	6.79M	3.16M	540.00K

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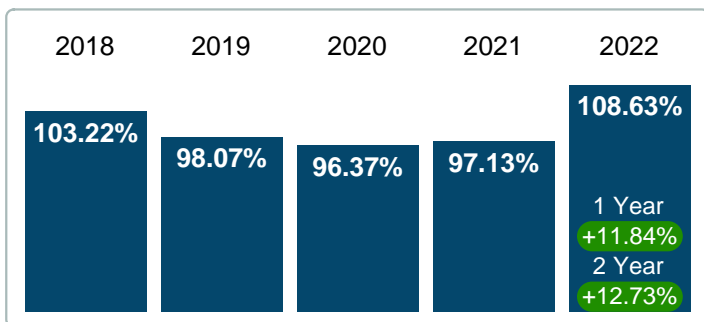
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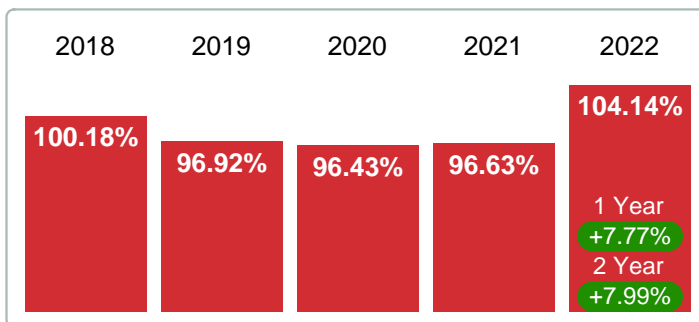
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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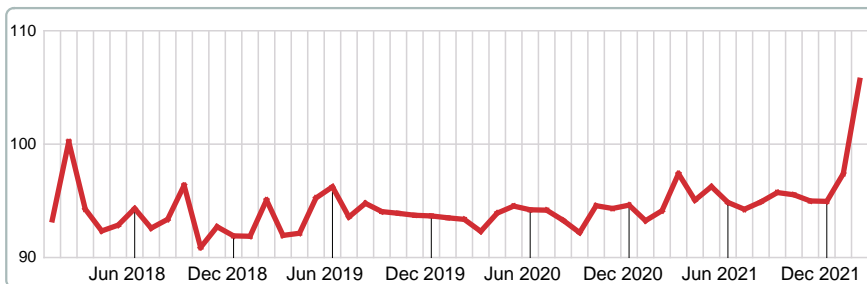
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

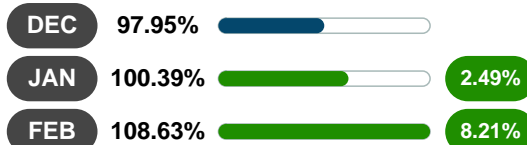


3 MONTHS

5 year FEB AVG = 100.68%

High Feb 2022 108.63% Low Oct 2018 93.89%

Average Sold/List Ratio this month at **108.63%** above the 5 yr FEB average of **100.68%**



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
\$0 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$1-\$75,000	15	20.00%	130.72%	151.20%	100.00%	100.00%	0.00%
\$75,001-\$125,000	13	17.33%	101.59%	96.27%	104.71%	105.52%	0.00%
\$125,001-\$200,000	18	24.00%	101.41%	98.71%	103.22%	97.77%	0.00%
\$200,001-\$225,000	6	8.00%	101.22%	100.97%	100.03%	105.30%	0.00%
\$225,001-\$375,000	15	20.00%	111.37%	94.44%	100.27%	144.79%	0.00%
\$375,001 and up	8	10.67%	95.34%	90.87%	95.93%	100.05%	98.18%
Average Sold/List Ratio		108.60%		114.73%	101.61%	117.58%	98.18%
Total Closed Units	75	100%	108.60%	27	36	11	1
Total Closed Volume	14,529,765			4.04M	6.79M	3.16M	540.00K

February 2022

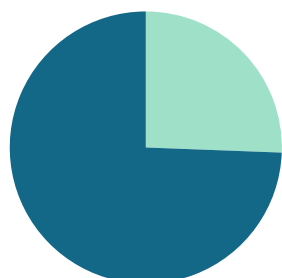
Area Delimited by County Of Creek



MARKET SUMMARY

Report produced on Mar 14, 2022 for MLS Technology Inc.

INVENTORY

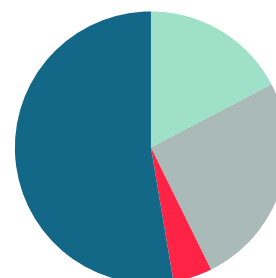


Inventory
 New Listings
107 = 25.60%
 Start Inventory
311
 Total Inventory Units
418
 Volume
\$115,238,740

Market Activity

Closed Sales
75 = 17.32%
 Pending Sales
110 = 25.40%
 Other Off Market
20 = 4.62%
 Active Inventory
228 = 52.66%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	65	75	15.38%	151	165	9.27%
Pending Sales	75	110	46.67%	166	207	24.70%
New Listings	66	107	62.12%	179	217	21.23%
Average List Price	143,080	194,724	36.09%	156,789	186,423	18.90%
Average Sale Price	139,118	193,730	39.26%	151,870	181,835	19.73%
Average Percent of Selling Price to List Price	97.13%	108.63%	11.84%	96.63%	104.14%	7.77%
Average Days on Market to Sale	31.23	27.03	-13.46%	38.26	29.98	-21.63%
Monthly Inventory	311	228	-26.69%	311	228	-26.69%
Months Supply of Inventory	3.45	2.30	-33.28%	3.45	2.30	-33.28%

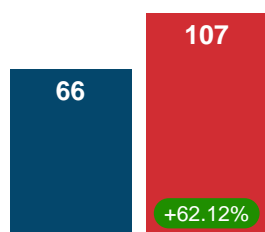
Absorption: Last 12 months, an Average of **99** Sales/Month

Inventory on February 28, 2022 = **228** 2021 2022

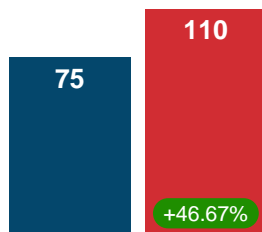
FEBRUARY MARKET

AVERAGE PRICES

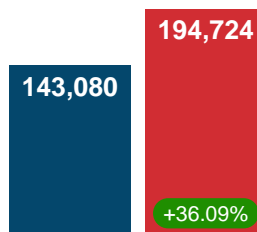
New Listings



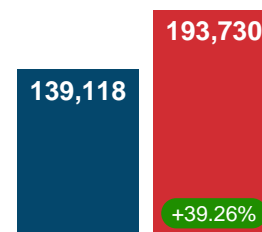
Pending Listings



List Price



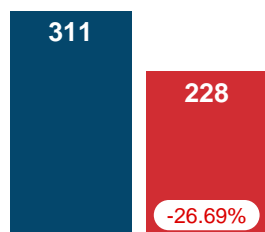
Sale Price



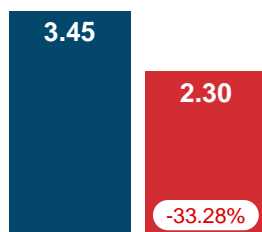
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

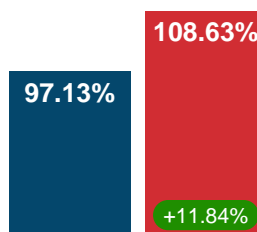
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

