

February 2022

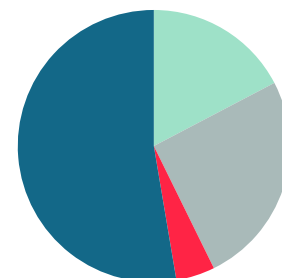
Area Delimited by County Of Creek



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%
Median List Price	139,900	159,900	14.30%
Median Sale Price	130,000	165,000	26.92%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	11.00	9.00	-18.18%
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.

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 **26.92%** in February 2022 to \$165,000 versus the previous year at \$130,000.

Median Days on Market Shortens

The median number of **9.00** days that homes spent on the market before selling decreased by 2.00 days or **18.18%** in February 2022 compared to last year's same month at **11.00** DOM.

Sales Success for February 2022 is Positive

Overall, with Median 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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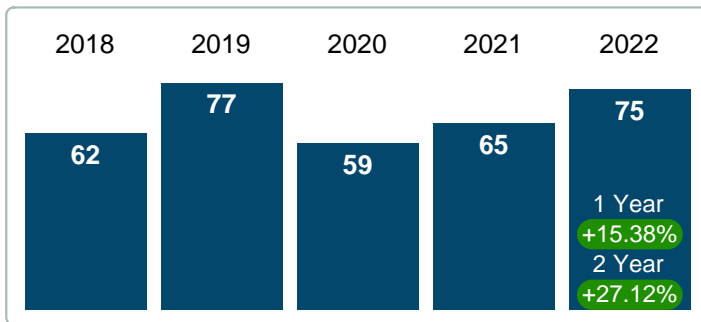
Area Delimited by County Of Creek



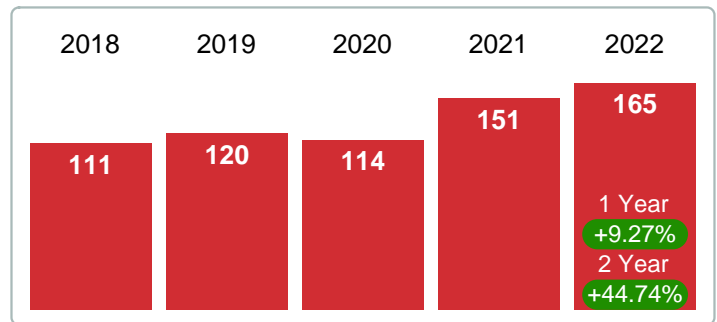
CLOSED LISTINGS

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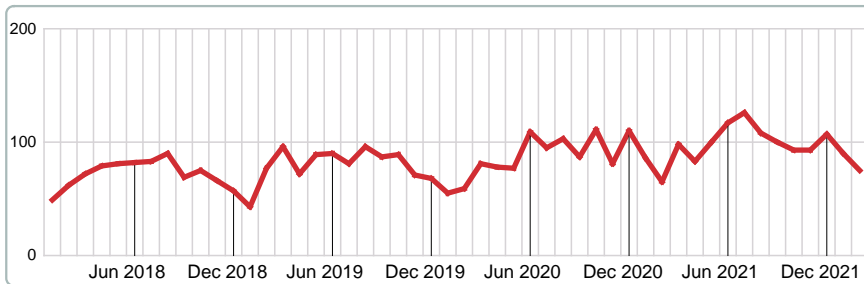
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

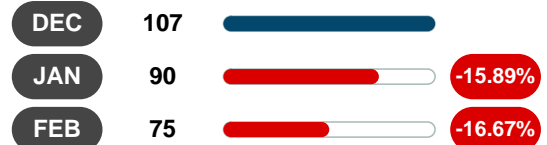


3 MONTHS

5 year FEB AVG = 68

High Jul 2021 126 Low Jan 2019 43

Closed Listings this month at **75**
above the 5 yr FEB average of **68**



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	28.0	9	5	1	0
\$75,001-\$125,000	13	17.33%	20.0	5	6	2	0
\$125,001-\$200,000	18	24.00%	3.0	6	11	1	0
\$200,001-\$225,000	6	8.00%	5.5	2	3	1	0
\$225,001-\$375,000	15	20.00%	12.0	2	9	4	0
\$375,001 and up	8	10.67%	13.5	3	2	2	1
Total Closed Units	75			27	36	11	1
Total Closed Volume	14,529,765	100%	9.0	4.04M	6.79M	3.16M	540.00K
Median Closed Price	\$165,000			\$120,000	\$174,000	\$245,000	\$540,000

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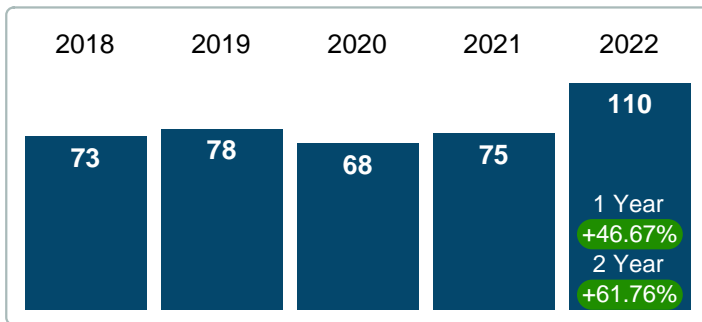
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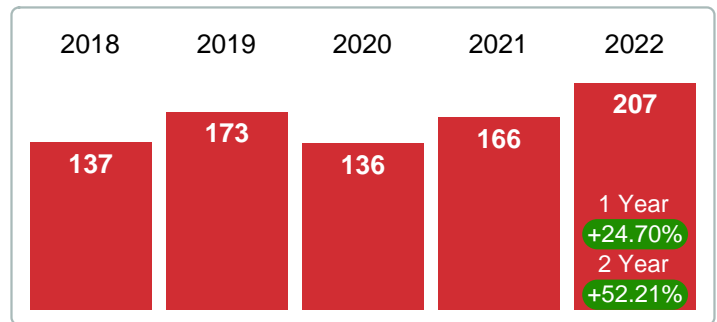
PENDING LISTINGS

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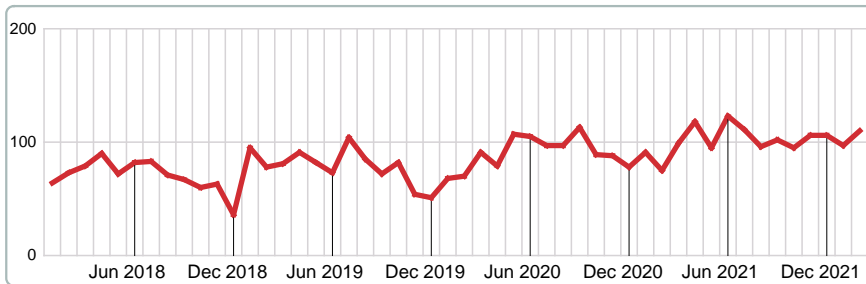
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 81

High Jun 2021 123 Low Dec 2018 36

Pending Listings this month at 110
above the 5 yr FEB 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
\$50,000 and less	10	9.09%	44.5	9	1	0	0
\$50,001 - \$75,000	6	5.45%	15.0	5	1	0	0
\$75,001 - \$125,000	21	19.09%	12.0	14	6	1	0
\$125,001 - \$175,000	21	19.09%	8.0	5	16	0	0
\$175,001 - \$275,000	26	23.64%	8.5	2	19	5	0
\$275,001 - \$425,000	15	13.64%	10.0	2	9	4	0
\$425,001 and up	11	10.00%	21.0	0	3	7	1
Total Pending Units	110			37	55	17	1
Total Pending Volume	24,152,178	100%	11.5	3.93M	11.96M	6.76M	1.50M
Median Listing Price	\$174,750			\$96,000	\$185,000	\$339,000	\$1,499,000

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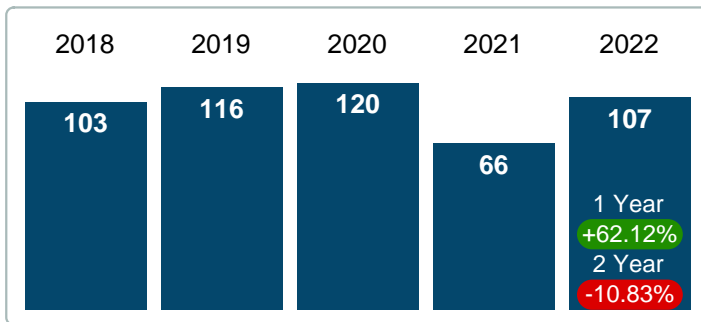
Area Delimited by County Of Creek



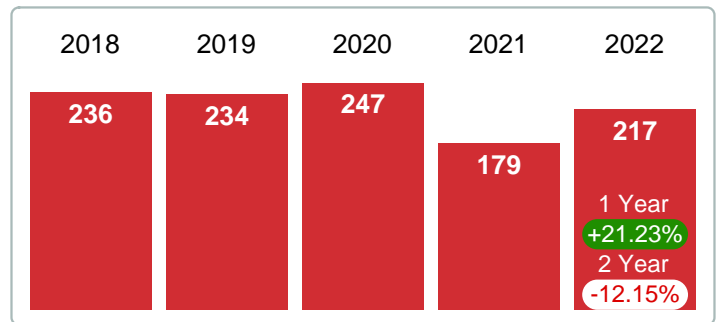
NEW LISTINGS

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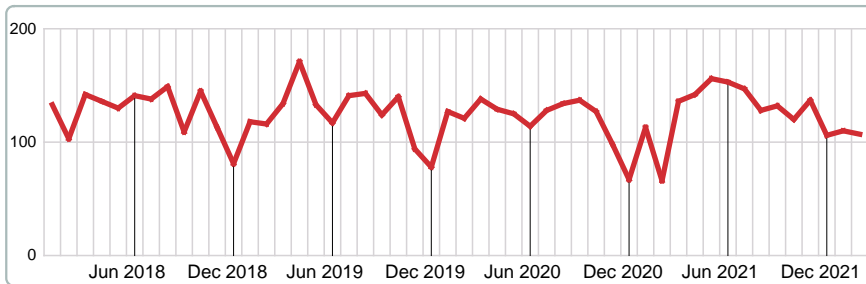
FEBRUARY



YEAR TO DATE (YTD)

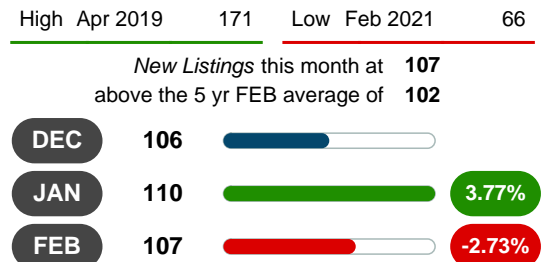


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 102



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	7	6.54%	5	2	0	0
\$50,001 - \$75,000	12	11.21%	11	1	0	0
\$75,001 - \$125,000	18	16.82%	14	4	0	0
\$125,001 - \$175,000	22	20.56%	7	14	1	0
\$175,001 - \$275,000	23	21.50%	6	14	3	0
\$275,001 - \$425,000	14	13.08%	4	6	4	0
\$425,001 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
Median New Listed Listing Price	\$170,000		\$112,500	\$179,900	\$339,000	\$1,250,000

February 2022

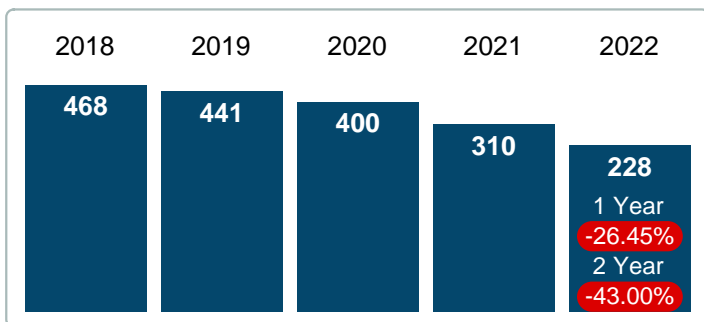
Area Delimited by County Of Creek



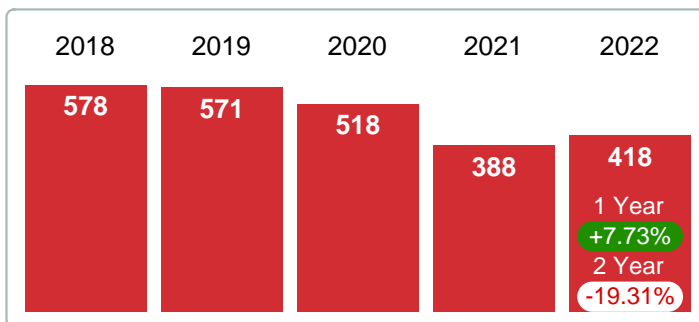
ACTIVE INVENTORY

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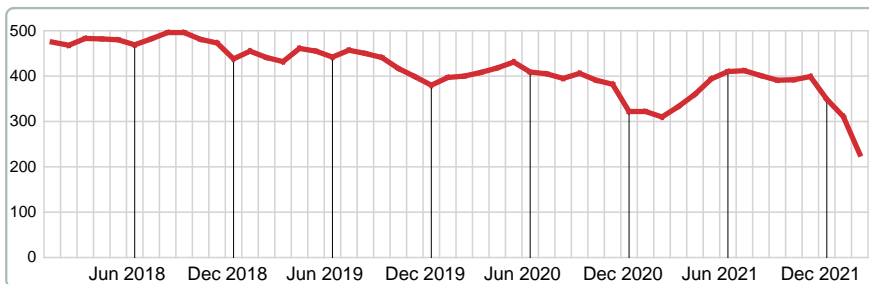
END OF FEBRUARY



ACTIVE DURING FEBRUARY

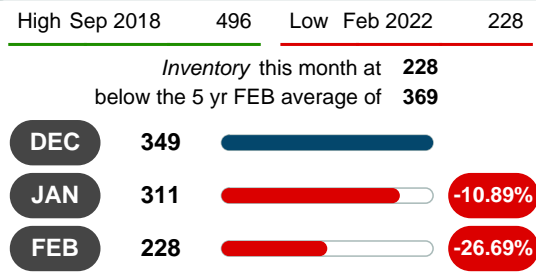


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 369



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	7	3.07%	125.0	7	0	0	0
\$25,001 - \$50,000	21	9.21%	119.0	20	1	0	0
\$50,001 - \$100,000	57	25.00%	55.0	48	8	1	0
\$100,001 - \$175,000	50	21.93%	50.5	36	13	1	0
\$175,001 - \$275,000	42	18.42%	64.5	22	18	1	1
\$275,001 - \$625,000	27	11.84%	53.0	16	4	3	4
\$625,001 and up	24	10.53%	138.5	10	5	3	6
Total Active Inventory by Units	228			159	49	9	11
Total Active Inventory by Volume	72,888,998	100%	71.5	38.01M	16.35M	5.68M	12.84M
Median Active Inventory Listing Price	\$151,000			\$119,000	\$184,000	\$419,390	\$649,900

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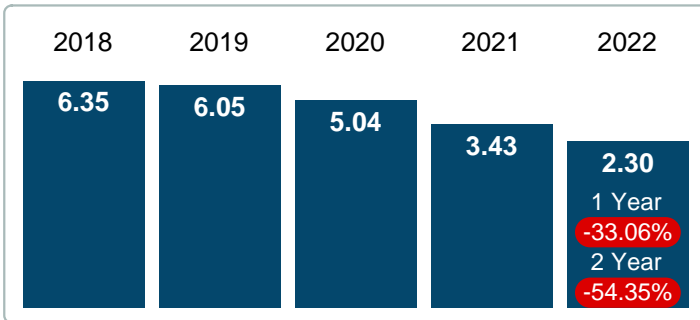
Area Delimited by County Of Creek



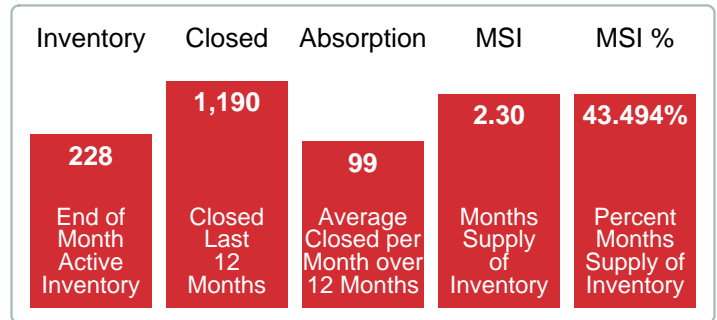
MONTHS SUPPLY of INVENTORY (MSI)

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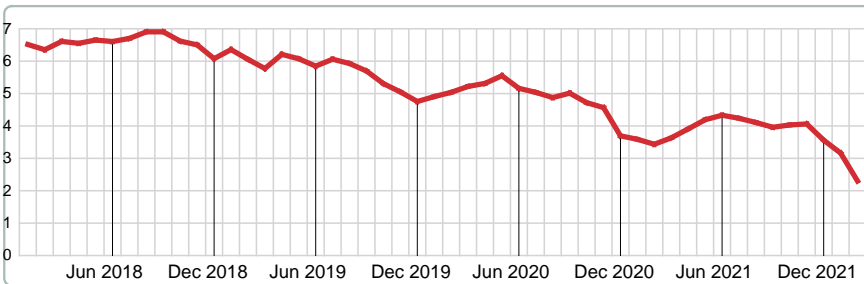
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022

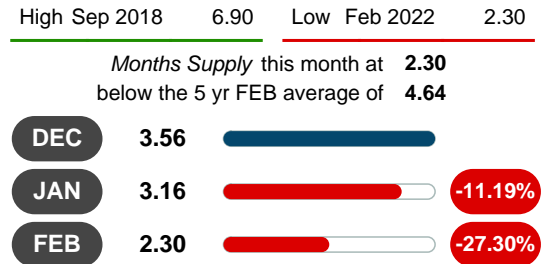


5 YEAR MARKET ACTIVITY TRENDS



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

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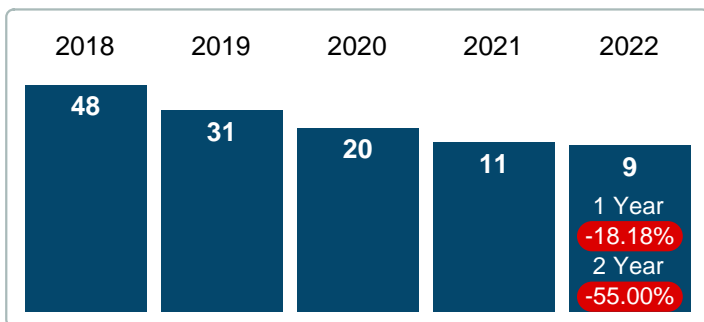
Area Delimited by County Of Creek



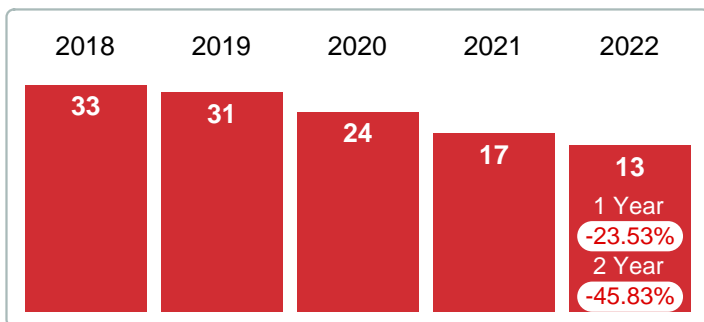
MEDIAN DAYS ON MARKET TO SALE

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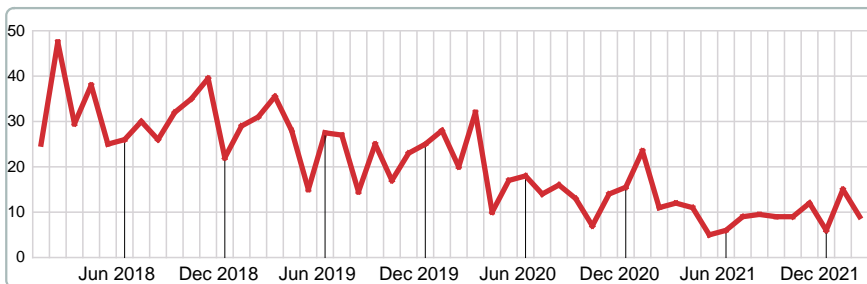
FEBRUARY



YEAR TO DATE (YTD)

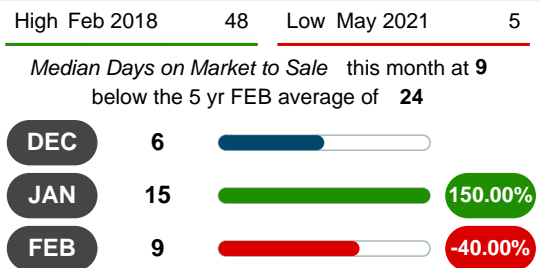


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 24



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
\$0 and less	0	0.00%	139	0	0	0	0
\$1-\$75,000	15	20.00%	28	41	15	57	0
\$75,001-\$125,000	13	17.33%	20	66	8	51	0
\$125,001-\$200,000	18	24.00%	3	1	3	141	0
\$200,001-\$225,000	6	8.00%	6	14	5	6	0
\$225,001-\$375,000	15	20.00%	12	85	9	18	0
\$375,001 and up	8	10.67%	14	13	10	43	44
Median Closed DOM	9		9.0	27	7	23	44
Total Closed Units	75	100%	9.0	27	36	11	1
Total Closed Volume	14,529,765			4.04M	6.79M	3.16M	540.00K

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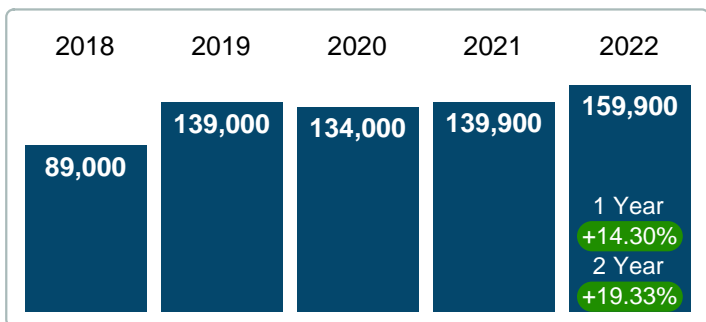
Area Delimited by County Of Creek



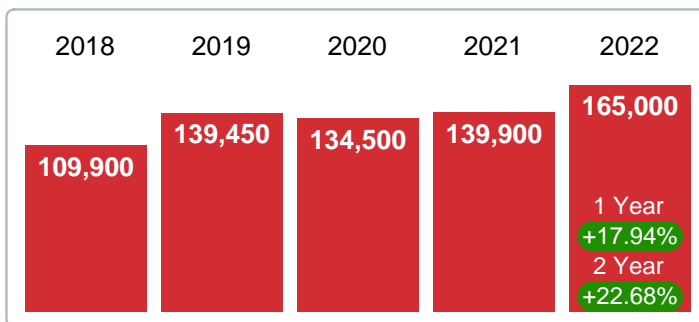
MEDIAN LIST PRICE AT CLOSING

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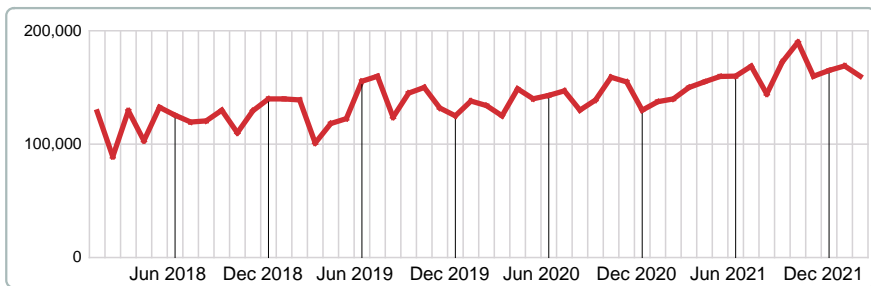
FEBRUARY



YEAR TO DATE (YTD)

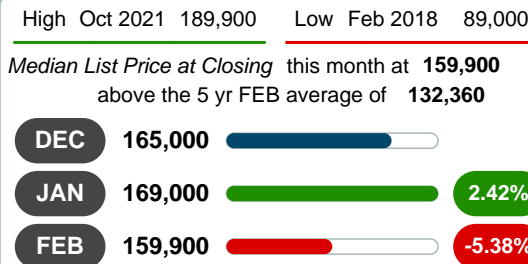


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 132,360



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
\$0 and less	0	0.00%	14	0	0	0	0
\$1-\$75,000	15	20.00%	9,000	30,000	1,500	1,400	0
\$75,001-\$125,000	13	17.33%	100,000	107,500	101,000	90,000	0
\$125,001-\$200,000	22	29.33%	164,500	132,000	165,000	189,450	0
\$200,001-\$225,000	3	4.00%	215,000	215,000	219,000	0	0
\$225,001-\$375,000	14	18.67%	267,000	270,000	264,000	273,700	0
\$375,001 and up	8	10.67%	525,000	500,000	467,900	1,149,999	550,000
Median List Price			159,900	129,900	167,450	199,900	550,000
Total Closed Units		100%	159,900	27	36	11	1
Total Closed Volume			14,604,264	4.31M	6.77M	2.97M	550.00K

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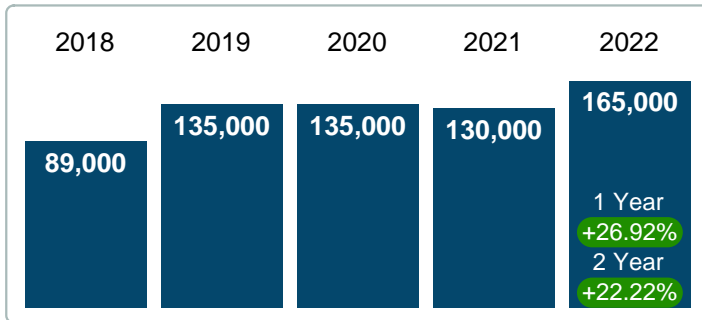
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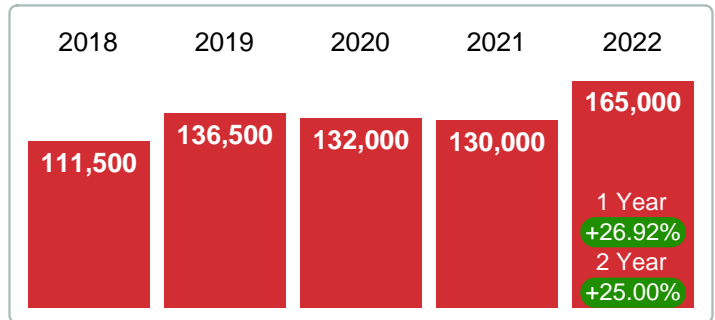
MEDIAN SOLD PRICE AT CLOSING

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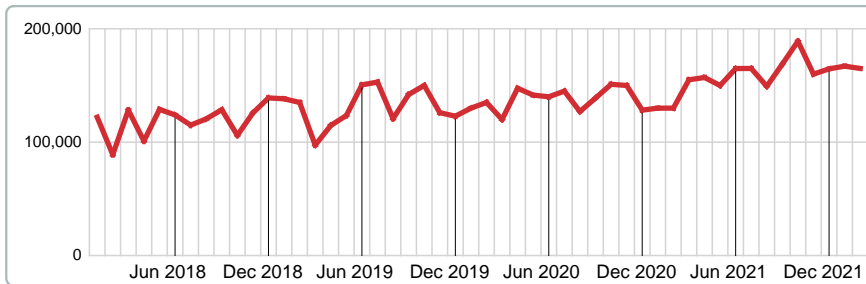
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

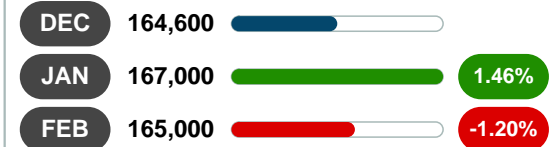


3 MONTHS

5 year FEB AVG = 130,800

High Oct 2021 189,000 Low Feb 2018 89,000

Median Sold Price at Closing this month at **165,000** above the 5 yr FEB average of **130,800**



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
\$0 and less	0	0.00%	525,000	0	0	0	0
\$1-\$75,000	15	20.00%	9,000	30,000	1,500	1,400	0
\$75,001-\$125,000	13	17.33%	101,000	100,000	105,500	93,750	0
\$125,001-\$200,000	18	24.00%	164,250	142,500	165,000	175,000	0
\$200,001-\$225,000	6	8.00%	210,250	213,750	210,000	210,500	0
\$225,001-\$375,000	15	20.00%	267,000	270,000	267,000	264,000	0
\$375,001 and up	8	10.67%	477,500	449,900	546,800	761,000	540,000
Median Sold Price			165,000	120,000	174,000	245,000	540,000
Total Closed Units		100%	75	27	36	11	1
Total Closed Volume			14,529,765	4.04M	6.79M	3.16M	540.00K

February 2022



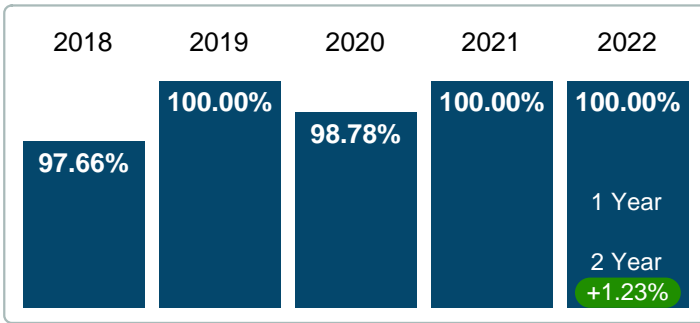
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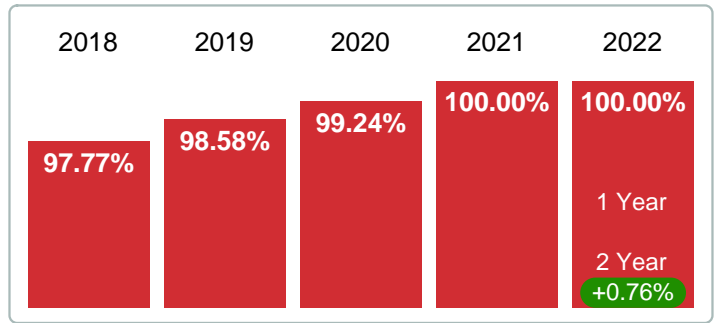
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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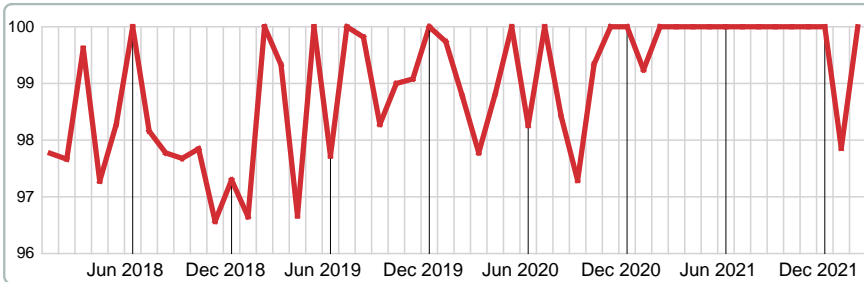
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

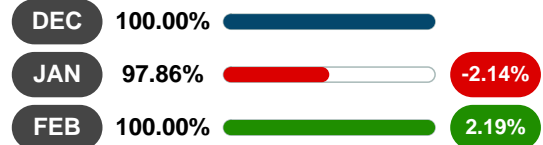


3 MONTHS

5 year FEB AVG = 99.29%

High Feb 2022 100.00% Low Nov 2018 96.57%

Median Sold/List Ratio this month at **100.00%** above the 5 yr FEB average of **99.29%**



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	77.50%	0.00%	0.00%	0.00%	0.00%
\$1-\$75,000	15	20.00%	100.00%	100.00%	100.00%	100.00%	0.00%
\$75,001-\$125,000	13	17.33%	100.00%	93.50%	102.38%	105.52%	0.00%
\$125,001-\$200,000	18	24.00%	100.91%	100.00%	102.07%	97.77%	0.00%
\$200,001-\$225,000	6	8.00%	100.75%	100.97%	100.00%	105.30%	0.00%
\$225,001-\$375,000	15	20.00%	100.27%	94.44%	100.27%	102.45%	0.00%
\$375,001 and up	8	10.67%	98.87%	100.00%	95.93%	100.05%	98.18%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.53%	98.18%
Total Closed Units		75	100%	27	36	11	1
Total Closed Volume		14,529,765		4.04M	6.79M	3.16M	540.00K

February 2022

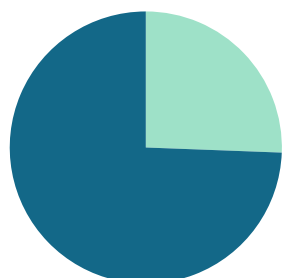
Area Delimited by County Of Creek



MARKET SUMMARY

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

INVENTORY

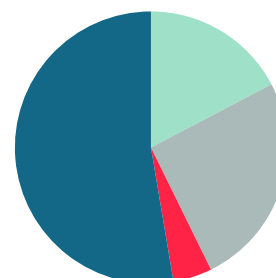


Inventory
 New Listings
107 = 25.60%
 Start Inventory
311
 Total Inventory Units
418
 Volume
\$115,238,740

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%
Median List Price	139,900	159,900	14.30%	139,900	165,000	17.94%
Median Sale Price	130,000	165,000	26.92%	130,000	165,000	26.92%
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	11.00	9.00	-18.18%	17.00	13.00	-23.53%
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%

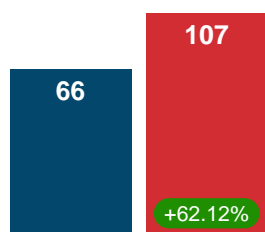
Absorption: Last 12 months, an Average of **99** Sales/Month

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

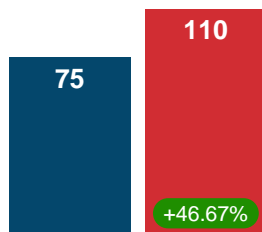
FEBRUARY MARKET

MEDIAN PRICES

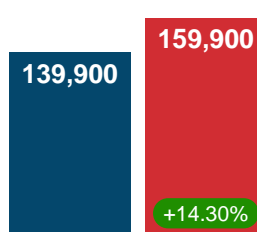
New Listings



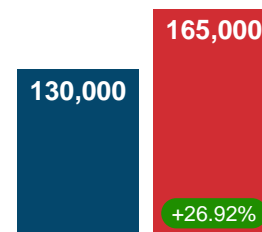
Pending Listings



List Price



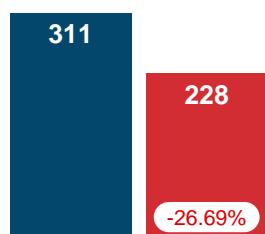
Sale Price



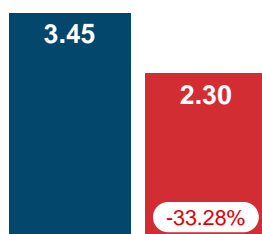
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

