

June 2022



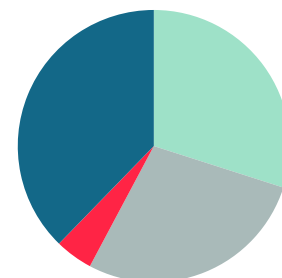
Area Delimited by County Of Washington - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	June 2022	+/-%
Closed Listings	110	100	-9.09%
Pending Listings	109	93	-14.68%
New Listings	111	114	2.70%
Median List Price	148,250	187,750	26.64%
Median Sale Price	152,000	189,750	24.84%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	7.00	75.00%
End of Month Inventory	211	126	-40.28%
Months Supply of Inventory	2.49	1.47	-41.21%



■ Closed (29.94%)
■ Pending (27.84%)
■ Other OffMarket (4.49%)
■ Active (37.72%)

Absorption: Last 12 months, an Average of **86** Sales/Month
Active Inventory as of June 30, 2022 = **126**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2022 decreased **40.28%** to 126 existing homes available for sale. Over the last 12 months this area has had an average of 86 closed sales per month. This represents an unsold inventory index of **1.47** 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 **24.84%** in June 2022 to \$189,750 versus the previous year at \$152,000.

Median Days on Market Lengthens

The median number of **7.00** days that homes spent on the market before selling increased by 3.00 days or **75.00%** in June 2022 compared to last year's same month at **4.00** DOM.

Sales Success for June 2022 is Positive

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

There were 114 New Listings in June 2022, up **2.70%** from last year at 111. Furthermore, there were 100 Closed Listings this month versus last year at 110, a **-9.09%** decrease.

Closed versus Listed trends yielded a **87.7%** ratio, down from previous year's, June 2021, at **99.1%**, a **11.48%** downswing. This will certainly create pressure on a decreasing Monthly 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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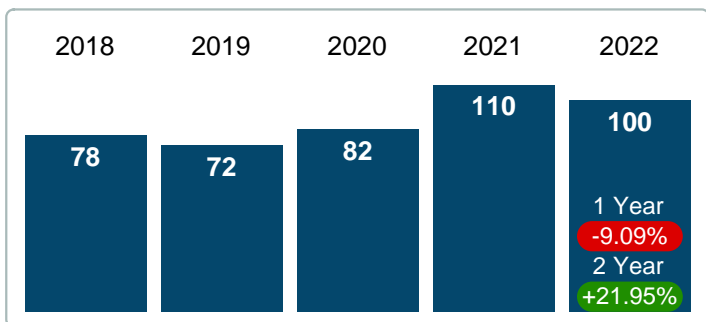
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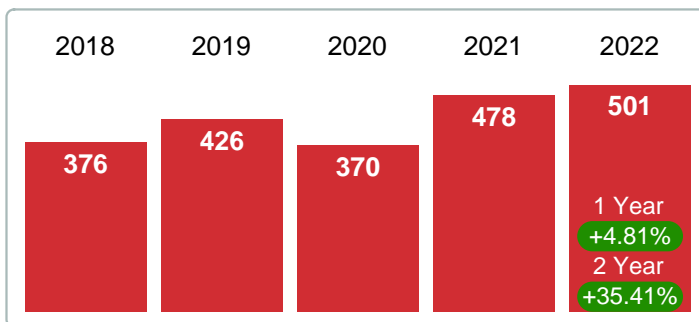
CLOSED LISTINGS

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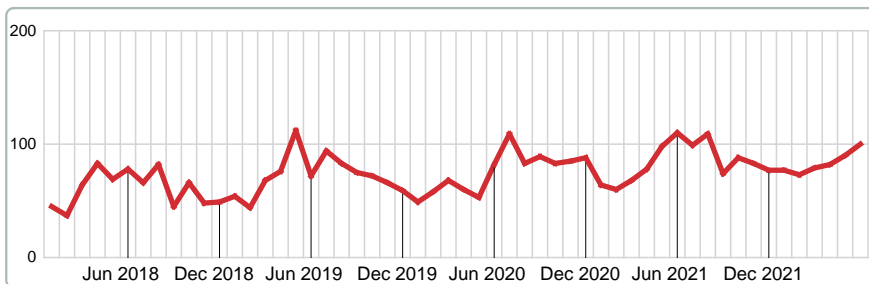
JUNE



YEAR TO DATE (YTD)

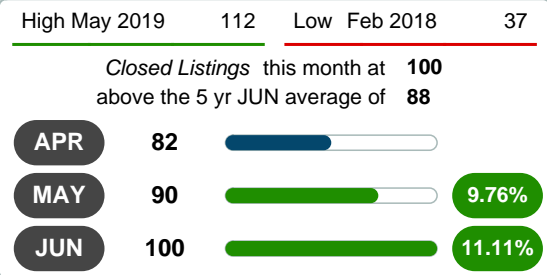


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 88



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	11	11.00%	6.0	4	6	1	0
\$75,001 - \$100,000	4	4.00%	10.0	2	2	0	0
\$100,001 - \$150,000	19	19.00%	9.0	3	15	1	0
\$150,001 - \$225,000	26	26.00%	4.5	1	22	2	1
\$225,001 - \$250,000	13	13.00%	7.0	0	8	5	0
\$250,001 - \$400,000	16	16.00%	16.5	0	2	13	1
\$400,001 and up	11	11.00%	4.0	0	2	6	3
Total Closed Units	100			10	57	28	5
Total Closed Volume	21,714,220	100%	7.0	954.00K	10.12M	8.51M	2.13M
Median Closed Price	\$189,750			\$90,000	\$169,900	\$284,495	\$446,000

June 2022



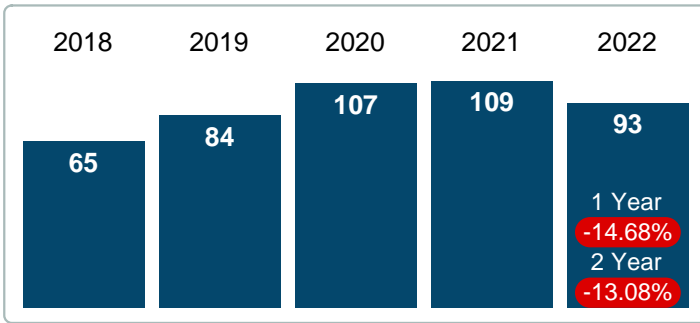
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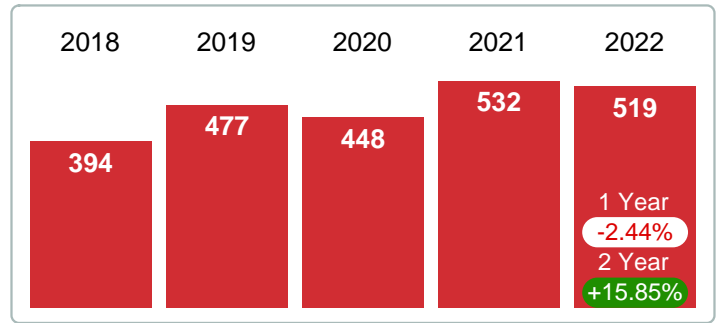
PENDING LISTINGS

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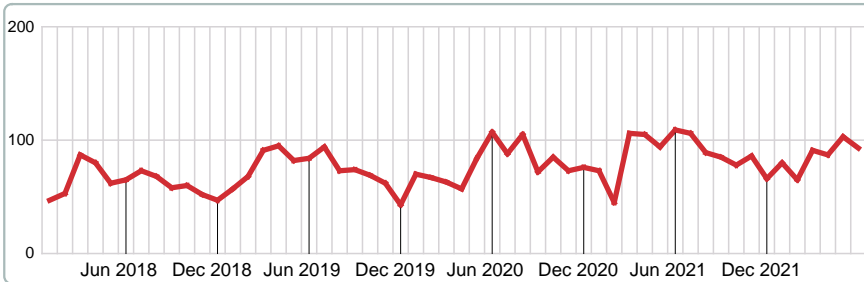
JUNE



YEAR TO DATE (YTD)

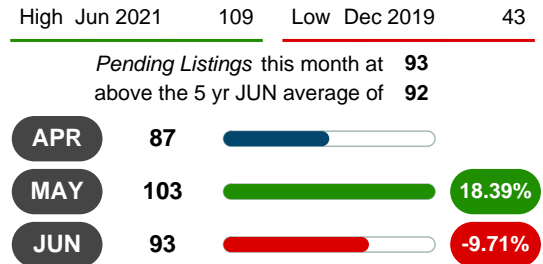


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 92



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	6	6.45%	12.5	2	4	0	0
\$75,001 - \$100,000	12	12.90%	7.5	3	9	0	0
\$100,001 - \$125,000	7	7.53%	3.0	1	5	1	0
\$125,001 - \$225,000	34	36.56%	6.0	3	24	7	0
\$225,001 - \$275,000	12	12.90%	28.5	1	5	6	0
\$275,001 - \$350,000	13	13.98%	4.0	1	0	11	1
\$350,001 and up	9	9.68%	7.0	0	1	6	2
Total Pending Units	93			11	48	31	3
Total Pending Volume	19,139,431	100%	7.0	1.55M	7.32M	9.15M	1.12M
Median Listing Price	\$190,000			\$115,900	\$143,950	\$279,000	\$359,900

June 2022



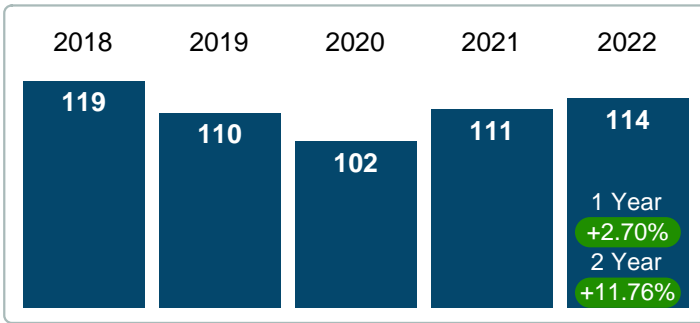
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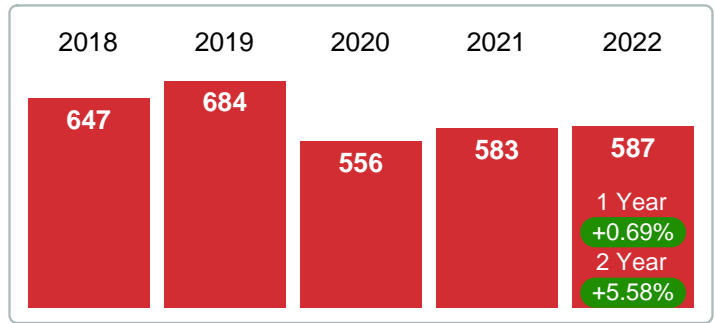
NEW LISTINGS

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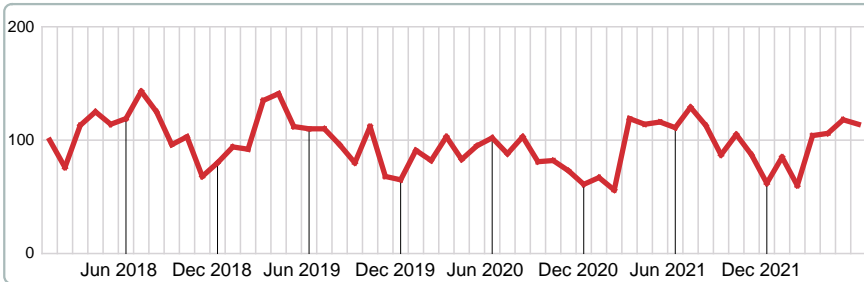
JUNE



YEAR TO DATE (YTD)

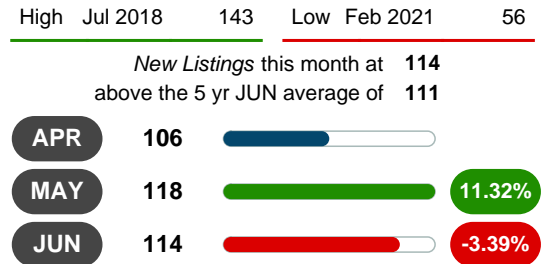


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 111



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	9	7.89%	5	4	0	0
\$75,001 - \$100,000	9	7.89%	3	6	0	0
\$100,001 - \$125,000	12	10.53%	2	8	2	0
\$125,001 - \$200,000	37	32.46%	5	23	9	0
\$200,001 - \$275,000	21	18.42%	1	13	6	1
\$275,001 - \$325,000	14	12.28%	1	2	9	2
\$325,001 and up	12	10.53%	0	2	9	1
Total New Listed Units	114		17	58	35	4
Total New Listed Volume	22,923,272	100%	2.07M	9.76M	9.73M	1.35M
Median New Listed Listing Price	\$179,950		\$107,400	\$154,950	\$278,000	\$314,250

June 2022



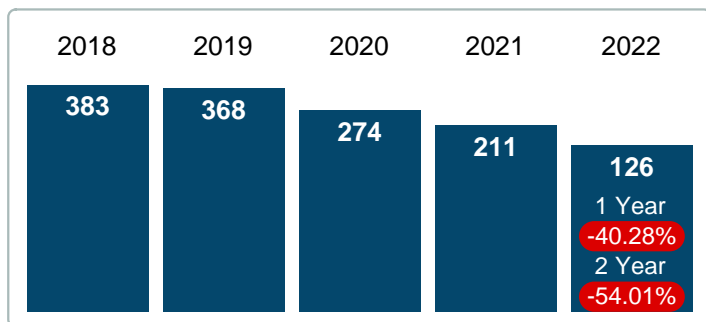
Area Delimited by County Of Washington - Residential Property Type



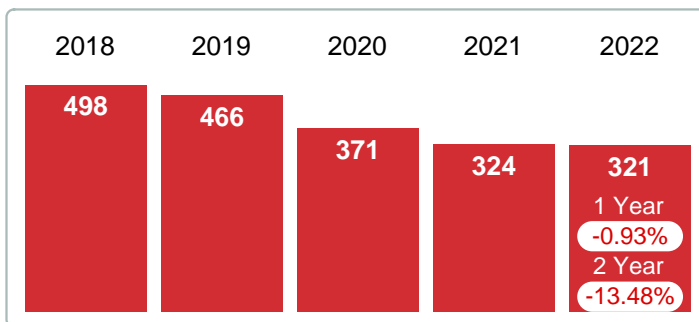
ACTIVE INVENTORY

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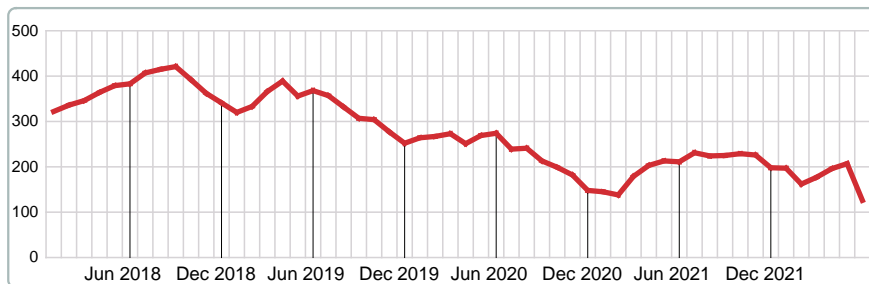
END OF JUNE



ACTIVE DURING JUNE

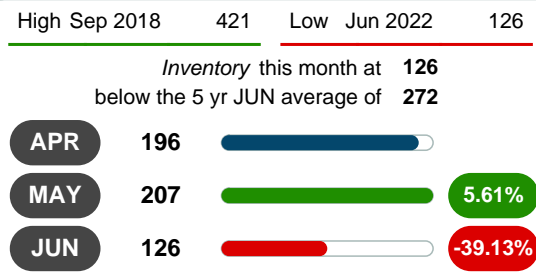


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 272



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	8	6.35%	49.0	3	4	1	0
\$50,001 - \$100,000	12	9.52%	42.5	3	7	2	0
\$100,001 - \$150,000	20	15.87%	9.5	8	9	3	0
\$150,001 - \$225,000	26	20.63%	23.0	2	17	6	1
\$225,001 - \$275,000	27	21.43%	54.0	1	14	12	0
\$275,001 - \$475,000	20	15.87%	43.0	0	6	11	3
\$475,001 and up	13	10.32%	72.0	0	5	7	1
Total Active Inventory by Units	126			17	62	42	5
Total Active Inventory by Volume	31,400,659	100%	39.5	1.89M	14.91M	12.92M	1.69M
Median Active Inventory Listing Price	\$220,445			\$107,400	\$203,500	\$264,990	\$319,000

June 2022



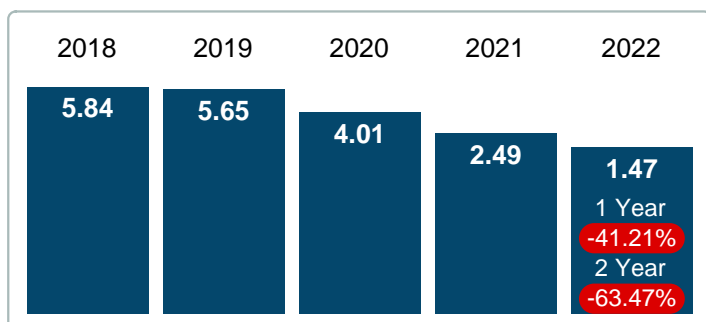
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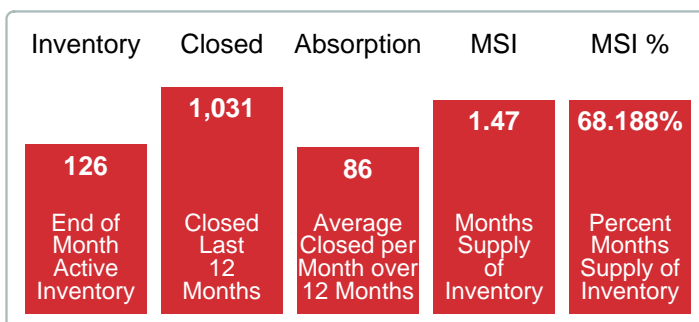
MONTHS SUPPLY of INVENTORY (MSI)

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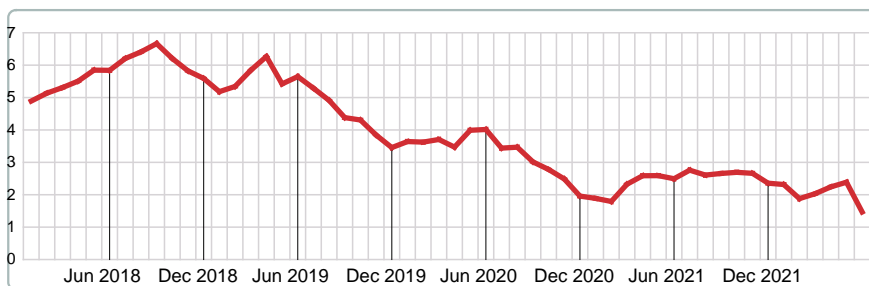
MSI FOR JUNE



INDICATORS FOR JUNE 2022

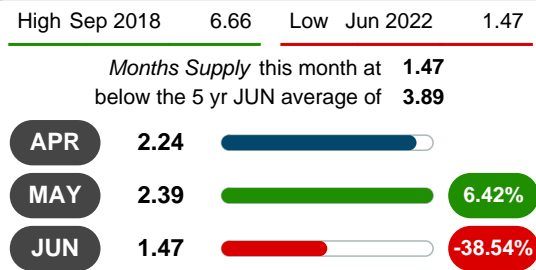


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 3.89



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
\$50,000 and less	8	6.35%	1.71	1.33	1.78	6.00	0.00
\$50,001 - \$100,000	12	9.52%	0.82	0.60	0.81	2.18	0.00
\$100,001 - \$150,000	20	15.87%	1.16	3.10	0.71	1.57	0.00
\$150,001 - \$225,000	26	20.63%	1.12	2.40	1.08	0.99	1.71
\$225,001 - \$275,000	27	21.43%	2.23	4.00	3.00	1.82	0.00
\$275,001 - \$475,000	20	15.87%	1.80	0.00	3.43	1.39	2.40
\$475,001 and up	13	10.32%	4.46	0.00	4.29	6.46	1.50
Market Supply of Inventory (MSI)			1.47	1.53	1.32	1.70	1.58
Total Active Inventory by Units		100%	1.47	17	62	42	5

June 2022



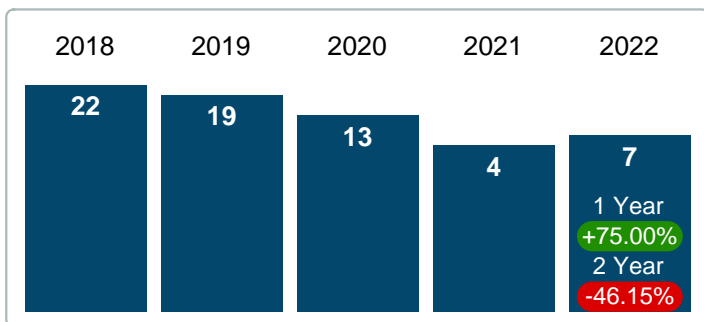
Area Delimited by County Of Washington - Residential Property Type



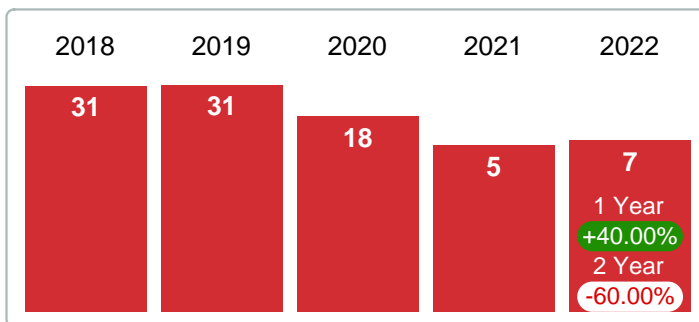
MEDIAN DAYS ON MARKET TO SALE

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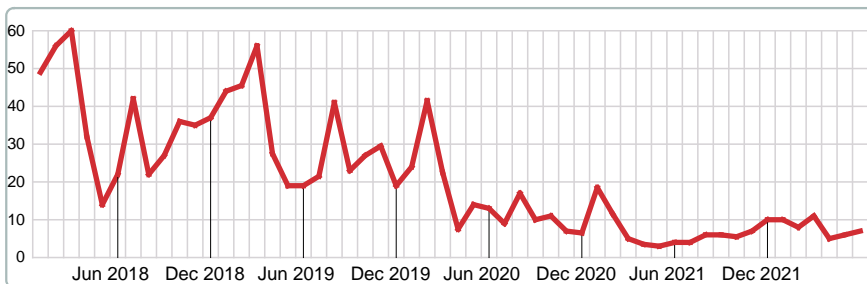
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

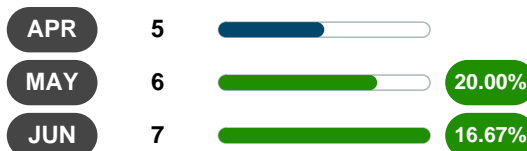


3 MONTHS

5 year JUN AVG = 13

High Mar 2018 60 Low May 2021 3

Median Days on Market to Sale this month at 7 below the 5 yr JUN average of 13



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
\$75,000 and less	11	11.00%	6	4	5	12	0
\$75,001 - \$100,000	4	4.00%	10	6	24	0	0
\$100,001 - \$150,000	19	19.00%	9	10	8	13	0
\$150,001 - \$225,000	26	26.00%	5	14	4	30	7
\$225,001 - \$250,000	13	13.00%	7	0	9	1	0
\$250,001 - \$400,000	16	16.00%	17	0	40	17	15
\$400,001 and up	11	11.00%	4	0	14	7	3
Median Closed DOM			7	7	6	9	4
Total Closed Units		100%	100	10	57	28	5
Total Closed Volume			21,714,220	954.00K	10.12M	8.51M	2.13M

June 2022



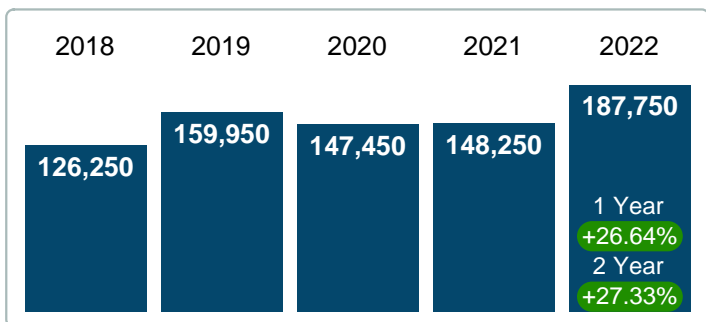
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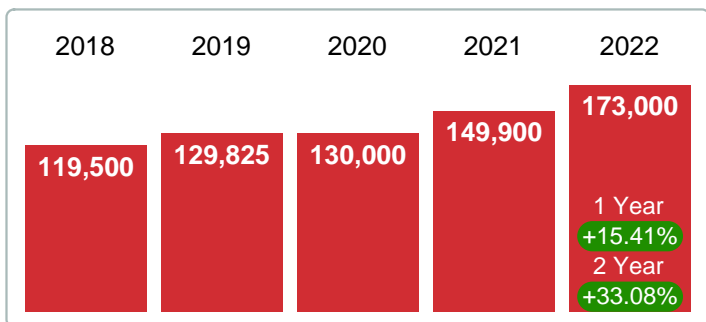
MEDIAN LIST PRICE AT CLOSING

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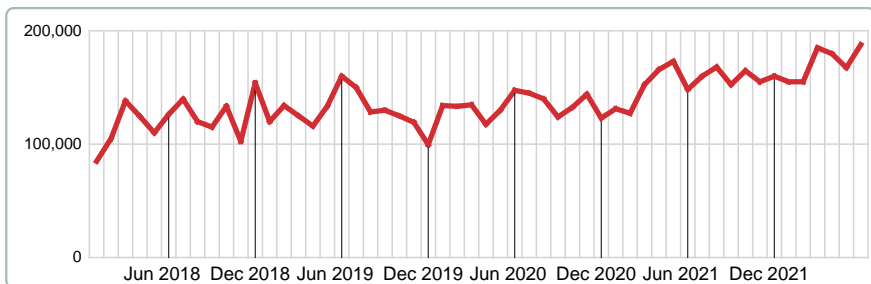
JUNE



YEAR TO DATE (YTD)

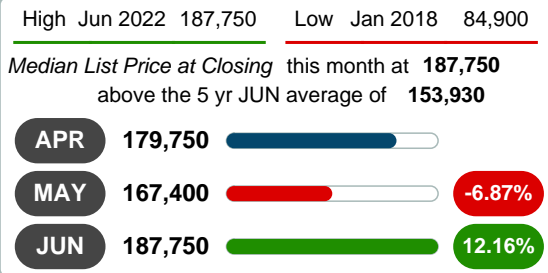


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 153,930



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
\$75,000 and less	8.00%	51,250	64,900	50,000	0	0
\$75,001 - \$100,000	10.00%	89,400	79,450	95,000	85,000	0
\$100,001 - \$150,000	16.00%	130,200	135,000	125,450	140,000	0
\$150,001 - \$225,000	28.00%	186,000	163,750	182,000	222,500	209,900
\$225,001 - \$250,000	11.00%	244,900	0	235,495	245,990	0
\$250,001 - \$400,000	16.00%	299,500	0	305,000	299,000	279,900
\$400,001 and up	11.00%	499,900	0	649,950	427,000	549,900
Median List Price		187,750	79,450	169,900	281,495	450,000
Total Closed Units	100%	187,750	10	57	28	5
Total Closed Volume		22,013,569	971.20K	10.20M	8.51M	2.34M

June 2022



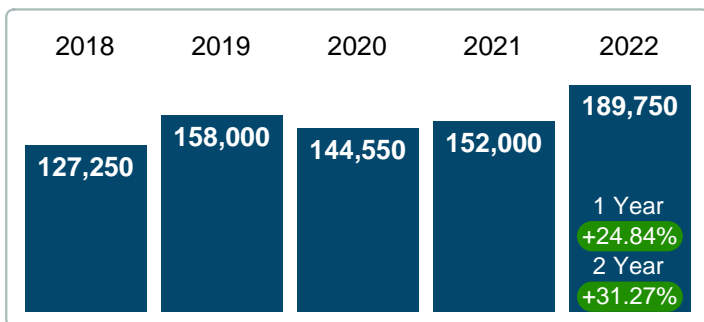
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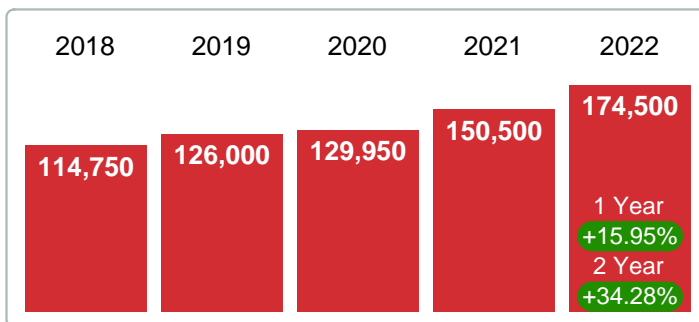
MEDIAN SOLD PRICE AT CLOSING

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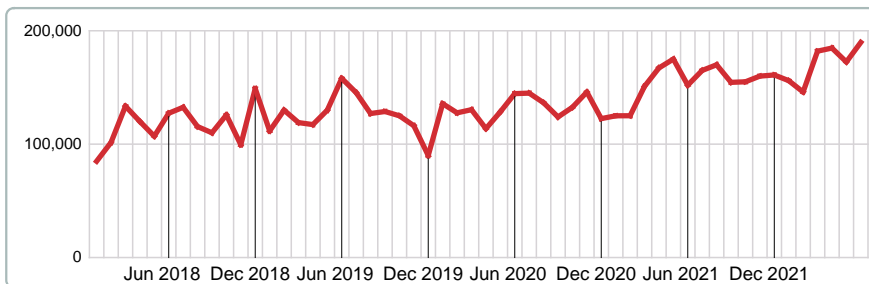
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

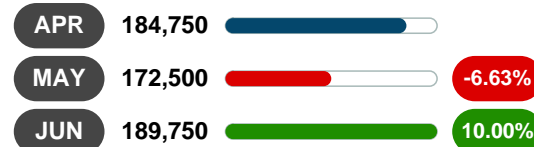


3 MONTHS

5 year JUN AVG = 154,310

High Jun 2022 189,750 Low Jan 2018 84,900

Median Sold Price at Closing this month at **189,750** above the 5 yr JUN average of **154,310**



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	
\$75,000 and less	11	11.00%	56,000	62,500	54,250	75,000	
\$75,001 - \$100,000	4	4.00%	90,000	90,000	88,700	0	
\$100,001 - \$150,000	19	19.00%	120,000	130,000	120,000	140,000	
\$150,001 - \$225,000	26	26.00%	186,750	158,000	185,750	215,000	
\$225,001 - \$250,000	13	13.00%	233,000	0	231,450	245,000	
\$250,001 - \$400,000	16	16.00%	297,000	0	300,000	299,000	
\$400,001 and up	11	11.00%	490,000	0	624,950	436,750	
Median Sold Price		189,750		90,000	169,900	284,495	
Total Closed Units		100	100%	189,750	10	57	28
Total Closed Volume		21,714,220		954.00K	10.12M	8.51M	

June 2022



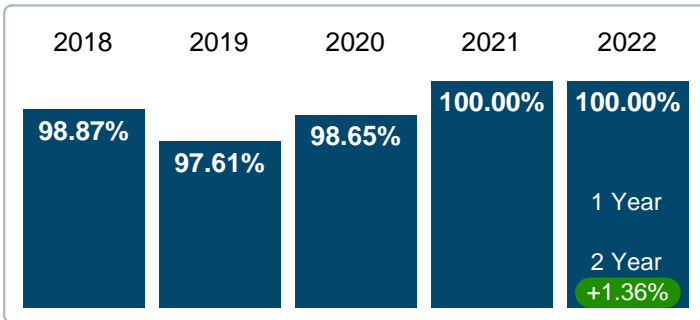
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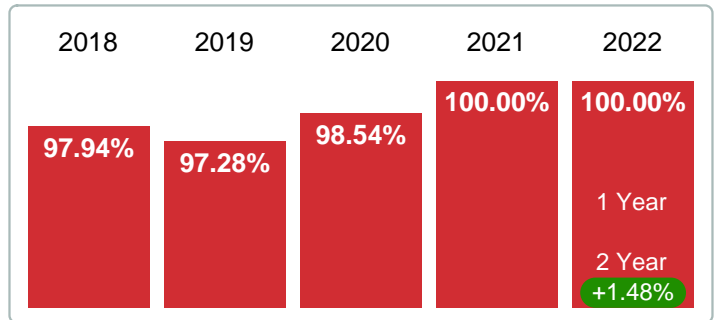
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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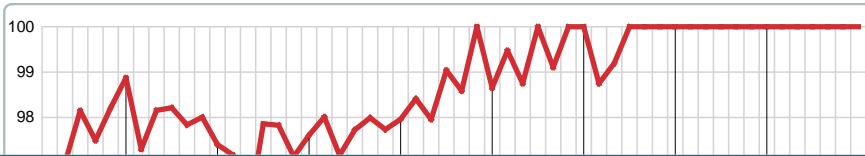
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 99.03%

High Jun 2022 100.00% Low Feb 2019 95.82%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr JUN average of **99.03%**

APR 100.00%
MAY 100.00%
JUN 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
\$75,000 and less	11	11.00%	94.20%	86.18%	106.00%	88.24%	0.00%
\$75,001 - \$100,000	4	4.00%	97.28%	107.40%	93.53%	0.00%	0.00%
\$100,001 - \$150,000	19	19.00%	100.00%	96.30%	100.00%	100.00%	0.00%
\$150,001 - \$225,000	26	26.00%	100.42%	100.32%	100.27%	102.88%	105.76%
\$225,001 - \$250,000	13	13.00%	100.00%	0.00%	100.00%	100.00%	0.00%
\$250,001 - \$400,000	16	16.00%	100.00%	0.00%	98.41%	100.00%	96.46%
\$400,001 and up	11	11.00%	99.11%	0.00%	96.15%	100.18%	98.20%
Median Sold/List Ratio		100.00%		95.42%	100.00%	100.00%	98.20%
Total Closed Units		100	100%	100.00%			
Total Closed Volume		21,714,220					

June 2022



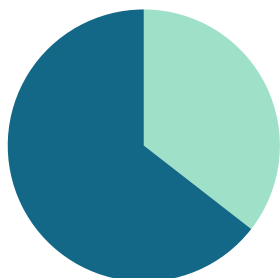
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY

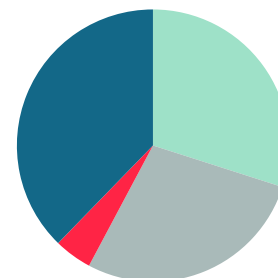


Inventory
 New Listings
114 = 35.51%
 Start Inventory
207
 Total Inventory Units
321
 Volume
\$72,062,050

Market Activity

Closed Sales
100 = 29.94%
 Pending Sales
93 = 27.84%
 Other Off Market
15 = 4.49%
 Active Inventory
126 = 37.72%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	110	100	-9.09%	478	501	4.81%
Pending Sales	109	93	-14.68%	532	519	-2.44%
New Listings	111	114	2.70%	583	587	0.69%
Median List Price	148,250	187,750	26.64%	149,900	173,000	15.41%
Median Sale Price	152,000	189,750	24.84%	150,500	174,500	15.95%
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	4.00	7.00	75.00%	5.00	7.00	40.00%
Monthly Inventory	211	126	-40.28%	211	126	-40.28%
Months Supply of Inventory	2.49	1.47	-41.21%	2.49	1.47	-41.21%

Absorption: Last 12 months, an Average of **86** Sales/Month

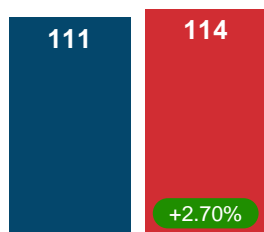
Inventory on June 30, 2022 = **126**

2021 **2022**

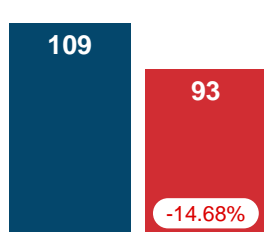
JUNE MARKET

MEDIAN PRICES

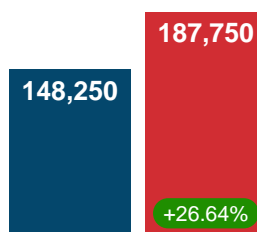
New Listings



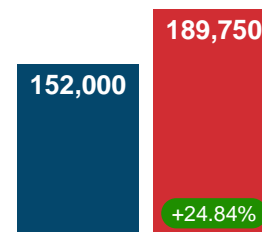
Pending Listings



List Price



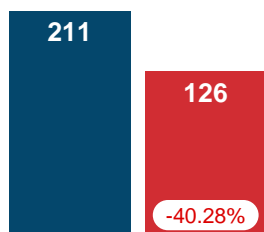
Sale Price



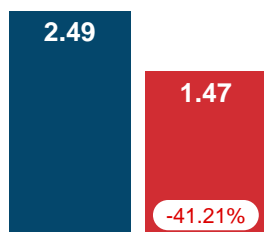
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

