

March 2022



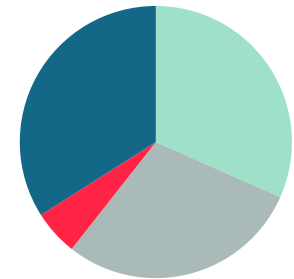
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	March 2022	+/-%
Closed Listings	75	94	25.33%
Pending Listings	74	86	16.22%
New Listings	82	110	34.15%
Average List Price	185,077	230,774	24.69%
Average Sale Price	184,071	228,566	24.17%
Average Percent of Selling Price to List Price	101.54%	105.55%	3.96%
Average Days on Market to Sale	30.19	26.57	-11.97%
End of Month Inventory	169	101	-40.24%
Months Supply of Inventory	2.37	1.26	-46.95%



■ Closed (31.65%)
■ Pending (28.96%)
■ Other OffMarket (5.39%)
■ Active (34.01%)

Absorption: Last 12 months, an Average of **80** Sales/Month
Active Inventory as of March 31, 2022 = **101**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of March 2022 decreased **40.24%** to 101 existing homes available for sale. Over the last 12 months this area has had an average of 80 closed sales per month. This represents an unsold inventory index of **1.26** 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 **24.17%** in March 2022 to \$228,566 versus the previous year at \$184,071.

Average Days on Market Shortens

The average number of **26.57** days that homes spent on the market before selling decreased by 3.61 days or **11.97%** in March 2022 compared to last year's same month at **30.19** DOM.

Sales Success for March 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 110 New Listings in March 2022, up **34.15%** from last year at 82. Furthermore, there were 94 Closed Listings this month versus last year at 75, a **25.33%** increase.

Closed versus Listed trends yielded a **85.5%** ratio, down from previous year's, March 2021, at **91.5%**, a **6.57%** 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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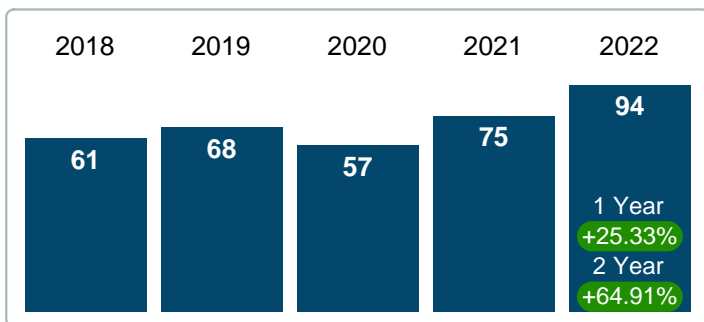
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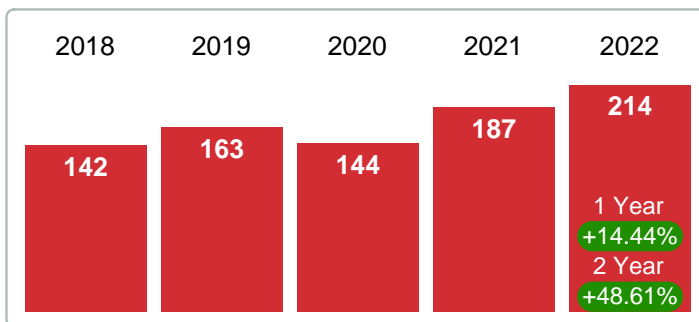
CLOSED LISTINGS

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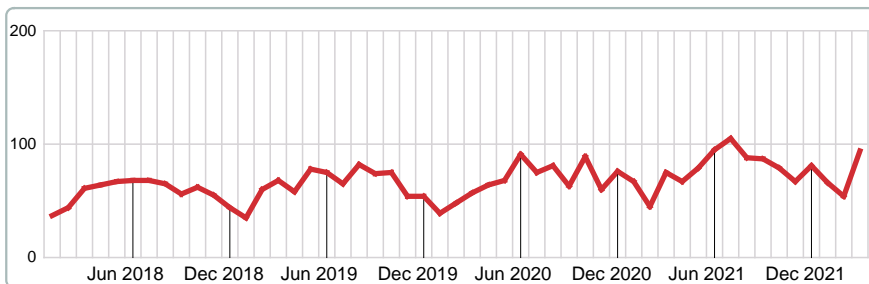
MARCH



YEAR TO DATE (YTD)

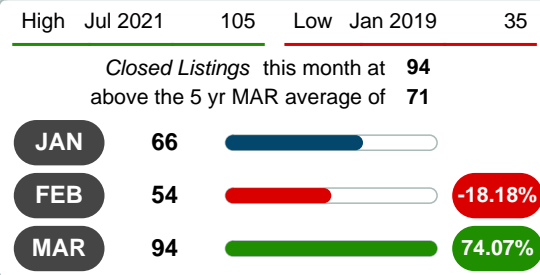


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 71



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	7.45%	41.3	4	3	0	0
\$75,001 - \$100,000	7	7.45%	28.1	3	4	0	0
\$100,001 - \$150,000	21	22.34%	29.7	6	15	0	0
\$150,001 - \$200,000	22	23.40%	14.1	0	21	1	0
\$200,001 - \$275,000	13	13.83%	8.1	0	12	1	0
\$275,001 - \$425,000	15	15.96%	33.4	1	8	6	0
\$425,001 and up	9	9.57%	52.4	0	3	4	2
Total Closed Units	94			14	66	12	2
Total Closed Volume	21,485,231	100%	26.6	1.61M	13.55M	4.40M	1.92M
Average Closed Price	\$228,566			\$114,864	\$205,337	\$367,073	\$960,000

March 2022



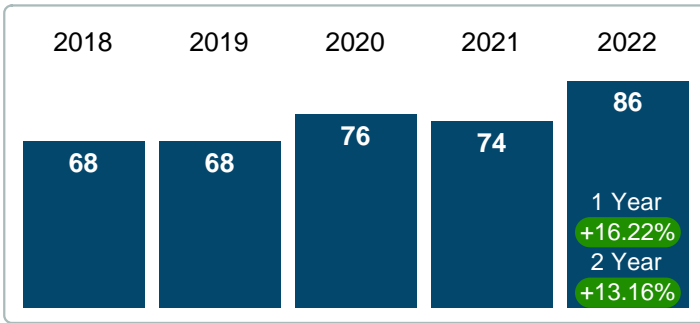
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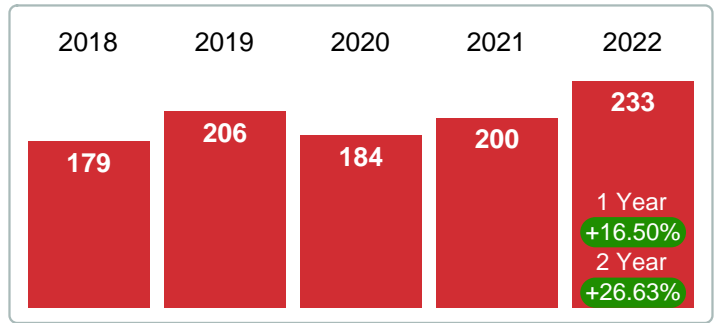
PENDING LISTINGS

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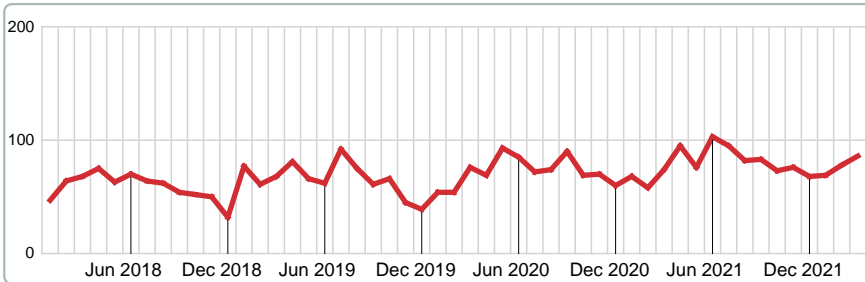
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

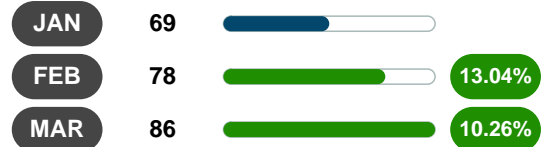


3 MONTHS

5 year MAR AVG = 74

High Jun 2021 103 Low Dec 2018 32

Pending Listings this month at **86**
above the 5 yr MAR average of **74**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	6.98%	50.5	5	1	0	0
\$75,001 - \$125,000	9	10.47%	26.6	3	5	1	0
\$125,001 - \$150,000	12	13.95%	6.8	4	6	2	0
\$150,001 - \$225,000	27	31.40%	32.3	2	22	3	0
\$225,001 - \$325,000	10	11.63%	20.0	0	9	1	0
\$325,001 - \$475,000	10	11.63%	15.3	0	4	3	3
\$475,001 and up	12	13.95%	25.8	1	3	6	2
Total Pending Units	86			15	50	16	5
Total Pending Volume	21,356,046	100%	46.7	1.94M	11.10M	5.94M	2.37M
Average Listing Price	\$188,479			\$129,292	\$221,994	\$371,398	\$474,920

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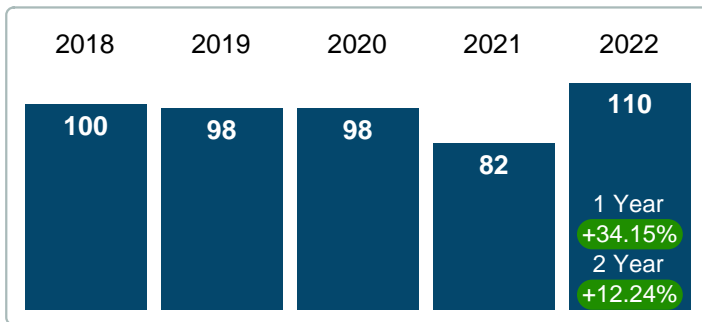
Area Delimited by County Of Creek - Residential Property Type



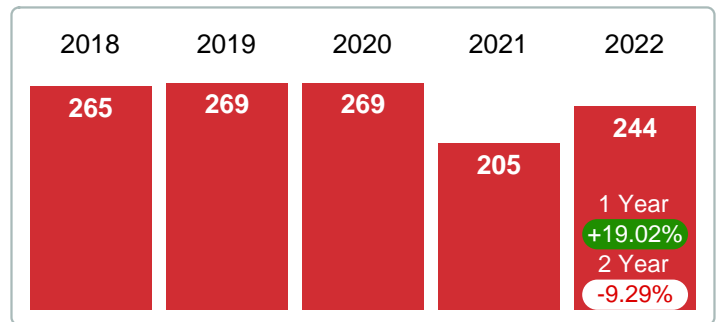
NEW LISTINGS

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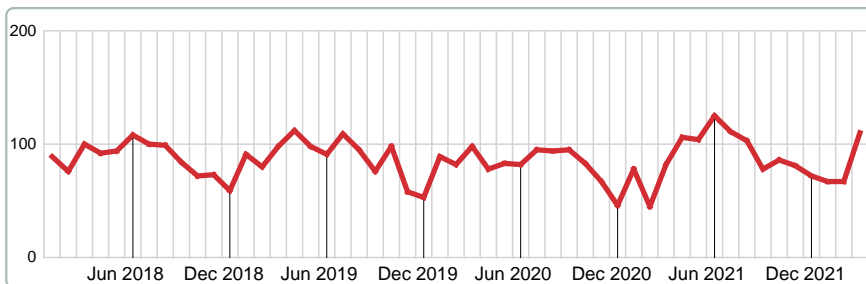
MARCH



YEAR TO DATE (YTD)

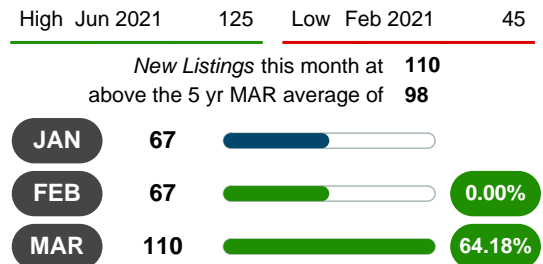


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 98



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	10	9.09%	6	3	0	1
\$75,001 - \$125,000	13	11.82%	3	8	2	0
\$125,001 - \$150,000	14	12.73%	4	7	2	1
\$150,001 - \$225,000	28	25.45%	3	23	2	0
\$225,001 - \$425,000	20	18.18%	0	15	5	0
\$425,001 - \$575,000	13	11.82%	1	3	7	2
\$575,001 and up	12	10.91%	0	5	5	2
Total New Listed Units	110		17	64	23	6
Total New Listed Volume	32,046,014	100%	2.26M	18.20M	9.16M	2.42M
Average New Listed Listing Price	\$232,917		\$133,075	\$284,320	\$398,417	\$403,950

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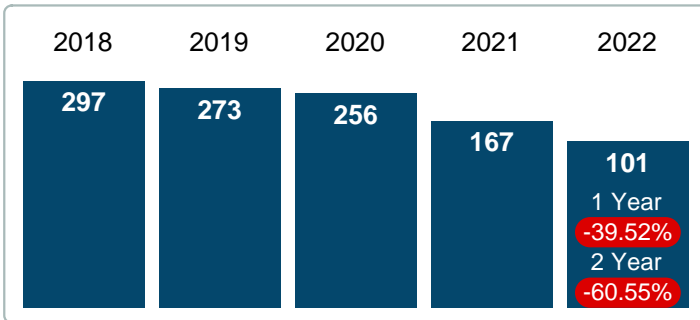
Area Delimited by County Of Creek - Residential Property Type



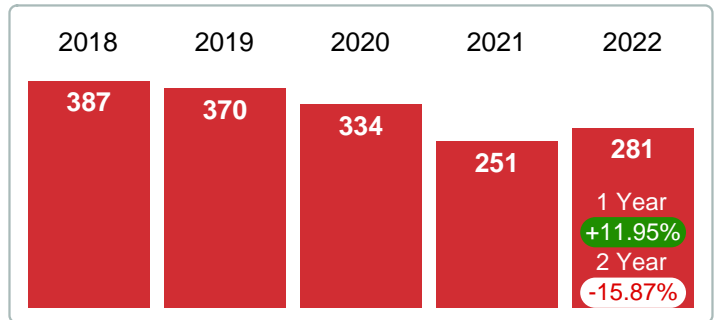
ACTIVE INVENTORY

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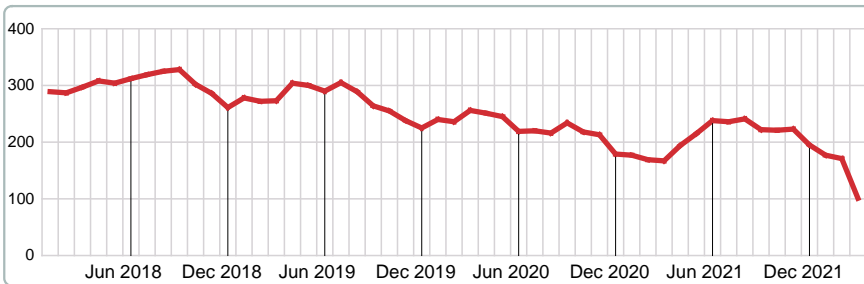
END OF MARCH



ACTIVE DURING MARCH

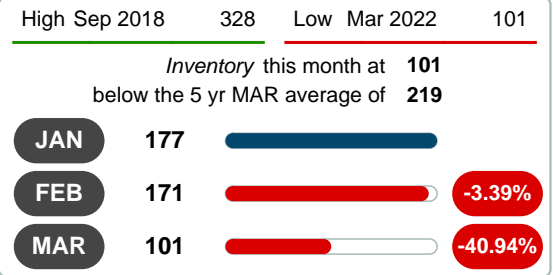


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 219



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	10	9.90%	19.8	5	4	0	1
\$75,001 - \$100,000	11	10.89%	76.1	2	7	2	0
\$100,001 - \$150,000	10	9.90%	37.4	3	5	1	1
\$150,001 - \$275,000	31	30.69%	54.1	2	25	3	1
\$275,001 - \$500,000	17	16.83%	77.9	5	8	3	1
\$500,001 - \$975,000	10	9.90%	49.2	0	2	6	2
\$975,001 and up	12	11.88%	88.7	1	5	1	5
Total Active Inventory by Units	101			18	56	16	11
Total Active Inventory by Volume	44,537,547	100%	59.1	4.23M	20.08M	8.37M	11.86M
Average Active Inventory Listing Price	\$440,966			\$235,139	\$358,567	\$523,026	\$1,077,900

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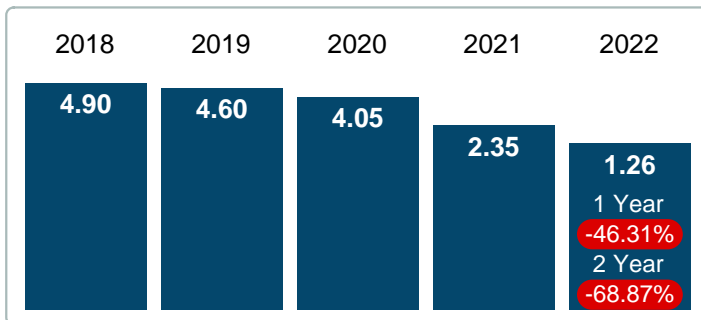
Area Delimited by County Of Creek - Residential Property Type



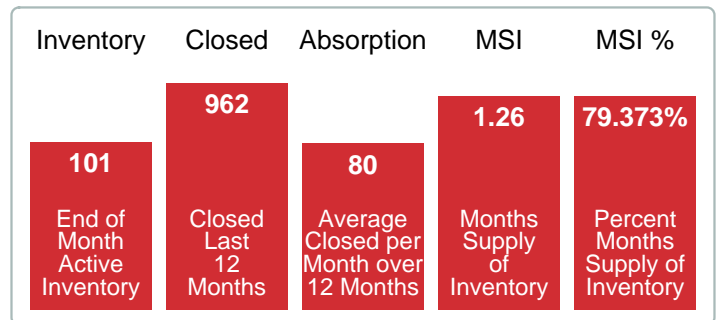
MONTHS SUPPLY of INVENTORY (MSI)

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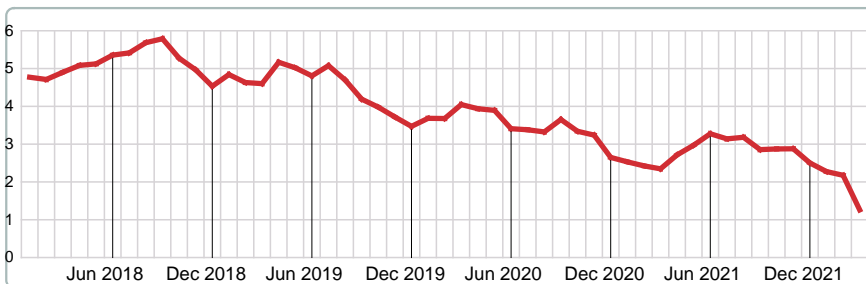
MSI FOR MARCH



INDICATORS FOR MARCH 2022

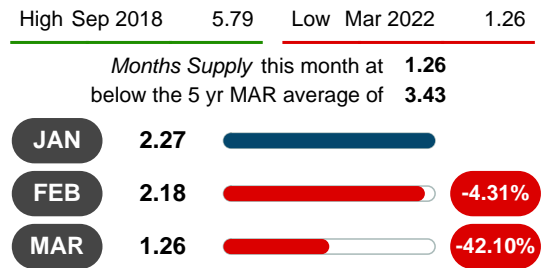


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 3.43



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	10	9.90%	1.48	1.54	1.30	0.00	0.00
\$75,001 - \$100,000	11	10.89%	1.74	0.83	2.15	3.43	0.00
\$100,001 - \$150,000	10	9.90%	0.59	0.86	0.39	3.00	4.00
\$150,001 - \$275,000	31	30.69%	0.95	1.14	1.01	0.50	3.00
\$275,001 - \$500,000	17	16.83%	1.32	12.00	1.32	0.62	0.63
\$500,001 - \$975,000	10	9.90%	2.55	0.00	1.85	3.79	1.60
\$975,001 and up	12	11.88%	20.57	0.00	0.00	4.00	15.00
Market Supply of Inventory (MSI)			1.26	1.59	1.10	1.14	2.87
Total Active Inventory by Units		100%	101	18	56	16	11

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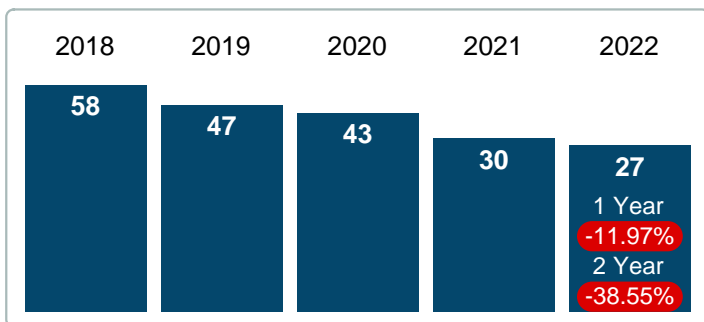
Area Delimited by County Of Creek - Residential Property Type



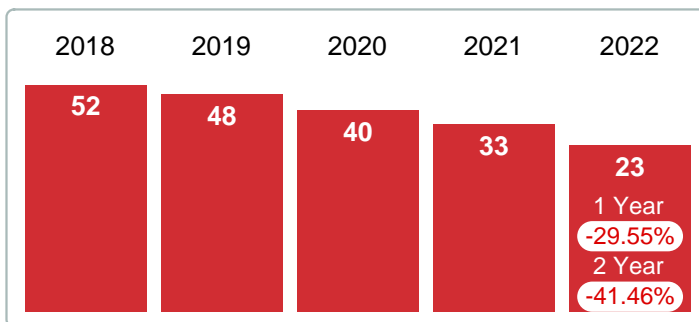
AVERAGE DAYS ON MARKET TO SALE

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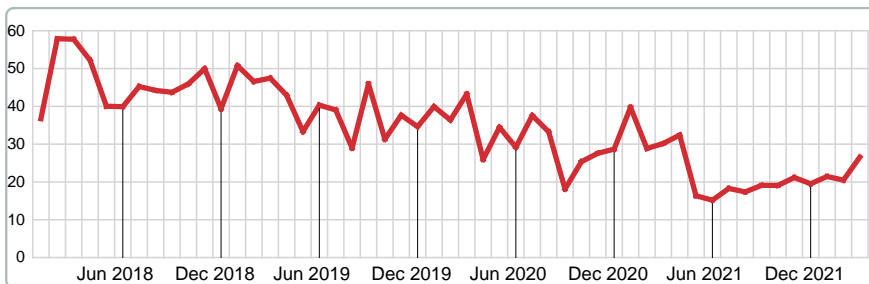
MARCH



YEAR TO DATE (YTD)

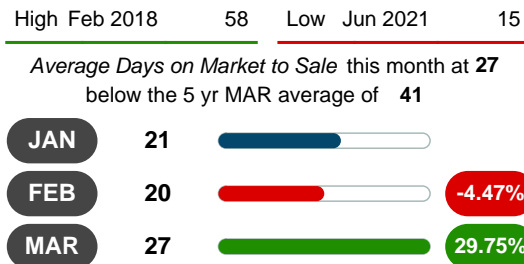


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 41



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
\$75,000 and less	7.45%	41	45	37	0	0
\$75,001 - \$100,000	7.45%	28	18	36	0	0
\$100,001 - \$150,000	22.34%	30	30	30	0	0
\$150,001 - \$200,000	23.40%	14	0	13	37	0
\$200,001 - \$275,000	13.83%	8	0	9	1	0
\$275,001 - \$425,000	15.96%	33	10	31	41	0
\$425,001 and up	9.57%	52	0	104	31	19
Average Closed DOM		27	30	25	34	19
Total Closed Units	100%	27	14	66	12	2
Total Closed Volume		21,485,231	1.61M	13.55M	4.40M	1.92M

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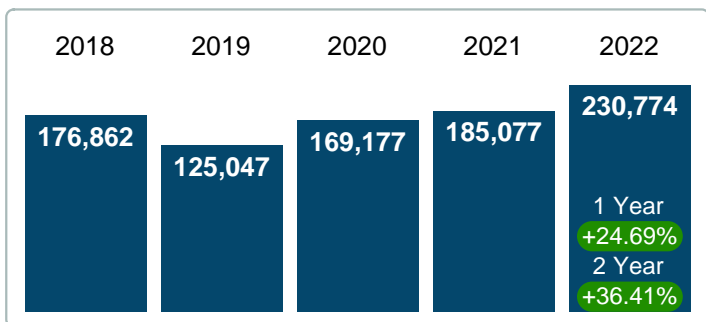
Area Delimited by County Of Creek - Residential Property Type



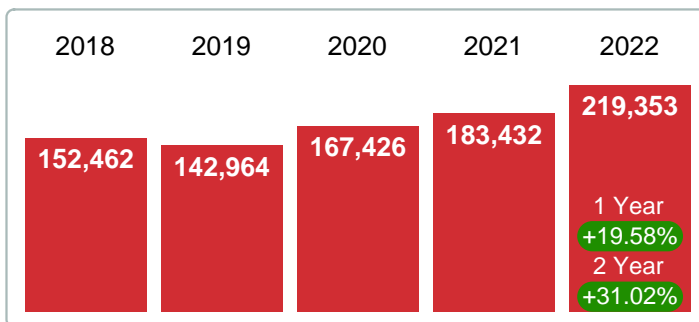
AVERAGE LIST PRICE AT CLOSING

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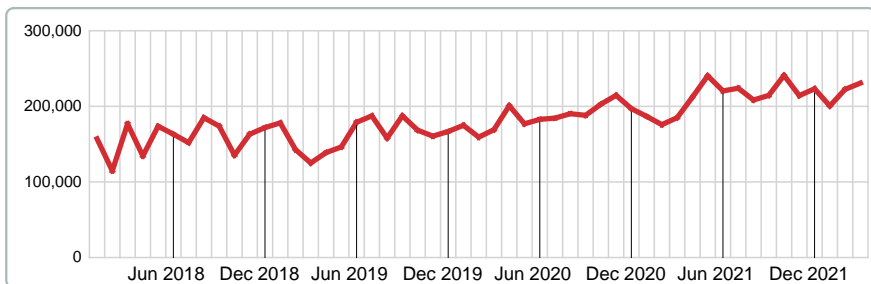
MARCH



YEAR TO DATE (YTD)

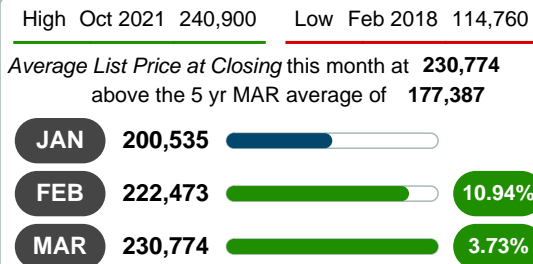


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 177,387



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
\$75,000 and less	8.51%	44,638	43,725	44,067	0	0
\$75,001 - \$100,000	8.51%	94,813	93,000	98,625	0	0
\$100,001 - \$150,000	23.40%	128,759	115,317	122,587	0	0
\$150,001 - \$200,000	20.21%	178,484	0	174,962	189,000	0
\$200,001 - \$275,000	13.83%	228,954	0	223,450	260,000	0
\$275,001 - \$425,000	14.89%	354,834	435,000	380,850	339,813	0
\$425,001 and up	10.64%	640,920	0	627,966	508,323	969,500
Average List Price		230,774	112,914	206,845	376,764	969,500
Total Closed Units	100%	230,774	14	66	12	2
Total Closed Volume		21,692,769	1.58M	13.65M	4.52M	1.94M

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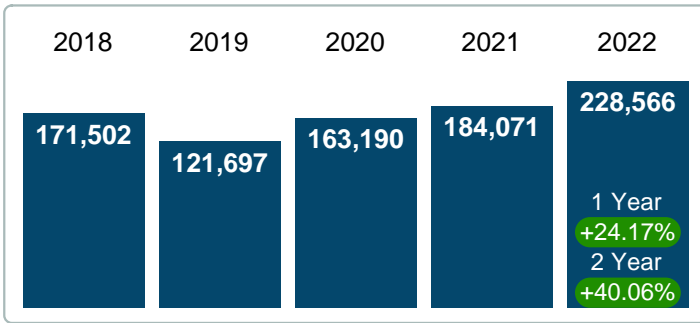
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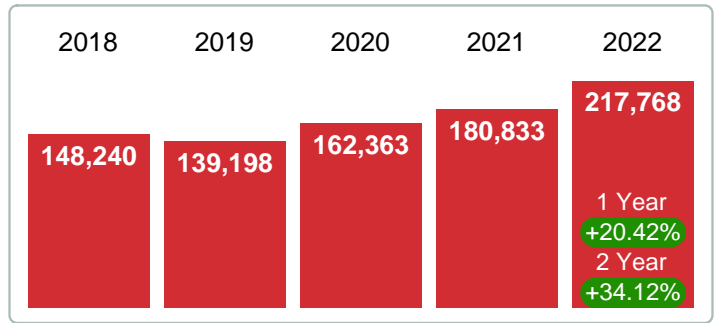
AVERAGE SOLD PRICE AT CLOSING

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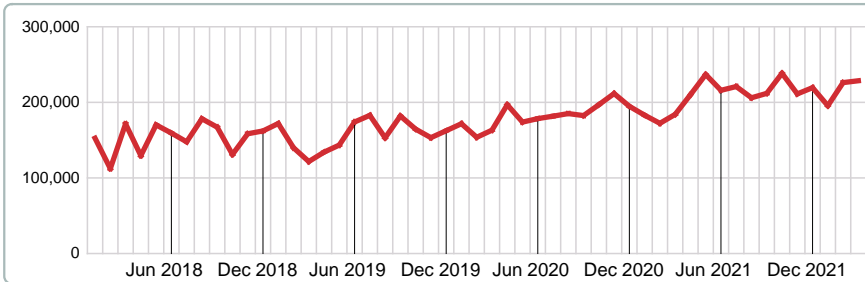
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

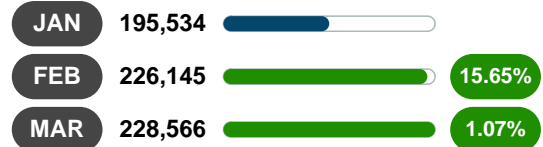


3 MONTHS

5 year MAR AVG = 173,805

High Oct 2021 238,406 Low Feb 2018 112,345

Average Sold Price at Closing this month at **228,566** above the 5 yr MAR average of **173,805**



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
\$75,000 and less	7.45%	47,814	51,050	43,500	0	0
\$75,001 - \$100,000	7.45%	90,186	91,600	89,125	0	0
\$100,001 - \$150,000	22.34%	124,643	117,350	127,560	0	0
\$150,001 - \$200,000	23.40%	176,746	0	176,114	190,000	0
\$200,001 - \$275,000	13.83%	232,958	0	230,788	259,000	0
\$275,001 - \$425,000	15.96%	349,592	425,000	364,625	316,980	0
\$425,001 and up	9.57%	637,889	0	589,000	513,500	960,000
Average Sold Price		228,566	114,864	205,337	367,073	960,000
Total Closed Units	100%	228,566	14	66	12	2
Total Closed Volume		21,485,231	1.61M	13.55M	4.40M	1.92M

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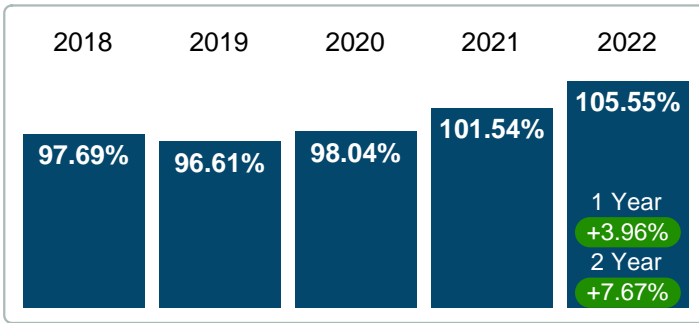
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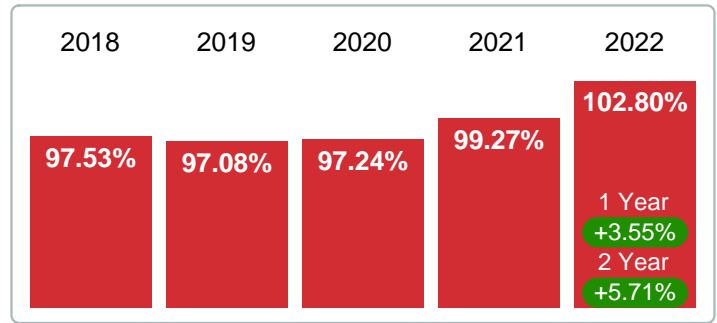
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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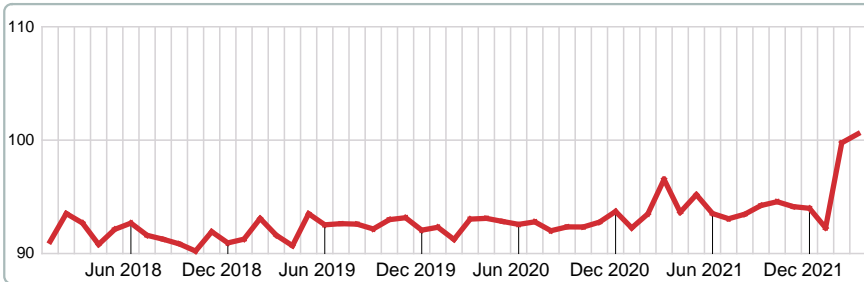
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

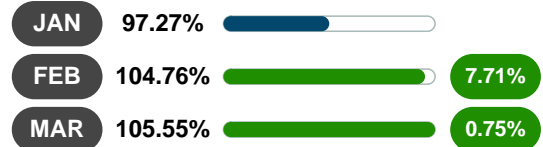


3 MONTHS

5 year MAR AVG = 99.89%

High Mar 2022 105.55% Low Oct 2018 95.22%

Average Sold/List Ratio this month at **105.55%**
above the 5 yr MAR average of **99.89%**



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
\$75,000 and less	7	7.45%	158.68%	188.23%	119.28%	0.00%	0.00%
\$75,001 - \$100,000	7	7.45%	94.48%	98.55%	91.44%	0.00%	0.00%
\$100,001 - \$150,000	21	22.34%	107.83%	102.11%	110.12%	0.00%	0.00%
\$150,001 - \$200,000	22	23.40%	101.20%	0.00%	101.23%	100.53%	0.00%
\$200,001 - \$275,000	13	13.83%	103.05%	0.00%	103.34%	99.62%	0.00%
\$275,001 - \$425,000	15	15.96%	95.49%	97.70%	96.69%	93.52%	0.00%
\$425,001 and up	9	9.57%	98.55%	0.00%	93.70%	100.98%	100.97%
Average Sold/List Ratio			105.60%	125.63%	102.97%	97.10%	100.97%
Total Closed Units			94	14	66	12	2
Total Closed Volume			21,485,231	1.61M	13.55M	4.40M	1.92M

March 2022



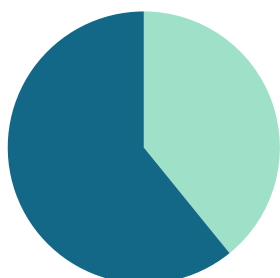
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

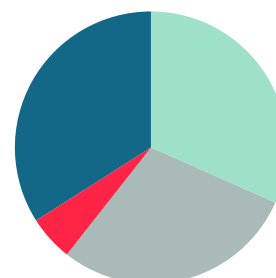


Inventory
 New Listings
110 = 39.15%
 Start Inventory
171
 Total Inventory Units
281
 Volume
\$90,628,360

Market Activity

Closed Sales
94 = 31.65%
 Pending Sales
86 = 28.96%
 Other Off Market
16 = 5.39%
 Active Inventory
101 = 34.01%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	75	94	25.33%	187	214	14.44%
Pending Sales	74	86	16.22%	200	233	16.50%
New Listings	82	110	34.15%	205	244	19.02%
Average List Price	185,077	230,774	24.69%	183,432	219,353	19.58%
Average Sale Price	184,071	228,566	24.17%	180,833	217,768	20.42%
Average Percent of Selling Price to List Price	101.54%	105.55%	3.96%	99.27%	102.80%	3.55%
Average Days on Market to Sale	30.19	26.57	-11.97%	33.29	23.45	-29.55%
Monthly Inventory	169	101	-40.24%	169	101	-40.24%
Months Supply of Inventory	2.37	1.26	-46.95%	2.37	1.26	-46.95%

Absorption: Last 12 months, an Average of **80** Sales/Month

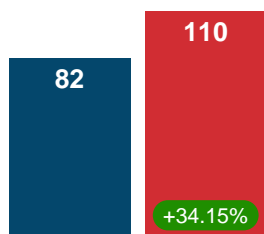
Inventory on March 31, 2022 = **101**

2021 **2022**

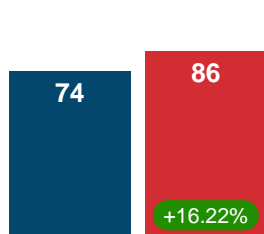
MARCH MARKET

AVERAGE PRICES

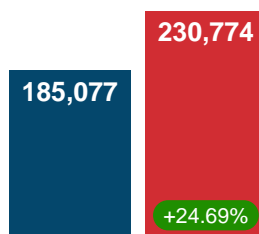
New Listings



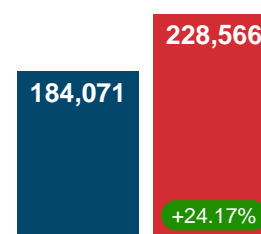
Pending Listings



List Price



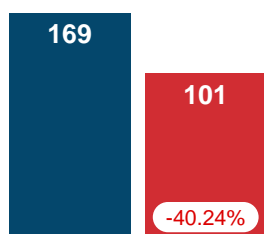
Sale Price



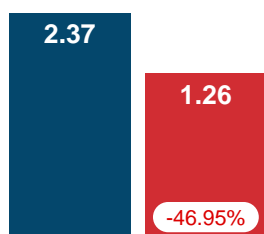
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

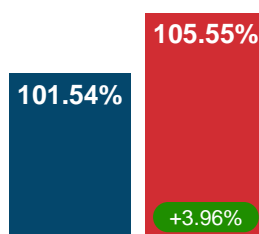
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

