

March 2022



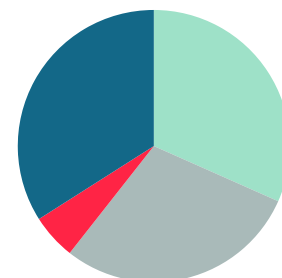
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	162,500	179,900	10.71%
Median Sale Price	163,500	180,500	10.40%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	9.00	7.50	-16.67%
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.

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 **10.40%** in March 2022 to \$180,500 versus the previous year at \$163,500.

Median Days on Market Shortens

The median number of **7.50** days that homes spent on the market before selling decreased by 1.50 days or **16.67%** in March 2022 compared to last year's same month at **9.00** DOM.

Sales Success for March 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 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 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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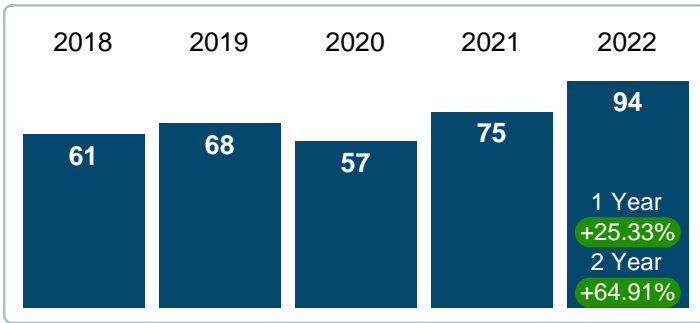
Area Delimited by County Of Creek - Residential Property Type



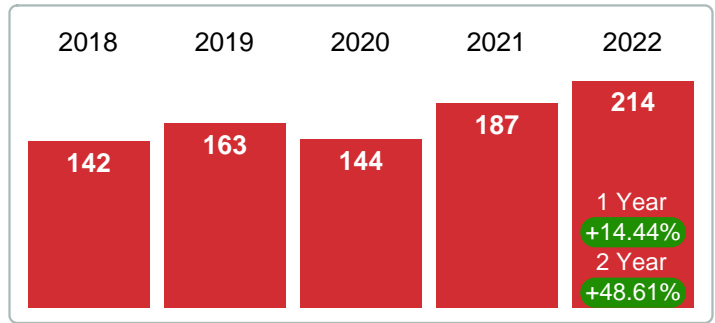
CLOSED LISTINGS

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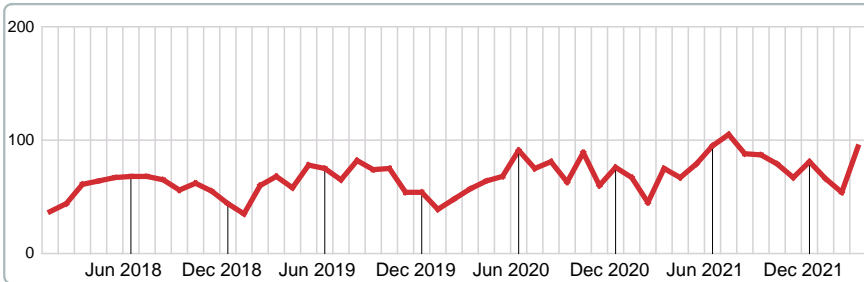
MARCH



YEAR TO DATE (YTD)

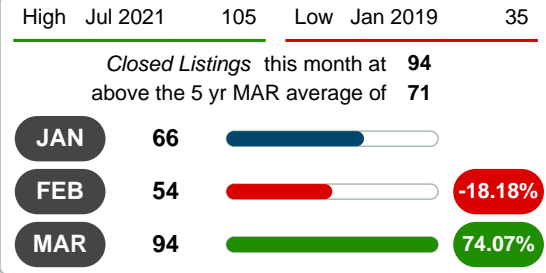


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 71



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	7.45%	23.0	4	3	0	0
\$75,001 - \$100,000	7	7.45%	24.0	3	4	0	0
\$100,001 - \$150,000	21	22.34%	9.0	6	15	0	0
\$150,001 - \$200,000	22	23.40%	4.0	0	21	1	0
\$200,001 - \$275,000	13	13.83%	4.0	0	12	1	0
\$275,001 - \$425,000	15	15.96%	13.0	1	8	6	0
\$425,001 and up	9	9.57%	38.0	0	3	4	2
Total Closed Units	94			14	66	12	2
Total Closed Volume	21,485,231	100%	7.5	1.61M	13.55M	4.40M	1.92M
Median Closed Price	\$180,500			\$98,000	\$180,000	\$312,440	\$960,000

March 2022



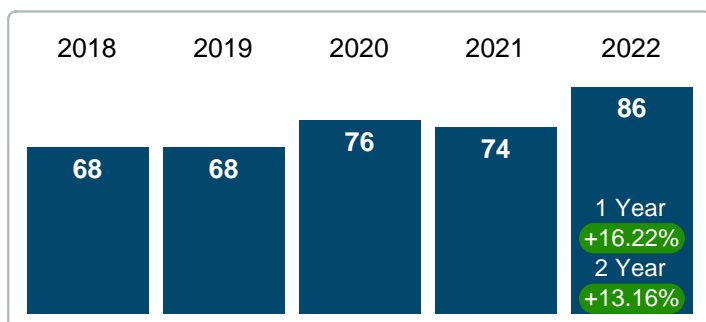
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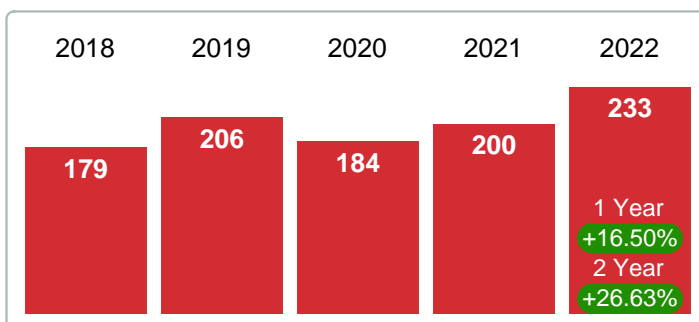
PENDING LISTINGS

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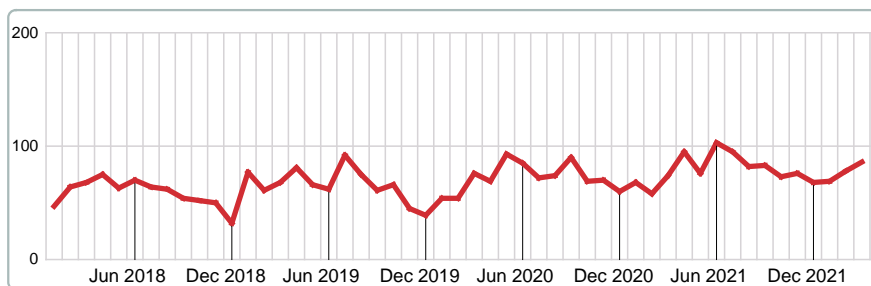
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

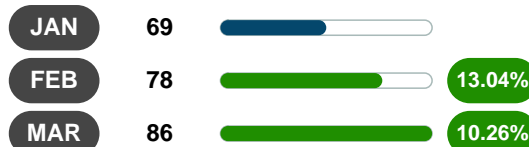


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	6.98%	33.0	5	1	0	0
\$75,001 - \$125,000	9	10.47%	2.0	3	5	1	0
\$125,001 - \$150,000	12	13.95%	5.0	4	6	2	0
\$150,001 - \$225,000	27	31.40%	7.0	2	22	3	0
\$225,001 - \$325,000	10	11.63%	3.5	0	9	1	0
\$325,001 - \$475,000	10	11.63%	6.0	0	4	3	3
\$475,001 and up	12	13.95%	4.0	1	3	6	2
Total Pending Units	86			15	50	16	5
Total Pending Volume	21,356,046	100%	6.0	1.94M	11.10M	5.94M	2.37M
Median Listing Price	\$192,450			\$112,000	\$195,000	\$334,450	\$464,900

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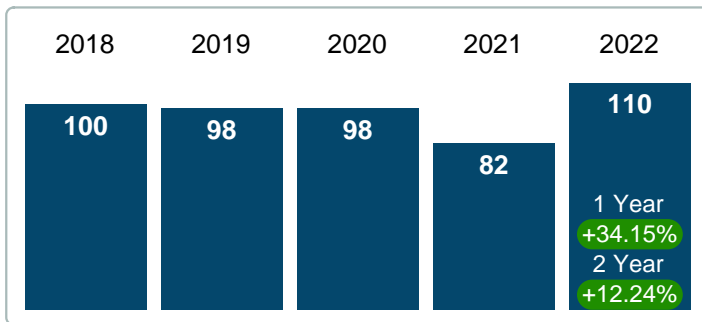
Area Delimited by County Of Creek - Residential Property Type



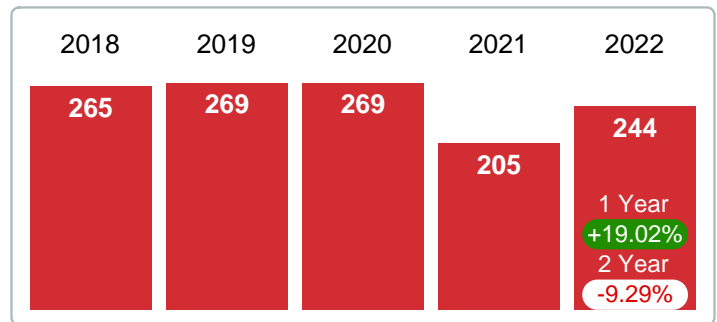
NEW LISTINGS

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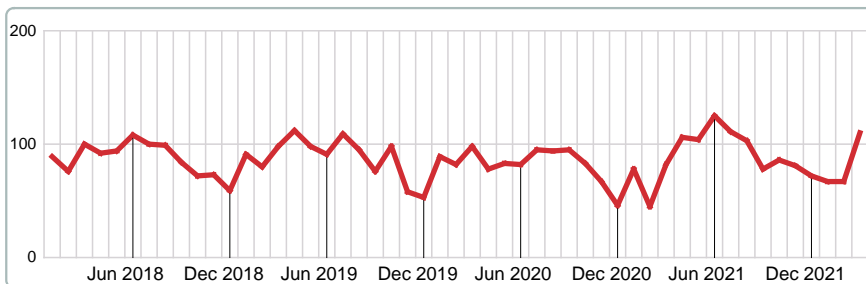
MARCH



YEAR TO DATE (YTD)

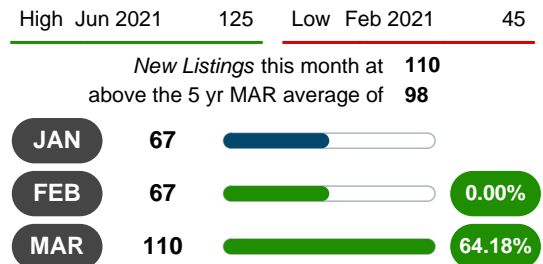


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$189,900		\$112,000	\$184,450	\$450,000	\$452,450

March 2022



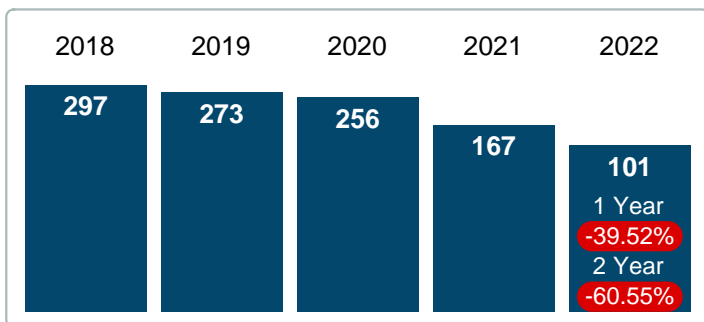
Area Delimited by County Of Creek - Residential Property Type



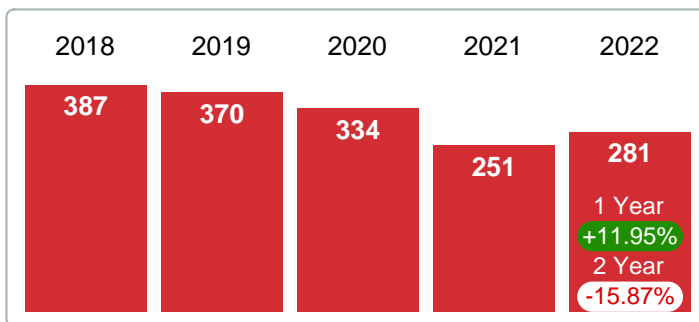
ACTIVE INVENTORY

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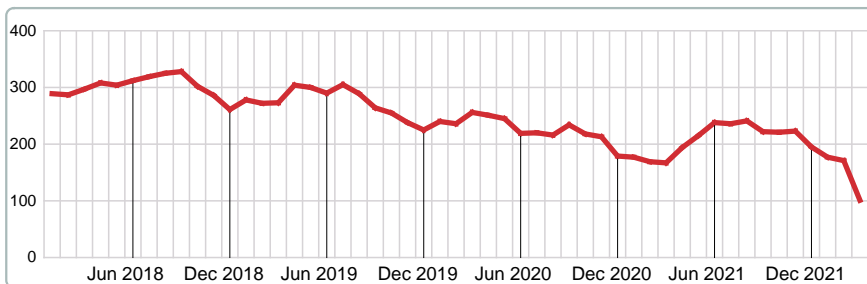
END OF MARCH



ACTIVE DURING MARCH

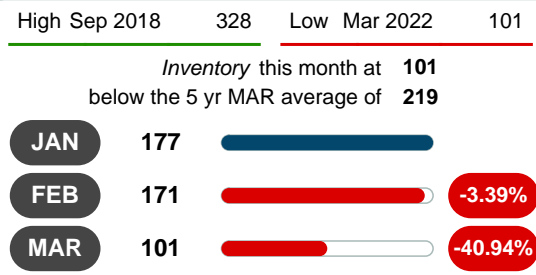


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 219



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	10	9.90%	17.0	5	4	0	1
\$75,001 - \$100,000	11	10.89%	53.0	2	7	2	0
\$100,001 - \$150,000	10	9.90%	8.0	3	5	1	1
\$150,001 - \$275,000	31	30.69%	42.0	2	25	3	1
\$275,001 - \$500,000	17	16.83%	71.0	5	8	3	1
\$500,001 - \$975,000	10	9.90%	20.5	0	2	6	2
\$975,001 and up	12	11.88%	73.0	1	5	1	5
Total Active Inventory by Units	101			18	56	16	11
Total Active Inventory by Volume	44,537,547	100%	34.0	4.23M	20.08M	8.37M	11.86M
Median Active Inventory Listing Price	\$210,000			\$132,450	\$189,900	\$458,305	\$659,000

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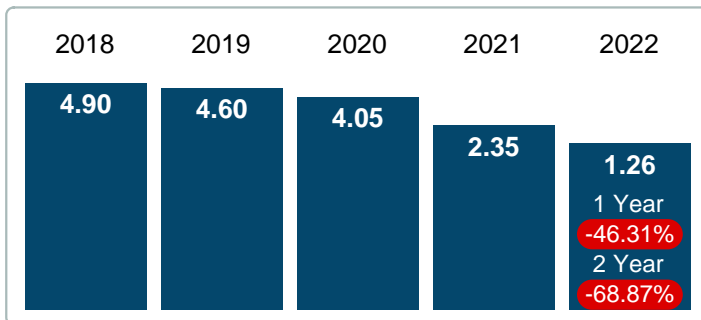
Area Delimited by County Of Creek - Residential Property Type



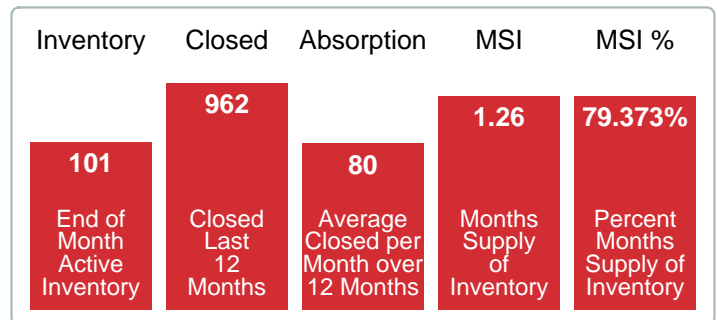
MONTHS SUPPLY of INVENTORY (MSI)

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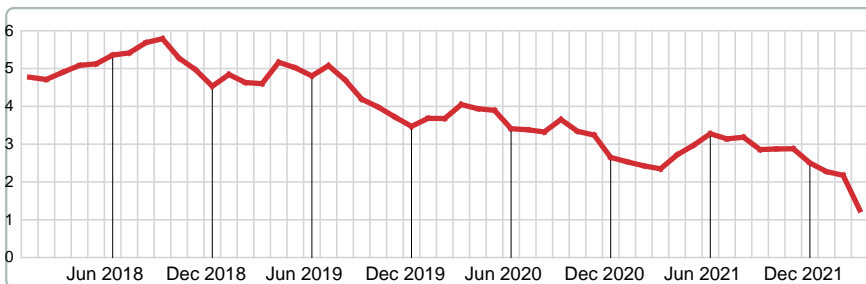
MSI FOR MARCH



INDICATORS FOR MARCH 2022

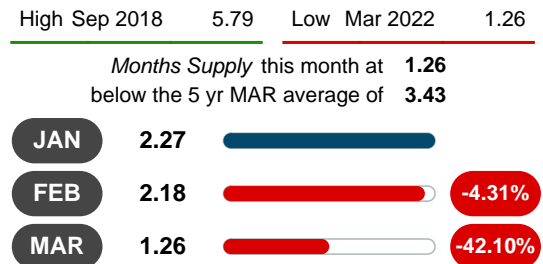


5 YEAR MARKET ACTIVITY TRENDS



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	9.90%	1.48	1.54	1.30	0.00	0.00
\$75,001 - \$100,000	10.89%	1.74	0.83	2.15	3.43	0.00
\$100,001 - \$150,000	9.90%	0.59	0.86	0.39	3.00	4.00
\$150,001 - \$275,000	30.69%	0.95	1.14	1.01	0.50	3.00
\$275,001 - \$500,000	16.83%	1.32	12.00	1.32	0.62	0.63
\$500,001 - \$975,000	9.90%	2.55	0.00	1.85	3.79	1.60
\$975,001 and up	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		101	18	56	16	11

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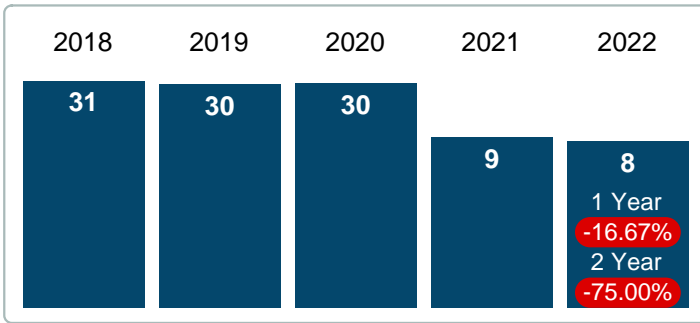
Area Delimited by County Of Creek - Residential Property Type



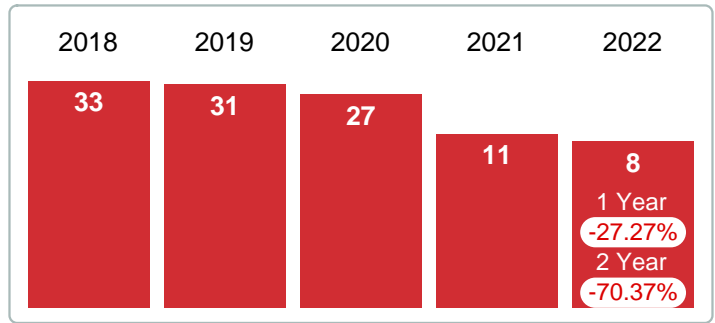
MEDIAN DAYS ON MARKET TO SALE

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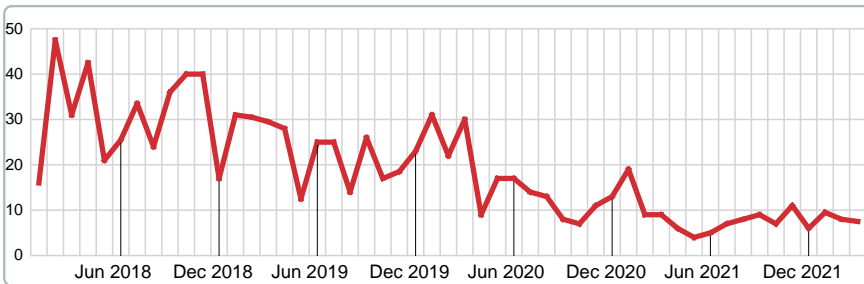
MARCH



YEAR TO DATE (YTD)

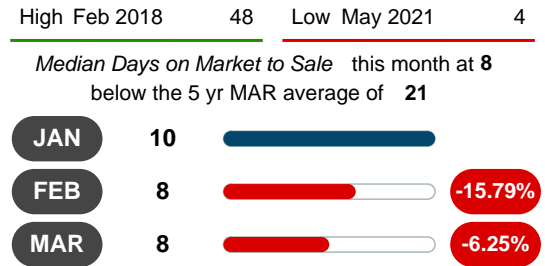


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 21



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	7.45%	23	15	23	0	0
\$75,001 - \$100,000	7.45%	24	24	24	0	0
\$100,001 - \$150,000	22.34%	9	9	9	0	0
\$150,001 - \$200,000	23.40%	4	0	4	37	0
\$200,001 - \$275,000	13.83%	4	0	4	1	0
\$275,001 - \$425,000	15.96%	13	10	32	9	0
\$425,001 and up	9.57%	38	0	120	23	19
Median Closed DOM		8	11	6	11	19
Total Closed Units	100%	94	14	66	12	2
Total Closed Volume		21,485,231	1.61M	13.55M	4.40M	1.92M

March 2022



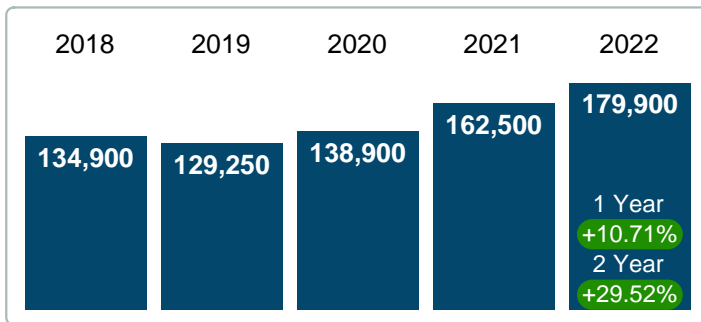
Area Delimited by County Of Creek - Residential Property Type



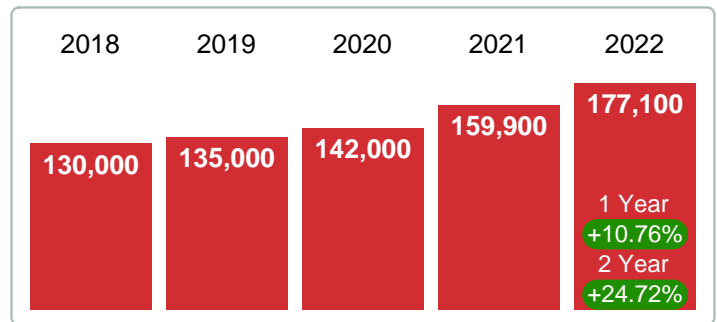
MEDIAN LIST PRICE AT CLOSING

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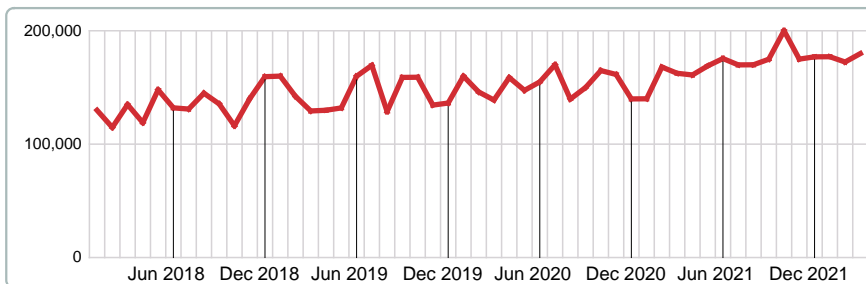
MARCH



YEAR TO DATE (YTD)

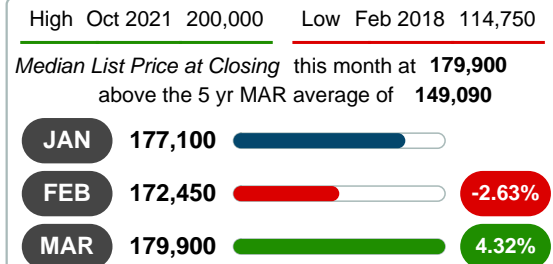


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 149,090



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	8.51%	47,500	44,950	50,000	0	0
\$75,001 - \$100,000	8.51%	95,500	95,000	100,000	0	0
\$100,001 - \$150,000	23.40%	127,450	115,950	129,950	0	0
\$150,001 - \$200,000	20.21%	179,900	0	179,900	189,000	0
\$200,001 - \$275,000	13.83%	229,900	0	229,450	260,000	0
\$275,001 - \$425,000	14.89%	350,000	0	350,000	350,000	0
\$425,001 and up	10.64%	568,700	435,000	617,000	449,000	969,500
Median List Price		179,900	95,500	177,450	350,000	969,500
Total Closed Units	100%	179,900	14	66	12	2
Total Closed Volume		21,692,769	1.58M	13.65M	4.52M	1.94M

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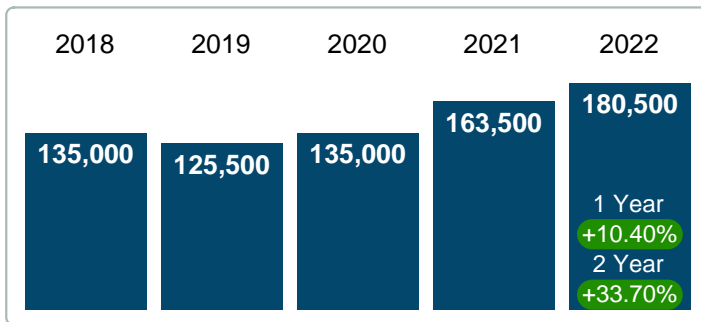
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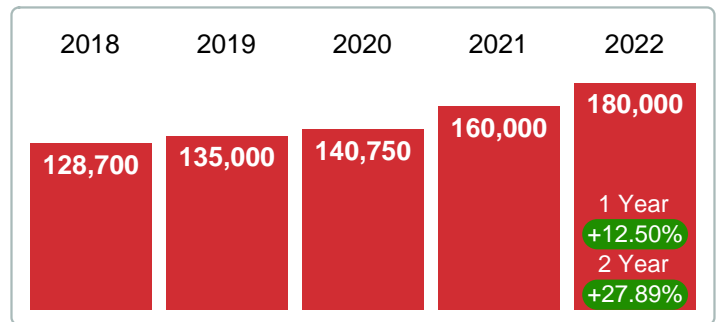
MEDIAN SOLD PRICE AT CLOSING

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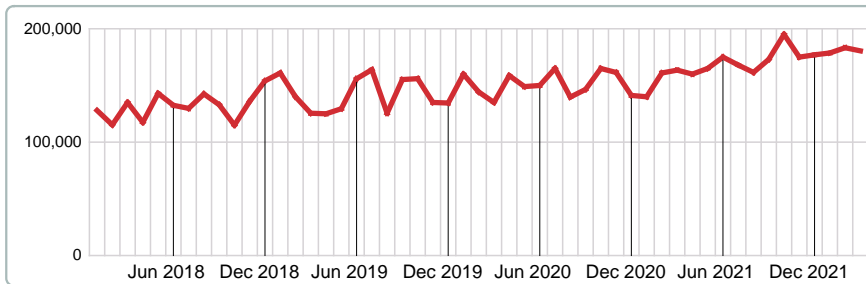
MARCH



YEAR TO DATE (YTD)

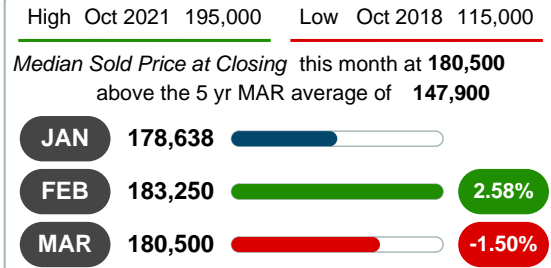


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 147,900



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	7	7.45%	47,000	47,100	45,000	0	0
\$75,001 - \$100,000	7	7.45%	90,000	90,000	90,000	0	0
\$100,001 - \$150,000	21	22.34%	123,500	110,500	126,500	0	0
\$150,001 - \$200,000	22	23.40%	180,000	0	180,000	190,000	0
\$200,001 - \$275,000	13	13.83%	237,000	0	232,000	259,000	0
\$275,001 - \$425,000	15	15.96%	330,000	425,000	367,500	309,000	0
\$425,001 and up	9	9.57%	540,000	0	600,000	444,500	960,000
Median Sold Price			180,500	98,000	180,000	312,440	960,000
Total Closed Units		100%	180,500	14	66	12	2
Total Closed Volume			21,485,231	1.61M	13.55M	4.40M	1.92M

March 2022



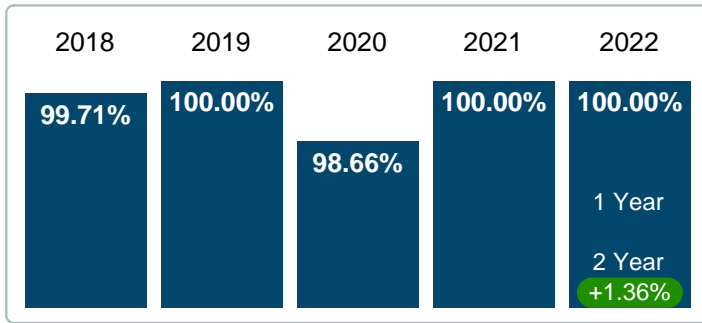
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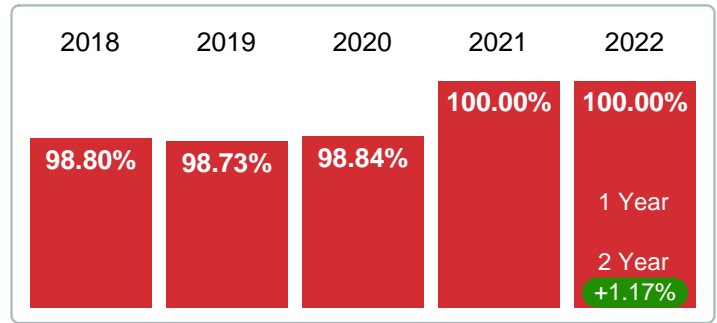
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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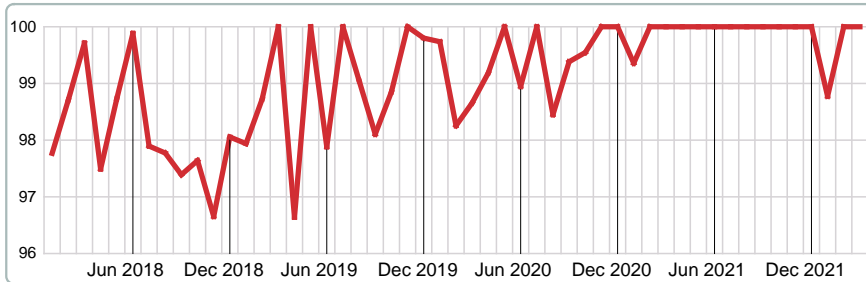
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

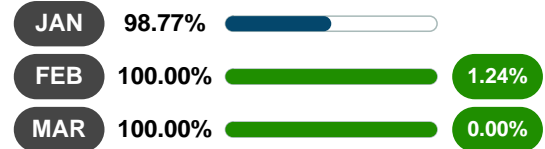


3 MONTHS

5 year MAR AVG = 99.67%

High Mar 2022 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr MAR average of **99.67%**



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
\$75,000 and less	7	7.45%	100.00%	102.56%	95.63%	0.00%	0.00%
\$75,001 - \$100,000	7	7.45%	94.74%	100.00%	85.91%	0.00%	0.00%
\$100,001 - \$150,000	21	22.34%	100.00%	101.01%	100.00%	0.00%	0.00%
\$150,001 - \$200,000	22	23.40%	100.26%	0.00%	100.00%	100.53%	0.00%
\$200,001 - \$275,000	13	13.83%	103.04%	0.00%	103.23%	99.62%	0.00%
\$275,001 - \$425,000	15	15.96%	97.70%	97.70%	99.58%	95.12%	0.00%
\$425,001 and up	9	9.57%	100.00%	0.00%	94.64%	100.70%	100.97%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.97%
Total Closed Units		94	100%	14	66	12	2
Total Closed Volume		21,485,231		1.61M	13.55M	4.40M	1.92M

March 2022



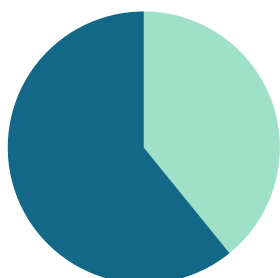
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

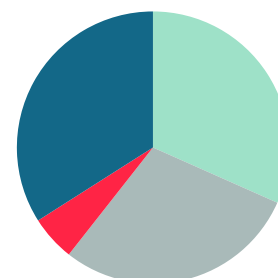


Inventory
 New Listings
110 = 39.15%
 Start Inventory
171
 Total Inventory Units
281
 Volume
\$90,628,360

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%
Median List Price	162,500	179,900	10.71%	159,900	177,100	10.76%
Median Sale Price	163,500	180,500	10.40%	160,000	180,000	12.50%
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	9.00	7.50	-16.67%	11.00	8.00	-27.27%
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

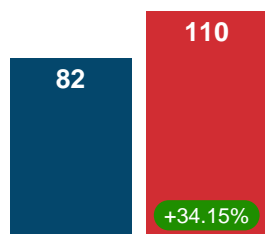
Inventory on March 31, 2022 = **101**

2021 **2022**

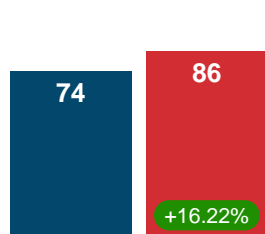
MARCH MARKET

MEDIAN PRICES

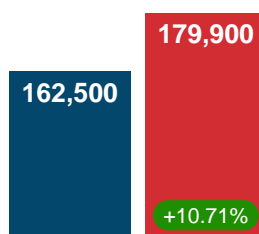
New Listings



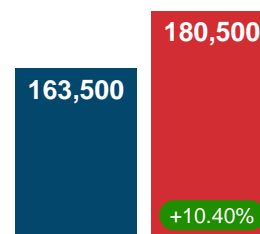
Pending Listings



List Price



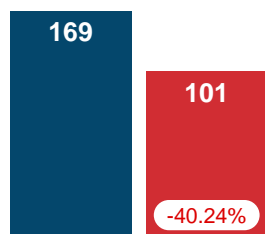
Sale Price



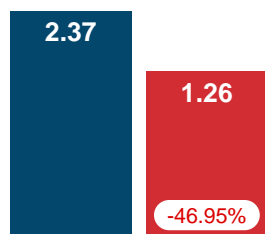
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

