

May 2022



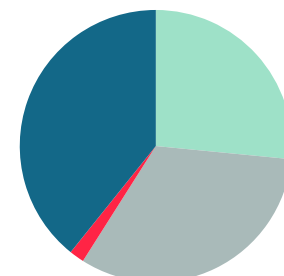
Area Delimited by County Of Washington - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jun 13, 2022 for MLS Technology Inc.

Compared Metrics	2021	May 2022	+/-%
Closed Listings	98	90	-8.16%
Pending Listings	94	110	17.02%
New Listings	116	118	1.72%
Median List Price	173,000	167,400	-3.24%
Median Sale Price	175,000	172,500	-1.43%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	3.00	6.00	100.00%
End of Month Inventory	213	133	-37.56%
Months Supply of Inventory	2.59	1.53	-40.80%



■ Closed (26.55%)
■ Pending (32.45%)
■ Other OffMarket (1.77%)
■ Active (39.23%)

Absorption: Last 12 months, an Average of **87** Sales/Month
Active Inventory as of May 31, 2022 = **133**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2022 decreased **37.56%** to 133 existing homes available for sale. Over the last 12 months this area has had an average of 87 closed sales per month. This represents an unsold inventory index of **1.53** MSI for this period.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **1.43%** in May 2022 to \$172,500 versus the previous year at \$175,000.

Median Days on Market Lengthens

The median number of **6.00** days that homes spent on the market before selling increased by 3.00 days or **100.00%** in May 2022 compared to last year's same month at **3.00** DOM.

Sales Success for May 2022 is Positive

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

There were 118 New Listings in May 2022, up **1.72%** from last year at 116. Furthermore, there were 90 Closed Listings this month versus last year at 98, a **-8.16%** decrease.

Closed versus Listed trends yielded a **76.3%** ratio, down from previous year's, May 2021, at **84.5%**, a **9.72%** 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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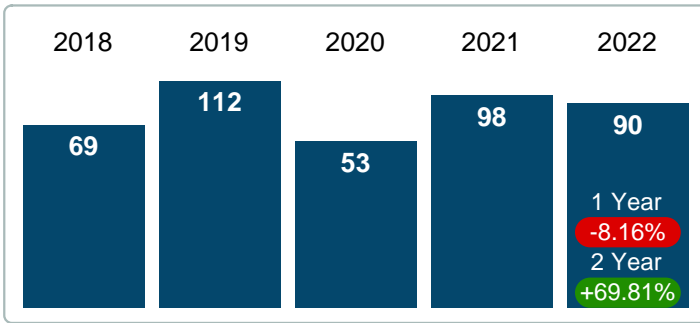
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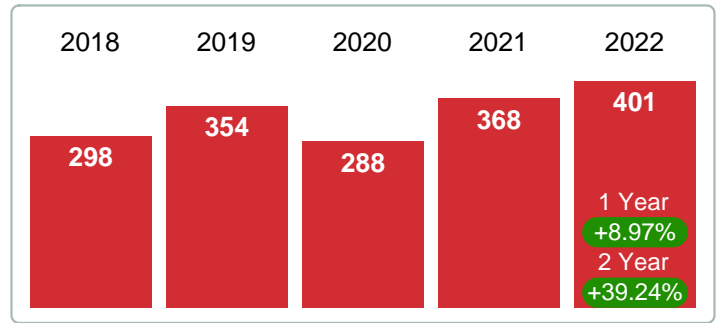
CLOSED LISTINGS

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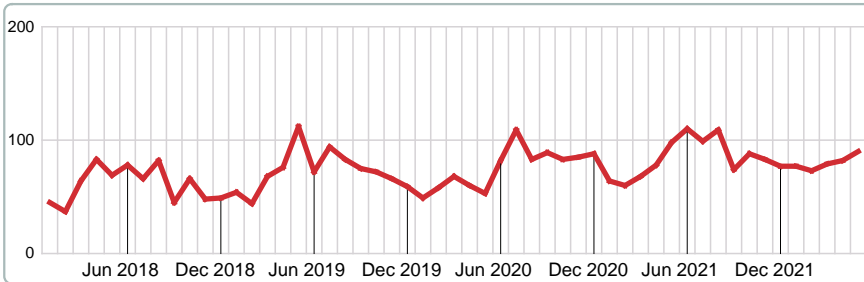
MAY



YEAR TO DATE (YTD)

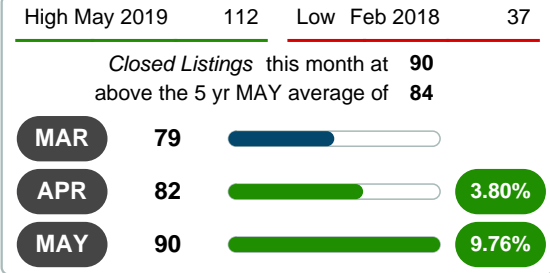


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 84



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	5.56%	1.0	1	3	1	0
\$50,001 - \$100,000	12	13.33%	9.0	7	5	0	0
\$100,001 - \$125,000	10	11.11%	3.5	2	8	0	0
\$125,001 - \$200,000	27	30.00%	5.0	4	19	4	0
\$200,001 - \$250,000	14	15.56%	13.0	1	8	5	0
\$250,001 - \$300,000	10	11.11%	8.0	0	2	8	0
\$300,001 and up	12	13.33%	4.0	0	2	10	0
Total Closed Units	90			15	47	28	0
Total Closed Volume	16,884,237	100%	6.0	1.56M	7.48M	7.84M	0.00B
Median Closed Price	\$172,500			\$100,000	\$145,000	\$265,000	\$0

May 2022



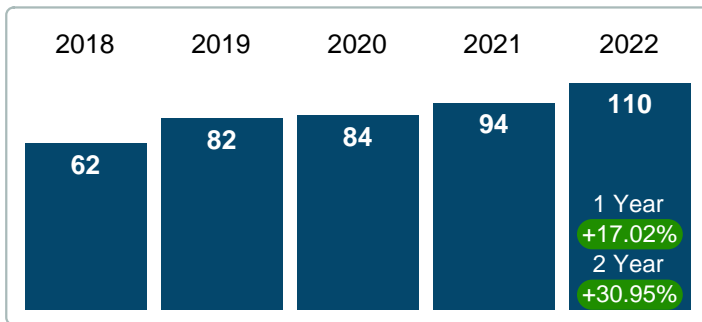
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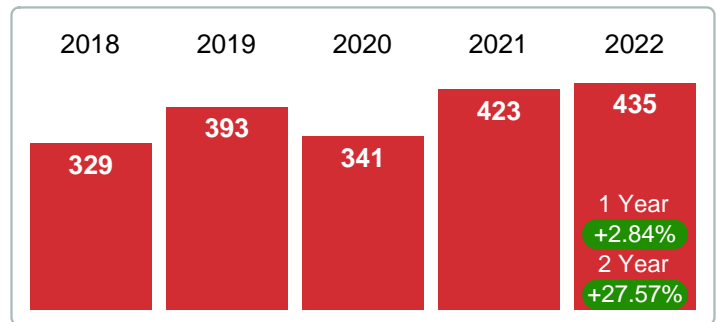
PENDING LISTINGS

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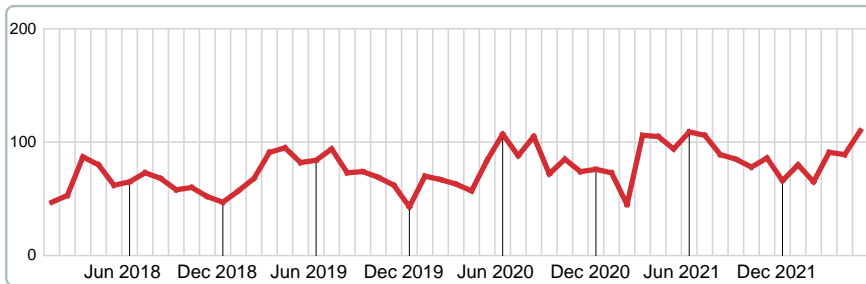
MAY



YEAR TO DATE (YTD)

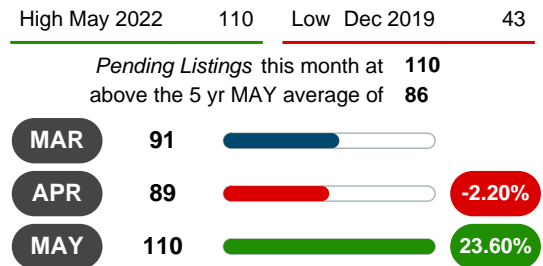


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 86



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	6	5.45%	4.5	1	5	0	0
\$50,001 - \$100,000	16	14.55%	3.5	7	8	1	0
\$100,001 - \$125,000	10	9.09%	12.0	1	9	0	0
\$125,001 - \$225,000	37	33.64%	5.0	3	29	4	1
\$225,001 - \$275,000	15	13.64%	8.0	0	7	8	0
\$275,001 - \$350,000	14	12.73%	12.5	0	3	10	1
\$350,001 and up	12	10.91%	7.5	0	2	9	1
Total Pending Units	110			12	63	32	3
Total Pending Volume	22,659,500	100%	6.5	1.16M	10.43M	10.03M	1.04M
Median Listing Price	\$177,500			\$92,200	\$153,000	\$297,000	\$279,900

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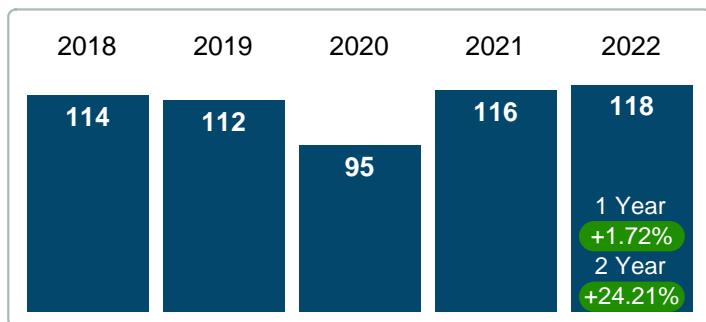
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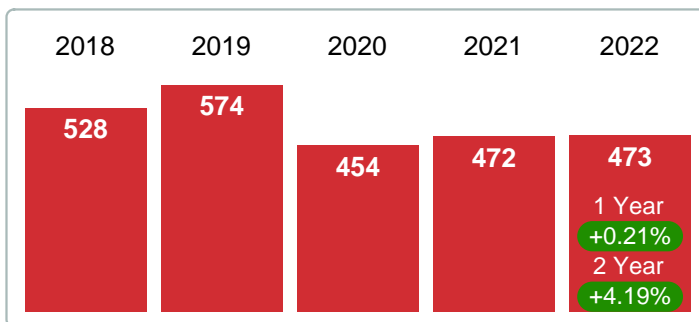
NEW LISTINGS

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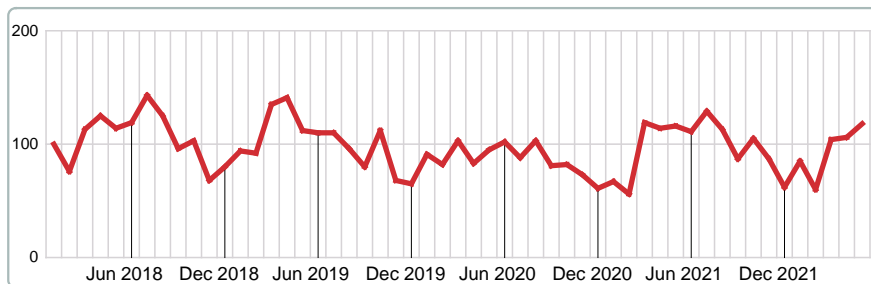
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 111

High Jul 2018 143 Low Feb 2021 56

New Listings this month at 118
above the 5 yr MAY average of 111



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	5.93%	2	4	1	0
\$50,001 - \$125,000	21	17.80%	8	13	0	0
\$125,001 - \$150,000	8	6.78%	1	7	0	0
\$150,001 - \$225,000	32	27.12%	3	22	6	1
\$225,001 - \$275,000	18	15.25%	0	10	8	0
\$275,001 - \$425,000	20	16.95%	0	4	15	1
\$425,001 and up	12	10.17%	0	4	6	2
Total New Listed Units	118		14	64	36	4
Total New Listed Volume	27,184,360	100%	1.44M	12.75M	11.42M	1.57M
Median New Listed Listing Price	\$209,950		\$92,200	\$169,900	\$280,495	\$404,950

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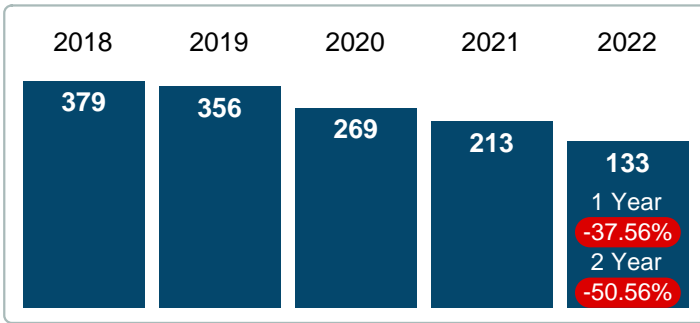
Area Delimited by County Of Washington - Residential Property Type



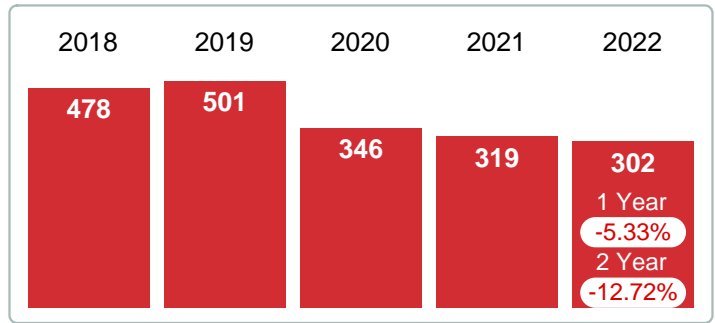
ACTIVE INVENTORY

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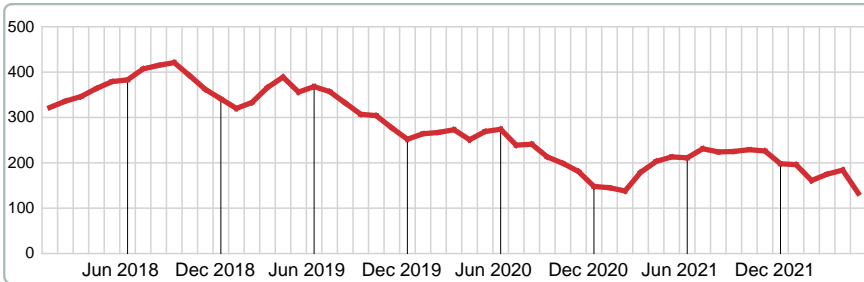
END OF MAY



ACTIVE DURING MAY

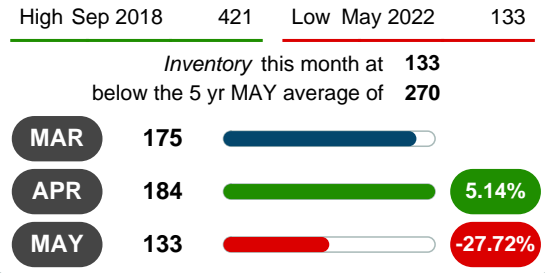


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 270



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	9	6.77%	45.0	1	7	1	0
\$50,001 - \$75,000	7	5.26%	33.0	1	5	1	0
\$75,001 - \$150,000	27	20.30%	46.0	7	17	3	0
\$150,001 - \$225,000	27	20.30%	30.0	2	17	8	0
\$225,001 - \$275,000	29	21.80%	45.0	1	16	12	0
\$275,001 - \$425,000	17	12.78%	26.0	0	5	10	2
\$425,001 and up	17	12.78%	39.0	0	7	9	1
Total Active Inventory by Units	133			12	74	44	3
Total Active Inventory by Volume	32,493,338	100%	35.0	1.49M	16.34M	13.52M	1.14M
Median Active Inventory Listing Price	\$220,990			\$110,450	\$180,500	\$264,495	\$359,900

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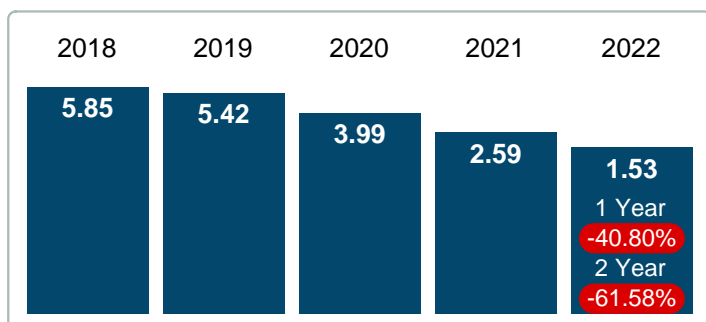
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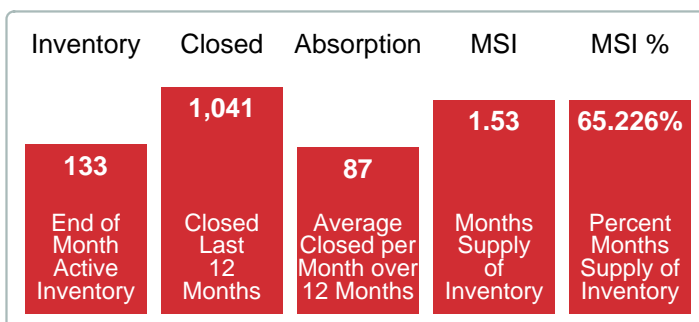
MONTHS SUPPLY of INVENTORY (MSI)

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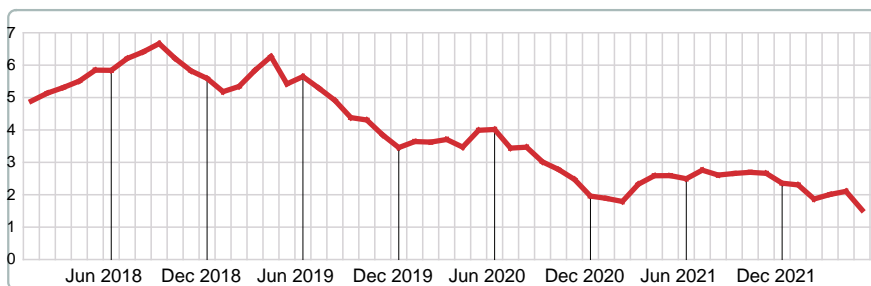
MSI FOR MAY



INDICATORS FOR MAY 2022

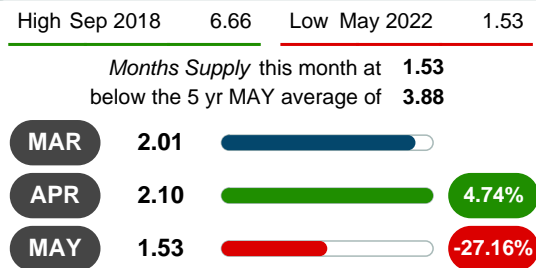


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 3.88



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	9	6.77%	1.74	0.40	2.90	4.00	0.00
\$50,001 - \$75,000	7	5.26%	0.89	0.26	1.30	6.00	0.00
\$75,001 - \$150,000	27	20.30%	1.07	1.71	0.91	1.20	0.00
\$150,001 - \$225,000	27	20.30%	1.17	2.40	1.10	1.28	0.00
\$225,001 - \$275,000	29	21.80%	2.52	4.00	3.69	1.87	0.00
\$275,001 - \$425,000	17	12.78%	1.66	0.00	3.33	1.43	1.26
\$425,001 and up	17	12.78%	4.86	0.00	6.00	5.40	1.50
Market Supply of Inventory (MSI)			1.53	1.03	1.57	1.81	0.84
Total Active Inventory by Units		100%	133	12	74	44	3

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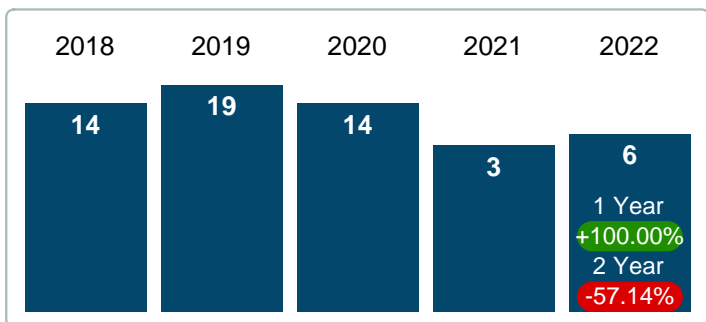
Area Delimited by County Of Washington - Residential Property Type



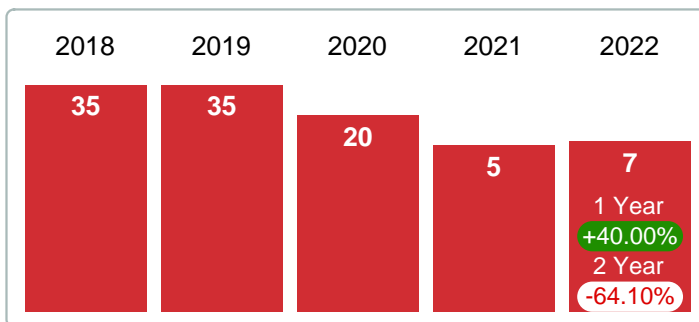
MEDIAN DAYS ON MARKET TO SALE

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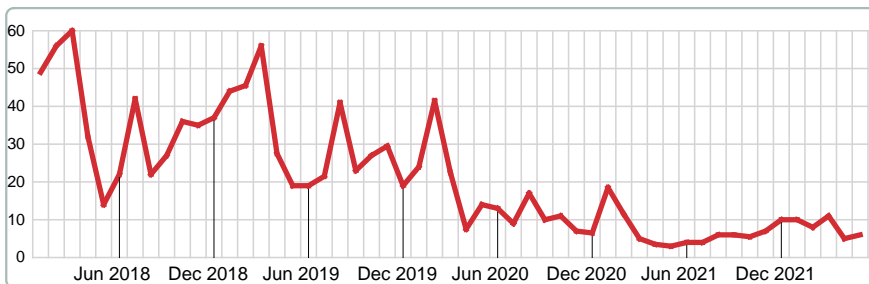
MAY



YEAR TO DATE (YTD)

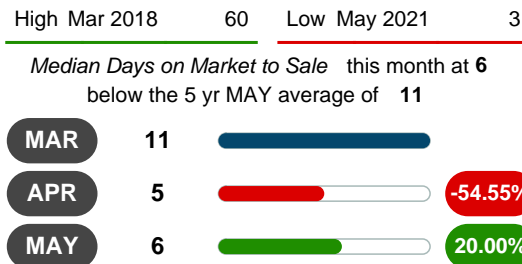


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 11



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
\$50,000 and less	5.56%	1	28	1	1	0
\$50,001 - \$100,000	13.33%	9	10	8	0	0
\$100,001 - \$125,000	11.11%	4	3	4	0	0
\$125,001 - \$200,000	30.00%	5	16	4	5	0
\$200,001 - \$250,000	15.56%	13	11	36	8	0
\$250,001 - \$300,000	11.11%	8	0	15	8	0
\$300,001 and up	13.33%	4	0	4	4	0
Median Closed DOM		6	10	6	6	0
Total Closed Units	100%	90	15	47	28	
Total Closed Volume		16,884,237	1.56M	7.48M	7.84M	0.00B

May 2022



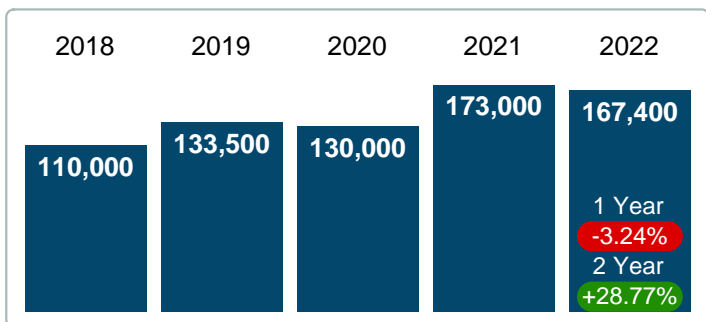
Area Delimited by County Of Washington - Residential Property Type



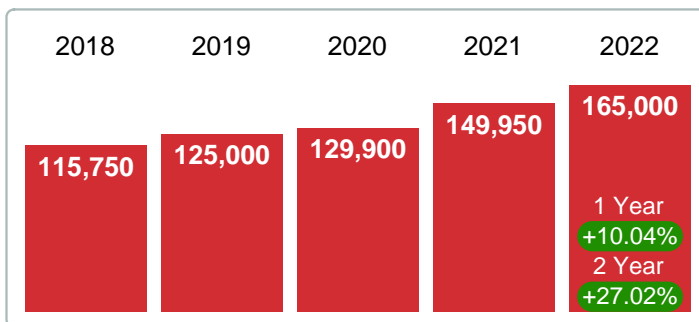
MEDIAN LIST PRICE AT CLOSING

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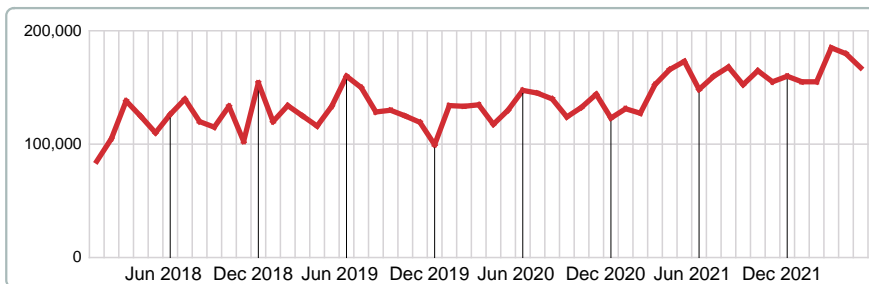
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

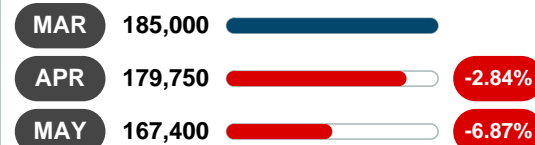


3 MONTHS

5 year MAY AVG = 142,780

High Mar 2022 185,000 Low Jan 2018 84,900

Median List Price at Closing this month at **167,400**
above the 5 yr MAY average of **142,780**



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
\$50,000 and less	3.33%	25,000	0	17,500	50,000	0
\$50,001 - \$100,000	17.78%	89,900	65,000	89,900	0	0
\$100,001 - \$125,000	11.11%	114,750	115,000	114,750	0	0
\$125,001 - \$200,000	27.78%	159,000	150,150	150,000	167,400	0
\$200,001 - \$250,000	17.78%	231,000	0	228,990	245,000	0
\$250,001 - \$300,000	10.00%	267,990	0	264,400	267,990	0
\$300,001 and up	12.22%	355,000	0	352,500	355,000	0
Median List Price		167,400	95,000	140,000	260,490	0
Total Closed Units	100%	167,400	15	47	28	0
Total Closed Volume		16,782,940	1.54M	7.48M	7.76M	0.00B

May 2022



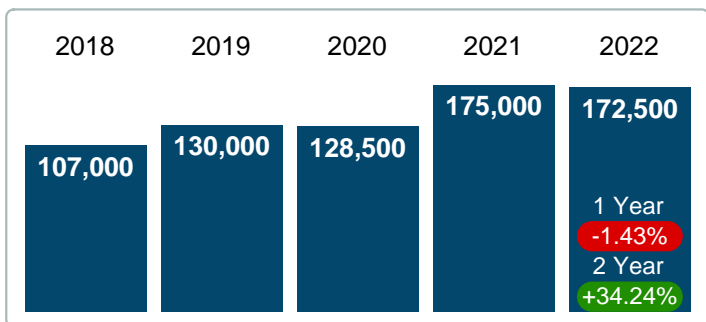
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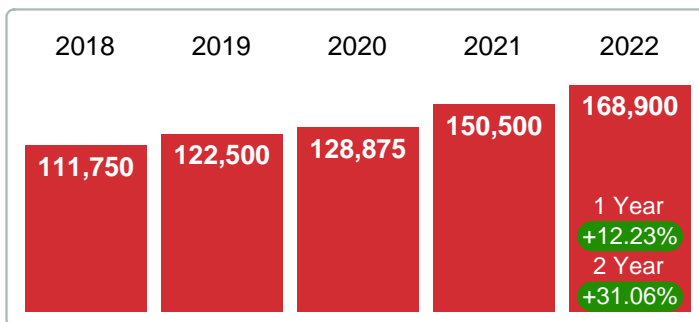
MEDIAN SOLD PRICE AT CLOSING

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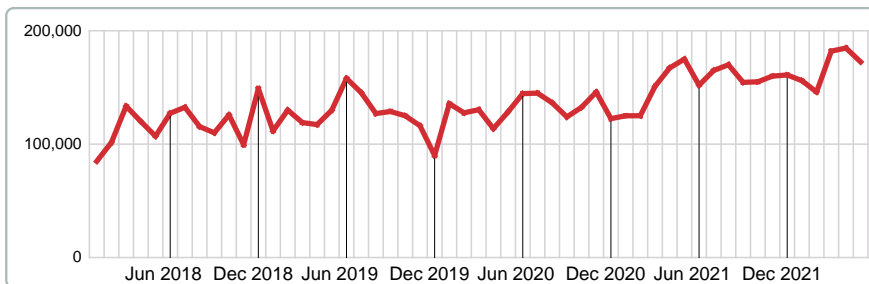
MAY



YEAR TO DATE (YTD)

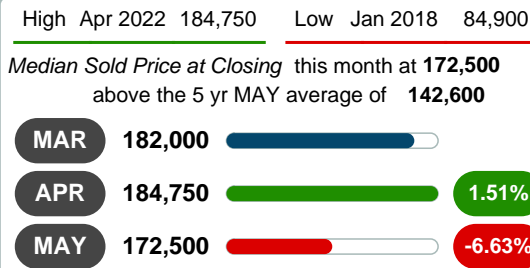


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 142,600



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
\$50,000 and less	5	5.56%	50,000	50,000	25,000	50,000	0
\$50,001 - \$100,000	12	13.33%	76,400	68,000	80,000	0	0
\$100,001 - \$125,000	10	11.11%	112,750	112,850	112,750	0	0
\$125,001 - \$200,000	27	30.00%	157,000	133,100	150,000	172,500	0
\$200,001 - \$250,000	14	15.56%	225,000	217,500	225,000	240,000	0
\$250,001 - \$300,000	10	11.11%	263,500	0	263,500	265,000	0
\$300,001 and up	12	13.33%	350,900	0	362,800	350,900	0
Median Sold Price			172,500	100,000	145,000	265,000	0
Total Closed Units		100%	90	15	47	28	
Total Closed Volume			16,884,237	1.56M	7.48M	7.84M	0.00B

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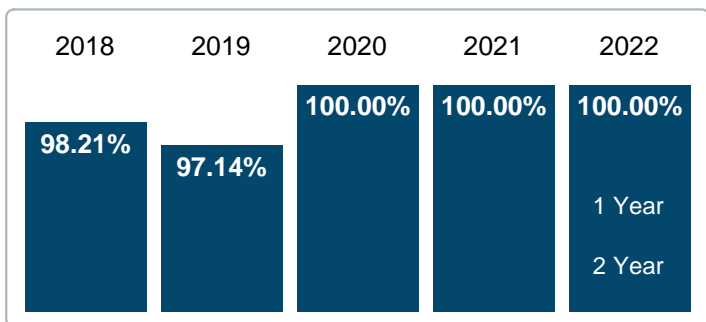
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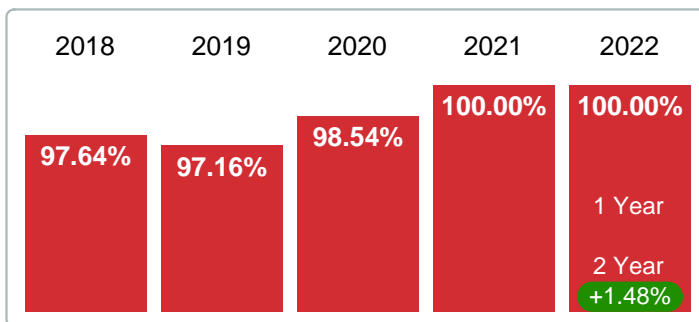
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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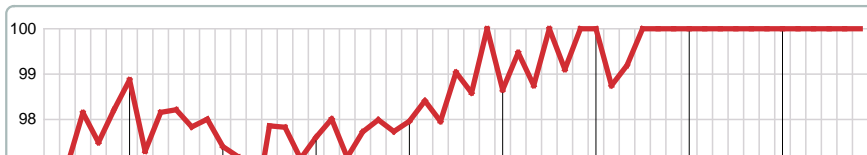
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 99.07%

High May 2022 100.00% Low Feb 2019 95.82%

Median Sold/List Ratio this month at **100.00%** above the 5 yr MAY average of **99.07%**

- MAR 100.00%
- APR 100.00%
- MAY 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
\$50,000 and less	5	5.56%	83.33%	76.92%	83.33%	100.00%	0.00%
\$50,001 - \$100,000	12	13.33%	98.21%	98.41%	98.00%	0.00%	0.00%
\$100,001 - \$125,000	10	11.11%	102.59%	113.28%	102.18%	0.00%	0.00%
\$125,001 - \$200,000	27	30.00%	100.56%	99.76%	100.00%	103.17%	0.00%
\$200,001 - \$250,000	14	15.56%	100.00%	108.80%	99.55%	100.00%	0.00%
\$250,001 - \$300,000	10	11.11%	100.78%	0.00%	99.68%	102.32%	0.00%
\$300,001 and up	12	13.33%	99.54%	0.00%	102.55%	99.54%	0.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	0.00%
Total Closed Units		90	100%	100.00%	15	47	28
Total Closed Volume		16,884,237			1.56M	7.48M	7.84M

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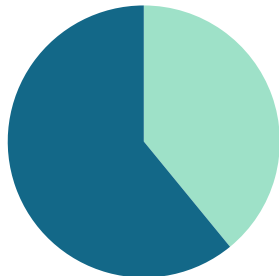
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

Report produced on Jun 13, 2022 for MLS Technology Inc.

INVENTORY

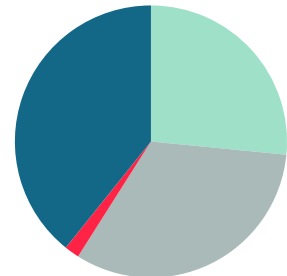


Inventory
 New Listings
118 = 39.07%
 Start Inventory
184
 Total Inventory Units
302
 Volume
\$66,841,768

Market Activity

Closed Sales
90 = 26.55%
 Pending Sales
110 = 32.45%
 Other Off Market
6 = 1.77%
 Active Inventory
133 = 39.23%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	98	90	-8.16%	368	401	8.97%
Pending Sales	94	110	17.02%	423	435	2.84%
New Listings	116	118	1.72%	472	473	0.21%
Median List Price	173,000	167,400	-3.24%	149,950	165,000	10.04%
Median Sale Price	175,000	172,500	-1.43%	150,500	168,900	12.23%
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	3.00	6.00	100.00%	5.00	7.00	40.00%
Monthly Inventory	213	133	-37.56%	213	133	-37.56%
Months Supply of Inventory	2.59	1.53	-40.80%	2.59	1.53	-40.80%

Absorption: Last 12 months, an Average of **87** Sales/Month

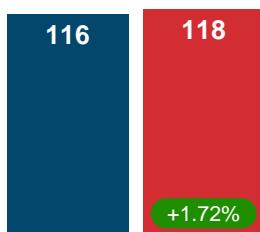
Inventory on May 31, 2022 = **133**

2021 **2022**

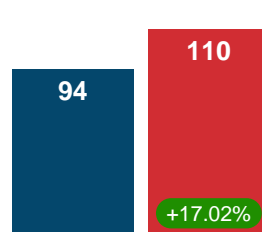
MAY MARKET

MEDIAN PRICES

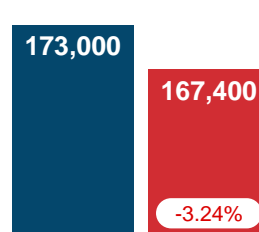
New Listings



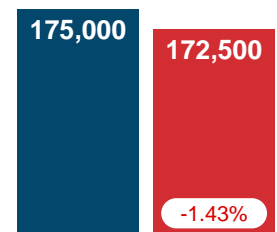
Pending Listings



List Price



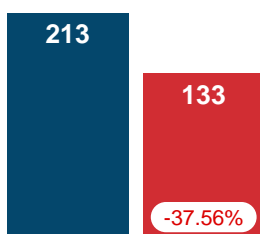
Sale Price



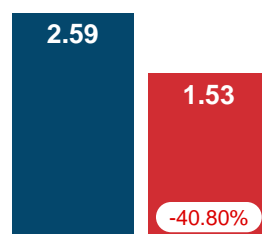
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

