

April 2023



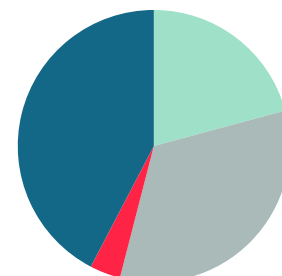
Area Delimited by County Of Washington - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on May 11, 2023 for MLS Technology Inc.

Compared Metrics	2022	April 2023	+/-%
Closed Listings	82	57	-30.49%
Pending Listings	86	91	5.81%
New Listings	106	91	-14.15%
Median List Price	179,750	145,000	-19.33%
Median Sale Price	184,750	151,000	-18.27%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	7.00	40.00%
End of Month Inventory	197	116	-41.12%
Months Supply of Inventory	2.25	1.53	-32.12%



■ Closed (20.80%)
■ Pending (33.21%)
■ Other OffMarket (3.65%)
■ Active (42.34%)

Absorption: Last 12 months, an Average of **76** Sales/Month
Active Inventory as of April 30, 2023 = **116**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2023 decreased **41.12%** to 116 existing homes available for sale. Over the last 12 months this area has had an average of 76 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 **18.27%** in April 2023 to \$151,000 versus the previous year at \$184,750.

Median Days on Market Lengthens

The median number of **7.00** days that homes spent on the market before selling increased by 2.00 days or **40.00%** in April 2023 compared to last year's same month at **5.00** DOM.

Sales Success for April 2023 is Positive

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

There were 91 New Listings in April 2023, down **14.15%** from last year at 106. Furthermore, there were 57 Closed Listings this month versus last year at 82, a **-30.49%** decrease.

Closed versus Listed trends yielded a **62.6%** ratio, down from previous year's, April 2022, at **77.4%**, a **19.03%** 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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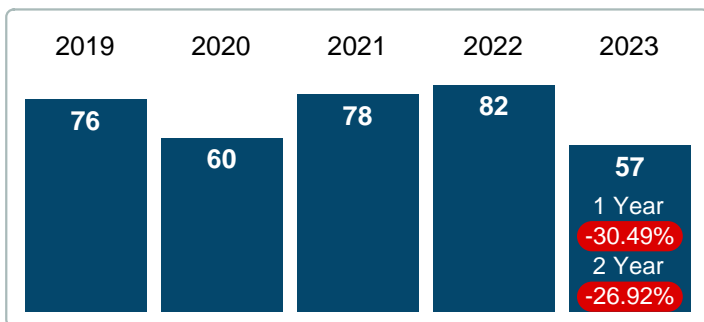
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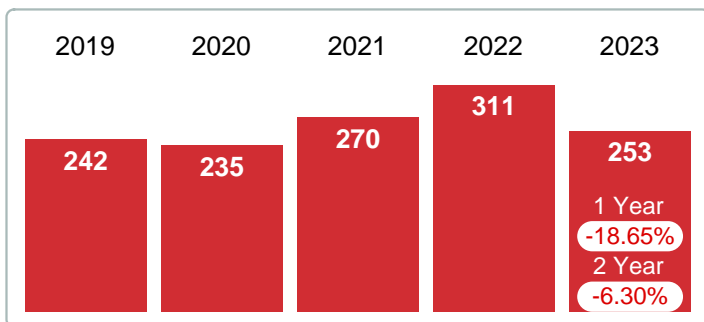
CLOSED LISTINGS

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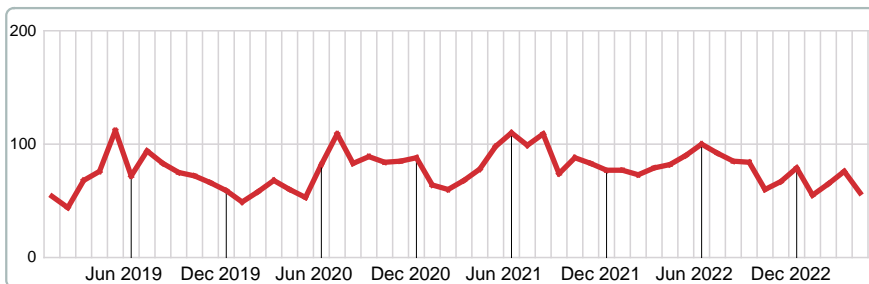
APRIL



YEAR TO DATE (YTD)

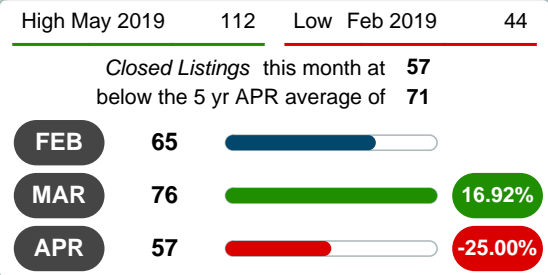


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR 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
\$50,000 and less	4	7.02%	6.0	2	2	0	0
\$50,001 - \$75,000	4	7.02%	25.0	2	2	0	0
\$75,001 - \$125,000	13	22.81%	4.0	6	6	1	0
\$125,001 - \$175,000	11	19.30%	7.0	2	8	1	0
\$175,001 - \$225,000	11	19.30%	7.0	1	7	3	0
\$225,001 - \$300,000	8	14.04%	5.0	0	4	4	0
\$300,001 and up	6	10.53%	15.0	0	3	3	0
Total Closed Units	57			13	32	12	0
Total Closed Volume	10,008,346	100%	7.0	1.22M	5.75M	3.04M	0.00B
Median Closed Price	\$151,000			\$89,900	\$161,000	\$252,500	\$0

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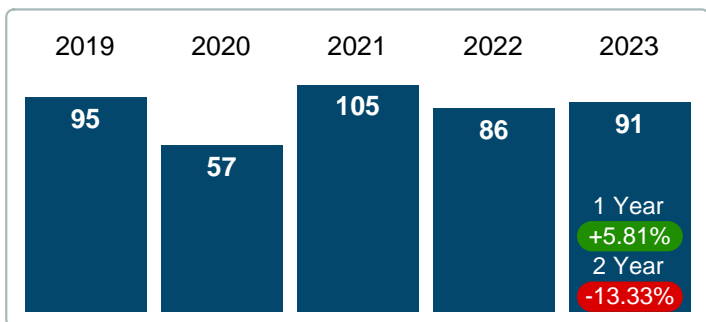
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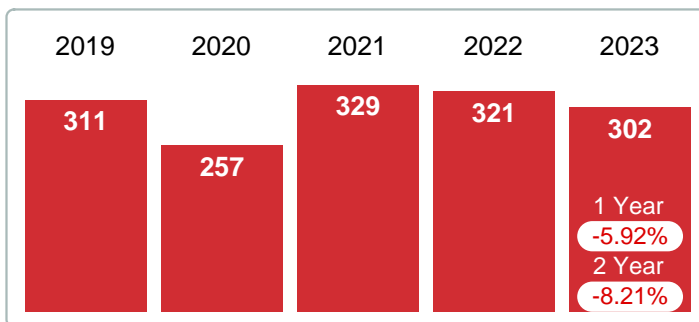
PENDING LISTINGS

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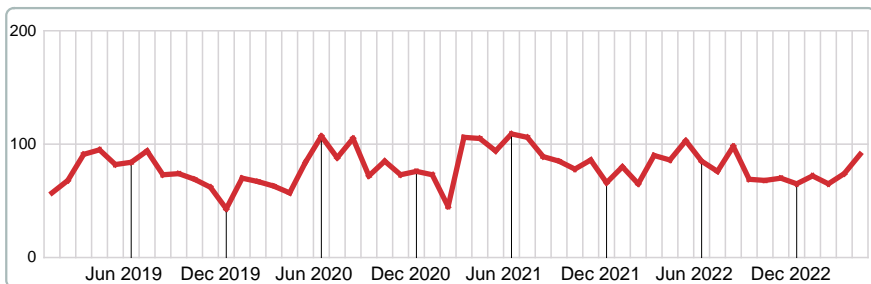
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 87

High Jun 2021 109 Low Dec 2019 43

Pending Listings this month at 91 above the 5 yr APR average of 87



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	8	8.79%	17.0	5	3	0	0
\$75,001 - \$100,000	9	9.89%	8.0	4	5	0	0
\$100,001 - \$150,000	13	14.29%	7.0	2	10	1	0
\$150,001 - \$225,000	24	26.37%	7.0	3	17	4	0
\$225,001 - \$275,000	8	8.79%	19.5	0	3	4	1
\$275,001 - \$425,000	20	21.98%	9.5	0	6	13	1
\$425,001 and up	9	9.89%	12.0	0	1	6	2
Total Pending Units	91			14	45	28	4
Total Pending Volume	21,322,533	100%	9.0	1.49M	8.10M	9.85M	1.88M
Median Listing Price	\$197,500			\$89,450	\$165,900	\$296,950	\$477,700

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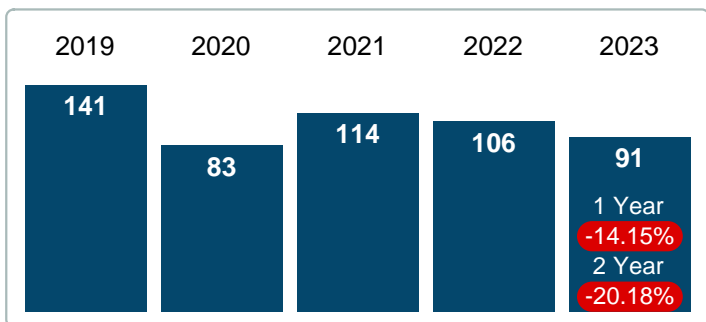
Area Delimited by County Of Washington - Residential Property Type



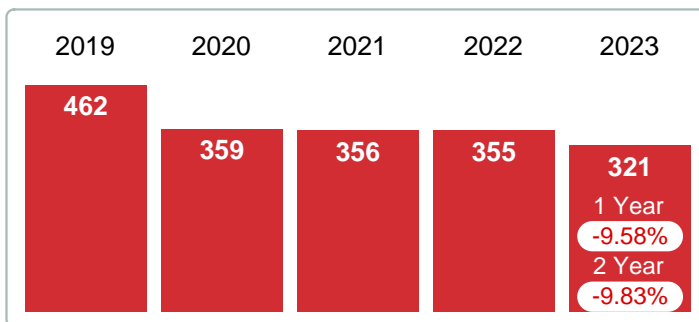
NEW LISTINGS

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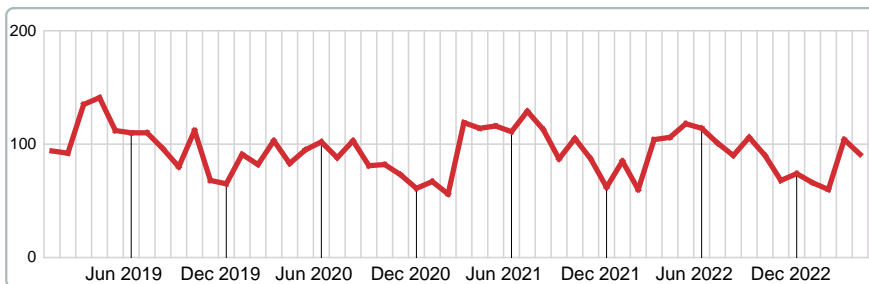
APRIL



YEAR TO DATE (YTD)

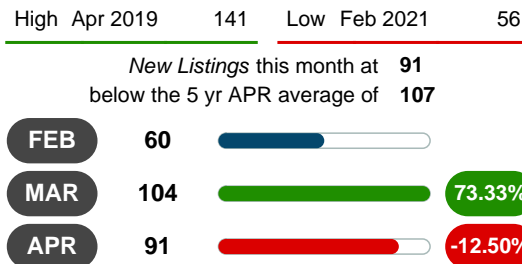


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 107



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	5	5.49%	3	2	0	0
\$75,001 - \$125,000	12	13.19%	6	6	0	0
\$125,001 - \$175,000	15	16.48%	2	10	3	0
\$175,001 - \$275,000	18	19.78%	1	15	2	0
\$275,001 - \$300,000	9	9.89%	0	4	5	0
\$300,001 - \$375,000	19	20.88%	0	3	15	1
\$375,001 and up	13	14.29%	0	4	8	1
Total New Listed Units	91		12	44	33	2
Total New Listed Volume	22,775,608	100%	1.25M	9.48M	11.28M	767.40K
Median New Listed Listing Price	\$239,995		\$90,950	\$195,200	\$315,000	\$383,700

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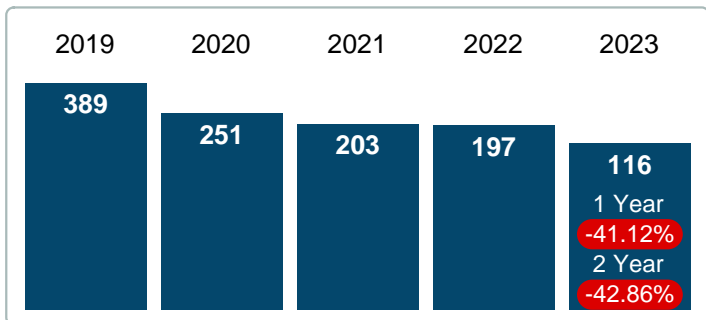
Area Delimited by County Of Washington - Residential Property Type



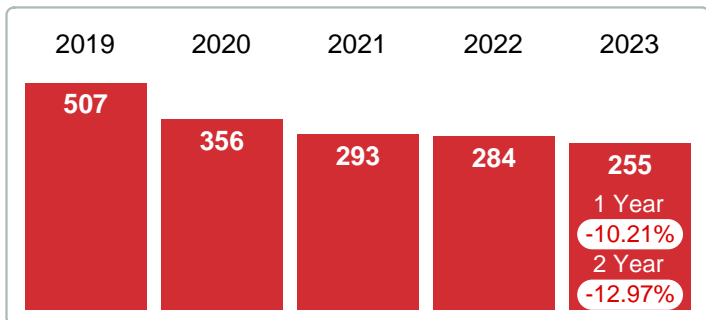
ACTIVE INVENTORY

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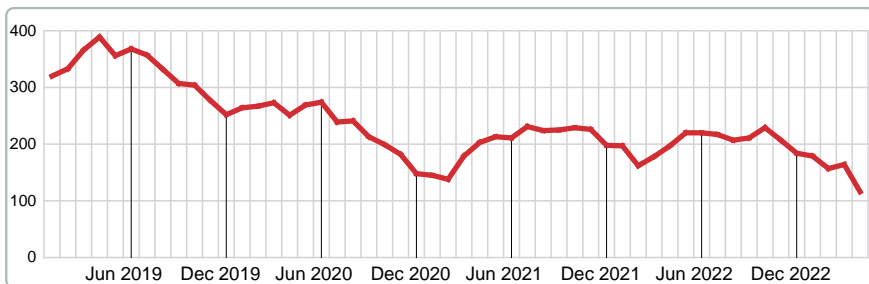
END OF APRIL



ACTIVE DURING APRIL

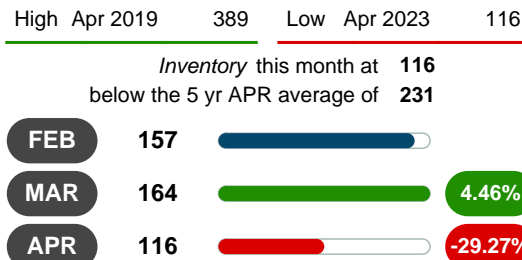


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 231



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	13	11.21%	82.0	4	7	2	0
\$50,001 - \$125,000	13	11.21%	45.0	5	5	3	0
\$125,001 - \$200,000	15	12.93%	26.0	4	10	1	0
\$200,001 - \$300,000	16	13.79%	38.5	1	7	8	0
\$300,001 - \$375,000	27	23.28%	17.0	0	5	20	2
\$375,001 - \$525,000	18	15.52%	68.0	1	6	8	3
\$525,001 and up	14	12.07%	47.0	0	4	6	4
Total Active Inventory by Units	116			15	44	48	9
Total Active Inventory by Volume	35,801,022	100%	37.5	1.94M	11.57M	16.94M	5.35M
Median Active Inventory Listing Price	\$303,995			\$92,000	\$204,900	\$316,740	\$489,000

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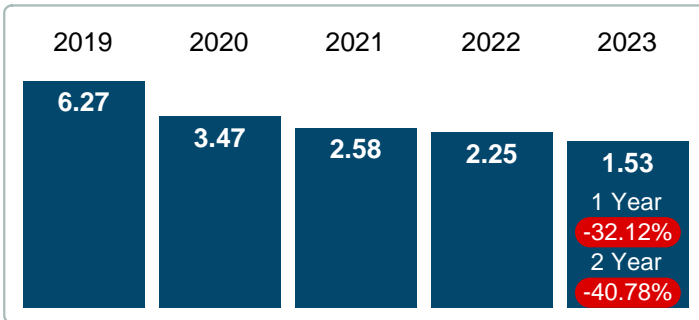
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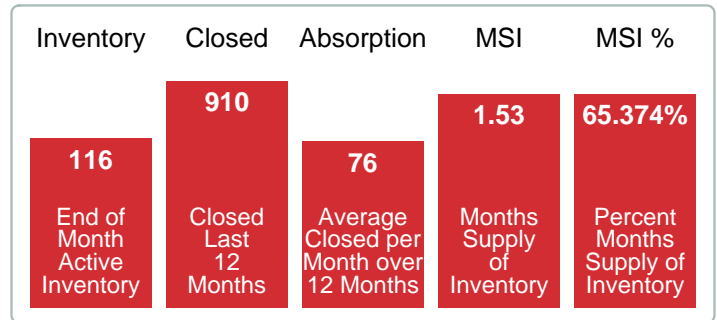
MONTHS SUPPLY of INVENTORY (MSI)

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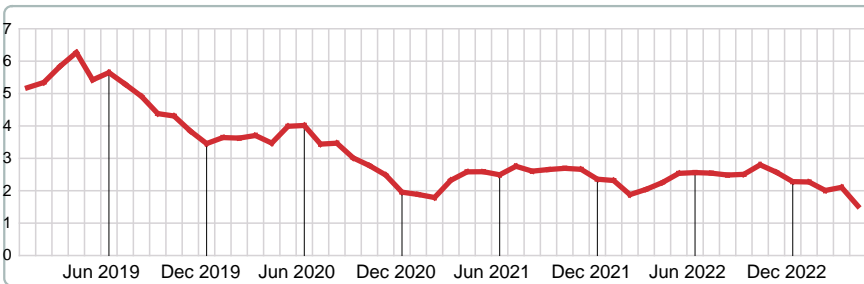
MSI FOR APRIL



INDICATORS FOR APRIL 2023

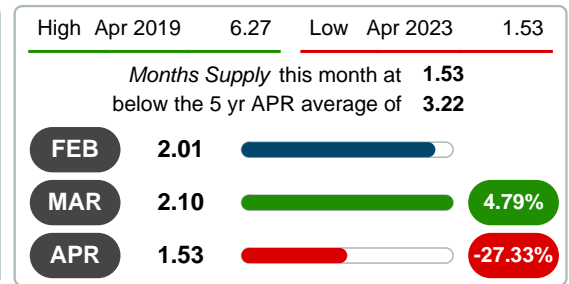


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 3.22



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	13	11.21%	3.18	2.29	3.50	6.00	0.00
\$50,001 - \$125,000	13	11.21%	0.67	0.67	0.45	2.77	0.00
\$125,001 - \$200,000	15	12.93%	0.69	1.85	0.64	0.29	0.00
\$200,001 - \$300,000	16	13.79%	0.81	4.00	0.78	0.81	0.00
\$300,001 - \$375,000	27	23.28%	5.40	0.00	6.00	5.33	6.00
\$375,001 - \$525,000	18	15.52%	4.60	0.00	5.54	3.31	7.20
\$525,001 and up	14	12.07%	8.00	0.00	12.00	8.00	6.86
Market Supply of Inventory (MSI)			1.53	1.28	1.10	2.22	3.48
Total Active Inventory by Units		100%	116	15	44	48	9

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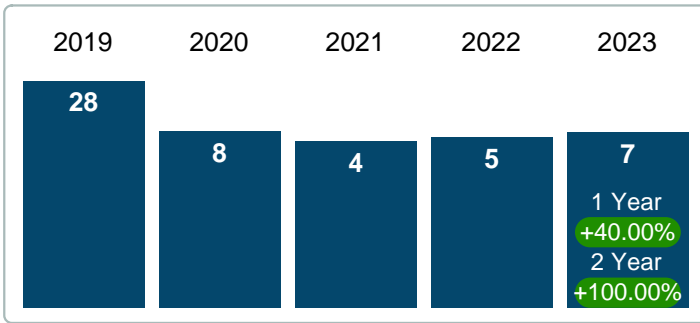
Area Delimited by County Of Washington - Residential Property Type



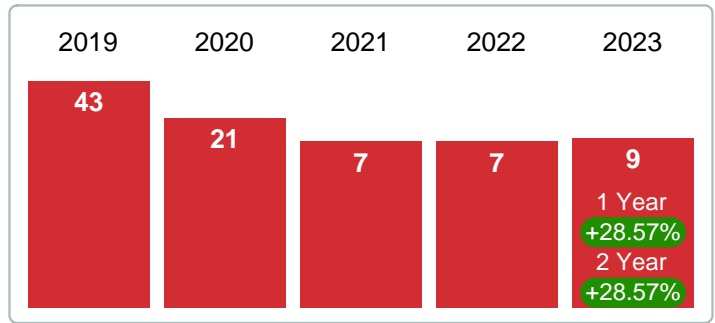
MEDIAN DAYS ON MARKET TO SALE

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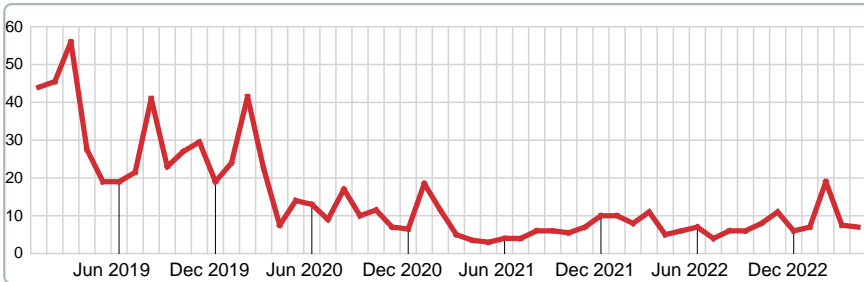
APRIL



YEAR TO DATE (YTD)

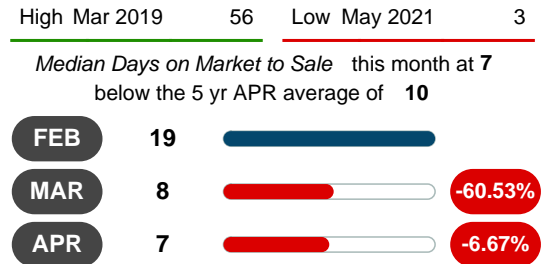


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 10



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	7.02%	6	40	6	0	0
\$50,001 - \$75,000	7.02%	25	8	62	0	0
\$75,001 - \$125,000	22.81%	4	8	1	5	0
\$125,001 - \$175,000	19.30%	7	12	7	2	0
\$175,001 - \$225,000	19.30%	7	2	6	21	0
\$225,001 - \$300,000	14.04%	5	0	22	5	0
\$300,001 and up	10.53%	15	0	7	36	0
Median Closed DOM		7	11	7	6	0
Total Closed Units	100%	57	13	32	12	
Total Closed Volume		10,008,346	1.22M	5.75M	3.04M	0.00B

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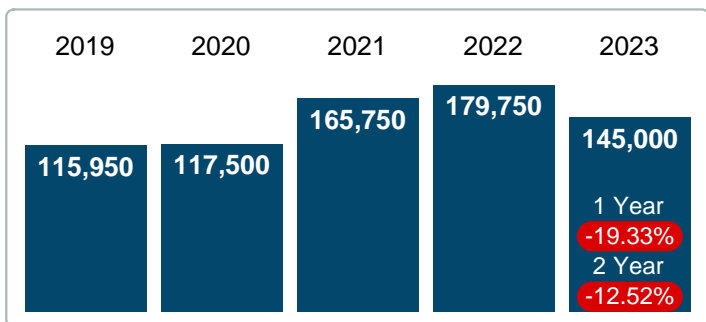
Area Delimited by County Of Washington - Residential Property Type



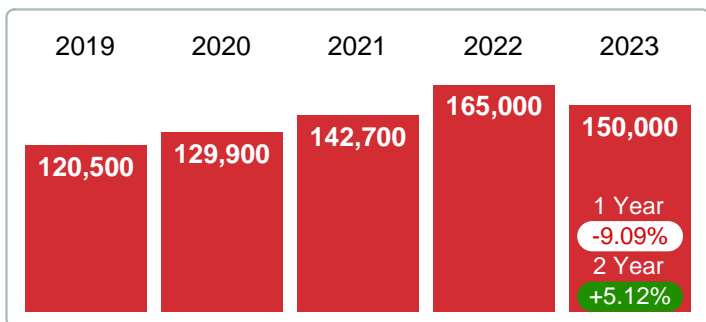
MEDIAN LIST PRICE AT CLOSING

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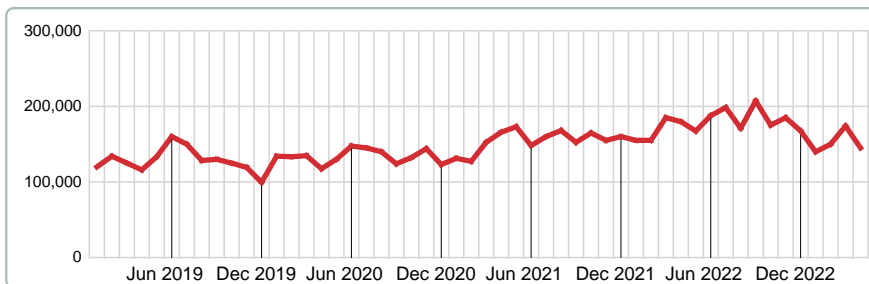
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

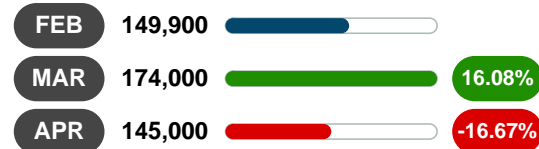


3 MONTHS

5 year APR AVG = 144,790

High Sep 2022 207,250 Low Dec 2019 99,500

Median List Price at Closing this month at **145,000**
above the 5 yr APR average of **144,790**



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	7.02%	34,950	28,750	34,950	0	0
\$50,001 - \$80,000	10.53%	73,750	75,000	57,120	0	0
\$80,001 - \$130,000	22.81%	102,000	99,000	113,000	102,000	0
\$130,001 - \$190,000	24.56%	152,450	175,000	152,450	139,000	0
\$190,001 - \$240,000	12.28%	204,500	0	198,700	210,000	0
\$240,001 - \$300,000	15.79%	260,000	0	254,500	279,900	0
\$300,001 and up	7.02%	441,179	0	462,500	403,674	0
Median List Price		145,000	89,900	147,450	254,950	0
Total Closed Units	100%	145,000	13	32	12	0
Total Closed Volume		9,685,357	1.27M	5.36M	3.06M	0.00B

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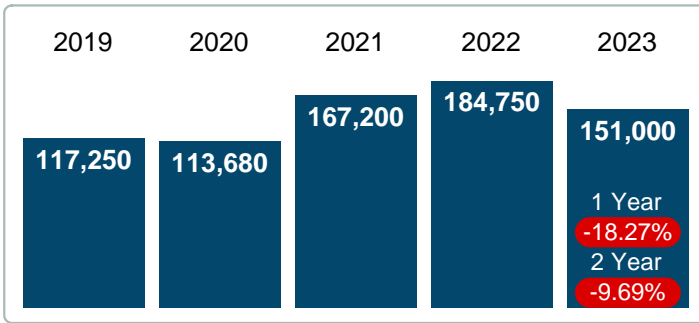
Area Delimited by County Of Washington - Residential Property Type



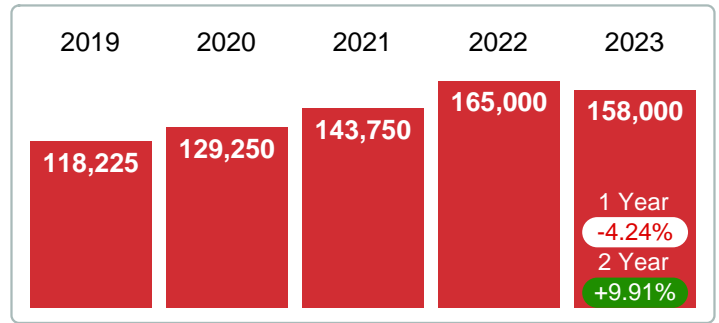
MEDIAN SOLD PRICE AT CLOSING

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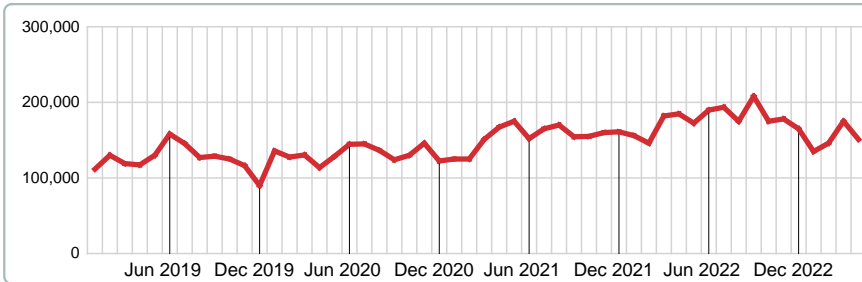
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 146,776

High Sep 2022 207,975 Low Dec 2019 90,000

Median Sold Price at Closing this month at 151,000 above the 5 yr APR average of 146,776



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	7.02%	34,500	28,750	36,500	0	0
\$50,001 - \$75,000	7.02%	62,560	68,000	55,060	0	0
\$75,001 - \$125,000	22.81%	100,000	95,400	97,500	112,000	0
\$125,001 - \$175,000	19.30%	145,000	140,250	148,000	139,000	0
\$175,001 - \$225,000	19.30%	200,000	185,000	200,000	204,500	0
\$225,001 - \$300,000	14.04%	257,000	0	247,000	269,125	0
\$300,001 and up	10.53%	418,400	0	420,000	329,390	0
Median Sold Price		151,000	89,900	161,000	252,500	0
Total Closed Units		57	13	32	12	0
Total Closed Volume		10,008,346	1.22M	5.75M	3.04M	0.00B

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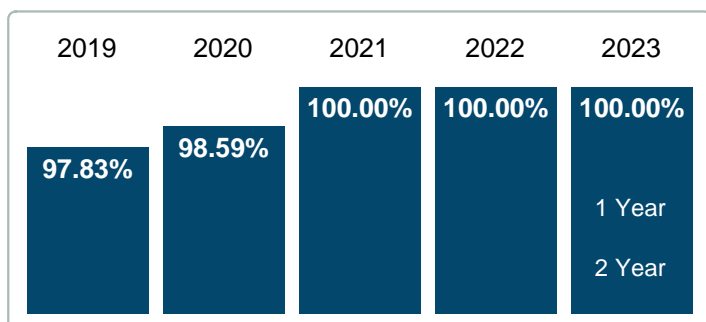
Area Delimited by County Of Washington - Residential Property Type



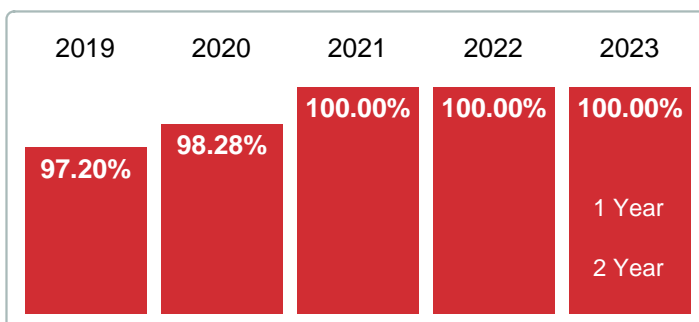
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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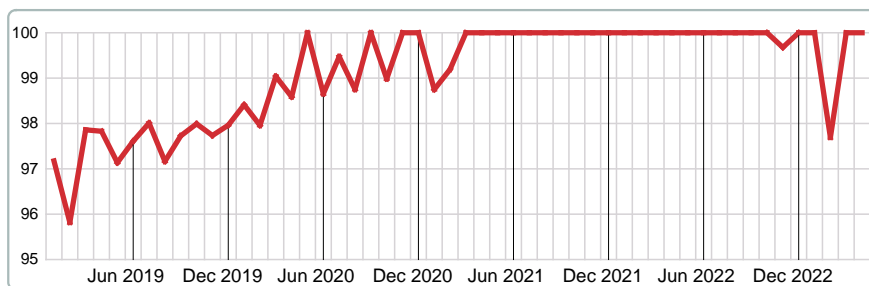
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

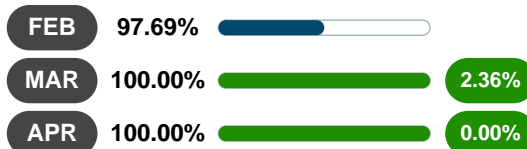


3 MONTHS

5 year APR AVG = 99.28%

High Apr 2023 100.00% Low Feb 2019 95.82%

Median Sold/List Ratio this month at **100.00%** above the 5 yr APR average of **99.28%**



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
\$50,000 and less	4	7.02%	100.00%	100.00%	104.41%	0.00%	0.00%
\$50,001 - \$75,000	4	7.02%	93.47%	92.23%	96.57%	0.00%	0.00%
\$75,001 - \$125,000	13	22.81%	100.00%	100.50%	100.00%	109.80%	0.00%
\$125,001 - \$175,000	11	19.30%	104.00%	87.86%	104.33%	100.00%	0.00%
\$175,001 - \$225,000	11	19.30%	100.00%	100.00%	101.81%	97.62%	0.00%
\$225,001 - \$300,000	8	14.04%	100.00%	0.00%	100.00%	99.00%	0.00%
\$300,001 and up	6	10.53%	102.11%	0.00%	104.20%	101.35%	0.00%
Median Sold/List Ratio		100.00%		100.00%	100.76%	100.00%	0.00%
Total Closed Units		57	100%	13	32	12	
Total Closed Volume		10,008,346		1.22M	5.75M	3.04M	0.00B

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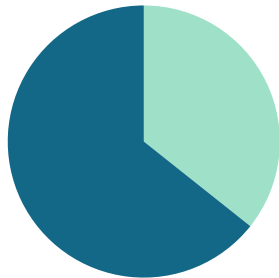
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

Report produced on May 11, 2023 for MLS Technology Inc.

INVENTORY

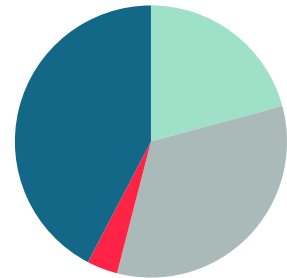


Inventory
 New Listings
91 = 35.69%
 Start Inventory
164
 Total Inventory Units
255
 Volume
\$63,930,185

Market Activity

Closed Sales
57 = 20.80%
 Pending Sales
91 = 33.21%
 Other Off Market
10 = 3.65%
 Active Inventory
116 = 42.34%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	82	57	-30.49%	311	253	-18.65%
Pending Sales	86	91	+5.81%	321	302	-5.92%
New Listings	106	91	-14.15%	355	321	-9.58%
Median List Price	179,750	145,000	-19.33%	165,000	150,000	-9.09%
Median Sale Price	184,750	151,000	-18.27%	165,000	158,000	-4.24%
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	5.00	7.00	+40.00%	7.00	9.00	+28.57%
Monthly Inventory	197	116	-41.12%	197	116	-41.12%
Months Supply of Inventory	2.25	1.53	-32.12%	2.25	1.53	-32.12%

Absorption: Last 12 months, an Average of **76** Sales/Month

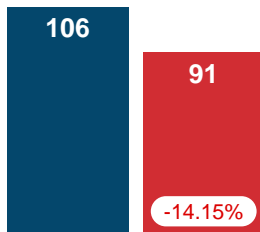
Inventory on April 30, 2023 = **116**

2022 **2023**

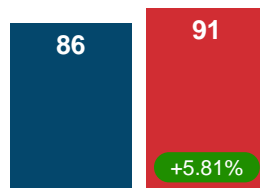
APRIL MARKET

MEDIAN PRICES

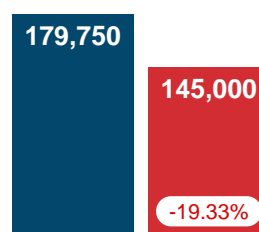
New Listings



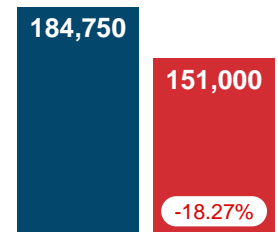
Pending Listings



List Price



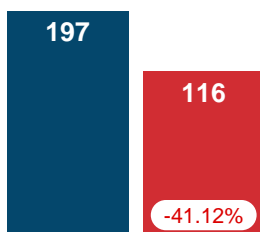
Sale Price



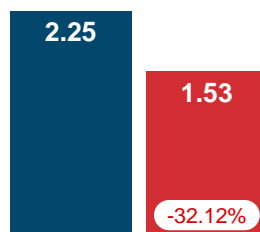
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

