

April 2021



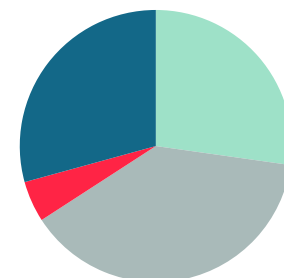
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 02, 2023 for MLS Technology Inc.

Compared Metrics	2020	April 2021	+/-%
Closed Listings	64	67	4.69%
Pending Listings	69	95	37.68%
New Listings	78	106	35.90%
Average List Price	200,829	212,166	5.65%
Average Sale Price	196,820	210,007	6.70%
Average Percent of Selling Price to List Price	98.10%	98.64%	0.55%
Average Days on Market to Sale	25.95	32.40	24.85%
End of Month Inventory	160	72	-55.00%
Months Supply of Inventory	2.51	1.01	-59.83%



■ Closed (27.24%)
■ Pending (38.62%)
■ Other OffMarket (4.88%)
■ Active (29.27%)

Absorption: Last 12 months, an Average of **71** Sales/Month
Active Inventory as of April 30, 2021 = **72**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2021 decreased **55.00%** to 72 existing homes available for sale. Over the last 12 months this area has had an average of 71 closed sales per month. This represents an unsold inventory index of **1.01** 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 **6.70%** in April 2021 to \$210,007 versus the previous year at \$196,820.

Average Days on Market Lengthens

The average number of **32.40** days that homes spent on the market before selling increased by 6.45 days or **24.85%** in April 2021 compared to last year's same month at **25.95** DOM.

Sales Success for April 2021 is Positive

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

There were 106 New Listings in April 2021, up **35.90%** from last year at 78. Furthermore, there were 67 Closed Listings this month versus last year at 64, a **4.69%** increase.

Closed versus Listed trends yielded a **63.2%** ratio, down from previous year's, April 2020, at **82.1%**, a **22.97%** 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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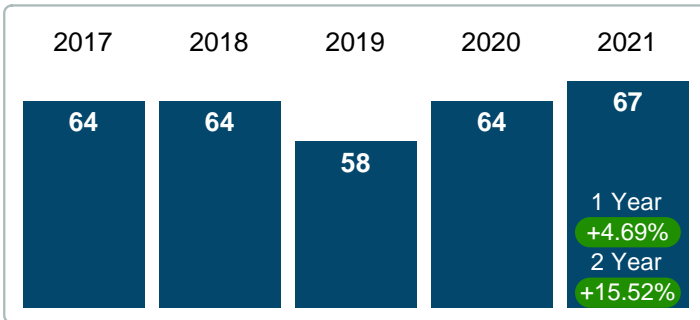
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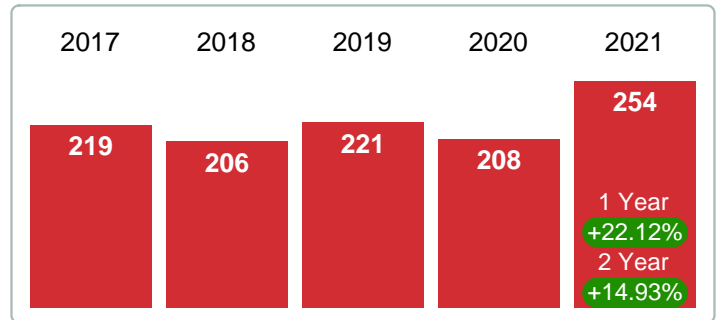
CLOSED LISTINGS

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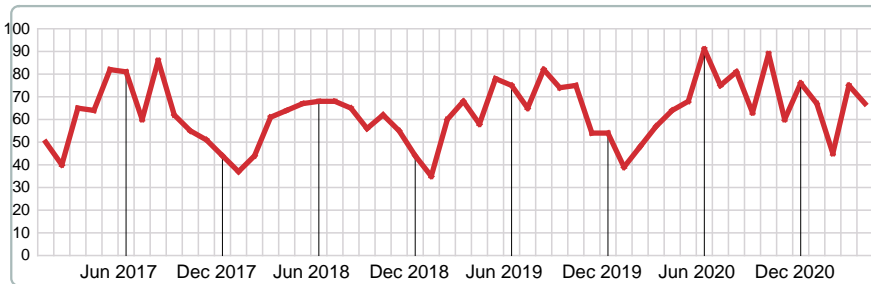
APRIL



YEAR TO DATE (YTD)

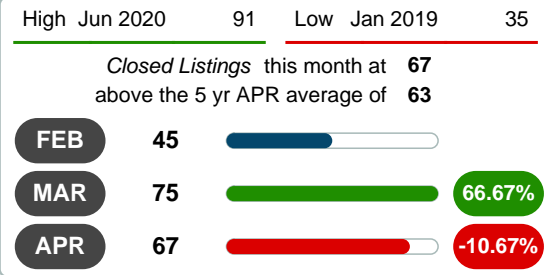


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 63



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	6	8.96%	65.5	3	3	0	0
\$75,001 - \$100,000	5	7.46%	29.4	3	2	0	0
\$100,001 - \$125,000	10	14.93%	13.0	1	9	0	0
\$125,001 - \$200,000	20	29.85%	26.1	3	15	2	0
\$200,001 - \$250,000	10	14.93%	11.0	0	8	2	0
\$250,001 - \$350,000	8	11.94%	25.8	0	2	5	1
\$350,001 and up	8	11.94%	83.0	0	3	2	3
Total Closed Units	67			10	42	11	4
Total Closed Volume	14,070,500	100%	32.4	984.00K	7.62M	3.78M	1.69M
Average Closed Price	\$210,007			\$98,400	\$181,357	\$344,045	\$421,250

April 2021



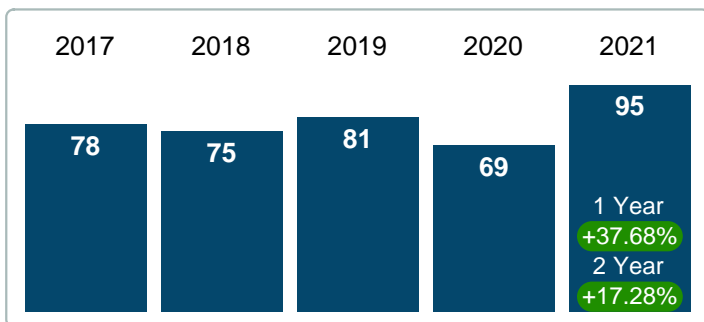
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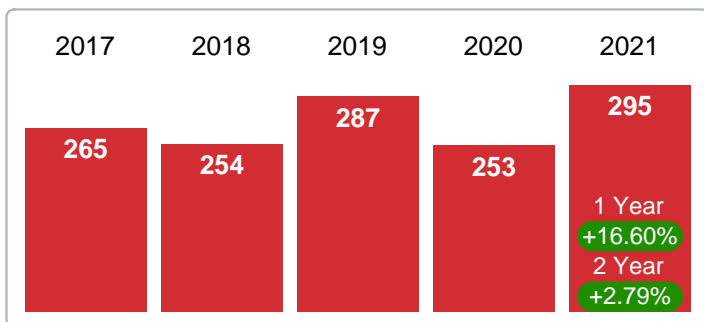
PENDING LISTINGS

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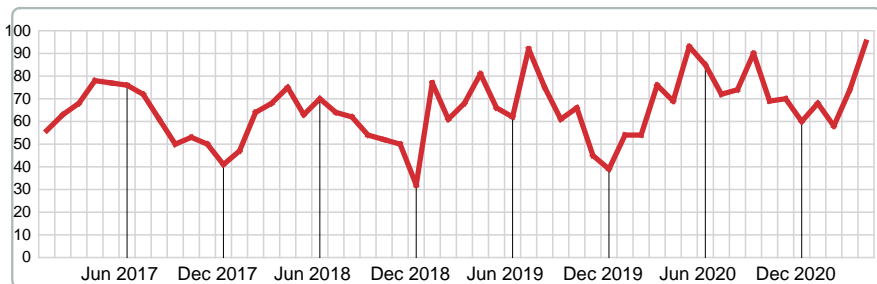
APRIL



YEAR TO DATE (YTD)

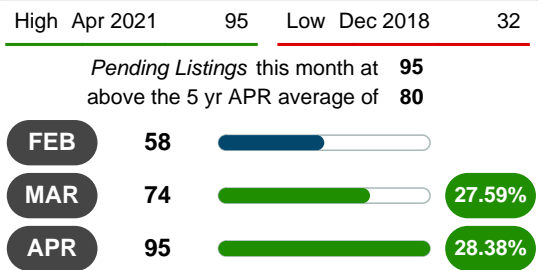


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 80



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	5.26%	18.2	3	2	0	0
\$50,001 - \$100,000	16	16.84%	18.4	10	5	1	0
\$100,001 - \$125,000	12	12.63%	19.3	3	7	1	1
\$125,001 - \$175,000	24	25.26%	38.0	1	22	1	0
\$175,001 - \$275,000	19	20.00%	32.2	1	14	2	2
\$275,001 - \$425,000	9	9.47%	7.6	1	5	1	2
\$425,001 and up	10	10.53%	65.2	0	2	2	6
Total Pending Units	95			19	57	8	11
Total Pending Volume	20,293,411	100%	30.1	1.90M	10.73M	2.08M	5.58M
Average Listing Price	\$213,615			\$100,253	\$188,218	\$260,425	\$506,982

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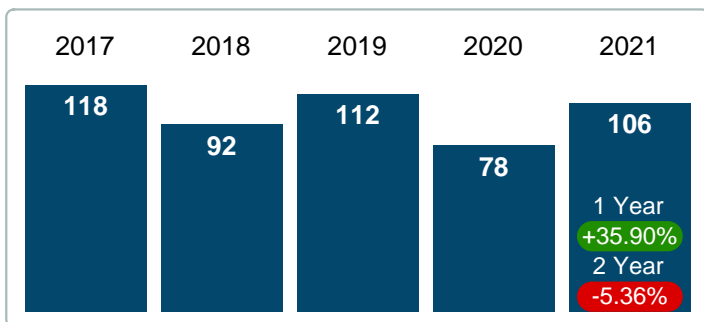
Area Delimited by County Of Creek - Residential Property Type



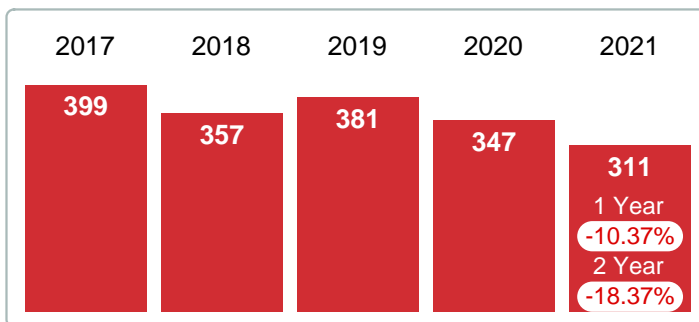
NEW LISTINGS

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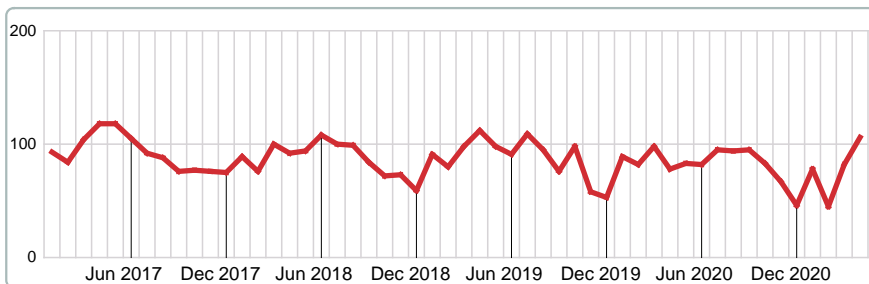
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

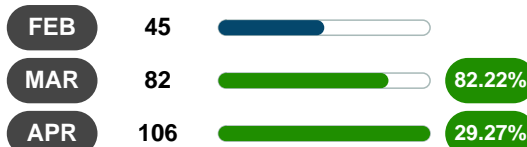


3 MONTHS

5 year APR AVG = 101

High May 2017 118 Low Feb 2021 45

New Listings this month at 106
above the 5 yr APR average of 101



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	6.60%	5	2	0	0
\$50,001 - \$75,000	10	9.43%	7	3	0	0
\$75,001 - \$125,000	25	23.58%	9	13	3	0
\$125,001 - \$175,000	18	16.98%	4	13	1	0
\$175,001 - \$275,000	23	21.70%	0	19	2	2
\$275,001 - \$350,000	10	9.43%	1	5	3	1
\$350,001 and up	13	12.26%	0	5	2	6
Total New Listed Units	106		26	60	11	9
Total New Listed Volume	24,341,700	100%	2.41M	14.57M	2.81M	4.56M
Average New Listed Listing Price	\$199,726		\$92,542	\$242,875	\$255,200	\$506,211

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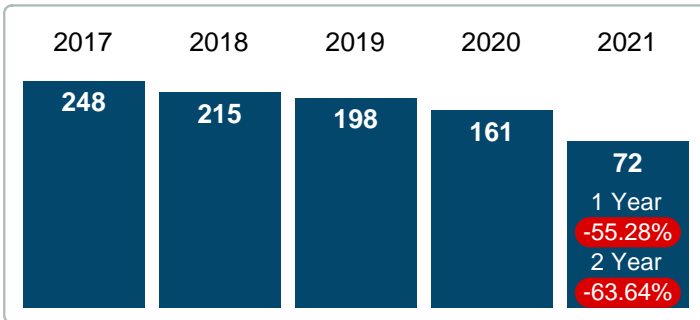
Area Delimited by County Of Creek - Residential Property Type



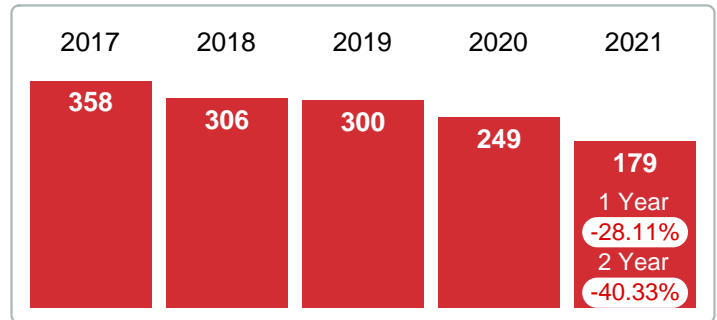
ACTIVE INVENTORY

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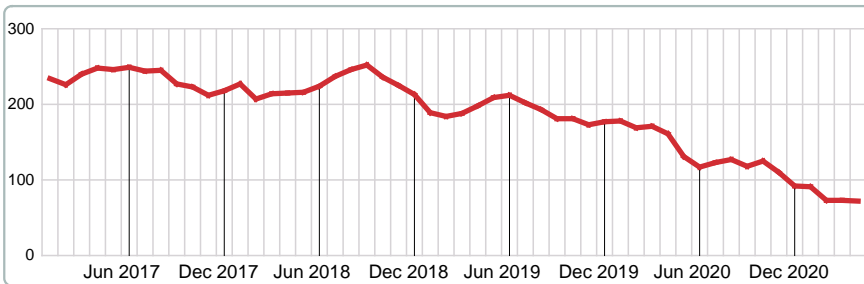
END OF APRIL



ACTIVE DURING APRIL

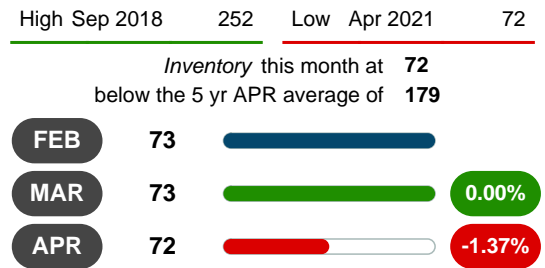


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 179



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	6.94%	34.6	4	1	0	0
\$50,001 - \$75,000	6	8.33%	36.5	4	1	1	0
\$75,001 - \$125,000	13	18.06%	66.0	3	8	2	0
\$125,001 - \$200,000	20	27.78%	65.0	3	16	1	0
\$200,001 - \$325,000	12	16.67%	41.3	1	10	1	0
\$325,001 - \$550,000	8	11.11%	73.1	0	3	3	2
\$550,001 and up	8	11.11%	44.5	0	2	3	3
Total Active Inventory by Units	72			15	41	11	5
Total Active Inventory by Volume	21,349,650	100%	55.4	1.45M	11.76M	4.89M	3.25M
Average Active Inventory Listing Price	\$296,523			\$96,940	\$286,782	\$444,409	\$649,800

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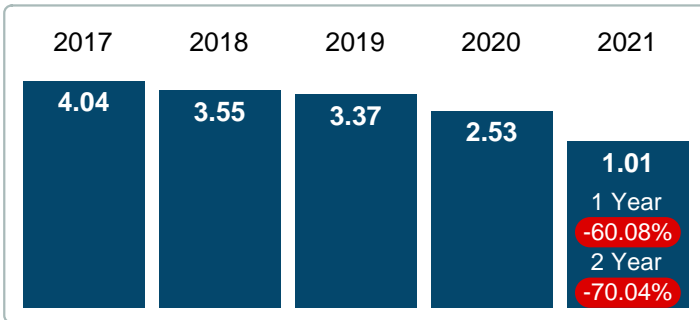
Area Delimited by County Of Creek - Residential Property Type



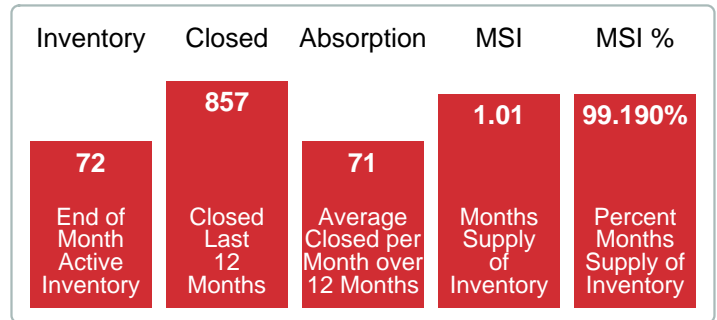
MONTHS SUPPLY of INVENTORY (MSI)

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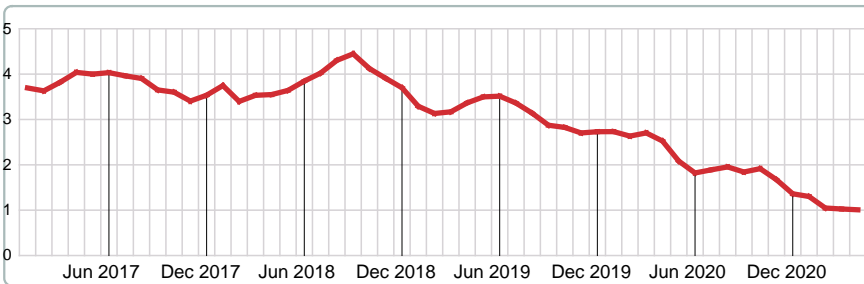
MSI FOR APRIL



INDICATORS FOR APRIL 2021

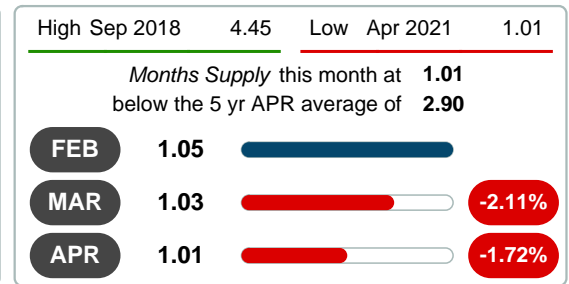


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 2.90



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	5	6.94%	1.54	2.29	0.86	0.00	0.00
\$50,001 - \$75,000	6	8.33%	1.47	3.43	0.44	3.00	0.00
\$75,001 - \$125,000	13	18.06%	0.80	0.72	0.72	2.67	0.00
\$125,001 - \$200,000	20	27.78%	0.75	2.25	0.75	0.29	0.00
\$200,001 - \$325,000	12	16.67%	0.94	3.00	1.21	0.29	0.00
\$325,001 - \$550,000	8	11.11%	1.16	0.00	1.89	0.80	1.33
\$550,001 and up	8	11.11%	5.33	0.00	3.43	5.14	9.00
Market Supply of Inventory (MSI)			1.01	1.70	0.88	0.87	1.43
Total Active Inventory by Units		100%	1.01	15	41	11	5

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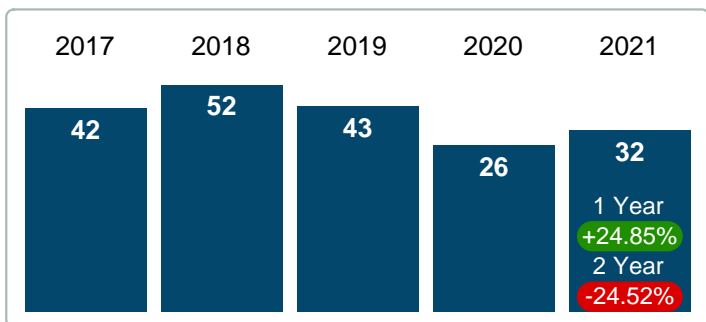
Area Delimited by County Of Creek - Residential Property Type



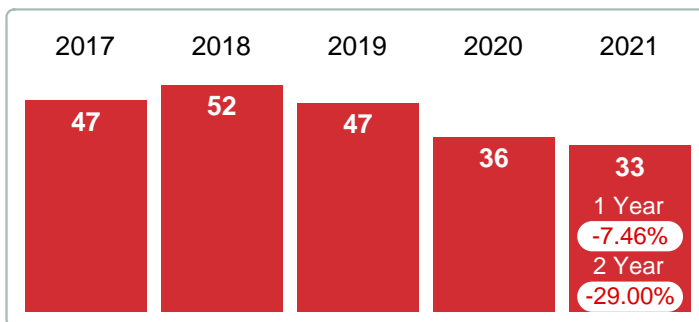
AVERAGE DAYS ON MARKET TO SALE

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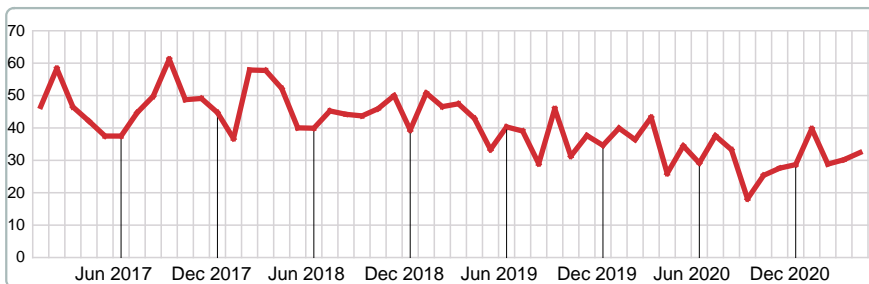
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 39

High Sep 2017 61 Low Sep 2020 18

Average Days on Market to Sale this month at 32 below the 5 yr APR average of 39

FEB	29	<div style="width: 74.4%;"></div>
MAR	30	<div style="width: 76.9%;"></div> 4.65%
APR	32	<div style="width: 82.1%;"></div> 7.34%

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	8.96%	66	76	55	0	0
\$75,001 - \$100,000	7.46%	29	40	13	0	0
\$100,001 - \$125,000	14.93%	13	17	13	0	0
\$125,001 - \$200,000	29.85%	26	120	7	28	0
\$200,001 - \$250,000	14.93%	11	0	5	35	0
\$250,001 - \$350,000	11.94%	26	0	8	13	125
\$350,001 and up	11.94%	83	0	65	122	75
Average Closed DOM		32	72	16	40	87
Total Closed Units	100%	32	10	42	11	4
Total Closed Volume		14,070,500	984.00K	7.62M	3.78M	1.69M

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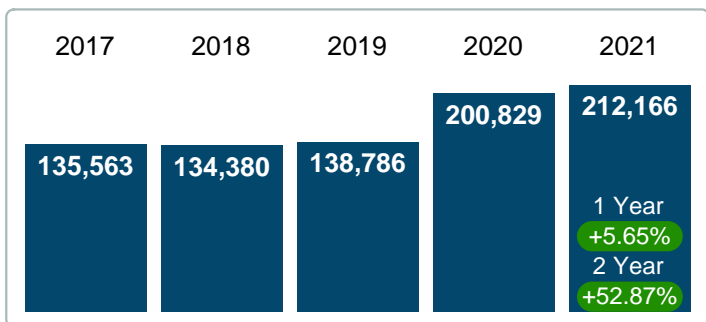
Area Delimited by County Of Creek - Residential Property Type



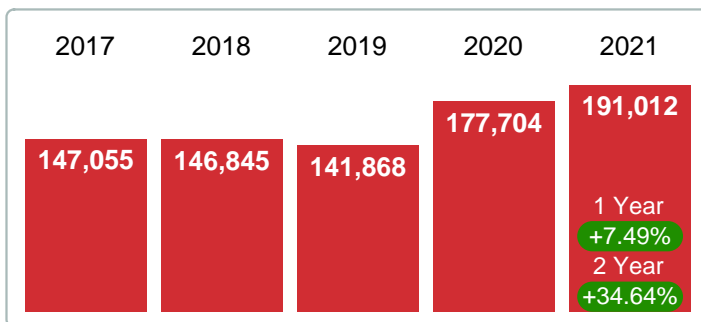
AVERAGE LIST PRICE AT CLOSING

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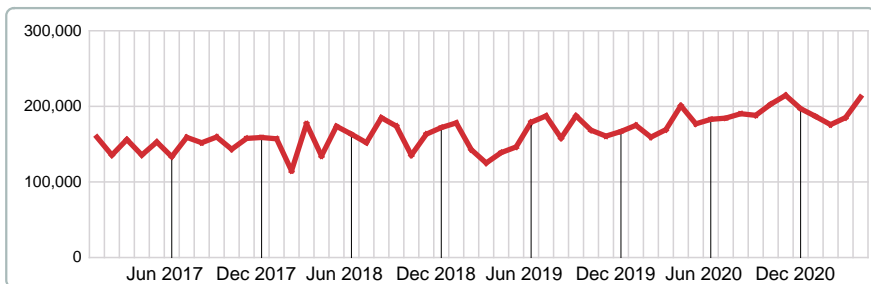
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

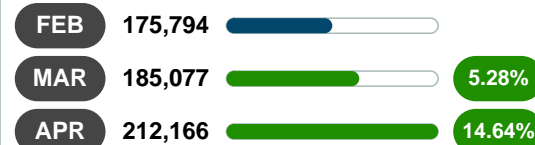


3 MONTHS

5 year APR AVG = 164,345

High Nov 2020 214,572 Low Feb 2018 114,760

Average List Price at Closing this month at **212,166**
above the 5 yr APR average of **164,345**



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	8.96%	55,833	44,500	67,167	0	0
\$75,001 - \$100,000	7.46%	91,800	93,000	90,000	0	0
\$100,001 - \$125,000	13.43%	113,611	110,000	116,933	0	0
\$125,001 - \$200,000	29.85%	155,208	160,967	155,690	182,500	0
\$200,001 - \$250,000	14.93%	229,800	0	234,375	232,000	0
\$250,001 - \$350,000	13.43%	307,078	0	305,000	308,760	374,900
\$350,001 and up	11.94%	529,100	0	447,967	740,000	461,300
Average List Price		212,166	100,540	180,908	350,255	439,700
Total Closed Units	100%	212,166	10	42	11	4
Total Closed Volume		14,215,150	1.01M	7.60M	3.85M	1.76M

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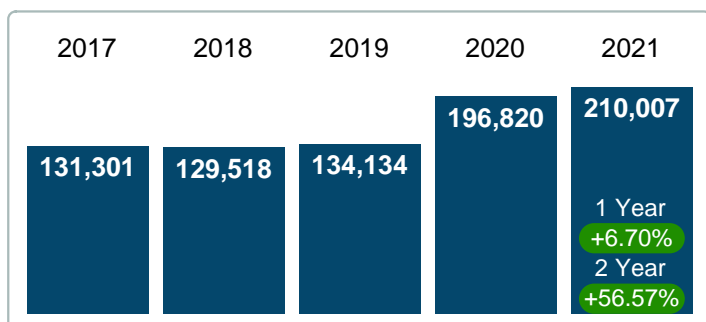
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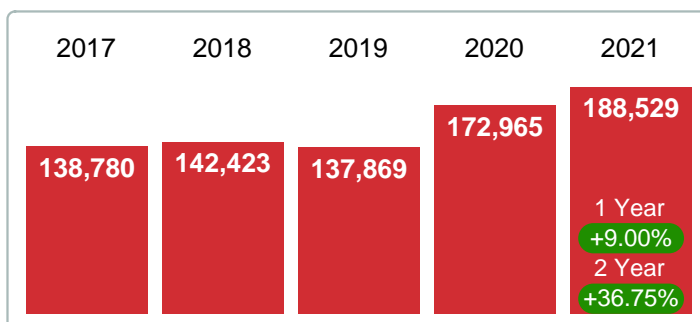
AVERAGE SOLD PRICE AT CLOSING

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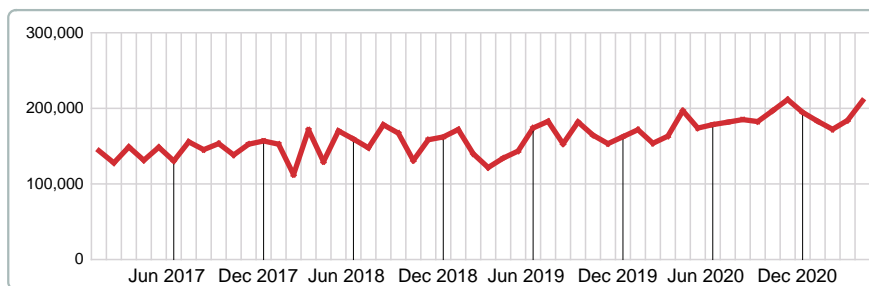
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 160,356

High Nov 2020 211,621 Low Feb 2018 112,345

Average Sold Price at Closing this month at **210,007**
above the 5 yr APR average of **160,356**

FEB	172,253	<div style="width: 70%;"></div>
MAR	184,071	<div style="width: 80%;"></div> 6.86%
APR	210,007	<div style="width: 95%;"></div> 14.09%

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 6	8.96%	53,875	39,667	68,083	0	0
\$75,001 - \$100,000 5	7.46%	89,100	88,500	90,000	0	0
\$100,001 - \$125,000 10	14.93%	113,800	110,000	114,222	0	0
\$125,001 - \$200,000 20	29.85%	159,038	163,167	155,883	176,500	0
\$200,001 - \$250,000 10	14.93%	232,500	0	232,813	231,250	0
\$250,001 - \$350,000 8	11.94%	307,250	0	292,000	306,800	340,000
\$350,001 and up 8	11.94%	525,000	0	473,333	717,500	448,333
Average Sold Price		210,007	98,400	181,357	344,045	421,250
Total Closed Units	100%	210,007	10	42	11	4
Total Closed Volume		14,070,500	984.00K	7.62M	3.78M	1.69M

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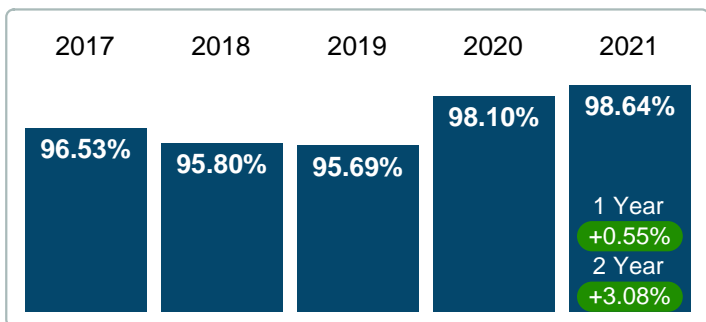
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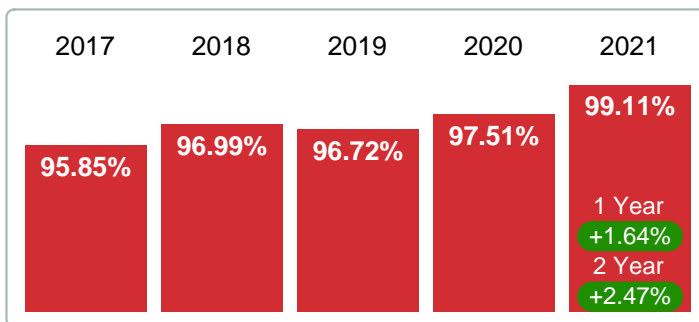
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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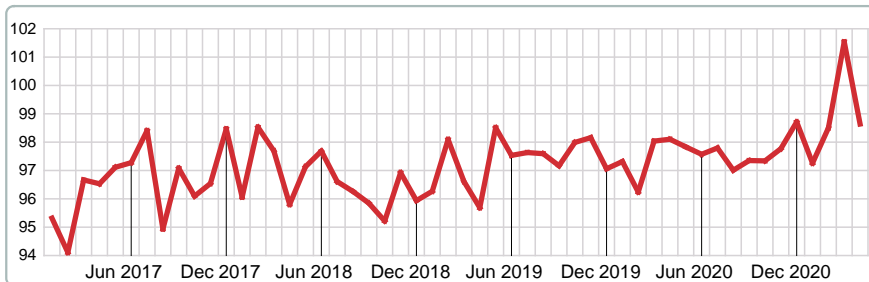
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

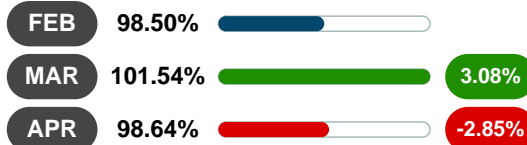


3 MONTHS

5 year APR AVG = 96.95%

High Mar 2021 101.54% Low Feb 2017 94.11%

Average Sold/List Ratio this month at **98.64%** above the 5 yr APR average of **96.95%**



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	6	8.96%	92.73%	84.13%	101.34%	0.00%	0.00%
\$75,001 - \$100,000	5	7.46%	97.04%	95.06%	100.00%	0.00%	0.00%
\$100,001 - \$125,000	10	14.93%	98.21%	100.00%	98.01%	0.00%	0.00%
\$125,001 - \$200,000	20	29.85%	100.48%	101.76%	100.72%	96.73%	0.00%
\$200,001 - \$250,000	10	14.93%	99.48%	0.00%	99.40%	99.78%	0.00%
\$250,001 - \$350,000	8	11.94%	97.49%	0.00%	96.06%	99.42%	90.69%
\$350,001 and up	8	11.94%	100.11%	0.00%	103.59%	98.39%	97.79%
Average Sold/List Ratio		98.60%		94.28%	99.88%	98.81%	96.01%
Total Closed Units		67	100%	10	42	11	4
Total Closed Volume		14,070,500		984.00K	7.62M	3.78M	1.69M

April 2021



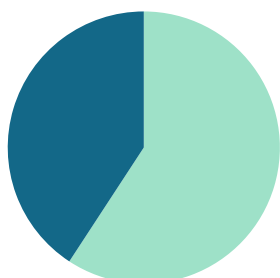
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Aug 02, 2023 for MLS Technology Inc.

INVENTORY

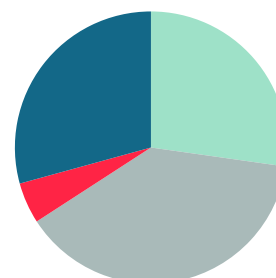


Inventory
 New Listings
106 = 59.22%
 Start Inventory
73
 Total Inventory Units
179
 Volume
\$44,525,361

Market Activity

Closed Sales
67 = 27.24%
 Pending Sales
95 = 38.62%
 Other Off Market
12 = 4.88%
 Active Inventory
72 = 29.27%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	64	67	4.69%	208	254	22.12%
Pending Sales	69	95	37.68%	253	295	16.60%
New Listings	78	106	35.90%	347	311	-10.37%
Average List Price	200,829	212,166	5.65%	177,704	191,012	7.49%
Average Sale Price	196,820	210,007	6.70%	172,965	188,529	9.00%
Average Percent of Selling Price to List Price	98.10%	98.64%	0.55%	97.51%	99.11%	1.64%
Average Days on Market to Sale	25.95	32.40	24.85%	35.72	33.06	-7.46%
Monthly Inventory	160	72	-55.00%	160	72	-55.00%
Months Supply of Inventory	2.51	1.01	-59.83%	2.51	1.01	-59.83%

Absorption: Last 12 months, an Average of **71** Sales/Month

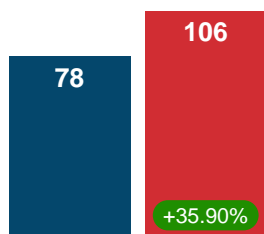
Inventory on April 30, 2021 = **72**

2020 **2021**

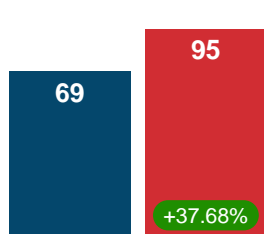
APRIL MARKET

AVERAGE PRICES

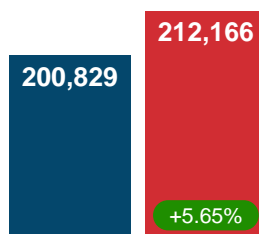
New Listings



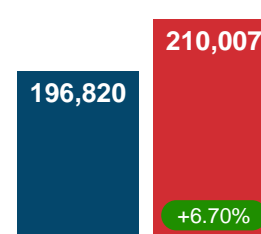
Pending Listings



List Price



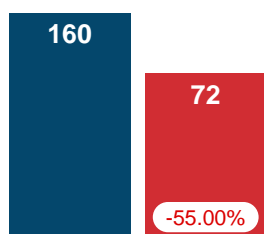
Sale Price



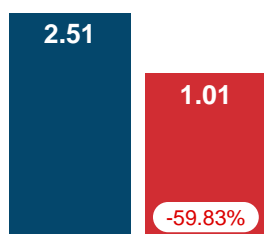
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

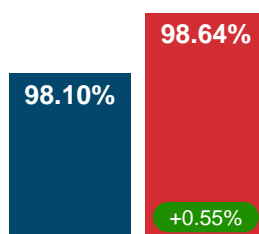
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

