

# April 2021



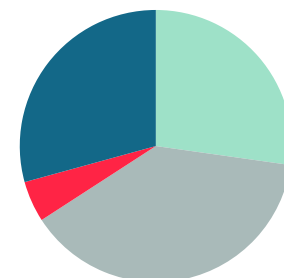
Area Delimited by County Of Creek - Residential Property Type



## 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%
Median List Price	158,700	161,000	1.45%
Median Sale Price	158,700	160,000	0.82%
Median Percent of Selling Price to List Price	99.19%	100.00%	0.82%
Median Days on Market to Sale	9.00	6.00	-33.33%
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.

#### 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 **0.82%** in April 2021 to \$160,000 versus the previous year at \$158,700.

#### Median Days on Market Shortens

The median number of **6.00** days that homes spent on the market before selling decreased by 3.00 days or **33.33%** in April 2021 compared to last year's same month at **9.00** DOM.

#### Sales Success for April 2021 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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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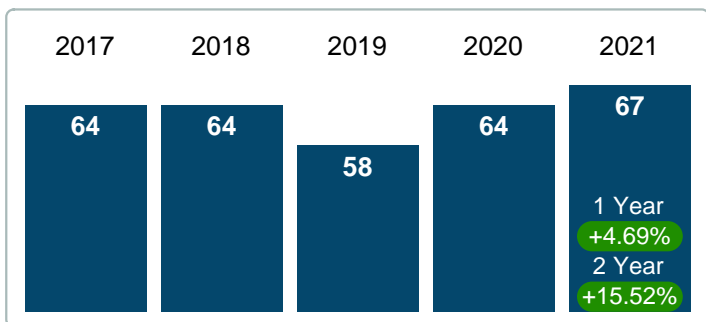
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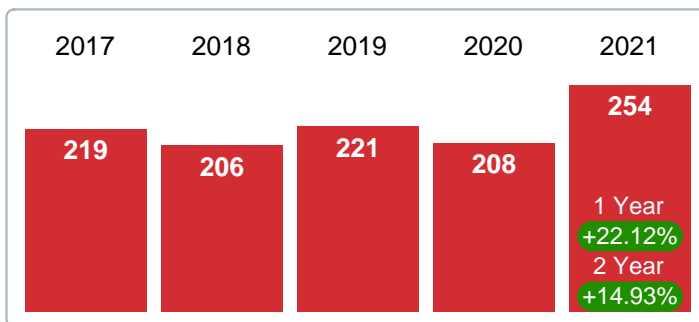
## CLOSED LISTINGS

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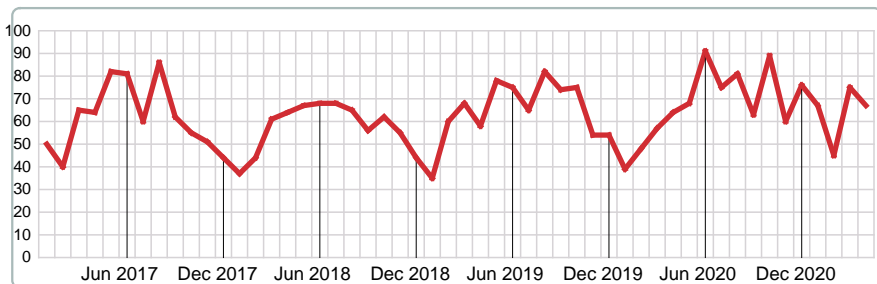
### APRIL



### YEAR TO DATE (YTD)

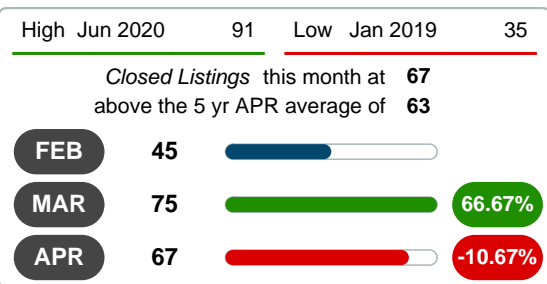


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 63



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	8.96%	14.5	3	3	0	0
\$75,001 - \$100,000	5	7.46%	11.0	3	2	0	0
\$100,001 - \$125,000	10	14.93%	14.0	1	9	0	0
\$125,001 - \$200,000	20	29.85%	3.5	3	15	2	0
\$200,001 - \$250,000	10	14.93%	4.5	0	8	2	0
\$250,001 - \$350,000	8	11.94%	6.0	0	2	5	1
\$350,001 and up	8	11.94%	58.5	0	3	2	3
<b>Total Closed Units</b>	<b>67</b>			<b>10</b>	<b>42</b>	<b>11</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>14,070,500</b>	<b>100%</b>	<b>6.0</b>	<b>984.00K</b>	<b>7.62M</b>	<b>3.78M</b>	<b>1.69M</b>
<b>Median Closed Price</b>	<b>\$160,000</b>			<b>\$91,250</b>	<b>\$155,000</b>	<b>\$290,000</b>	<b>\$430,000</b>

# April 2021



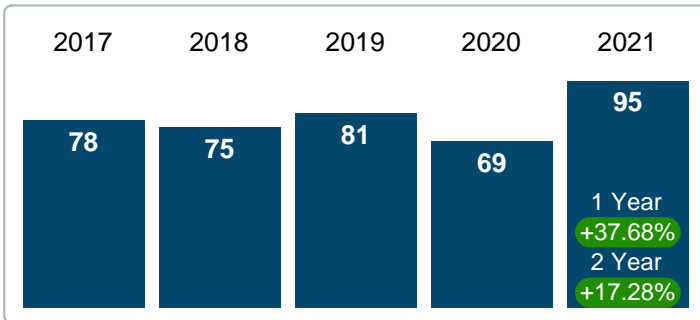
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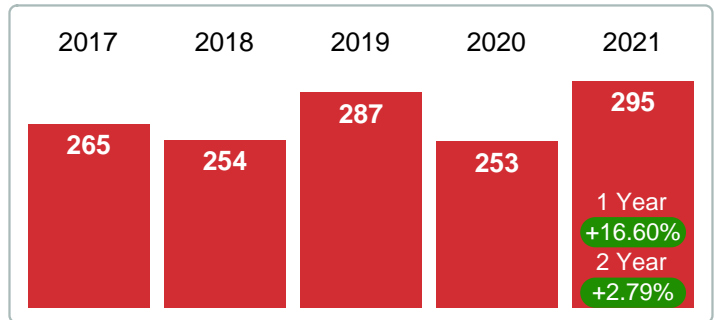
## PENDING LISTINGS

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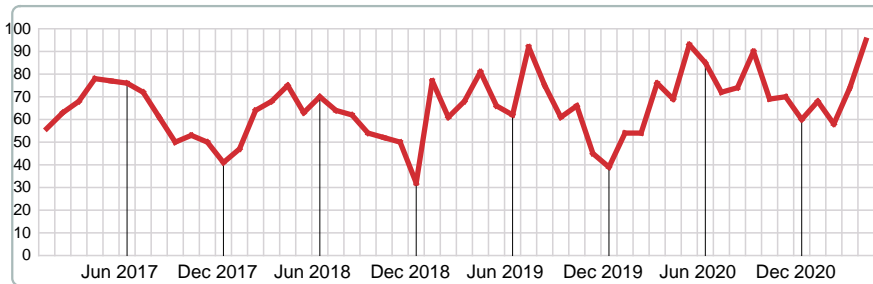
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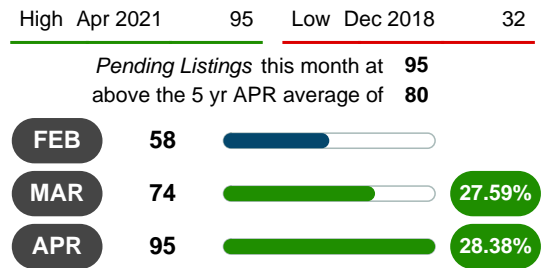


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 80



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	5.26%	3.0	3	2	0	0
\$50,001 - \$100,000	16	16.84%	3.5	10	5	1	0
\$100,001 - \$125,000	12	12.63%	9.0	3	7	1	1
\$125,001 - \$175,000	24	25.26%	8.5	1	22	1	0
\$175,001 - \$275,000	19	20.00%	5.0	1	14	2	2
\$275,001 - \$425,000	9	9.47%	6.0	1	5	1	2
\$425,001 and up	10	10.53%	16.5	0	2	2	6
<b>Total Pending Units</b>	<b>95</b>			<b>19</b>	<b>57</b>	<b>8</b>	<b>11</b>
<b>Total Pending Volume</b>	<b>20,293,411</b>	<b>100%</b>	<b>6.0</b>	<b>1.90M</b>	<b>10.73M</b>	<b>2.08M</b>	<b>5.58M</b>
<b>Median Listing Price</b>	<b>\$155,000</b>			<b>\$85,000</b>	<b>\$159,900</b>	<b>\$246,750</b>	<b>\$435,000</b>

# April 2021



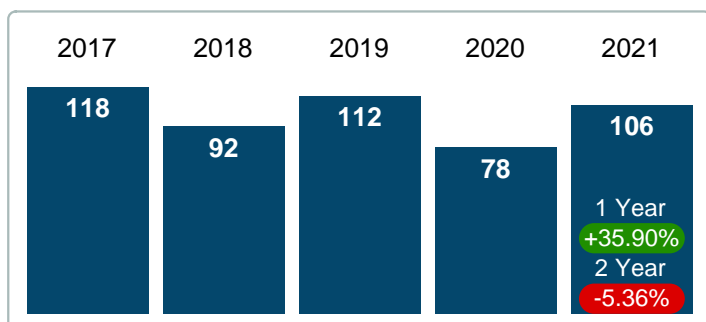
Area Delimited by County Of Creek - Residential Property Type



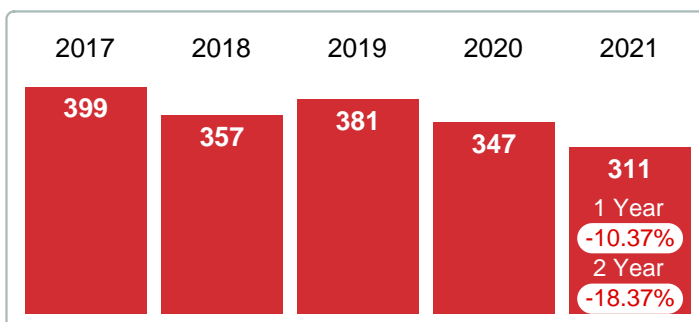
## NEW LISTINGS

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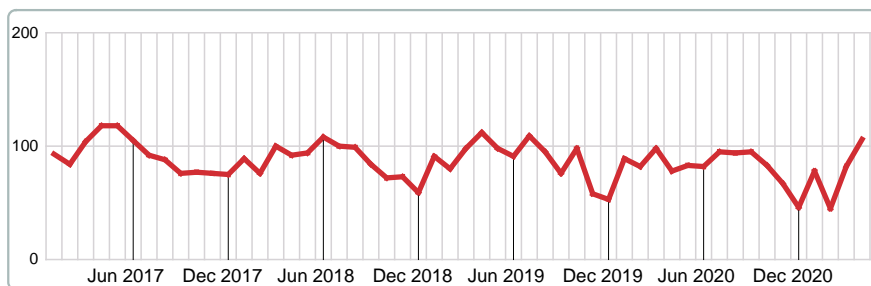
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

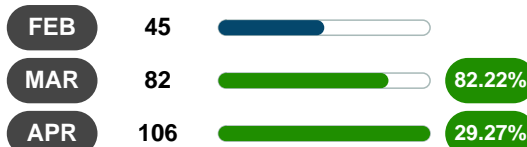


### 3 MONTHS

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
<b>Total New Listed Units</b>	<b>106</b>		<b>26</b>	<b>60</b>	<b>11</b>	<b>9</b>
<b>Total New Listed Volume</b>	<b>24,341,700</b>	<b>100%</b>	<b>2.41M</b>	<b>14.57M</b>	<b>2.81M</b>	<b>4.56M</b>
<b>Median New Listed Listing Price</b>	<b>\$152,400</b>		<b>\$83,500</b>	<b>\$172,000</b>	<b>\$218,500</b>	<b>\$435,000</b>

# April 2021



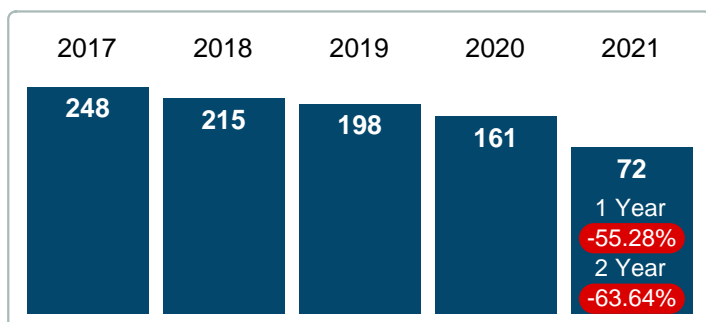
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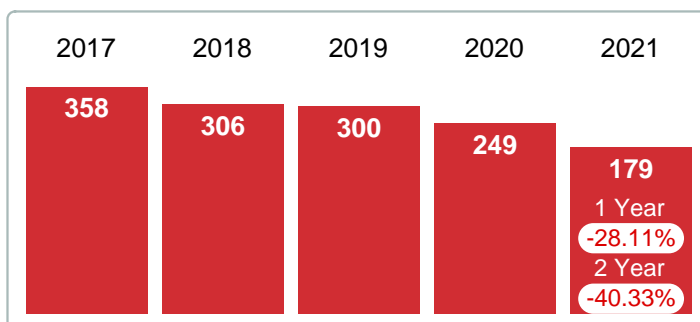
## ACTIVE INVENTORY

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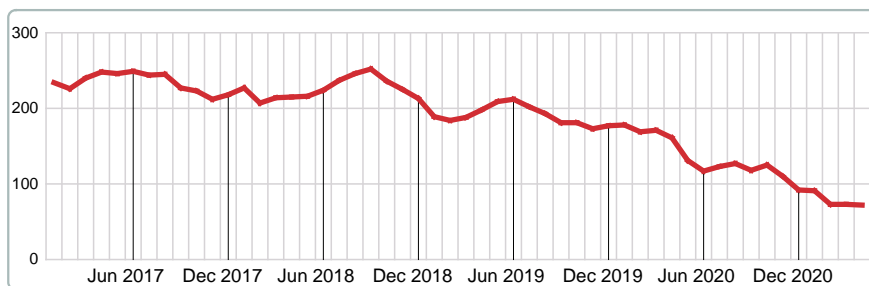
### END OF APRIL



### ACTIVE DURING APRIL

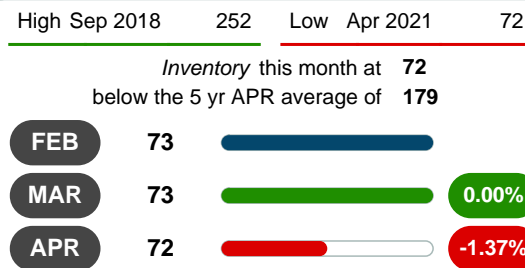


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 179



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	6.94%	28.0	4	1	0	0
\$50,001 - \$75,000	6	8.33%	12.5	4	1	1	0
\$75,001 - \$125,000	13	18.06%	30.0	3	8	2	0
\$125,001 - \$200,000	20	27.78%	12.0	3	16	1	0
\$200,001 - \$325,000	12	16.67%	17.0	1	10	1	0
\$325,001 - \$550,000	8	11.11%	26.5	0	3	3	2
\$550,001 and up	8	11.11%	37.0	0	2	3	3
<b>Total Active Inventory by Units</b>	<b>72</b>			<b>15</b>	<b>41</b>	<b>11</b>	<b>5</b>
<b>Total Active Inventory by Volume</b>	<b>21,349,650</b>	<b>100%</b>	<b>23.5</b>	<b>1.45M</b>	<b>11.76M</b>	<b>4.89M</b>	<b>3.25M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$178,700</b>			<b>\$74,900</b>	<b>\$180,000</b>	<b>\$349,000</b>	<b>\$560,000</b>

# April 2021



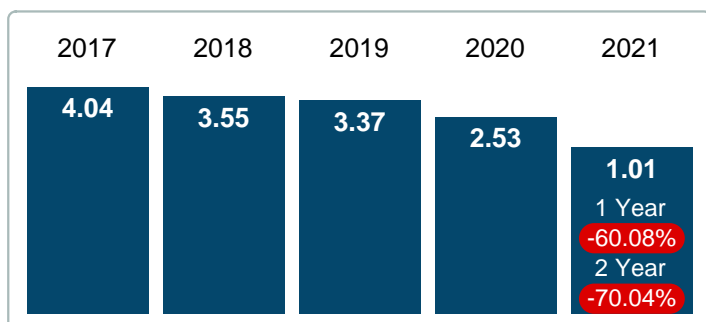
Area Delimited by County Of Creek - Residential Property Type



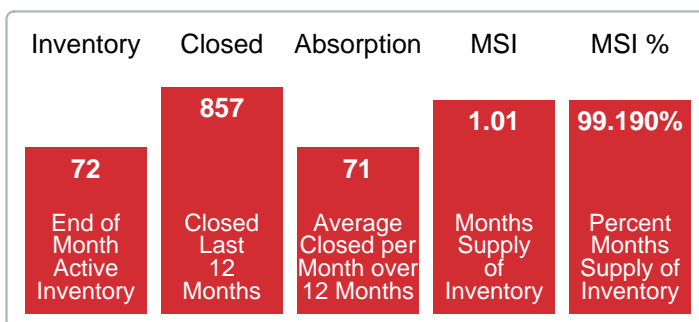
## MONTHS SUPPLY of INVENTORY (MSI)

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

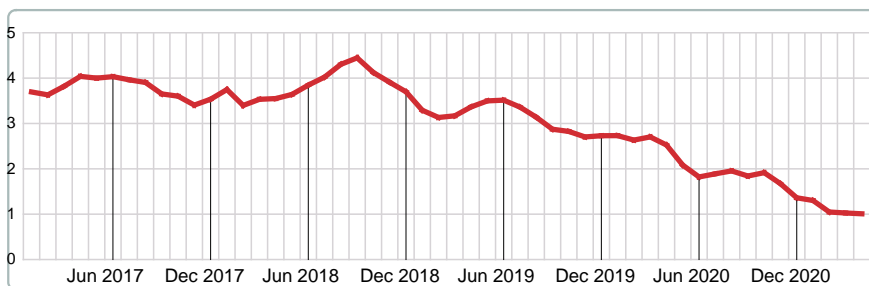
### MSI FOR APRIL



### INDICATORS FOR APRIL 2021

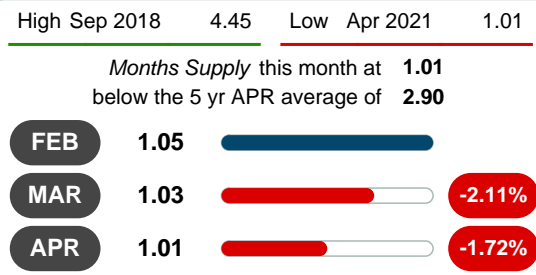


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

# April 2021



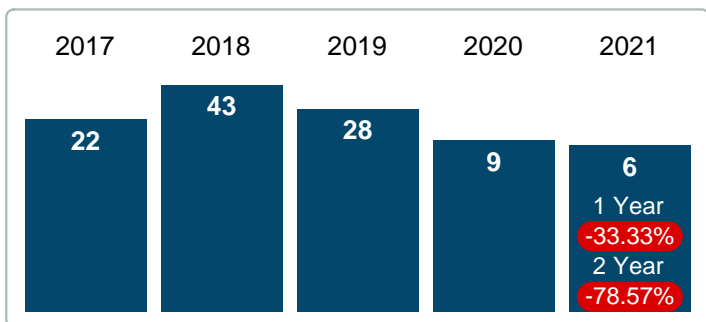
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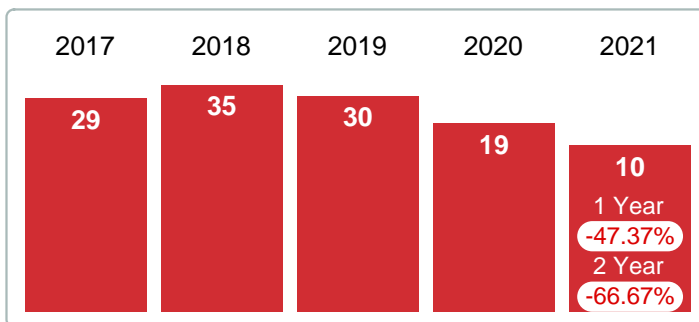
## MEDIAN DAYS ON MARKET TO SALE

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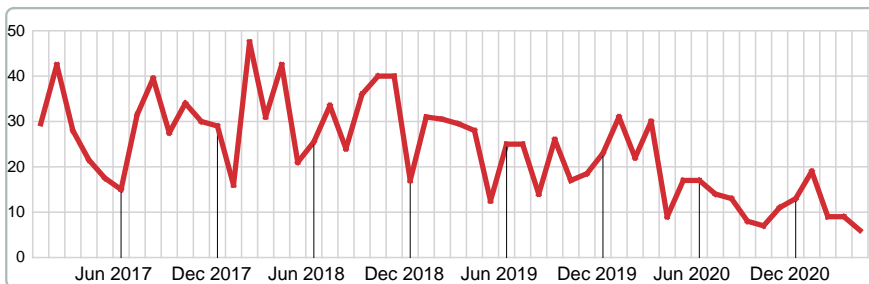
### APRIL



### YEAR TO DATE (YTD)

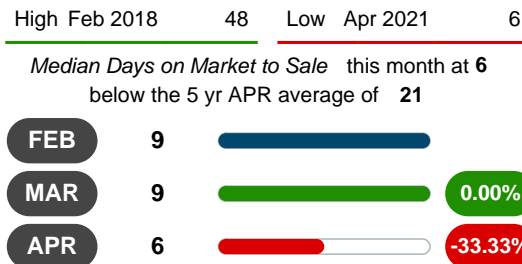


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 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	8.96%	15	23	6	0	0
\$75,001 - \$100,000	7.46%	11	11	13	0	0
\$100,001 - \$125,000	14.93%	14	17	12	0	0
\$125,001 - \$200,000	29.85%	4	4	3	28	0
\$200,001 - \$250,000	14.93%	5	0	4	35	0
\$250,001 - \$350,000	11.94%	6	0	8	6	125
\$350,001 and up	11.94%	59	0	51	122	66
Median Closed DOM		6	14	5	6	96
Total Closed Units	100%	67	10	42	11	4
Total Closed Volume		14,070,500	984.00K	7.62M	3.78M	1.69M



# April 2021



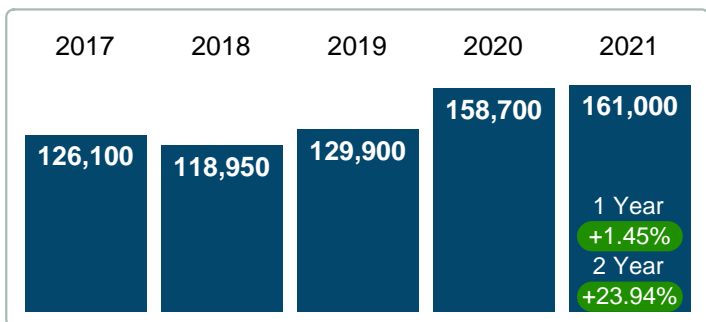
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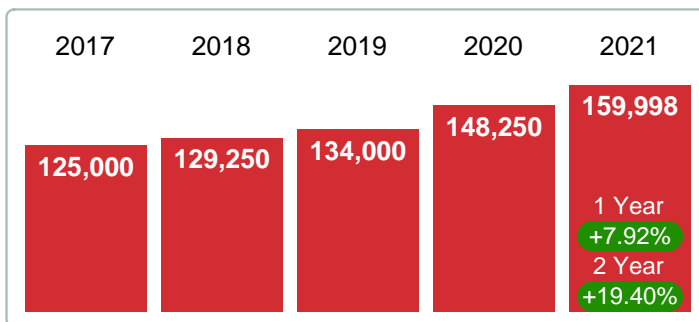
## MEDIAN LIST PRICE AT CLOSING

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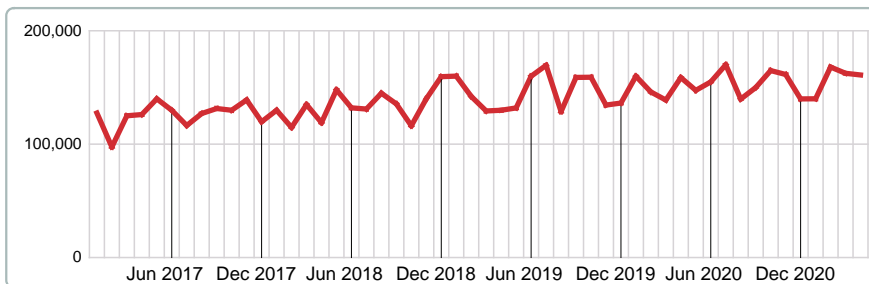
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

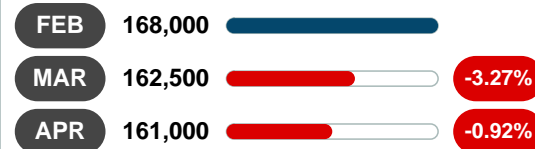


### 3 MONTHS

5 year APR AVG = 138,930

High Jul 2020 170,000 Low Feb 2017 97,500

Median List Price at Closing this month at **161,000** above the 5 yr APR average of **138,930**



### 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	8.96%	64,500	35,000	69,000	0	0
\$75,001 - \$100,000	7.46%	93,000	93,000	90,000	0	0
\$100,001 - \$125,000	13.43%	115,000	110,000	115,000	0	0
\$125,001 - \$200,000	29.85%	150,925	169,900	149,900	182,500	0
\$200,001 - \$250,000	14.93%	226,000	0	226,000	232,000	0
\$250,001 - \$350,000	13.43%	305,000	0	305,000	305,000	0
\$350,001 and up	11.94%	436,500	0	497,000	740,000	427,000
<b>Median List Price</b>		<b>161,000</b>	<b>95,750</b>	<b>149,950</b>	<b>299,900</b>	<b>427,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>161,000</b>	<b>10</b>	<b>42</b>	<b>11</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>14,215,150</b>	<b>1.01M</b>	<b>7.60M</b>	<b>3.85M</b>	<b>1.76M</b>



# April 2021



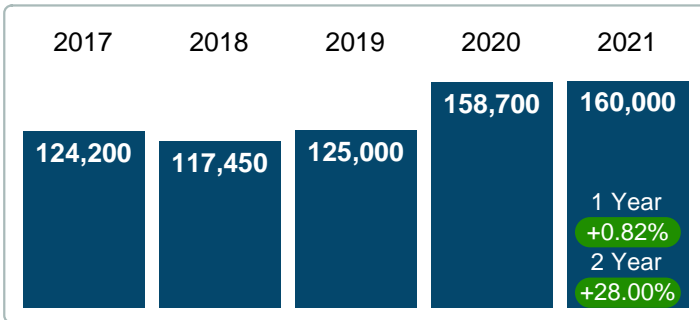
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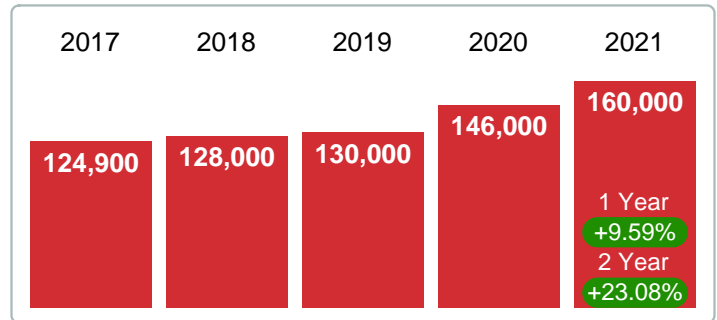
## MEDIAN SOLD PRICE AT CLOSING

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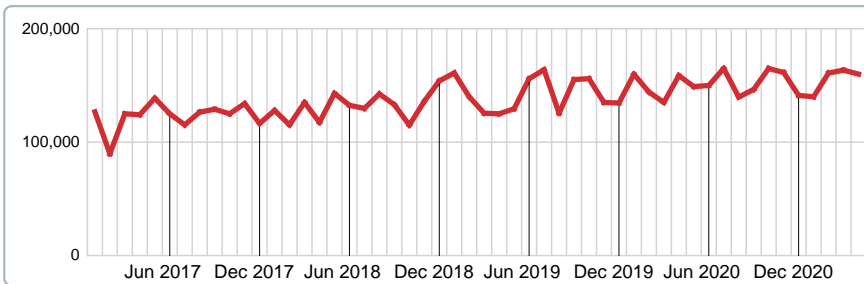
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

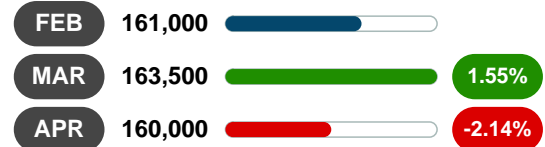


### 3 MONTHS

5 year APR AVG = 137,070

High Jul 2020 165,000 Low Feb 2017 89,750

Median Sold Price at Closing this month at **160,000**  
above the 5 yr APR average of **137,070**



### 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	6	8.96%	65,000	34,000	72,000	0	0
\$75,001 - \$100,000	5	7.46%	87,000	84,000	90,000	0	0
\$100,001 - \$125,000	10	14.93%	113,750	110,000	115,000	0	0
\$125,001 - \$200,000	20	29.85%	156,925	175,000	155,000	176,500	0
\$200,001 - \$250,000	10	14.93%	237,500	0	237,500	231,250	0
\$250,001 - \$350,000	8	11.94%	302,000	0	292,000	300,000	340,000
\$350,001 and up	8	11.94%	430,000	0	365,000	717,500	475,000
Median Sold Price			160,000	91,250	155,000	290,000	430,000
Total Closed Units		100%	160,000	10	42	11	4
Total Closed Volume			14,070,500	984.00K	7.62M	3.78M	1.69M

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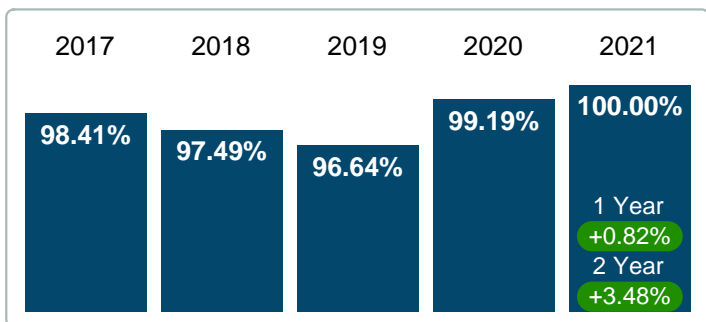
Area Delimited by County Of Creek - Residential Property Type



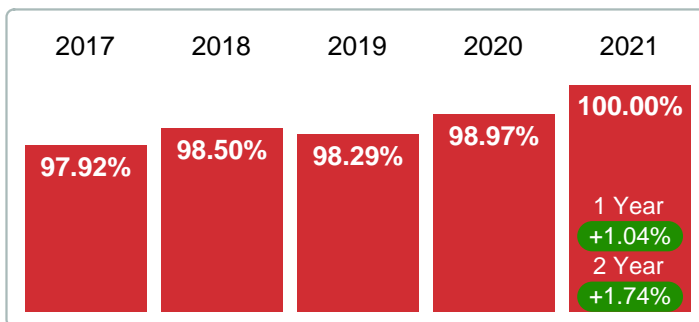
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

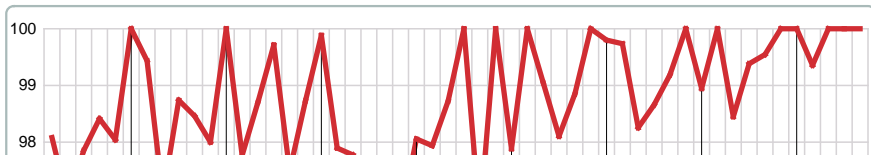
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 98.35%

High Apr 2021 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **100.00%** above the 5 yr APR average of **98.35%**

FEB 100.00%  
MAR 100.00%  
APR 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	
\$75,000 and less	6	8.96%	98.23%	95.24%	100.00%	0.00%	0.00%	
\$75,001 - \$100,000	5	7.46%	100.00%	94.86%	100.00%	0.00%	0.00%	
\$100,001 - \$125,000	10	14.93%	100.00%	100.00%	100.00%	0.00%	0.00%	
\$125,001 - \$200,000	20	29.85%	101.80%	103.00%	102.32%	96.73%	0.00%	
\$200,001 - \$250,000	10	14.93%	99.89%	0.00%	99.89%	99.78%	0.00%	
\$250,001 - \$350,000	8	11.94%	98.47%	0.00%	96.06%	98.57%	90.69%	
\$350,001 and up	8	11.94%	100.24%	0.00%	101.46%	98.39%	99.16%	
Median Sold/List Ratio		100.00%		97.21%	100.00%	98.39%	95.35%	
Total Closed Units		67	100%	100.00%	10	42	11	4
Total Closed Volume		14,070,500			984.00K	7.62M	3.78M	1.69M

# April 2021



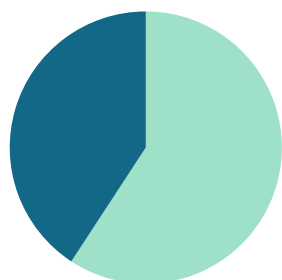
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

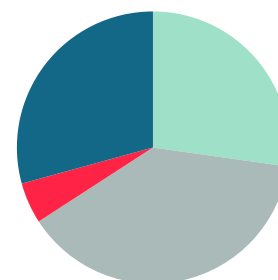


**Inventory**  
 New Listings  
**106 = 59.22%**  
 Start Inventory  
**73**  
 Total Inventory Units  
**179**  
 Volume  
**\$44,525,361**

### 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%
Median List Price	158,700	161,000	1.45%	148,250	159,998	7.92%
Median Sale Price	158,700	160,000	0.82%	146,000	160,000	9.59%
Median Percent of Selling Price to List Price	99.19%	100.00%	0.82%	98.97%	100.00%	1.04%
Median Days on Market to Sale	9.00	6.00	-33.33%	19.00	10.00	-47.37%
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

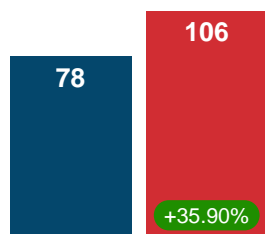
**Inventory** on April 30, 2021 = **72**

**2020** **2021**

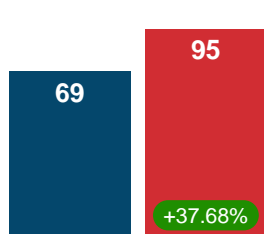
### APRIL MARKET

### MEDIAN PRICES

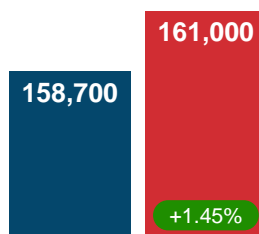
#### New Listings



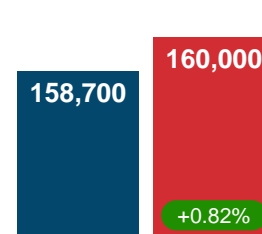
#### Pending Listings



#### List Price



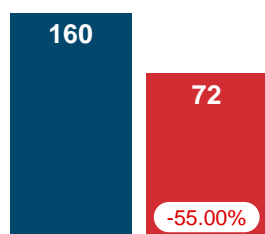
#### Sale Price



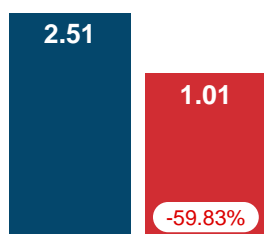
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

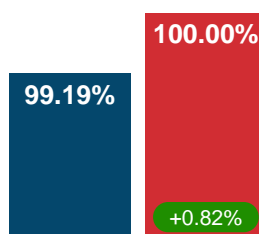
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

