

February 2021



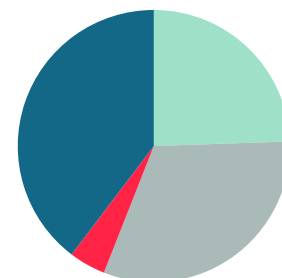
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		+/-%
	2020	2021	
Closed Listings	48	45	-6.25%
Pending Listings	53	58	9.43%
New Listings	81	45	-44.44%
Average List Price	159,271	175,794	10.37%
Average Sale Price	153,766	172,253	12.02%
Average Percent of Selling Price to List Price	96.24%	98.50%	2.35%
Average Days on Market to Sale	36.40	28.84	-20.75%
End of Month Inventory	168	73	-56.55%
Months Supply of Inventory	2.62	1.05	-59.98%



■ Closed (24.46%)
■ Pending (31.52%)
■ Other OffMarket (4.35%)
■ Active (39.67%)

Absorption: Last 12 months, an Average of **70** Sales/Month
Active Inventory as of February 28, 2021 = **73**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2021 decreased **56.55%** to 73 existing homes available for sale. Over the last 12 months this area has had an average of 70 closed sales per month. This represents an unsold inventory index of **1.05** 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 **12.02%** in February 2021 to \$172,253 versus the previous year at \$153,766.

Average Days on Market Shortens

The average number of **28.84** days that homes spent on the market before selling decreased by 7.55 days or **20.75%** in February 2021 compared to last year's same month at **36.40** DOM.

Sales Success for February 2021 is Positive

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

There were 45 New Listings in February 2021, down **44.44%** from last year at 81. Furthermore, there were 45 Closed Listings this month versus last year at 48, a **-6.25%** decrease.

Closed versus Listed trends yielded a **100.0%** ratio, up from previous year's, February 2020, at **59.3%**, a **68.75%** upswing. This will certainly create pressure on a decreasing Month's 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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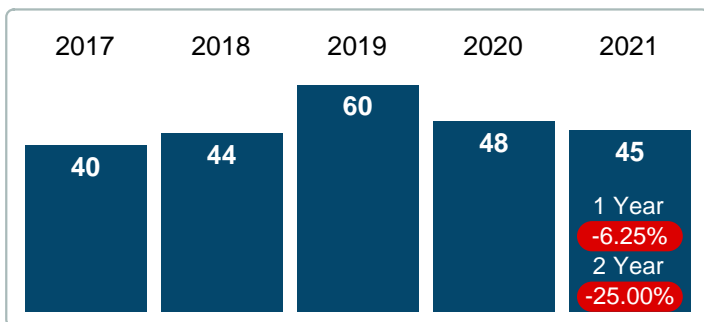
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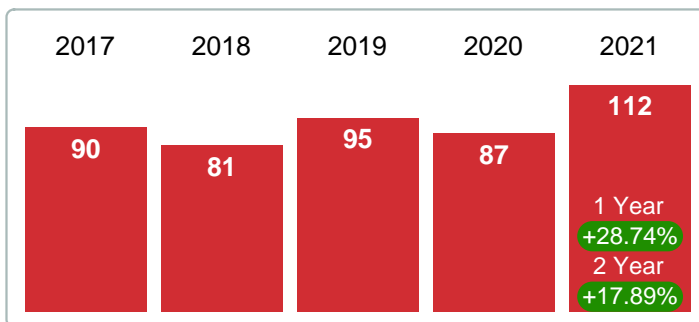
CLOSED LISTINGS

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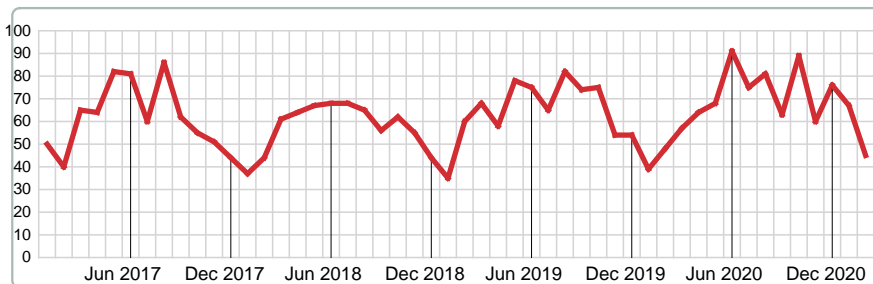
FEBRUARY



YEAR TO DATE (YTD)

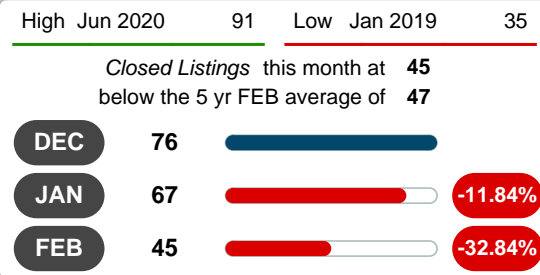


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 47



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	2	4.44%	1.5	0	2	0	0
\$75,001 - \$100,000	5	11.11%	27.2	3	2	0	0
\$100,001 - \$150,000	10	22.22%	23.7	4	6	0	0
\$150,001 - \$175,000	12	26.67%	13.3	0	11	1	0
\$175,001 - \$200,000	5	11.11%	45.4	1	3	1	0
\$200,001 - \$250,000	4	8.89%	69.0	1	2	1	0
\$250,001 and up	7	15.56%	37.1	0	4	3	0
Total Closed Units	45			9	30	6	0
Total Closed Volume	7,751,400	100%	28.8	1.13M	5.00M	1.63M	0.00B
Average Closed Price	\$172,253			\$125,089	\$166,623	\$271,150	\$0

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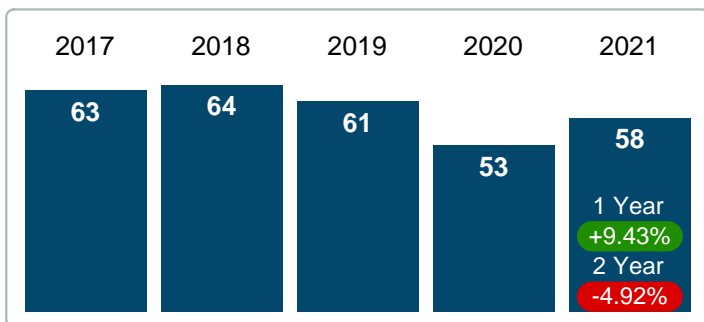
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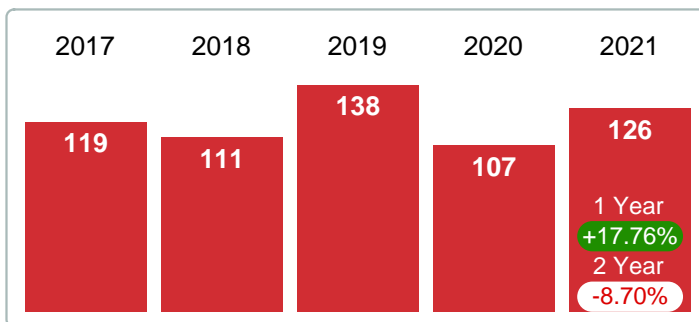
PENDING LISTINGS

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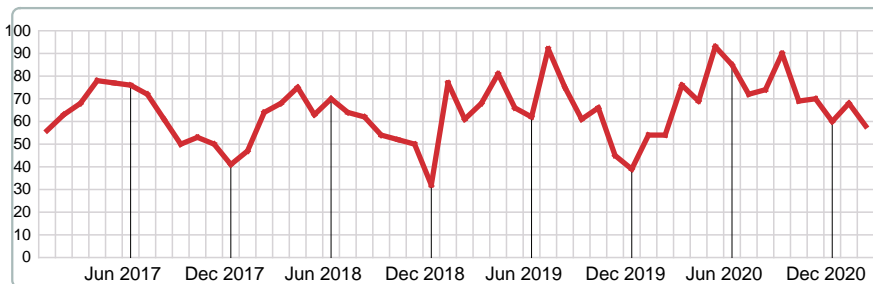
FEBRUARY



YEAR TO DATE (YTD)

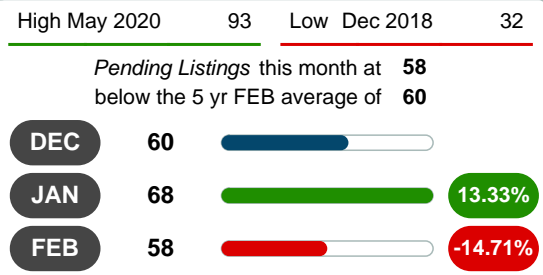


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 60



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	10.34%	64.3	4	2	0	0
\$75,001 - \$75,000	0	0.00%	0.0	0	0	0	0
\$75,001 - \$150,000	16	27.59%	35.9	5	9	1	1
\$150,001 - \$175,000	11	18.97%	57.0	0	10	1	0
\$175,001 - \$225,000	10	17.24%	23.5	0	8	2	0
\$225,001 - \$425,000	9	15.52%	53.3	0	5	2	2
\$425,001 and up	6	10.34%	80.2	0	1	1	4
Total Pending Units	58			9	35	7	7
Total Pending Volume	11,588,700	100%	49.5	669.00K	6.29M	1.73M	2.91M
Average Listing Price	\$194,305			\$74,333	\$179,574	\$246,986	\$415,100

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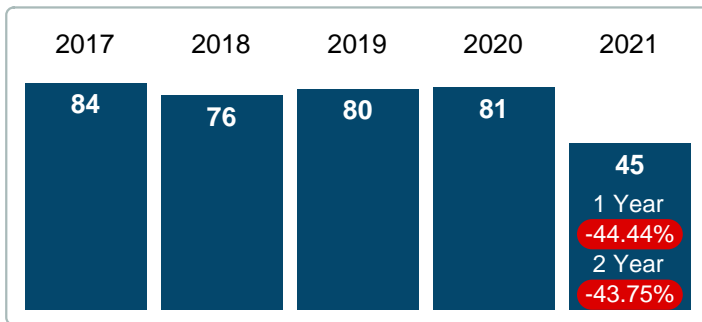
Area Delimited by County Of Creek - Residential Property Type



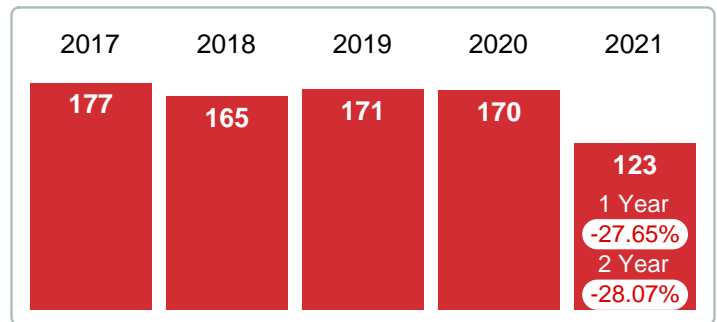
NEW LISTINGS

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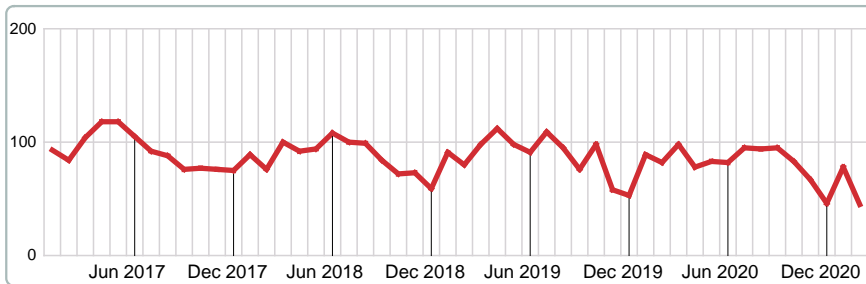
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 73

High May 2017 118 Low Feb 2021 45

New Listings this month at 45
below the 5 yr FEB average of 73



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	4	8.89%	1	3	0	0
\$75,001 - \$100,000	4	8.89%	2	2	0	0
\$100,001 - \$125,000	9	20.00%	1	7	0	1
\$125,001 - \$175,000	12	26.67%	0	10	1	1
\$175,001 - \$200,000	5	11.11%	1	3	1	0
\$200,001 - \$225,000	4	8.89%	0	4	0	0
\$225,001 and up	7	15.56%	0	4	2	1
Total New Listed Units	45		5	33	4	3
Total New Listed Volume	7,566,150	100%	516.00K	5.23M	858.90K	956.90K
Average New Listed Listing Price	\$161,954		\$103,200	\$158,617	\$214,725	\$318,967

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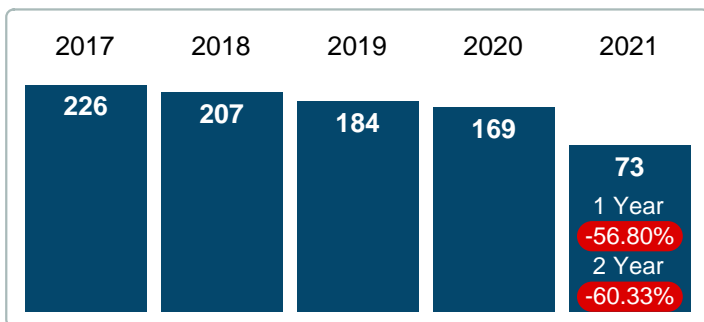
Area Delimited by County Of Creek - Residential Property Type



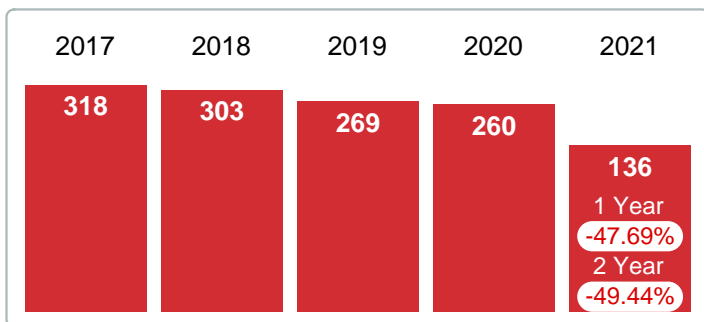
ACTIVE INVENTORY

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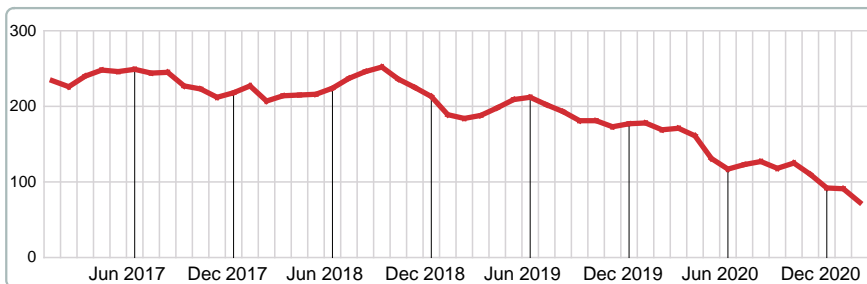
END OF FEBRUARY



ACTIVE DURING FEBRUARY

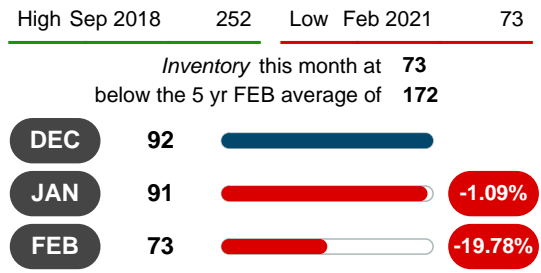


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 172



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	4	5.48%	20.0	2	2	0	0
\$50,001 - \$100,000	12	16.44%	93.3	4	5	3	0
\$100,001 - \$125,000	9	12.33%	27.3	3	5	0	1
\$125,001 - \$200,000	20	27.40%	104.9	2	17	1	0
\$200,001 - \$350,000	12	16.44%	62.7	0	8	4	0
\$350,001 - \$550,000	8	10.96%	114.0	0	3	4	1
\$550,001 and up	8	10.96%	103.8	0	2	1	5
Total Active Inventory by Units	73			11	42	13	7
Total Active Inventory by Volume	18,328,150	100%	82.7	1.10M	8.33M	4.34M	4.56M
Average Active Inventory Listing Price	\$251,071			\$99,791	\$198,370	\$333,769	\$651,414

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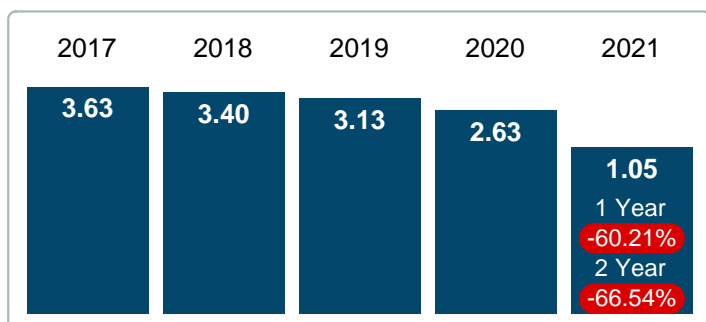
Area Delimited by County Of Creek - Residential Property Type



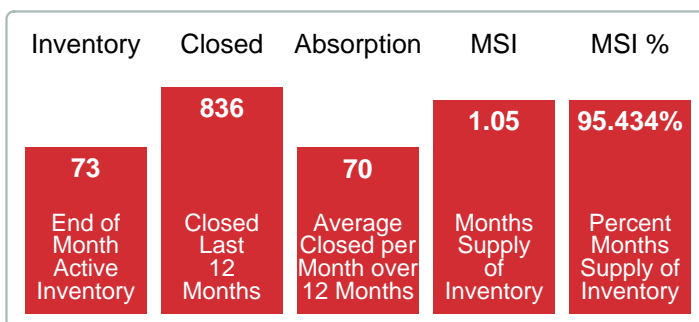
MONTHS SUPPLY of INVENTORY (MSI)

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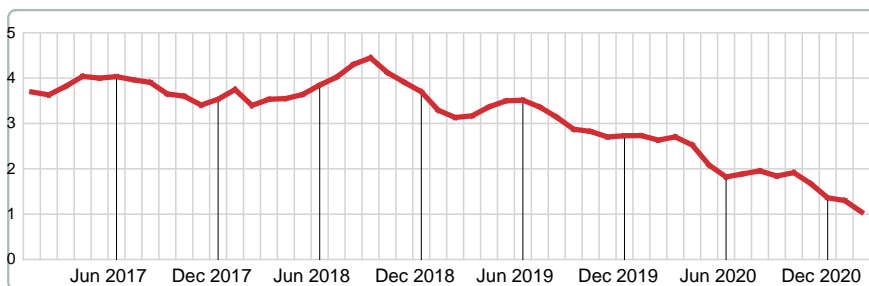
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2021

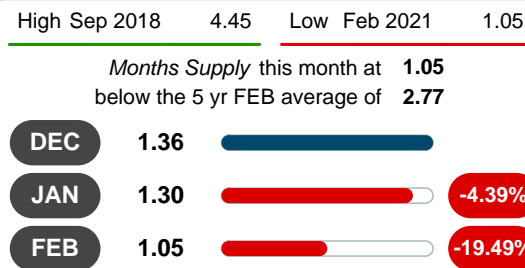


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 2.77



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	4	5.48%	1.26	1.33	1.50	0.00	0.00
\$50,001 - \$100,000	12	16.44%	1.04	1.14	0.71	5.14	0.00
\$100,001 - \$125,000	9	12.33%	1.03	2.12	0.72	0.00	6.00
\$125,001 - \$200,000	20	27.40%	0.75	1.60	0.80	0.27	0.00
\$200,001 - \$350,000	12	16.44%	0.88	0.00	0.95	1.02	0.00
\$350,001 - \$550,000	8	10.96%	1.78	0.00	4.00	1.50	1.00
\$550,001 and up	8	10.96%	5.33	0.00	4.00	1.50	15.00
Market Supply of Inventory (MSI)			1.05	1.36	0.91	1.07	2.27
Total Active Inventory by Units		100%	1.05	11	42	13	7

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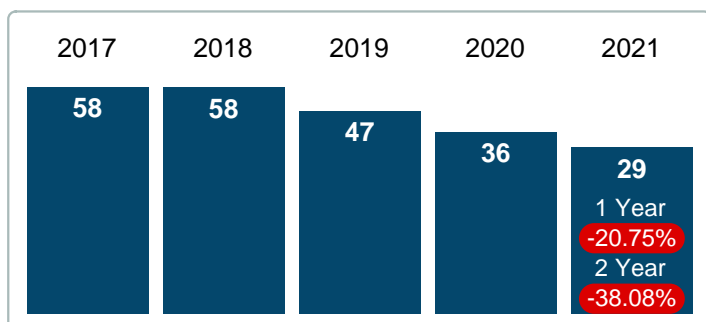
Area Delimited by County Of Creek - Residential Property Type



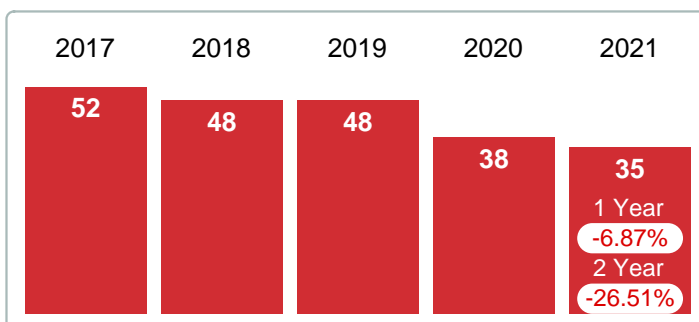
AVERAGE DAYS ON MARKET TO SALE

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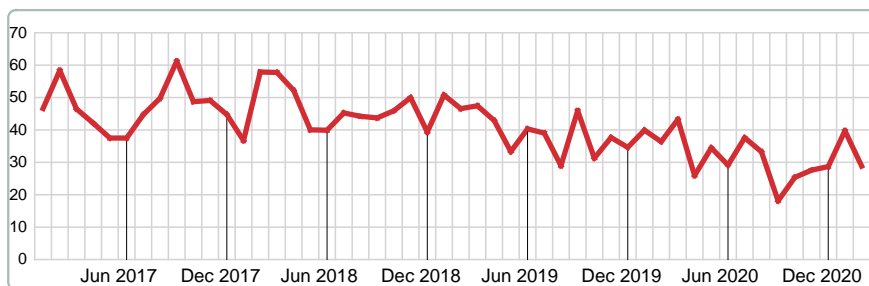
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 46

High Sep 2017 61 Low Sep 2020 18

Average Days on Market to Sale this month at 29 below the 5 yr FEB average of 46

- DEC 29 (Progress bar)
- JAN 40 (Progress bar) **38.57%**
- FEB 29 (Progress bar) **-27.43%**

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	4.44%	2	0	2	0	0
\$75,001 - \$100,000	11.11%	27	14	48	0	0
\$100,001 - \$150,000	22.22%	24	9	34	0	0
\$150,001 - \$175,000	26.67%	13	0	14	6	0
\$175,001 - \$200,000	11.11%	45	108	10	90	0
\$200,001 - \$250,000	8.89%	69	55	103	16	0
\$250,001 and up	15.56%	37	0	38	37	0
Average Closed DOM		29	27	28	37	0
Total Closed Units	100%	29	9	30	6	0
Total Closed Volume		7,751,400	1.13M	5.00M	1.63M	0.00B

February 2021



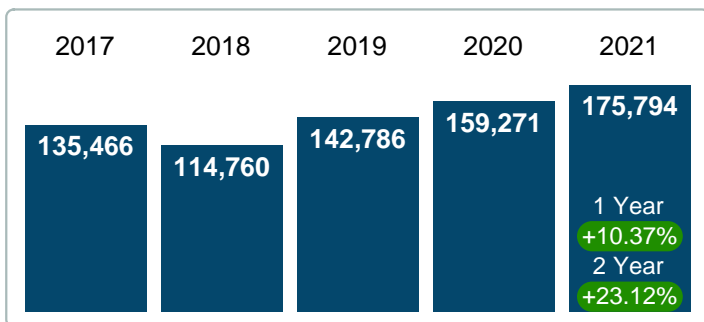
Area Delimited by County Of Creek - Residential Property Type



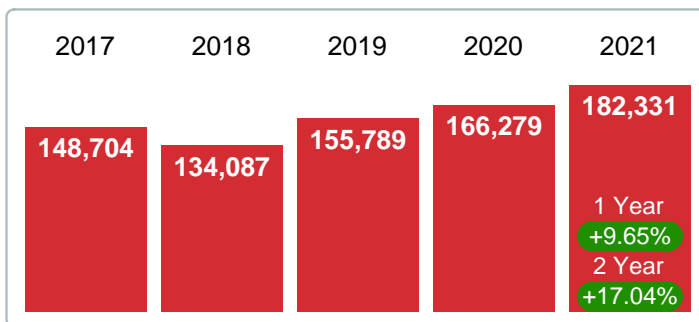
AVERAGE LIST PRICE AT CLOSING

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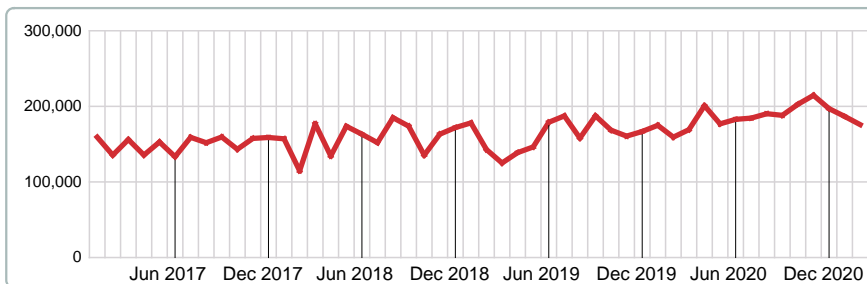
FEBRUARY



YEAR TO DATE (YTD)

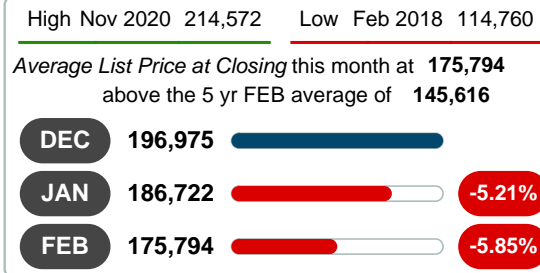


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 145,616



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	4.44%	72,500	0	72,500	0	0
\$75,001 - \$100,000	15.56%	94,599	91,763	96,000	0	0
\$100,001 - \$150,000	17.78%	128,113	120,125	123,217	0	0
\$150,001 - \$175,000	24.44%	163,764	0	165,855	157,000	0
\$175,001 - \$200,000	13.33%	183,950	179,900	182,933	195,000	0
\$200,001 - \$250,000	8.89%	239,600	239,500	239,450	240,000	0
\$250,001 and up	15.56%	316,450	0	280,063	364,967	0
Average List Price		175,794	130,577	168,288	281,150	0
Total Closed Units	100%	175,794	9	30	6	0
Total Closed Volume		7,910,740	1.18M	5.05M	1.69M	0.00B

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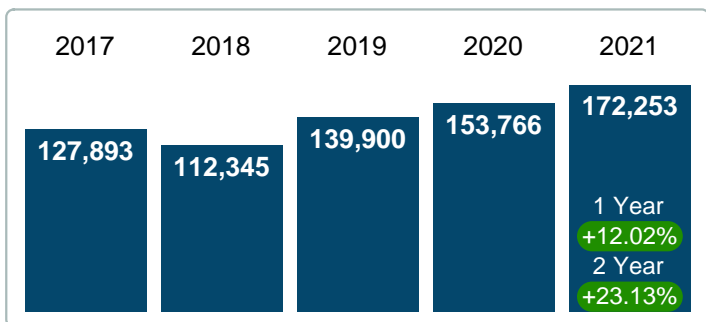
Area Delimited by County Of Creek - Residential Property Type



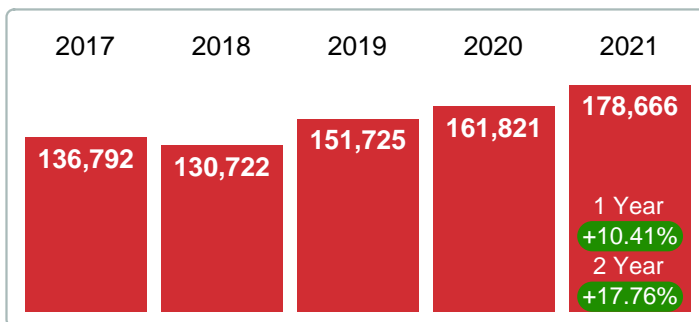
AVERAGE SOLD PRICE AT CLOSING

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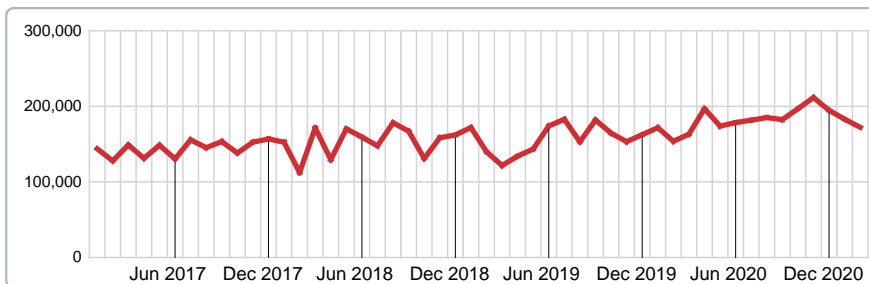
FEBRUARY



YEAR TO DATE (YTD)

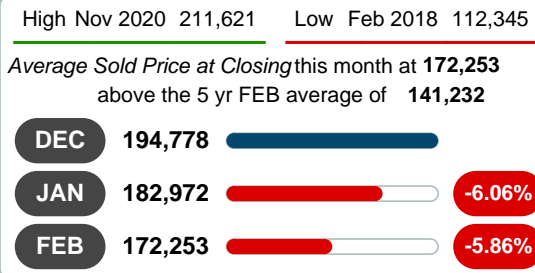


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 141,232



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	2	4.44%	73,250	0	73,250	0	0
\$75,001 - \$100,000	5	11.11%	85,960	79,267	96,000	0	0
\$100,001 - \$150,000	10	22.22%	122,400	121,750	122,833	0	0
\$150,001 - \$175,000	12	26.67%	164,167	0	164,182	164,000	0
\$175,001 - \$200,000	5	11.11%	182,560	176,000	182,933	188,000	0
\$200,001 - \$250,000	4	8.89%	231,750	225,000	233,500	235,000	0
\$250,001 and up	7	15.56%	305,900	0	275,350	346,633	0
Average Sold Price			172,253	125,089	166,623	271,150	0
Total Closed Units		100%	172,253	9	30	6	0
Total Closed Volume			7,751,400	1.13M	5.00M	1.63M	0.00B

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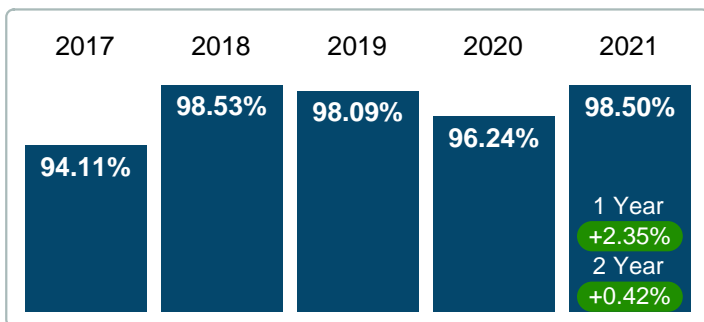
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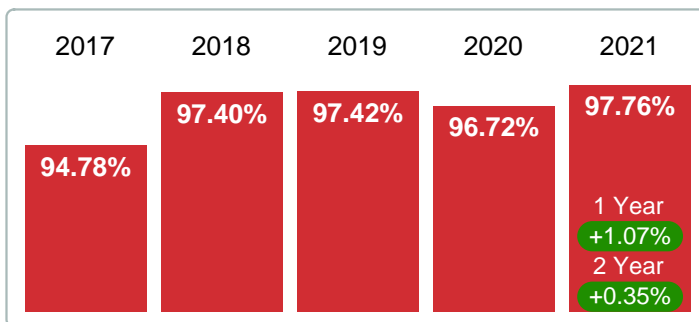
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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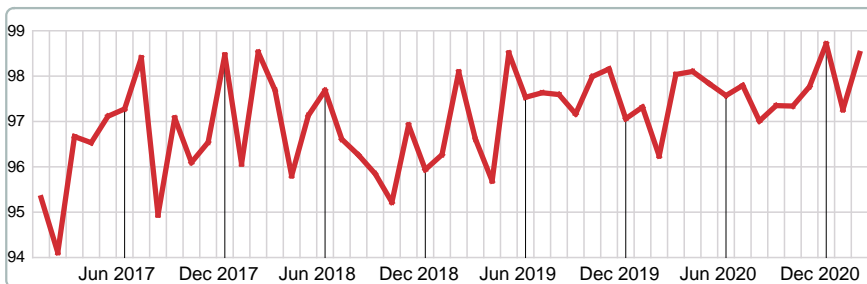
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

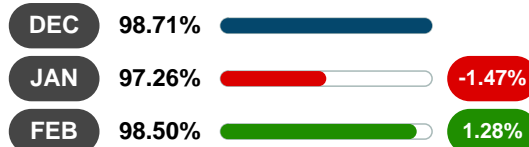


3 MONTHS

5 year FEB AVG = 97.09%

High Dec 2020 98.71% Low Feb 2017 94.11%

Average Sold/List Ratio this month at **98.50%**
above the 5 yr FEB average of **97.09%**



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	2	4.44%	101.07%	0.00%	101.07%	0.00%	0.00%
\$75,001 - \$100,000	5	11.11%	92.83%	88.05%	100.00%	0.00%	0.00%
\$100,001 - \$150,000	10	22.22%	100.82%	102.12%	99.96%	0.00%	0.00%
\$150,001 - \$175,000	12	26.67%	99.56%	0.00%	99.11%	104.46%	0.00%
\$175,001 - \$200,000	5	11.11%	98.85%	97.83%	100.00%	96.41%	0.00%
\$200,001 - \$250,000	4	8.89%	96.70%	93.95%	97.48%	97.92%	0.00%
\$250,001 and up	7	15.56%	97.46%	0.00%	98.33%	96.30%	0.00%
Average Sold/List Ratio		98.50%		96.05%	99.35%	97.95%	0.00%
Total Closed Units		45	100%	98.50%	9	30	6
Total Closed Volume		7,751,400			1.13M	5.00M	1.63M

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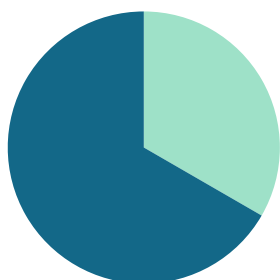
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

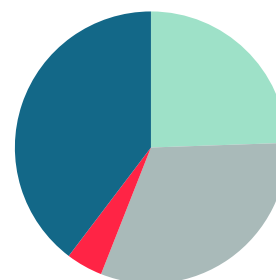


Inventory
 New Listings
45 = 33.33%
 Start Inventory
90
 Total Inventory Units
135
 Volume
\$29,802,950

Market Activity

Closed Sales
45 = 24.46%
 Pending Sales
58 = 31.52%
 Other Off Market
8 = 4.35%
 Active Inventory
73 = 39.67%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	48	45	-6.25%	87	112	28.74%
Pending Sales	53	58	9.43%	107	126	17.76%
New Listings	81	45	-44.44%	170	123	-27.65%
Average List Price	159,271	175,794	10.37%	166,279	182,331	9.65%
Average Sale Price	153,766	172,253	12.02%	161,821	178,666	10.41%
Average Percent of Selling Price to List Price	96.24%	98.50%	2.35%	96.72%	97.76%	1.07%
Average Days on Market to Sale	36.40	28.84	-20.75%	37.98	35.37	-6.87%
Monthly Inventory	168	73	-56.55%	168	73	-56.55%
Months Supply of Inventory	2.62	1.05	-59.98%	2.62	1.05	-59.98%

Absorption: Last 12 months, an Average of **70** Sales/Month

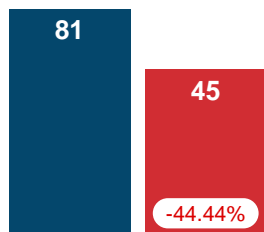
Inventory on February 28, 2021 = **73**

2020 **2021**

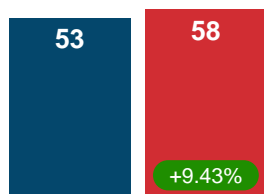
FEBRUARY MARKET

AVERAGE PRICES

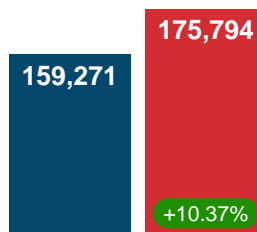
New Listings



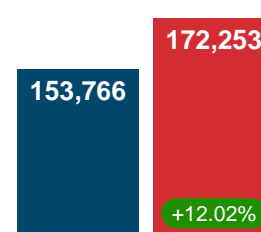
Pending Listings



List Price



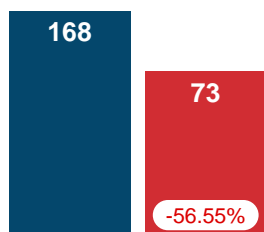
Sale Price



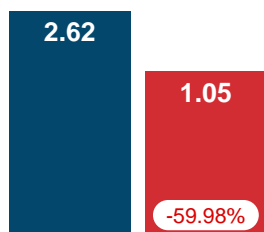
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

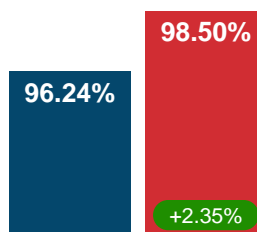
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

