

May 2021



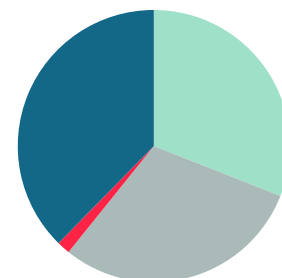
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 10, 2023 for MLS Technology Inc.

Compared Metrics	2020	May 2021	+/-%
Closed Listings	68	79	16.18%
Pending Listings	93	76	-18.28%
New Listings	83	104	25.30%
Average List Price	176,857	240,384	35.92%
Average Sale Price	173,876	236,835	36.21%
Average Percent of Selling Price to List Price	97.83%	100.19%	2.41%
Average Days on Market to Sale	34.46	16.34	-52.57%
End of Month Inventory	130	96	-26.15%
Months Supply of Inventory	2.07	1.33	-35.77%



■ Closed (30.98%)
■ Pending (29.80%)
■ Other OffMarket (1.57%)
■ Active (37.65%)

Absorption: Last 12 months, an Average of **72** Sales/Month
Active Inventory as of May 31, 2021 = **96**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2021 decreased **26.15%** to 96 existing homes available for sale. Over the last 12 months this area has had an average of 72 closed sales per month. This represents an unsold inventory index of **1.33** 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 **36.21%** in May 2021 to \$236,835 versus the previous year at \$173,876.

Average Days on Market Shortens

The average number of **16.34** days that homes spent on the market before selling decreased by 18.11 days or **52.57%** in May 2021 compared to last year's same month at **34.46** DOM.

Sales Success for May 2021 is Positive

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

There were 104 New Listings in May 2021, up **25.30%** from last year at 83. Furthermore, there were 79 Closed Listings this month versus last year at 68, a **16.18%** increase.

Closed versus Listed trends yielded a **76.0%** ratio, down from previous year's, May 2020, at **81.9%**, a **7.28%** 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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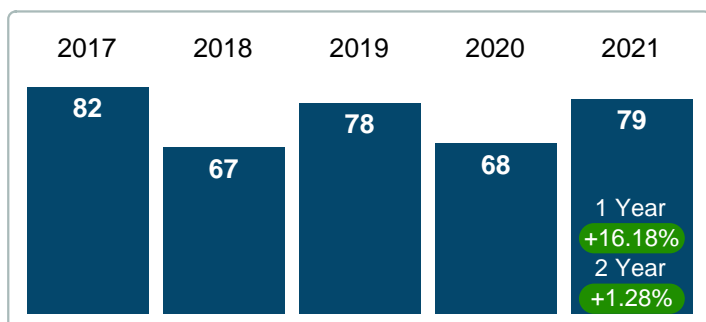
Area Delimited by County Of Creek - Residential Property Type



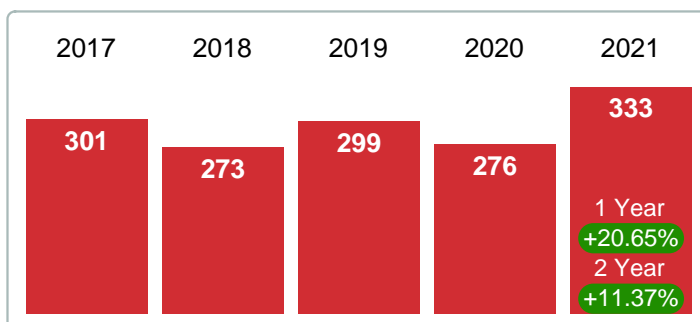
CLOSED LISTINGS

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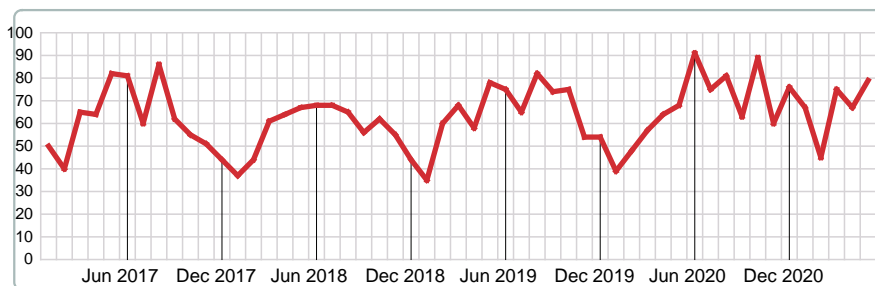
MAY



YEAR TO DATE (YTD)

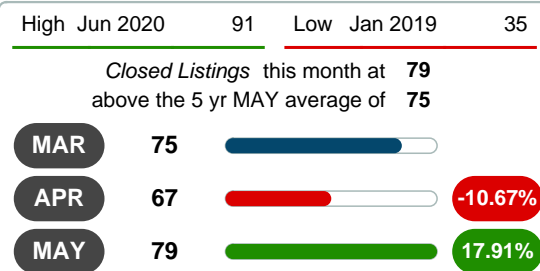


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 75



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	5.06%	62.3	2	2	0	0
\$50,001 - \$100,000	13	16.46%	4.2	7	3	3	0
\$100,001 - \$125,000	7	8.86%	17.0	1	5	0	1
\$125,001 - \$175,000	22	27.85%	11.0	2	19	1	0
\$175,001 - \$300,000	15	18.99%	10.2	0	10	4	1
\$300,001 - \$450,000	11	13.92%	3.3	0	5	2	4
\$450,001 and up	7	8.86%	62.4	0	1	3	3
Total Closed Units	79			12	45	13	9
Total Closed Volume	18,709,950	100%	16.3	1.08M	8.29M	5.48M	3.86M
Average Closed Price	\$236,835			\$89,946	\$184,304	\$421,685	\$428,333

May 2021



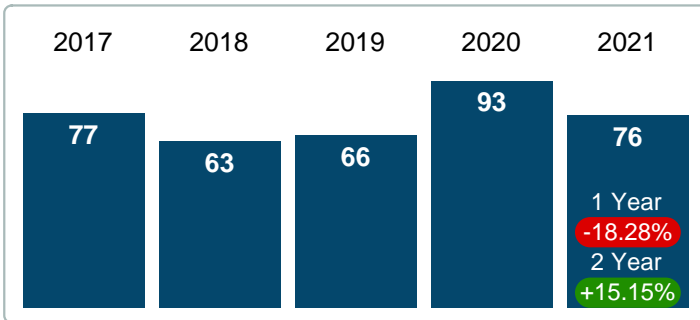
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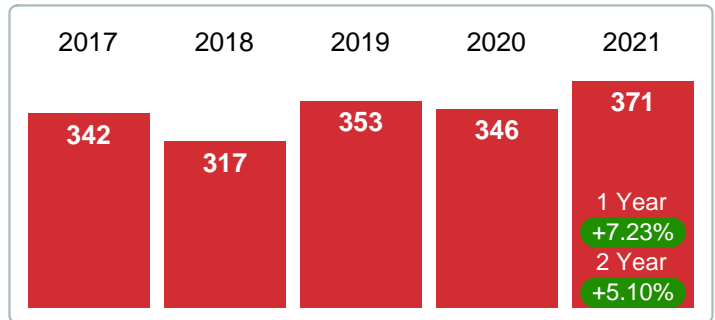
PENDING LISTINGS

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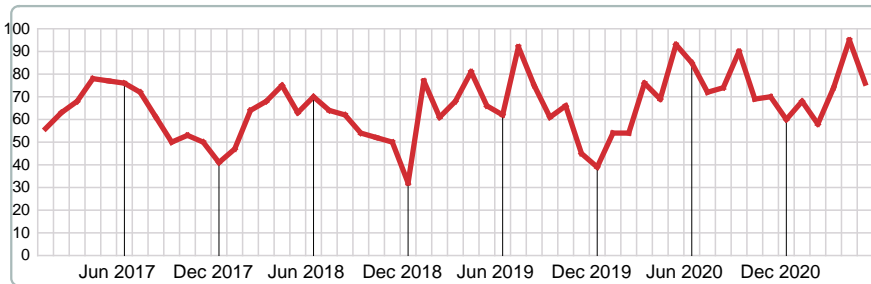
MAY



YEAR TO DATE (YTD)

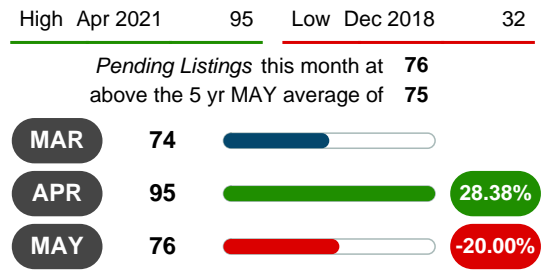


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 75



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	7.89%	21.7	5	1	0	0
\$75,001 - \$125,000	12	15.79%	21.6	3	7	2	0
\$125,001 - \$150,000	10	13.16%	12.6	1	9	0	0
\$150,001 - \$175,000	9	11.84%	5.3	0	8	1	0
\$175,001 - \$250,000	22	28.95%	13.8	1	18	3	0
\$250,001 - \$350,000	10	13.16%	16.1	0	7	3	0
\$350,001 and up	7	9.21%	6.7	0	2	4	1
Total Pending Units	76			10	52	13	1
Total Pending Volume	14,776,890	100%	14.1	951.14K	9.97M	3.48M	375.00K
Average Listing Price	\$194,433			\$95,114	\$191,797	\$267,485	\$375,000

May 2021



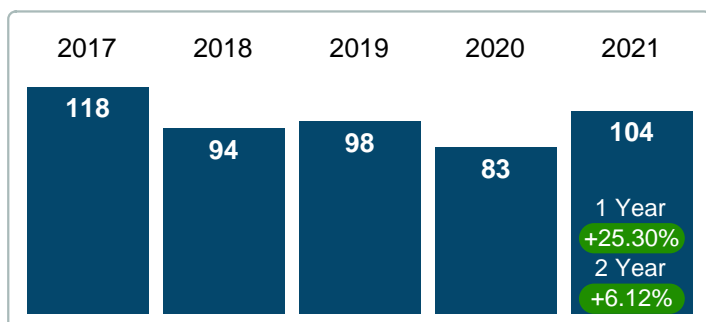
Area Delimited by County Of Creek - Residential Property Type



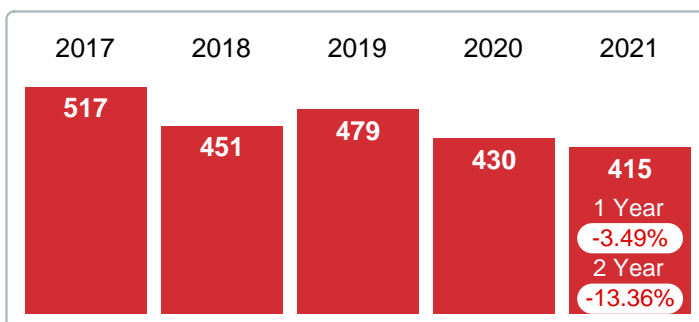
NEW LISTINGS

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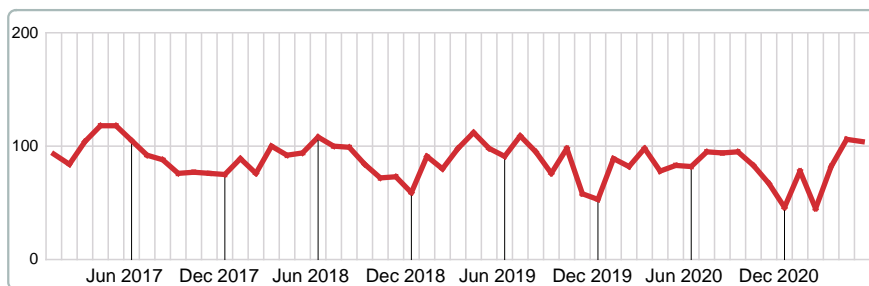
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

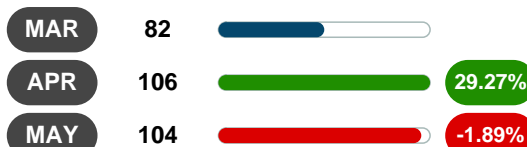


3 MONTHS

5 year MAY AVG = 99

High May 2017 118 Low Feb 2021 45

New Listings this month at 104
above the 5 yr MAY average of 99



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	8	7.69%	2	5	1	0
\$75,001 - \$125,000	17	16.35%	4	12	1	0
\$125,001 - \$150,000	10	9.62%	0	9	0	1
\$150,001 - \$200,000	29	27.88%	1	26	2	0
\$200,001 - \$275,000	16	15.38%	0	8	7	1
\$275,001 - \$525,000	15	14.42%	0	6	6	3
\$525,001 and up	9	8.65%	0	3	2	4
Total New Listed Units	104		7	69	19	9
Total New Listed Volume	24,365,090	100%	738.04K	13.00M	6.05M	4.58M
Average New Listed Listing Price	\$217,504		\$105,434	\$188,396	\$318,332	\$508,822

May 2021



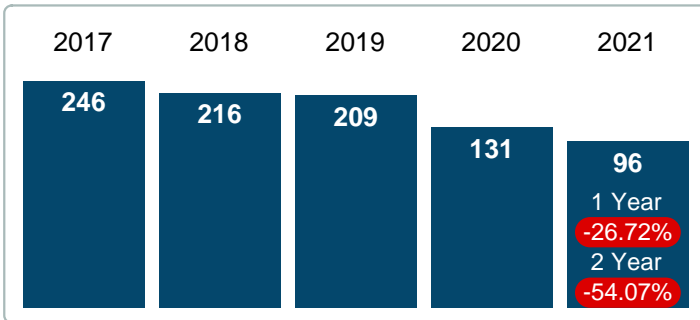
Area Delimited by County Of Creek - Residential Property Type



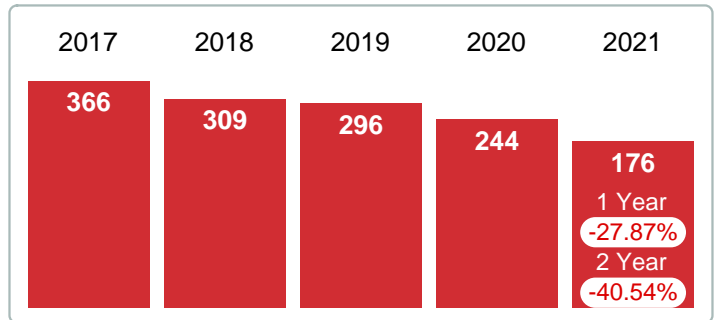
ACTIVE INVENTORY

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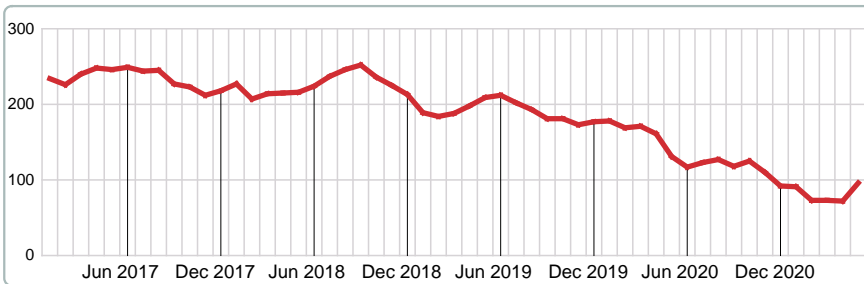
END OF MAY



ACTIVE DURING MAY

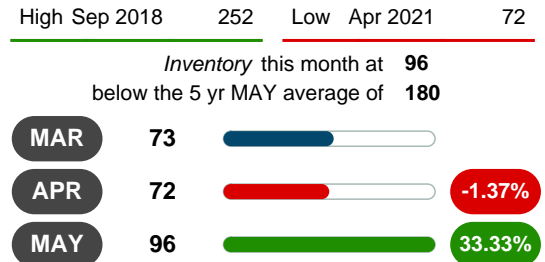


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 180



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	8	8.33%	32.5	2	5	1	0
\$50,001 - \$100,000	12	12.50%	57.9	5	5	2	0
\$100,001 - \$150,000	16	16.67%	108.9	2	13	0	1
\$150,001 - \$225,000	22	22.92%	39.0	1	20	1	0
\$225,001 - \$475,000	16	16.67%	27.4	1	7	5	3
\$475,001 - \$650,000	12	12.50%	66.7	0	2	5	5
\$650,001 and up	10	10.42%	48.2	0	3	3	4
Total Active Inventory by Units	96			11	55	17	13
Total Active Inventory by Volume	30,619,950	100%	54.9	1.22M	14.49M	7.46M	7.45M
Average Active Inventory Listing Price	\$318,958			\$110,545	\$263,474	\$438,794	\$573,338

May 2021



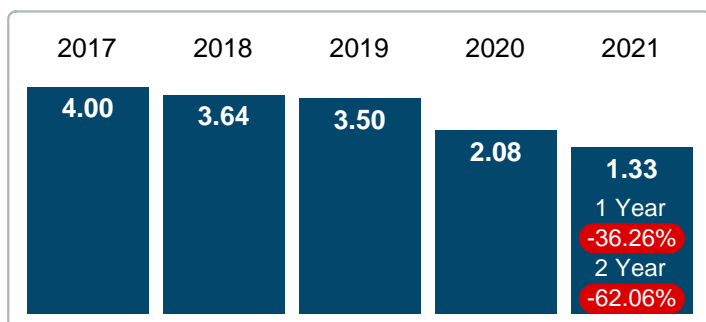
Area Delimited by County Of Creek - Residential Property Type



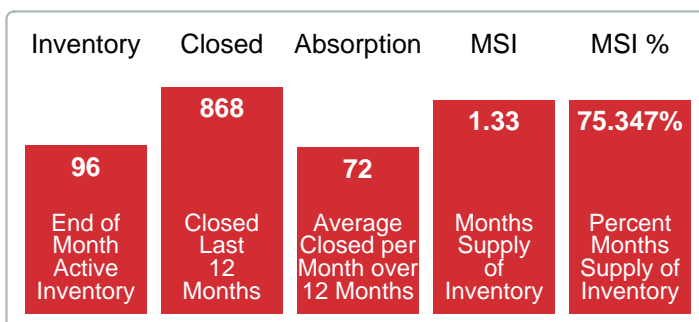
MONTHS SUPPLY of INVENTORY (MSI)

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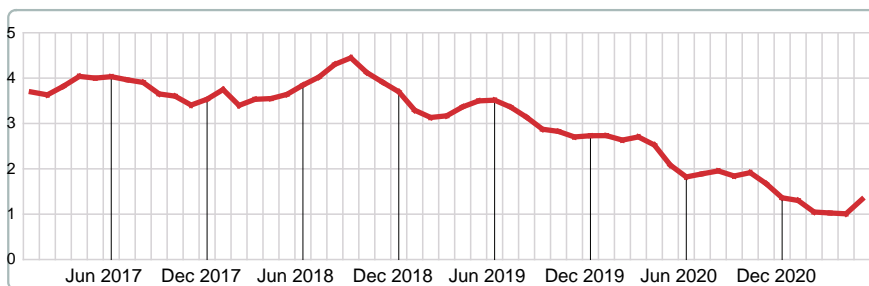
MSI FOR MAY



INDICATORS FOR MAY 2021

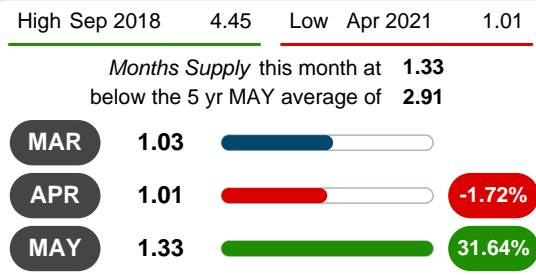


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2.91



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	8	8.33%	2.53	1.20	4.29	3.00	0.00
\$50,001 - \$100,000	12	12.50%	0.99	1.25	0.76	1.85	0.00
\$100,001 - \$150,000	16	16.67%	0.86	0.80	0.91	0.00	2.40
\$150,001 - \$225,000	22	22.92%	1.06	1.33	1.23	0.29	0.00
\$225,001 - \$475,000	16	16.67%	1.05	4.00	0.98	0.92	1.29
\$475,001 - \$650,000	12	12.50%	6.55	0.00	4.00	6.67	8.57
\$650,001 and up	10	10.42%	10.91	0.00	9.00	9.00	16.00
Market Supply of Inventory (MSI)			1.33	1.20	1.19	1.34	3.12
Total Active Inventory by Units		100%	1.33	11	55	17	13

May 2021



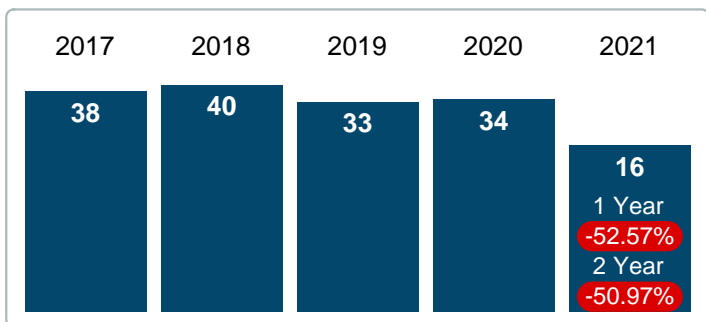
Area Delimited by County Of Creek - Residential Property Type



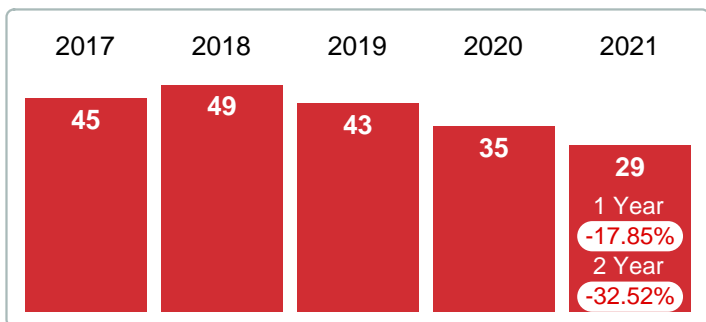
AVERAGE DAYS ON MARKET TO SALE

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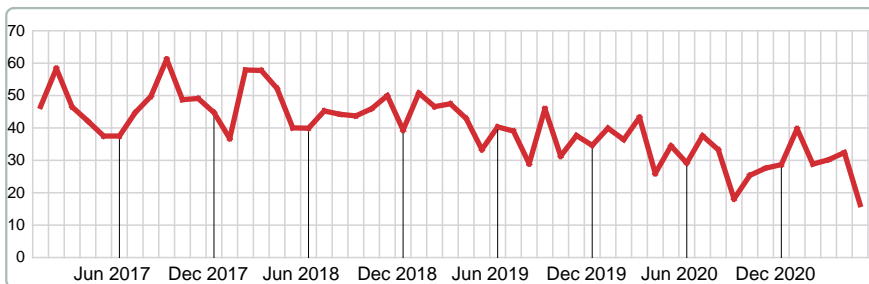
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 32

High Sep 2017 61 Low May 2021 16

Average Days on Market to Sale this month at 16 below the 5 yr MAY average of 32

- MAR 30
- APR 32 7.34%
- MAY 16 -49.57%

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
\$50,000 and less	5.06%	62	41	84	0	0
\$50,001 - \$100,000	16.46%	4	5	3	4	0
\$100,001 - \$125,000	8.86%	17	13	15	0	29
\$125,001 - \$175,000	27.85%	11	13	11	1	0
\$175,001 - \$300,000	18.99%	10	0	7	21	3
\$300,001 - \$450,000	13.92%	3	0	3	3	4
\$450,001 and up	8.86%	62	0	111	98	10
Average Closed DOM		16	13	15	31	9
Total Closed Units	100%	79	12	45	13	9
Total Closed Volume		18,709,950	1.08M	8.29M	5.48M	3.86M

May 2021



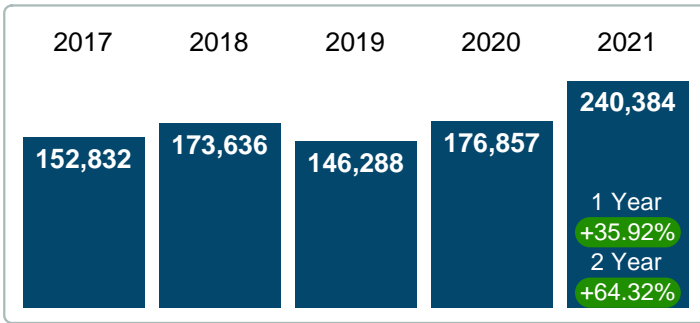
Area Delimited by County Of Creek - Residential Property Type



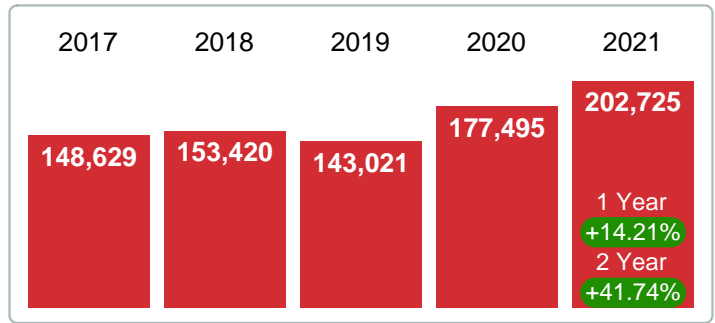
AVERAGE LIST PRICE AT CLOSING

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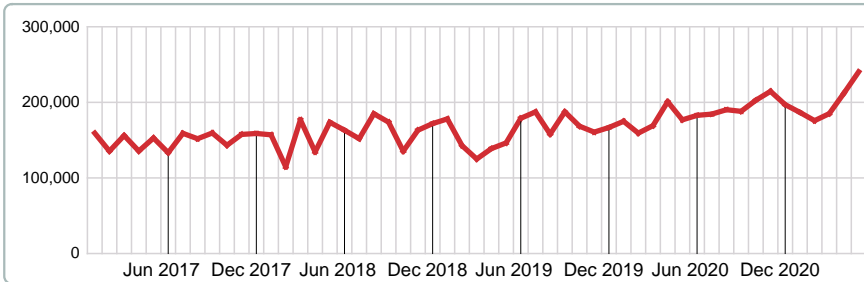
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

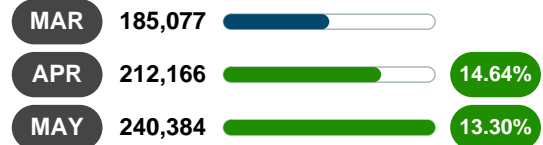


3 MONTHS

5 year MAY AVG = 177,999

High May 2021 240,384 Low Feb 2018 114,760

Average List Price at Closing this month at **240,384**
above the 5 yr MAY average of **177,999**



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
\$50,000 and less	6.33%	33,480	31,250	34,950	0	0
\$50,001 - \$100,000	15.19%	85,725	75,200	84,300	116,667	0
\$100,001 - \$125,000	8.86%	122,114	120,000	118,660	0	119,900
\$125,001 - \$175,000	27.85%	156,332	177,450	154,116	170,000	0
\$175,001 - \$300,000	20.25%	221,338	0	208,120	214,625	259,000
\$300,001 - \$450,000	12.66%	404,230	0	375,940	400,000	411,875
\$450,001 and up	8.86%	845,200	0	575,000	1,172,800	607,667
Average List Price		240,384	88,650	186,227	438,223	427,711
Total Closed Units	100%	240,384	12	45	13	9
Total Closed Volume		18,990,311	1.06M	8.38M	5.70M	3.85M

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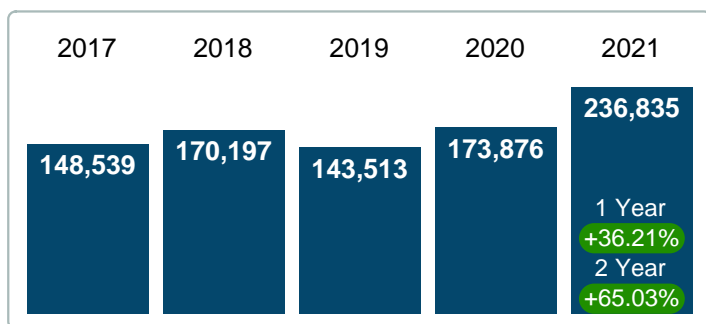
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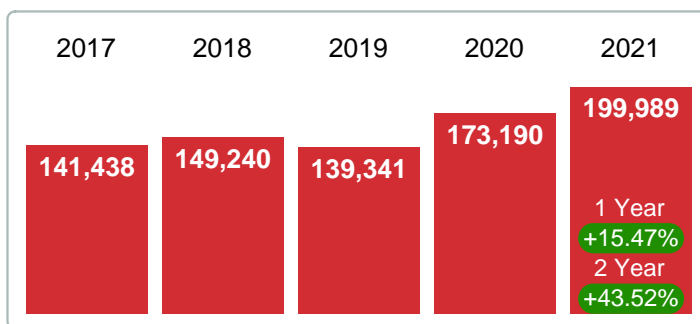
AVERAGE SOLD PRICE AT CLOSING

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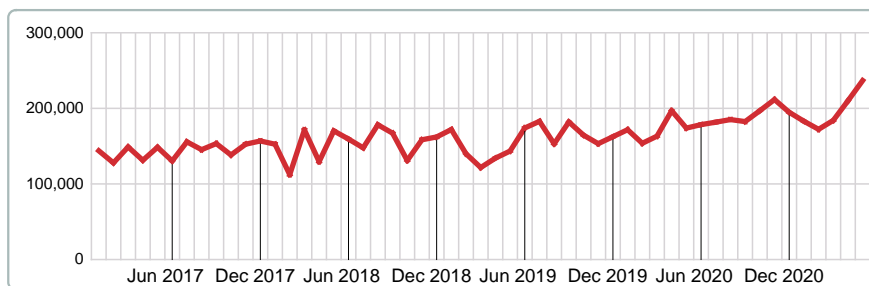
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

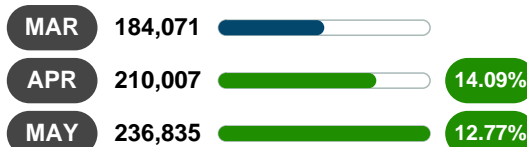


3 MONTHS

5 year MAY AVG = 174,592

High May 2021 236,835 Low Feb 2018 112,345

Average Sold Price at Closing this month at **236,835** above the 5 yr MAY average of **174,592**



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
\$50,000 and less	5.06%	31,375	29,250	33,500	0	0
\$50,001 - \$100,000	16.46%	82,565	80,836	82,833	86,333	0
\$100,001 - \$125,000	8.86%	117,486	120,000	116,180	0	121,500
\$125,001 - \$175,000	27.85%	152,764	167,500	150,305	170,000	0
\$175,001 - \$300,000	18.99%	215,900	0	214,200	209,875	257,000
\$300,001 - \$450,000	13.92%	399,409	0	383,500	404,250	416,875
\$450,001 and up	8.86%	813,700	0	482,000	1,134,967	603,000
Average Sold Price		236,835	89,946	184,304	421,685	428,333
Total Closed Units	100%	236,835	12	45	13	9
Total Closed Volume		18,709,950	1.08M	8.29M	5.48M	3.86M

May 2021



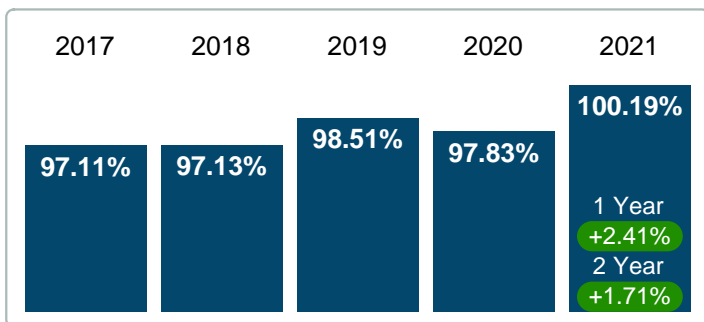
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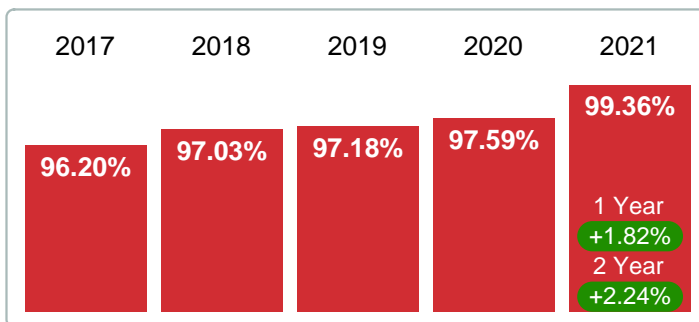
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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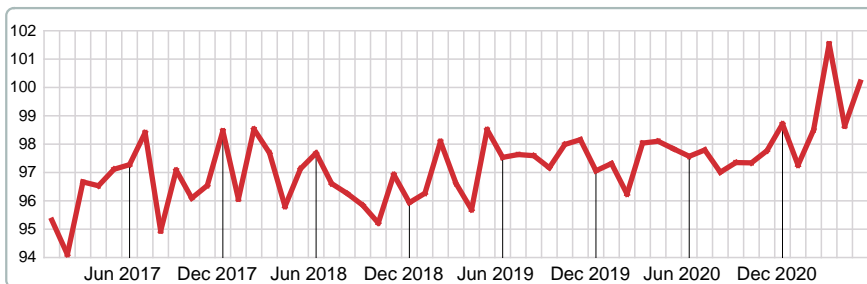
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

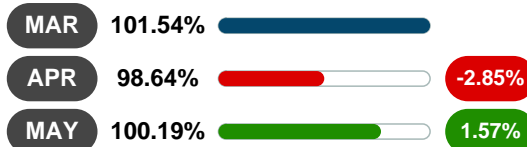


3 MONTHS

5 year MAY AVG = 98.16%

High Mar 2021 101.54% Low Feb 2017 94.11%

Average Sold/List Ratio this month at **100.19%** above the 5 yr MAY average of **98.16%**



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
\$50,000 and less	4	5.06%	95.01%	92.00%	98.02%	0.00%	0.00%
\$50,001 - \$100,000	13	16.46%	104.80%	119.56%	97.37%	77.77%	0.00%
\$100,001 - \$125,000	7	8.86%	99.94%	100.00%	99.64%	0.00%	101.33%
\$125,001 - \$175,000	22	27.85%	97.97%	94.90%	98.19%	100.00%	0.00%
\$175,001 - \$300,000	15	18.99%	101.56%	0.00%	102.85%	98.93%	99.23%
\$300,001 - \$450,000	11	13.92%	101.66%	0.00%	102.22%	101.21%	101.19%
\$450,001 and up	7	8.86%	96.58%	0.00%	83.83%	98.08%	99.33%
Average Sold/List Ratio		100.20%		109.23%	99.45%	94.29%	100.37%
Total Closed Units	79	100%	100.20%	12	45	13	9
Total Closed Volume	18,709,950			1.08M	8.29M	5.48M	3.86M

May 2021



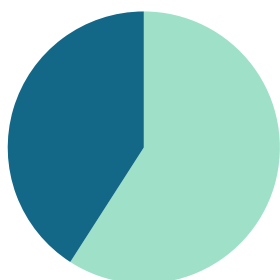
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Aug 10, 2023 for MLS Technology Inc.

INVENTORY

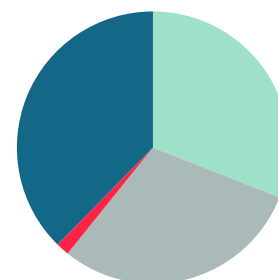


Inventory
 New Listings
104 = 59.09%
 Start Inventory
72
 Total Inventory Units
176
 Volume
\$45,714,740

Market Activity

Closed Sales
79 = 30.98%
 Pending Sales
76 = 29.80%
 Other Off Market
4 = 1.57%
 Active Inventory
96 = 37.65%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	68	79	16.18%	276	333	20.65%
Pending Sales	93	76	-18.28%	346	371	7.23%
New Listings	83	104	25.30%	430	415	-3.49%
Average List Price	176,857	240,384	35.92%	177,495	202,725	14.21%
Average Sale Price	173,876	236,835	36.21%	173,190	199,989	15.47%
Average Percent of Selling Price to List Price	97.83%	100.19%	2.41%	97.59%	99.36%	1.82%
Average Days on Market to Sale	34.46	16.34	-52.57%	35.41	29.09	-17.85%
Monthly Inventory	130	96	-26.15%	130	96	-26.15%
Months Supply of Inventory	2.07	1.33	-35.77%	2.07	1.33	-35.77%

Absorption: Last 12 months, an Average of **72** Sales/Month

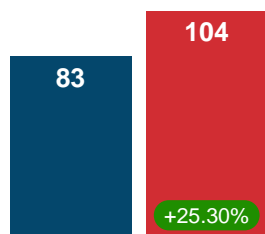
Inventory on May 31, 2021 = **96**

2020 **2021**

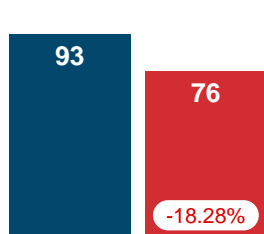
MAY MARKET

AVERAGE PRICES

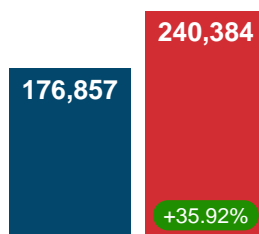
New Listings



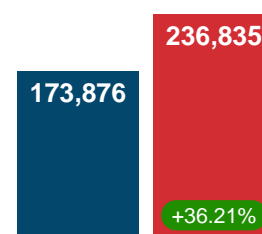
Pending Listings



List Price



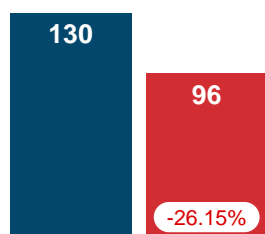
Sale Price



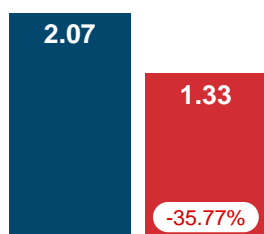
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

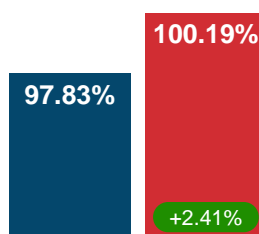
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

