

May 2021



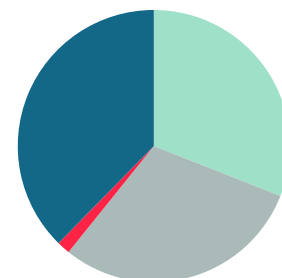
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	147,450	169,000	14.62%
Median Sale Price	149,000	165,000	10.74%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	17.00	4.00	-76.47%
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.

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 **10.74%** in May 2021 to \$165,000 versus the previous year at \$149,000.

Median Days on Market Shortens

The median number of **4.00** days that homes spent on the market before selling decreased by 13.00 days or **76.47%** in May 2021 compared to last year's same month at **17.00** DOM.

Sales Success for May 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 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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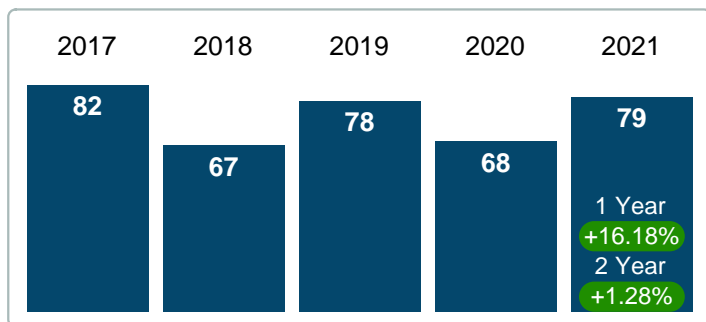
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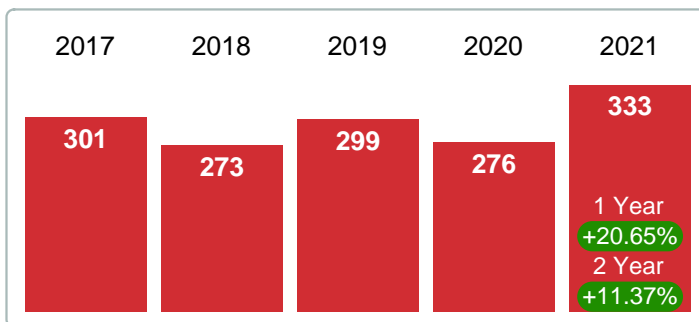
CLOSED LISTINGS

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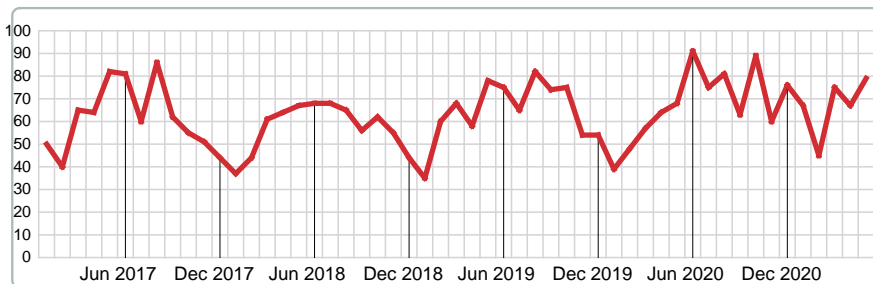
MAY



YEAR TO DATE (YTD)

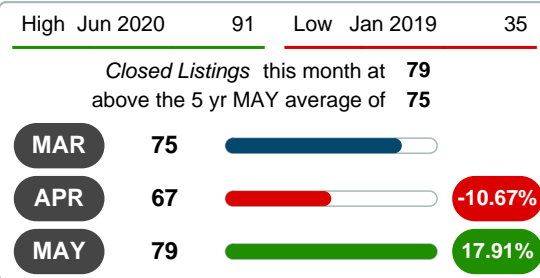


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 75



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	5.06%	41.5	2	2	0	0
\$50,001 - \$100,000	13	16.46%	4.0	7	3	3	0
\$100,001 - \$125,000	7	8.86%	13.0	1	5	0	1
\$125,001 - \$175,000	22	27.85%	3.5	2	19	1	0
\$175,001 - \$300,000	15	18.99%	3.0	0	10	4	1
\$300,001 - \$450,000	11	13.92%	3.0	0	5	2	4
\$450,001 and up	7	8.86%	16.0	0	1	3	3
Total Closed Units	79			12	45	13	9
Total Closed Volume	18,709,950	100%	4.0	1.08M	8.29M	5.48M	3.86M
Median Closed Price	\$165,000			\$86,500	\$165,000	\$222,500	\$440,000

May 2021



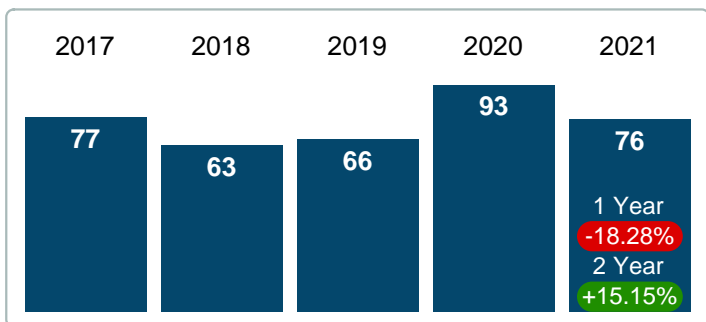
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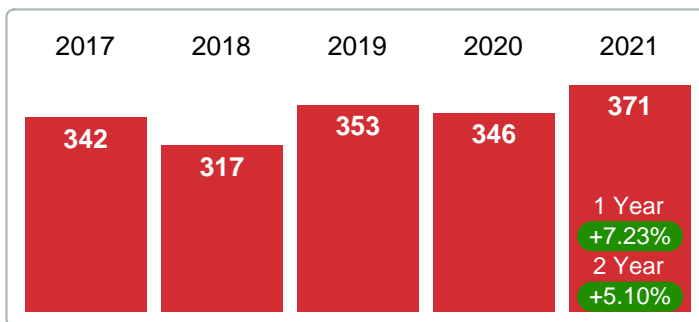
PENDING LISTINGS

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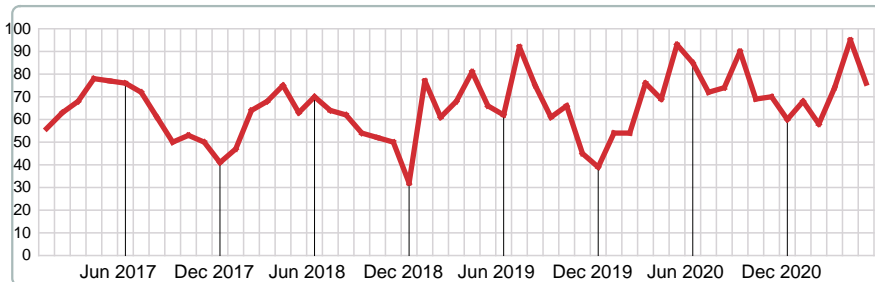
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 75

High Apr 2021 95 Low Dec 2018 32

Pending Listings this month at **76**
above the 5 yr MAY average of **75**



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	6	7.89%	23.0	5	1	0	0
\$75,001 - \$125,000	12	15.79%	6.0	3	7	2	0
\$125,001 - \$150,000	10	13.16%	5.0	1	9	0	0
\$150,001 - \$175,000	9	11.84%	5.0	0	8	1	0
\$175,001 - \$250,000	22	28.95%	5.5	1	18	3	0
\$250,001 - \$350,000	10	13.16%	8.0	0	7	3	0
\$350,001 and up	7	9.21%	2.0	0	2	4	1
Total Pending Units	76			10	52	13	1
Total Pending Volume	14,776,890	100%	5.5	951.14K	9.97M	3.48M	375.00K
Median Listing Price	\$176,500			\$79,500	\$176,500	\$265,000	\$375,000

May 2021



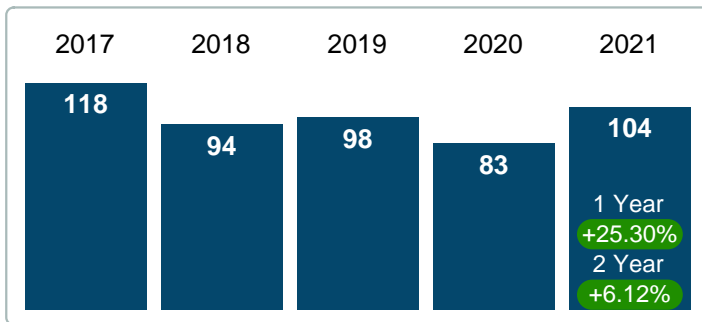
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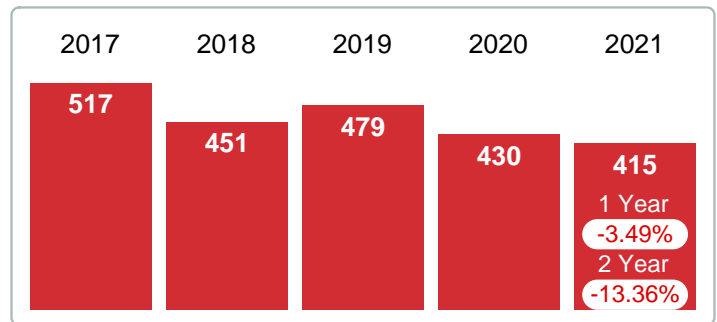
NEW LISTINGS

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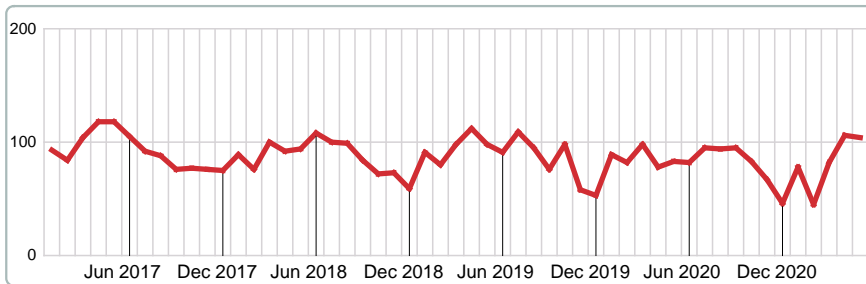
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YEAR TO DATE (YTD)

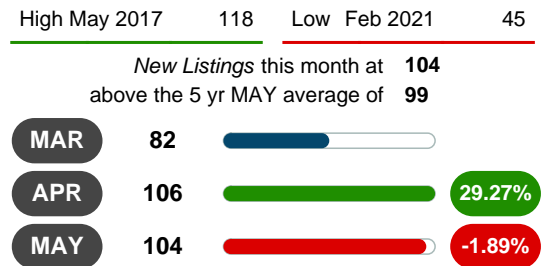


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 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
Median New Listed Listing Price	\$179,500		\$100,000	\$169,500	\$259,900	\$525,000

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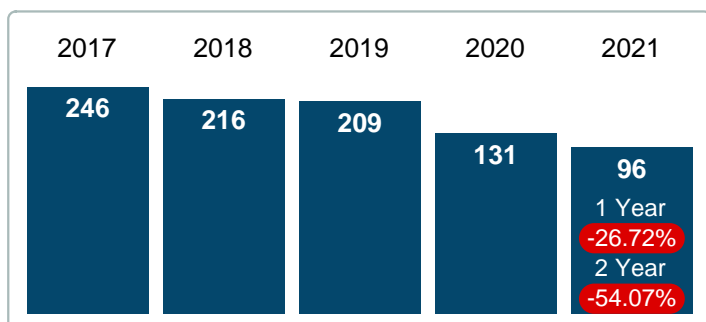
Area Delimited by County Of Creek - Residential Property Type



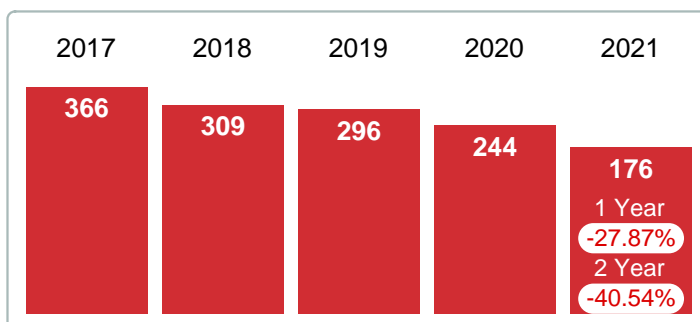
ACTIVE INVENTORY

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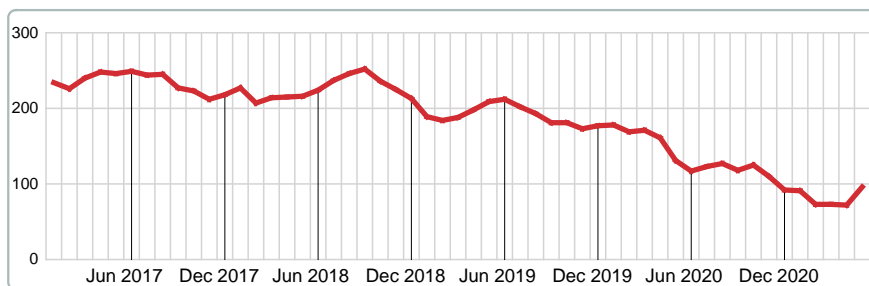
END OF MAY



ACTIVE DURING MAY

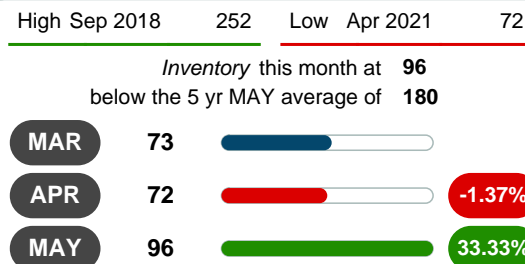


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 180



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	8	8.33%	18.5	2	5	1	0
\$50,001 - \$100,000	12	12.50%	14.0	5	5	2	0
\$100,001 - \$150,000	16	16.67%	46.5	2	13	0	1
\$150,001 - \$225,000	22	22.92%	20.5	1	20	1	0
\$225,001 - \$475,000	16	16.67%	16.0	1	7	5	3
\$475,001 - \$650,000	12	12.50%	25.5	0	2	5	5
\$650,001 and up	10	10.42%	49.0	0	3	3	4
Total Active Inventory by Units	96			11	55	17	13
Total Active Inventory by Volume	30,619,950	100%	22.5	1.22M	14.49M	7.46M	7.45M
Median Active Inventory Listing Price	\$182,500			\$93,500	\$169,000	\$320,000	\$560,000

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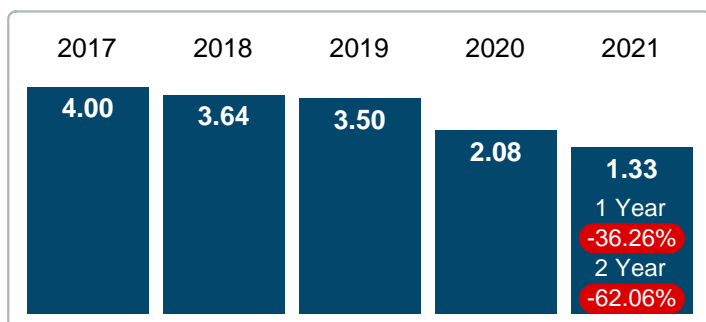
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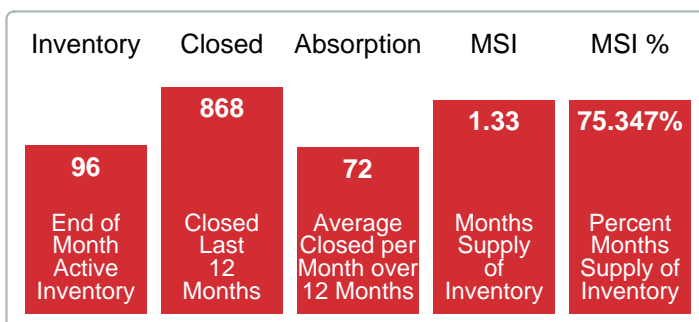
MONTHS SUPPLY of INVENTORY (MSI)

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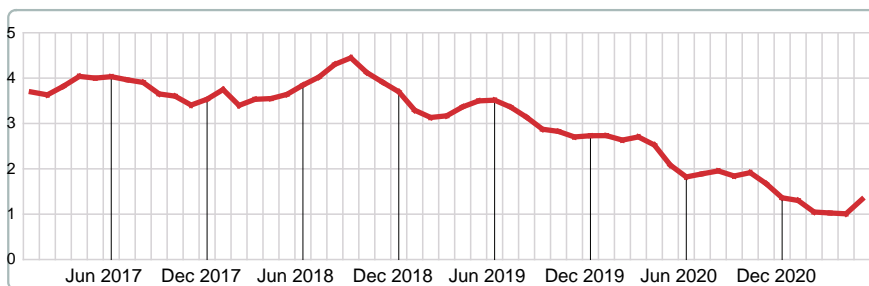
MSI FOR MAY



INDICATORS FOR MAY 2021

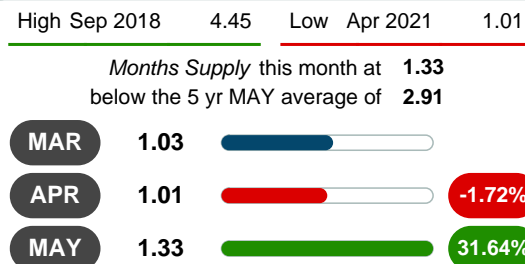


5 YEAR MARKET ACTIVITY TRENDS



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



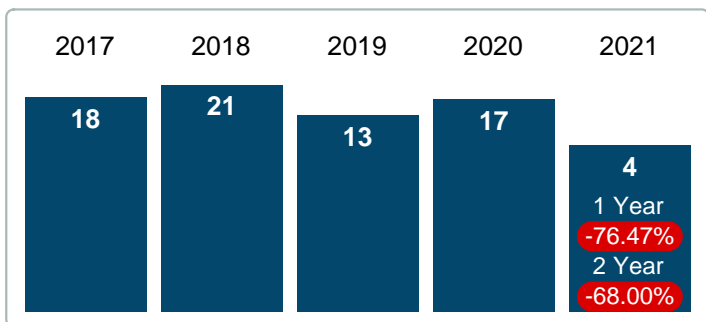
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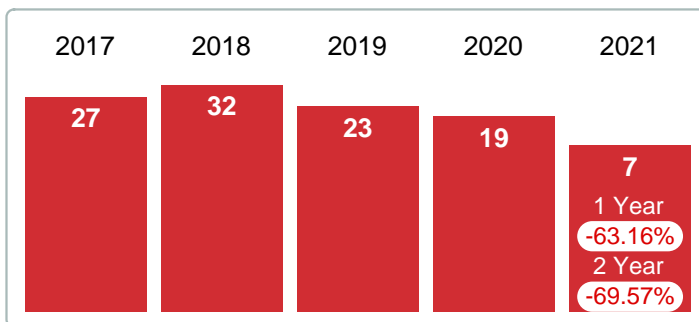
MEDIAN DAYS ON MARKET TO SALE

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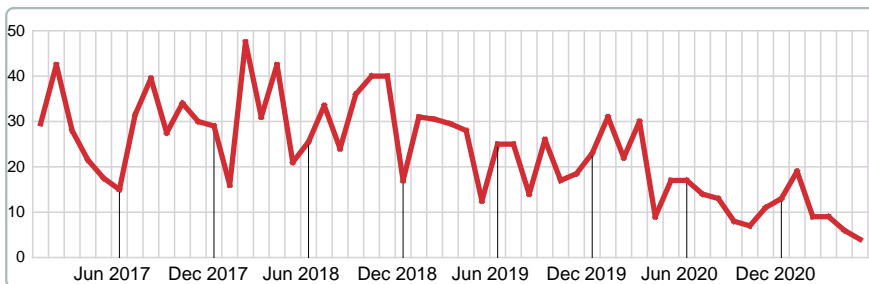
MAY



YEAR TO DATE (YTD)

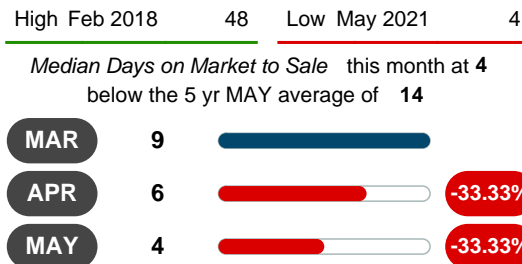


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 14



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	5.06%	42	41	84	0	0
\$50,001 - \$100,000	16.46%	4	4	4	3	0
\$100,001 - \$125,000	8.86%	13	13	6	0	29
\$125,001 - \$175,000	27.85%	4	13	3	1	0
\$175,001 - \$300,000	18.99%	3	0	3	6	3
\$300,001 - \$450,000	13.92%	3	0	2	3	4
\$450,001 and up	8.86%	16	0	111	145	14
Median Closed DOM		4	5	3	3	4
Total Closed Units	100%	79	12	45	13	9
Total Closed Volume		18,709,950	1.08M	8.29M	5.48M	3.86M

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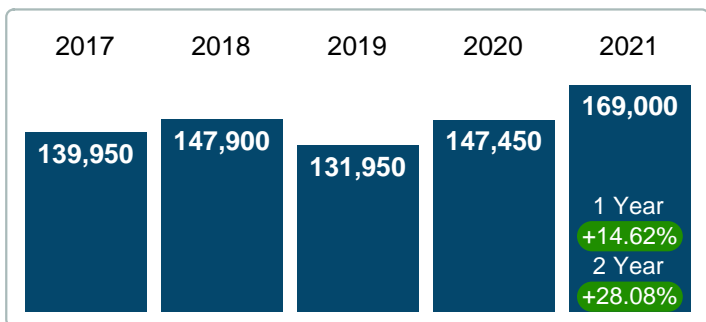
Area Delimited by County Of Creek - Residential Property Type



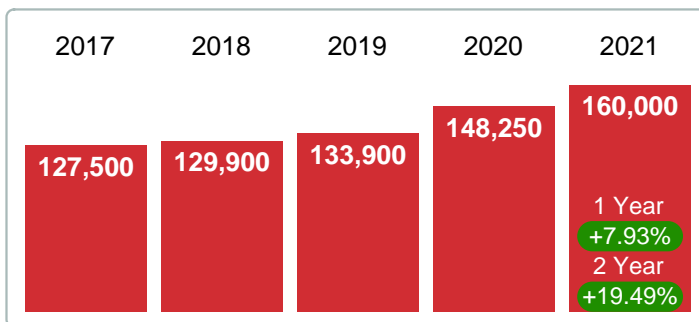
MEDIAN LIST PRICE AT CLOSING

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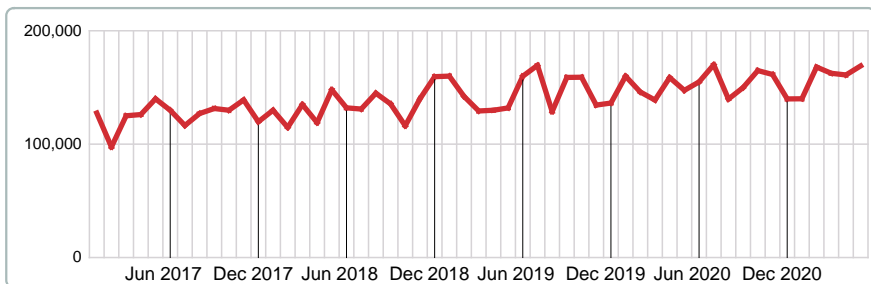
MAY



YEAR TO DATE (YTD)

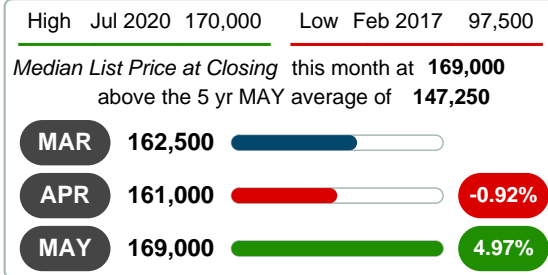


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 147,250



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	6.33%	35,000	35,000	34,950	0	0
\$50,001 - \$100,000	15.19%	87,000	83,500	98,000	85,000	0
\$100,001 - \$125,000	8.86%	125,000	120,000	125,000	125,000	119,900
\$125,001 - \$175,000	27.85%	159,900	159,900	159,700	170,000	0
\$175,001 - \$300,000	20.25%	210,106	195,000	207,711	218,500	259,000
\$300,001 - \$450,000	12.66%	422,500	0	397,500	400,000	427,500
\$450,001 and up	8.86%	575,000	0	575,000	548,500	599,000
Median List Price		169,000	83,500	165,000	218,500	435,000
Total Closed Units	100%	169,000	12	45	13	9
Total Closed Volume		18,990,311	1.06M	8.38M	5.70M	3.85M

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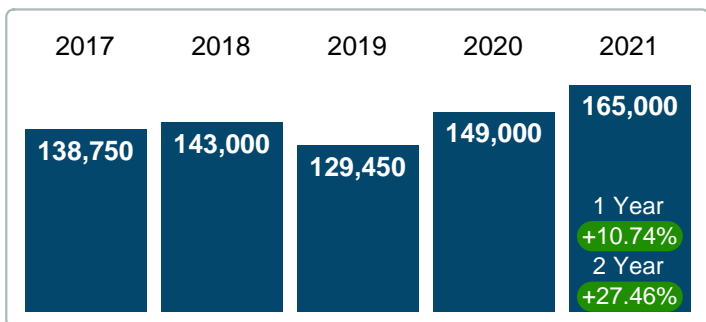
Area Delimited by County Of Creek - Residential Property Type



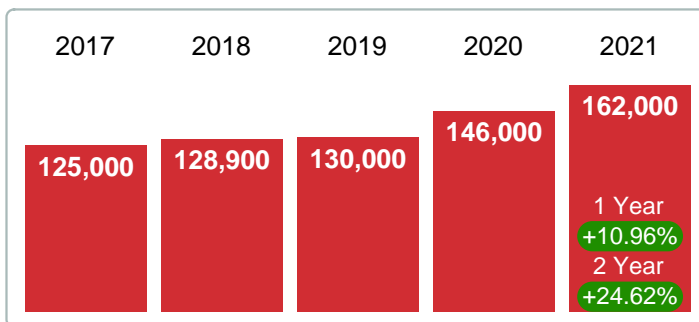
MEDIAN SOLD PRICE AT CLOSING

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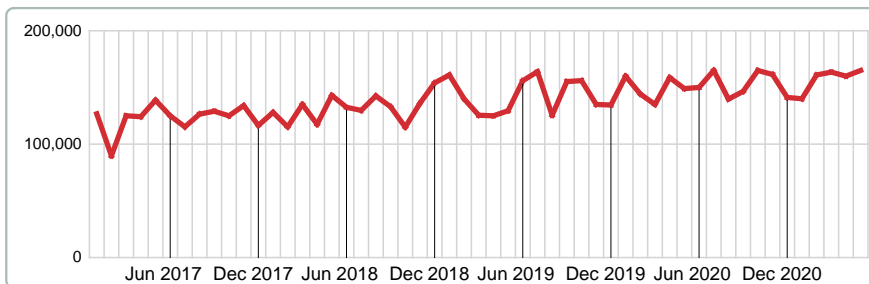
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

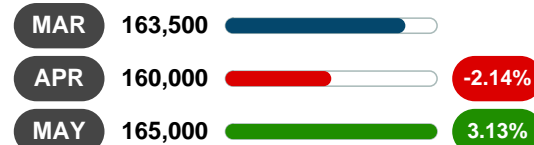


3 MONTHS

5 year MAY AVG = 145,040

High May 2021 165,000 Low Feb 2017 89,750

Median Sold Price at Closing this month at **165,000** above the 5 yr MAY average of **145,040**



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	4	5.06%	33,500	29,250	33,500	0	0
\$50,001 - \$100,000	13	16.46%	86,000	84,000	92,500	86,000	0
\$100,001 - \$125,000	7	8.86%	120,000	120,000	114,900	0	121,500
\$125,001 - \$175,000	22	27.85%	155,000	167,500	149,900	170,000	0
\$175,001 - \$300,000	15	18.99%	210,000	0	207,500	208,750	257,000
\$300,001 - \$450,000	11	13.92%	435,000	0	365,000	404,250	437,500
\$450,001 and up	7	8.86%	540,000	0	482,000	540,000	599,000
Median Sold Price			165,000	86,500	165,000	222,500	440,000
Total Closed Units		100%	165,000	12	45	13	9
Total Closed Volume			18,709,950	1.08M	8.29M	5.48M	3.86M

May 2021



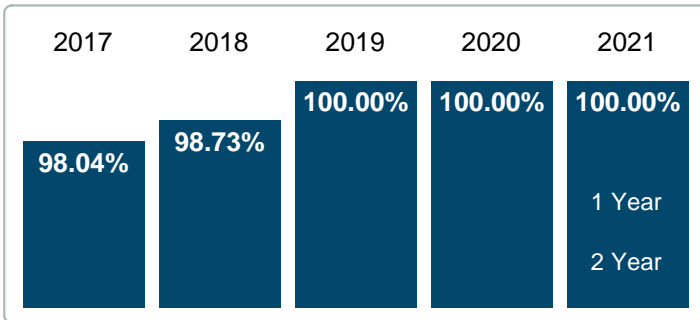
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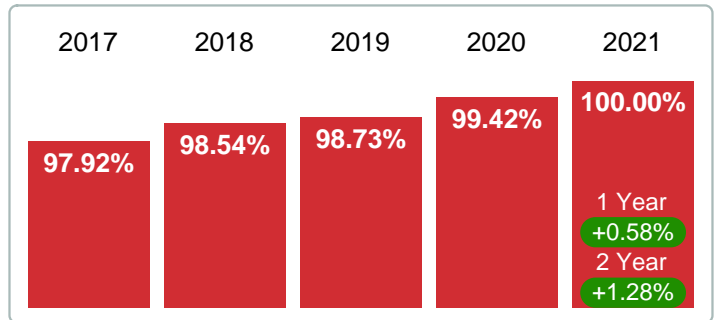
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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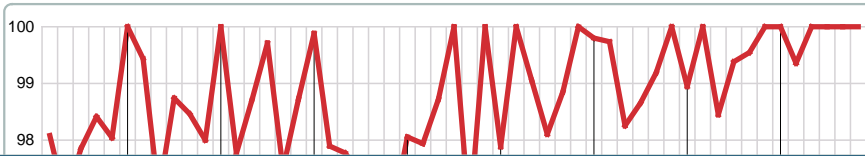
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 99.35%

High May 2021 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **100.00%** above the 5 yr MAY average of **99.35%**

MAR 100.00%
 APR 100.00%
 MAY 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
\$50,000 and less	4	5.06%	92.00%	92.00%	98.02%	0.00%	0.00%
\$50,001 - \$100,000	13	16.46%	100.00%	100.00%	100.00%	80.00%	0.00%
\$100,001 - \$125,000	7	8.86%	100.00%	100.00%	100.00%	0.00%	101.33%
\$125,001 - \$175,000	22	27.85%	100.03%	94.90%	100.61%	100.00%	0.00%
\$175,001 - \$300,000	15	18.99%	101.20%	0.00%	101.88%	100.92%	99.23%
\$300,001 - \$450,000	11	13.92%	100.00%	0.00%	101.42%	101.21%	100.00%
\$450,001 and up	7	8.86%	98.45%	0.00%	83.83%	98.45%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.61%	100.00%	100.00%
Total Closed Units	79	100%	100.00%	12	45	13	9
Total Closed Volume	18,709,950			1.08M	8.29M	5.48M	3.86M

May 2021



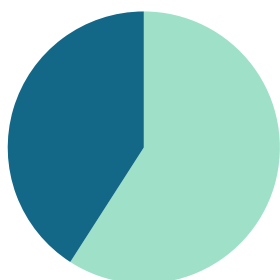
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

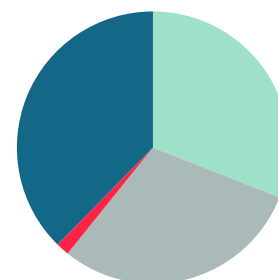


Inventory
 New Listings
104 = 59.09%
 Start Inventory
72
 Total Inventory Units
176
 Volume
\$45,714,740

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%
Median List Price	147,450	169,000	14.62%	148,250	160,000	7.93%
Median Sale Price	149,000	165,000	10.74%	146,000	162,000	10.96%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	99.42%	100.00%	0.58%
Median Days on Market to Sale	17.00	4.00	-76.47%	19.00	7.00	-63.16%
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

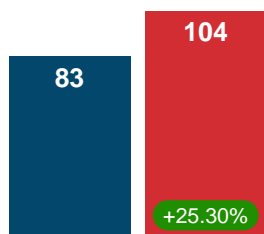
Inventory on May 31, 2021 = **96**

2020 **2021**

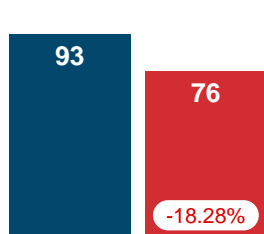
MAY MARKET

MEDIAN PRICES

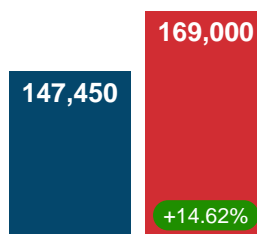
New Listings



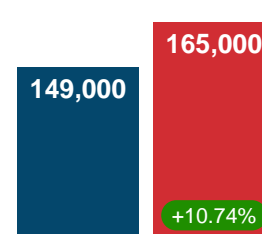
Pending Listings



List Price



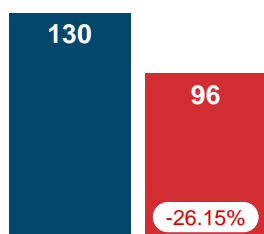
Sale Price



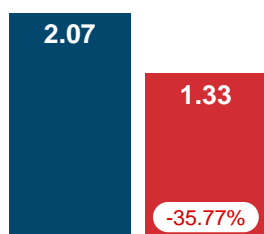
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

