

April 2022



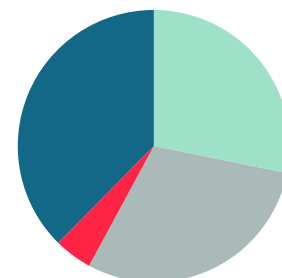
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 09, 2023 for MLS Technology Inc.

Compared Metrics	2021	April 2022	+/-%
Closed Listings	67	75	11.94%
Pending Listings	95	79	-16.84%
New Listings	106	91	-14.15%
Average List Price	212,166	247,108	16.47%
Average Sale Price	210,007	248,517	18.34%
Average Percent of Selling Price to List Price	98.64%	105.33%	6.79%
Average Days on Market to Sale	32.40	11.49	-64.53%
End of Month Inventory	72	100	38.89%
Months Supply of Inventory	1.01	1.24	22.58%



■ Closed (28.20%)
■ Pending (29.70%)
■ Other OffMarket (4.51%)
■ Active (37.59%)

Absorption: Last 12 months, an Average of **81** Sales/Month
Active Inventory as of April 30, 2022 = **100**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2022 rose **38.89%** to 100 existing homes available for sale. Over the last 12 months this area has had an average of 81 closed sales per month. This represents an unsold inventory index of **1.24** 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 **18.34%** in April 2022 to \$248,517 versus the previous year at \$210,007.

Average Days on Market Shortens

The average number of **11.49** days that homes spent on the market before selling decreased by 20.91 days or **64.53%** in April 2022 compared to last year's same month at **32.40** DOM.

Sales Success for April 2022 is Positive

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

There were 91 New Listings in April 2022, down **14.15%** from last year at 106. Furthermore, there were 75 Closed Listings this month versus last year at 67, a **11.94%** increase.

Closed versus Listed trends yielded a **82.4%** ratio, up from previous year's, April 2021, at **63.2%**, a **30.39%** upswing. This will certainly create pressure on an increasing 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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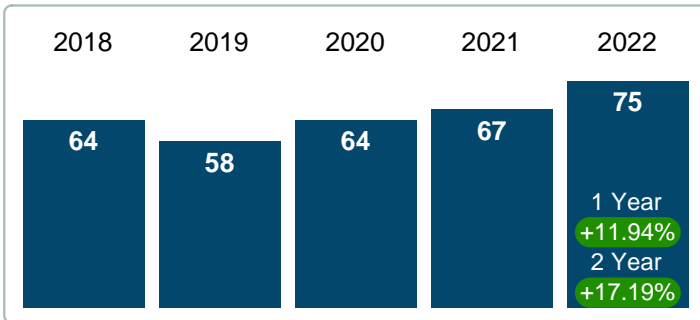
Area Delimited by County Of Creek - Residential Property Type



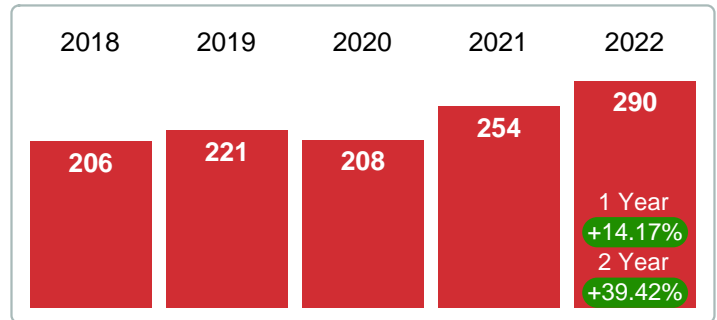
CLOSED LISTINGS

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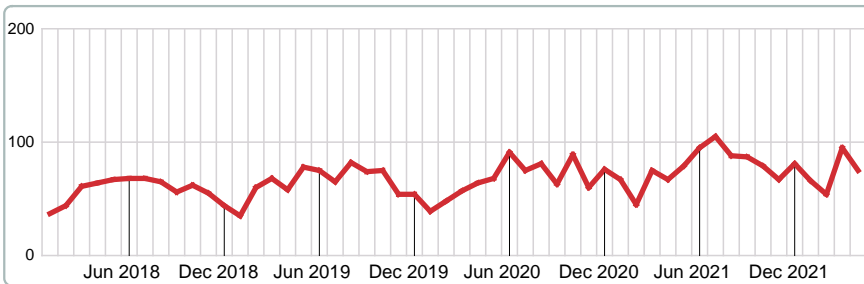
APRIL



YEAR TO DATE (YTD)

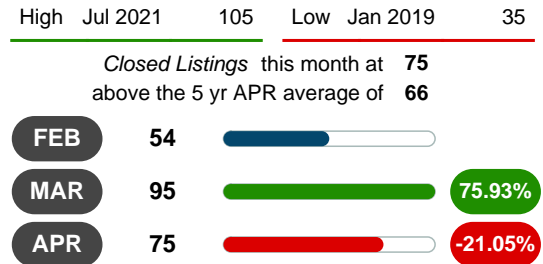


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 66



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	3	4.00%	24.0	3	0	0	0
\$50,001 - \$125,000	12	16.00%	19.1	6	5	1	0
\$125,001 - \$150,000	7	9.33%	7.4	2	4	1	0
\$150,001 - \$225,000	23	30.67%	8.6	2	18	3	0
\$225,001 - \$300,000	12	16.00%	15.8	1	9	2	0
\$300,001 - \$550,000	10	13.33%	6.0	1	5	3	1
\$550,001 and up	8	10.67%	7.8	0	2	6	0
Total Closed Units	75			15	43	16	1
Total Closed Volume	18,638,796	100%	11.5	2.01M	9.62M	6.54M	470.00K
Average Closed Price	\$248,517			\$133,782	\$223,663	\$409,036	\$470,000

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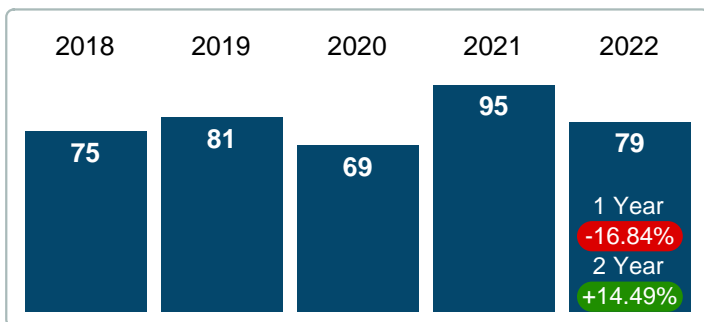
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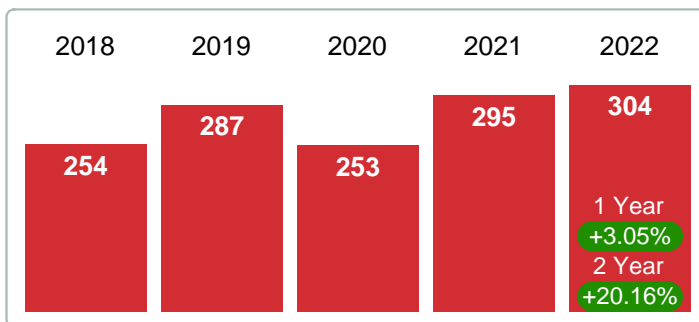
PENDING LISTINGS

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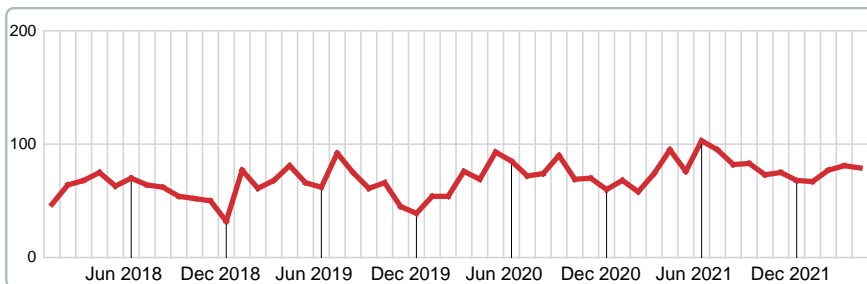
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

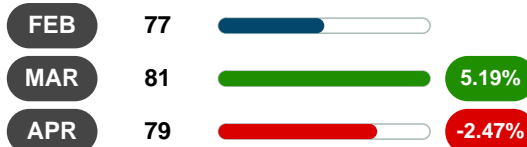


3 MONTHS

5 year APR AVG = 80

High Jun 2021 103 Low Dec 2018 32

Pending Listings this month at 79 below the 5 yr APR average of 80



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	8	10.13%	17.3	5	3	0	0
\$75,001 - \$125,000	11	13.92%	64.9	4	5	2	0
\$125,001 - \$150,000	8	10.13%	4.0	1	7	0	0
\$150,001 - \$225,000	21	26.58%	21.0	1	19	1	0
\$225,001 - \$300,000	13	16.46%	8.6	0	12	1	0
\$300,001 - \$400,000	10	12.66%	20.7	1	6	3	0
\$400,001 and up	8	10.13%	45.8	0	1	5	2
Total Pending Units	79			12	53	12	2
Total Pending Volume	17,879,950	100%	25.5	1.38M	10.98M	4.46M	1.06M
Average Listing Price	\$226,328			\$115,017	\$207,199	\$371,517	\$530,000

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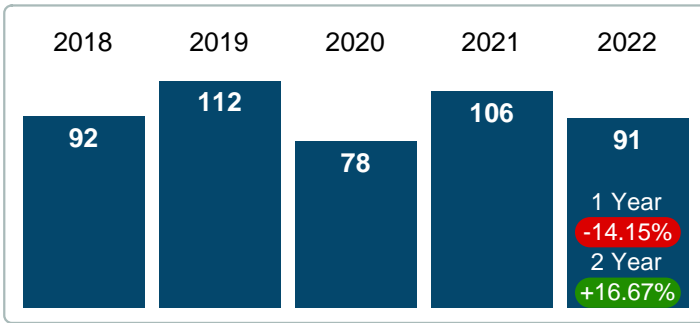
Area Delimited by County Of Creek - Residential Property Type



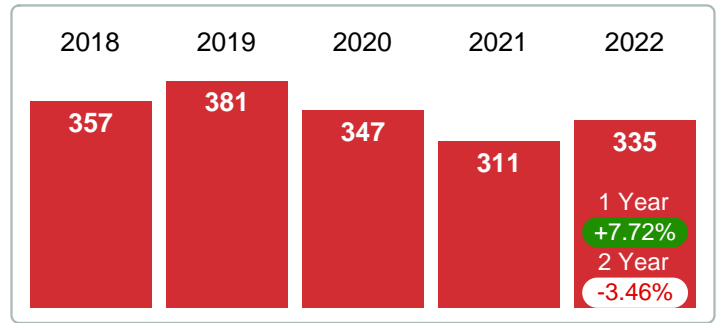
NEW LISTINGS

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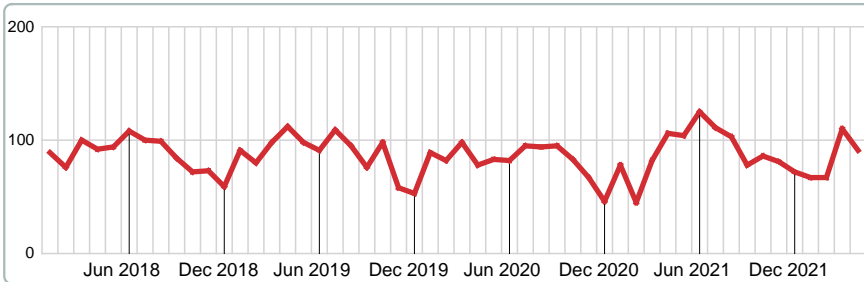
APRIL



YEAR TO DATE (YTD)

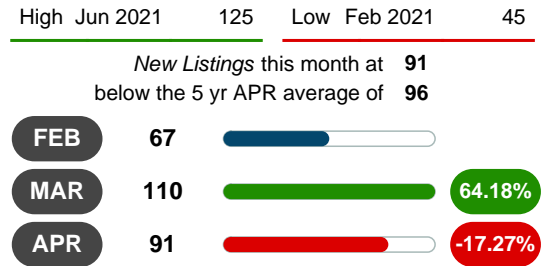


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 96



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	5	5.49%	4	1	0	0
\$75,001 - \$125,000	15	16.48%	2	11	2	0
\$125,001 - \$175,000	17	18.68%	3	13	0	1
\$175,001 - \$250,000	16	17.58%	1	14	1	0
\$250,001 - \$350,000	18	19.78%	0	11	6	1
\$350,001 - \$625,000	11	12.09%	0	2	7	2
\$625,001 and up	9	9.89%	0	3	3	3
Total New Listed Units	91		10	55	19	7
Total New Listed Volume	32,100,000	100%	1.07M	15.50M	9.10M	6.43M
Average New Listed Listing Price	\$265,754		\$107,150	\$281,802	\$478,816	\$918,843

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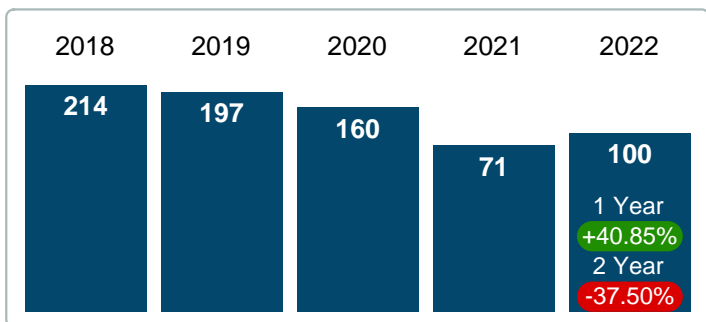
Area Delimited by County Of Creek - Residential Property Type



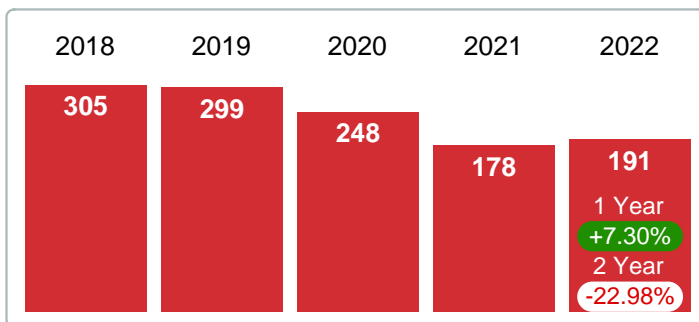
ACTIVE INVENTORY

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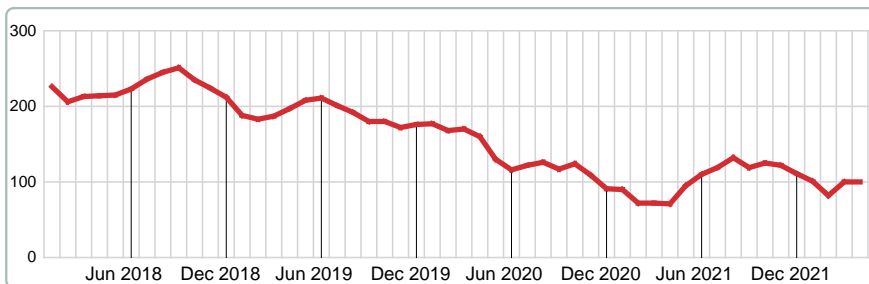
END OF APRIL



ACTIVE DURING APRIL

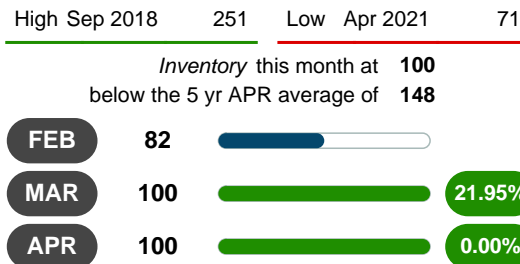


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 148



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	5.00%	34.0	3	1	0	1
\$75,001 - \$125,000	18	18.00%	44.2	2	14	2	0
\$125,001 - \$175,000	16	16.00%	64.3	4	11	0	1
\$175,001 - \$325,000	23	23.00%	76.4	2	12	7	2
\$325,001 - \$625,000	16	16.00%	51.7	2	3	9	2
\$625,001 - \$1,375,000	12	12.00%	83.3	1	4	3	4
\$1,375,001 and up	10	10.00%	48.1	0	3	2	5
Total Active Inventory by Units	100			14	48	23	15
Total Active Inventory by Volume	47,831,519	100%	60.6	3.37M	17.12M	12.81M	14.54M
Average Active Inventory Listing Price	\$478,315			\$240,629	\$356,646	\$556,805	\$969,147

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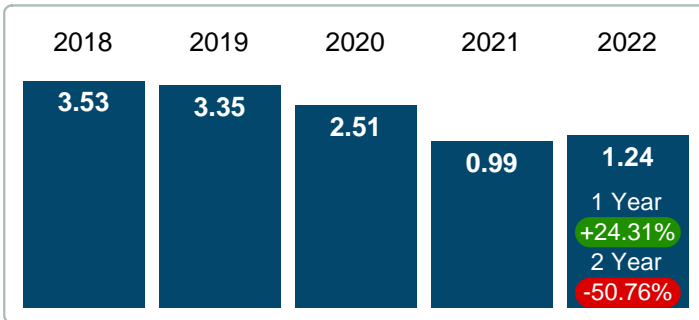
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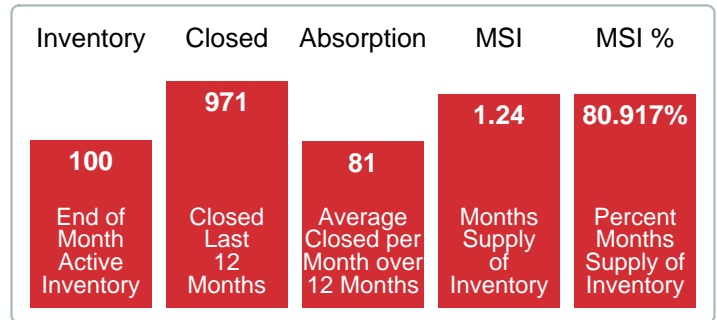
MONTHS SUPPLY of INVENTORY (MSI)

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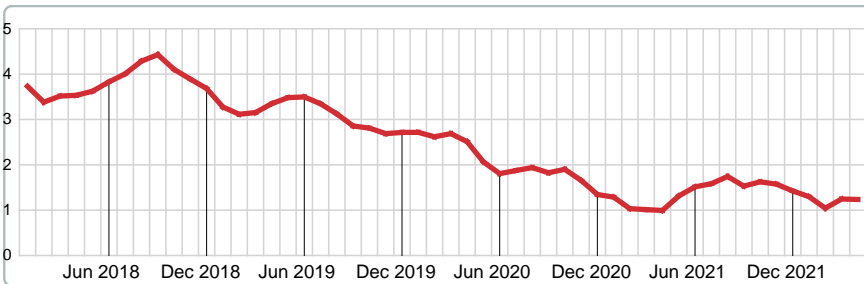
MSI FOR APRIL



INDICATORS FOR APRIL 2022

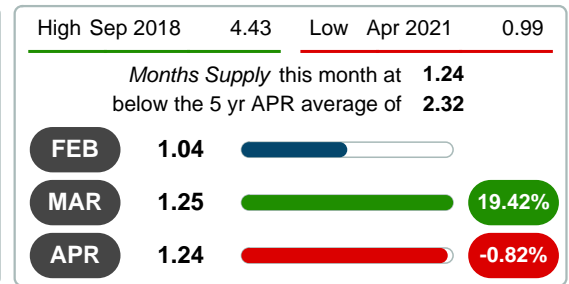


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 2.32



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
\$75,000 and less	5	5.00%	0.71	0.86	0.32	0.00	0.00
\$75,001 - \$125,000	18	18.00%	1.34	0.47	1.73	2.40	0.00
\$125,001 - \$175,000	16	16.00%	0.79	1.85	0.66	0.00	12.00
\$175,001 - \$325,000	23	23.00%	0.84	1.33	0.65	1.04	3.43
\$325,001 - \$625,000	16	16.00%	1.55	6.00	0.77	2.20	1.00
\$625,001 - \$1,375,000	12	12.00%	4.97	0.00	6.00	2.57	6.86
\$1,375,001 and up	10	10.00%	60.00	0.00	0.00	24.00	60.00
Market Supply of Inventory (MSI)			1.24	1.19	0.94	1.59	4.19
Total Active Inventory by Units		100%	100	14	48	23	15

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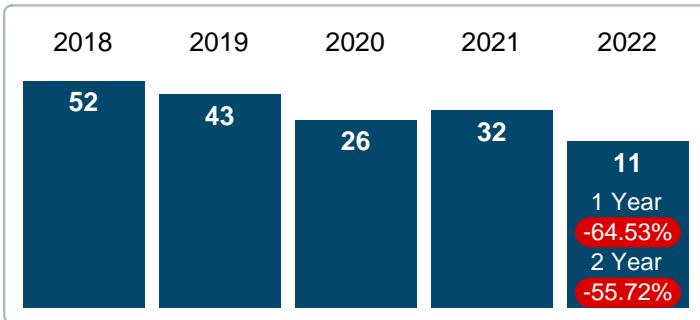
Area Delimited by County Of Creek - Residential Property Type



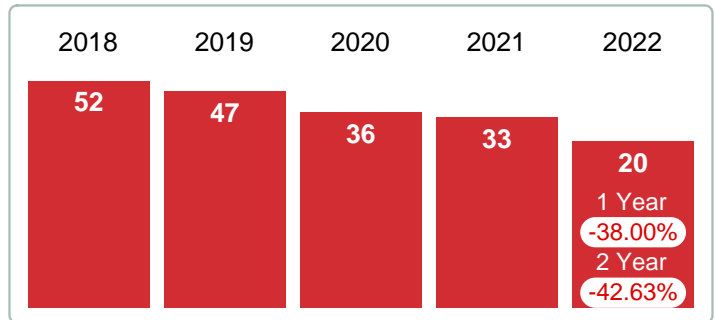
AVERAGE DAYS ON MARKET TO SALE

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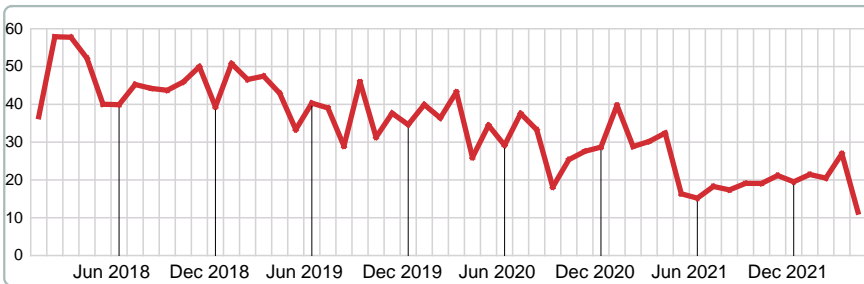
APRIL



YEAR TO DATE (YTD)

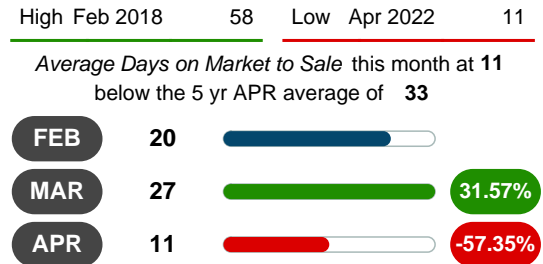


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 33



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	4.00%	24	24	0	0	0
\$50,001 - \$125,000	16.00%	19	21	11	46	0
\$125,001 - \$150,000	9.33%	7	6	10	1	0
\$150,001 - \$225,000	30.67%	9	25	7	8	0
\$225,001 - \$300,000	16.00%	16	4	20	5	0
\$300,001 - \$550,000	13.33%	6	8	3	12	2
\$550,001 and up	10.67%	8	0	9	8	0
Average Closed DOM		11	18	10	10	2
Total Closed Units	100%	11	15	43	16	1
Total Closed Volume		18,638,796	2.01M	9.62M	6.54M	470.00K

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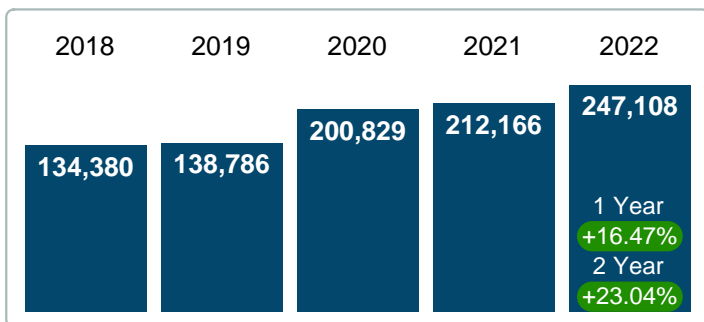
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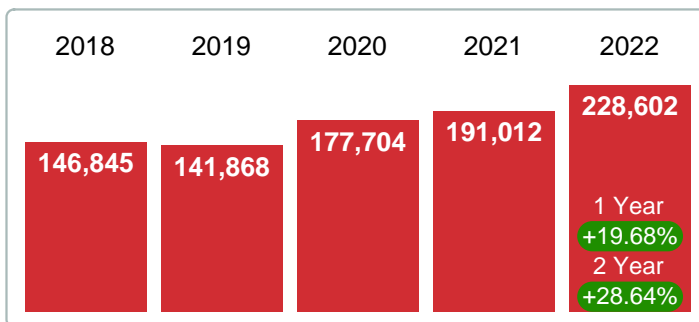
AVERAGE LIST PRICE AT CLOSING

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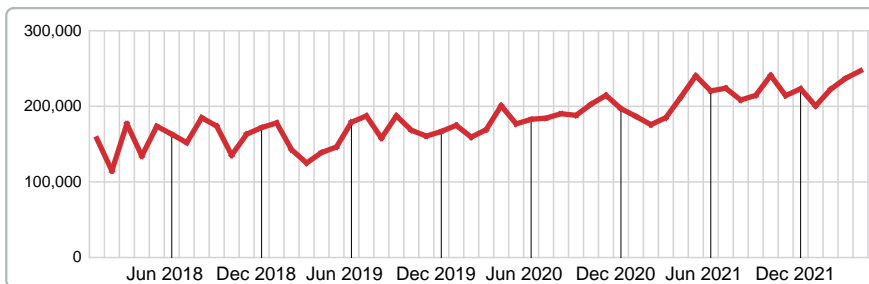
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 186,654

High Apr 2022 247,108 Low Feb 2018 114,760

Average List Price at Closing this month at **247,108**
above the 5 yr APR average of **186,654**

- FEB** 222,473
- MAR** 236,977 6.52%
- APR** 247,108 4.28%

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	3	4.00%	29,167	45,800	0	0		
\$50,001 - \$125,000	12	16.00%	81,517	81,583	67,980	98,900		
\$125,001 - \$150,000	10	13.33%	141,137	142,250	141,425	126,272		
\$150,001 - \$225,000	19	25.33%	185,603	194,450	181,808	186,633		
\$225,001 - \$300,000	15	20.00%	261,747	275,000	254,144	254,500		
\$300,001 - \$550,000	9	12.00%	439,277	499,974	355,744	421,600		
\$550,001 and up	7	9.33%	664,271	0	585,000	669,983		
Average List Price		247,108		138,352	218,934	411,173	464,900	
Total Closed Units		75	100%	247,108	15	43	16	1
Total Closed Volume		18,533,113			2.08M	9.41M	6.58M	464.90K

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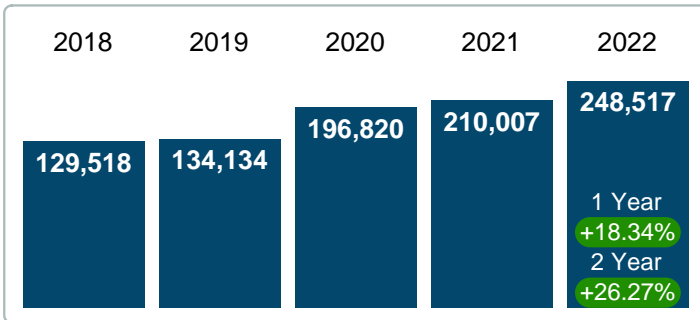
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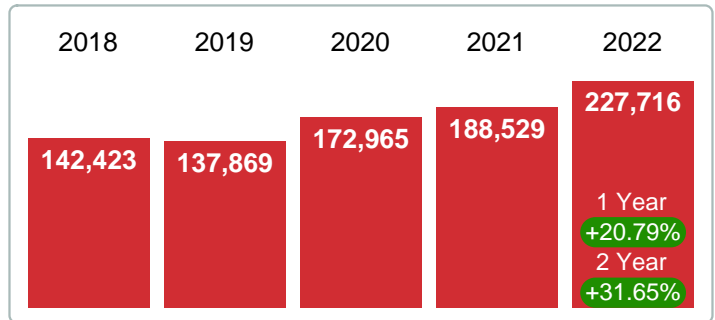
AVERAGE SOLD PRICE AT CLOSING

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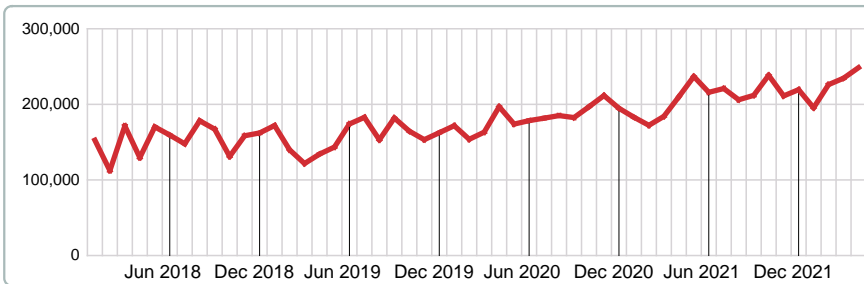
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

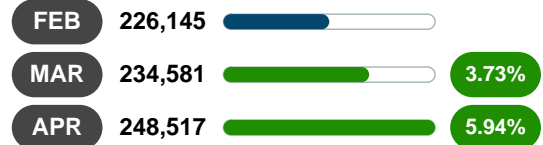


3 MONTHS

5 year APR AVG = 183,799

High Apr 2022 248,517 Low Feb 2018 112,345

Average Sold Price at Closing this month at **248,517** above the 5 yr APR average of **183,799**



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	4.00%	37,000	37,000	0	0	0
\$50,001 - \$125,000	16.00%	77,908	78,833	72,600	98,900	0
\$125,001 - \$150,000	9.33%	138,704	134,378	143,975	126,272	0
\$150,001 - \$225,000	30.67%	183,721	189,500	183,143	183,333	0
\$225,001 - \$300,000	16.00%	258,858	275,000	257,811	255,500	0
\$300,001 - \$550,000	13.33%	399,549	499,974	365,124	399,967	470,000
\$550,001 and up	10.67%	661,825	0	618,050	676,417	0
Average Sold Price		248,517	133,782	223,663	409,036	470,000
Total Closed Units	100%	248,517	15	43	16	1
Total Closed Volume		18,638,796	2.01M	9.62M	6.54M	470.00K

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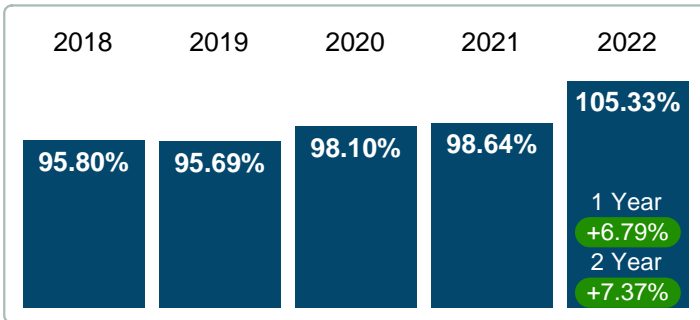
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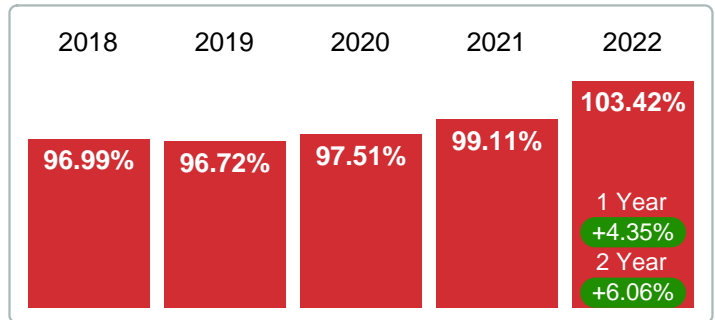
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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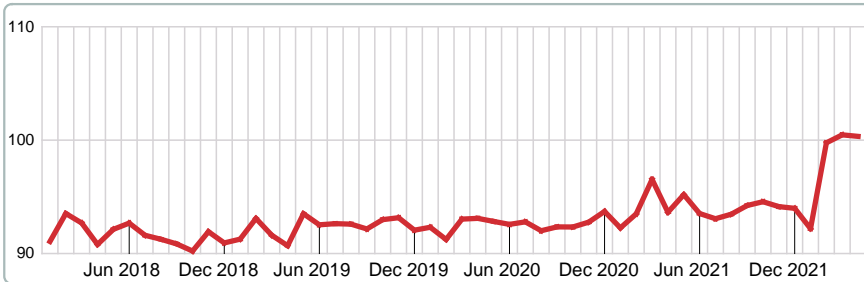
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

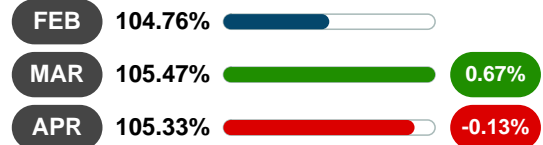


3 MONTHS

5 year APR AVG = 98.71%

High Mar 2022 105.47% Low Oct 2018 95.22%

Average Sold/List Ratio this month at **105.33%**
above the 5 yr APR average of **98.71%**



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	3	4.00%	81.60%	81.60%	0.00%	0.00%	0.00%
\$50,001 - \$125,000	12	16.00%	133.93%	96.84%	185.24%	100.00%	0.00%
\$125,001 - \$150,000	7	9.33%	99.64%	94.92%	101.90%	100.00%	0.00%
\$150,001 - \$225,000	23	30.67%	100.79%	97.39%	101.59%	98.26%	0.00%
\$225,001 - \$300,000	12	16.00%	101.27%	100.00%	101.61%	100.37%	0.00%
\$300,001 - \$550,000	10	13.33%	100.12%	100.00%	102.98%	95.08%	101.10%
\$550,001 and up	8	10.67%	101.96%	0.00%	105.42%	100.81%	0.00%
Average Sold/List Ratio		105.30%		94.03%	111.69%	99.10%	101.10%
Total Closed Units	75	100%	105.30%	15	43	16	1
Total Closed Volume	18,638,796			2.01M	9.62M	6.54M	470.00K

April 2022



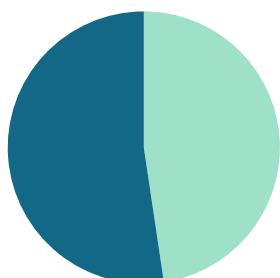
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Aug 09, 2023 for MLS Technology Inc.

INVENTORY

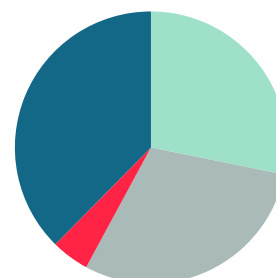


Inventory
 New Listings
91 = 47.64%
 Start Inventory
100
 Total Inventory Units
191
 Volume
\$74,473,268

Market Activity

Closed Sales
75 = 28.20%
 Pending Sales
79 = 29.70%
 Other Off Market
12 = 4.51%
 Active Inventory
100 = 37.59%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	67	75	11.94%	254	290	14.17%
Pending Sales	95	79	-16.84%	295	304	3.05%
New Listings	106	91	-14.15%	311	335	7.72%
Average List Price	212,166	247,108	16.47%	191,012	228,602	19.68%
Average Sale Price	210,007	248,517	18.34%	188,529	227,716	20.79%
Average Percent of Selling Price to List Price	98.64%	105.33%	6.79%	99.11%	103.42%	4.35%
Average Days on Market to Sale	32.40	11.49	-64.53%	33.06	20.49	-38.00%
Monthly Inventory	72	100	38.89%	72	100	38.89%
Months Supply of Inventory	1.01	1.24	22.58%	1.01	1.24	22.58%

Absorption: Last 12 months, an Average of **81** Sales/Month

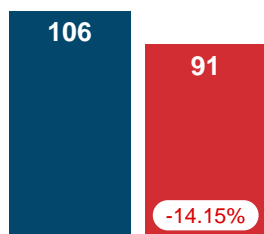
Inventory on April 30, 2022 = **100**

2021 2022

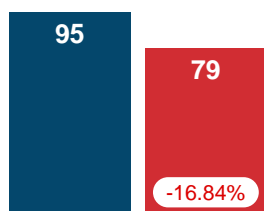
APRIL MARKET

AVERAGE PRICES

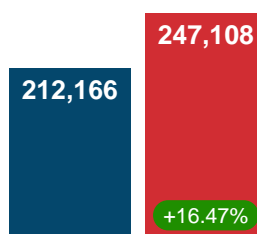
New Listings



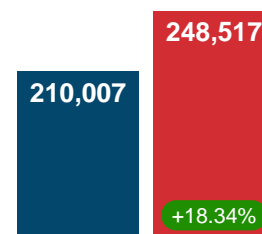
Pending Listings



List Price



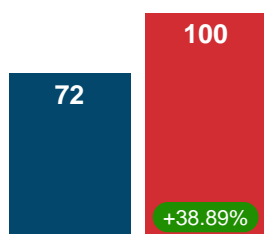
Sale Price



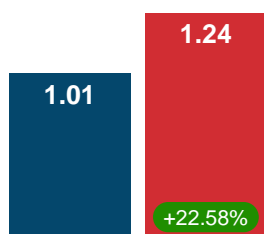
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

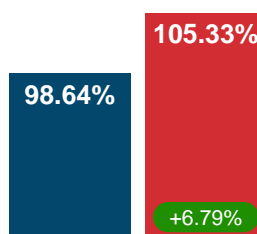
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

