

April 2022



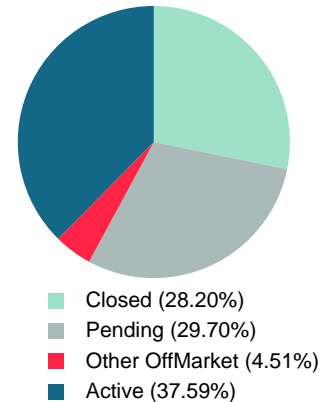
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	161,000	189,900	17.95%
Median Sale Price	160,000	193,000	20.63%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	4.00	-33.33%
End of Month Inventory	72	100	38.89%
Months Supply of Inventory	1.01	1.24	22.58%



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.

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 **20.63%** in April 2022 to \$193,000 versus the previous year at \$160,000.

Median Days on Market Shortens

The median number of **4.00** days that homes spent on the market before selling decreased by 2.00 days or **33.33%** in April 2022 compared to last year's same month at **6.00** DOM.

Sales Success for April 2022 is Positive

Overall, with Median 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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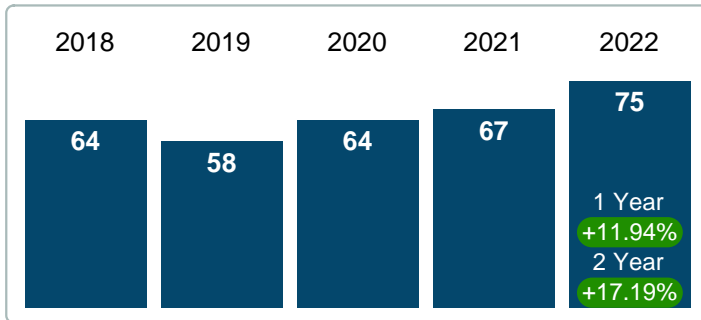
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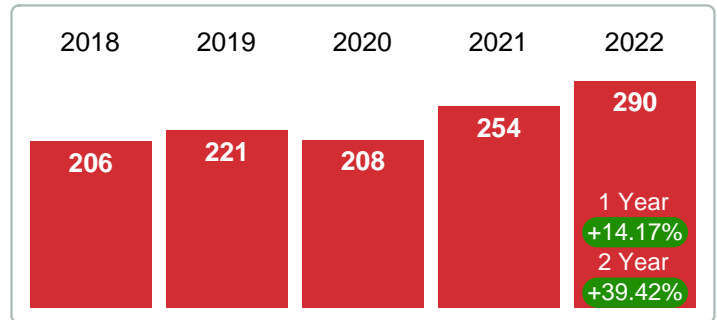
CLOSED LISTINGS

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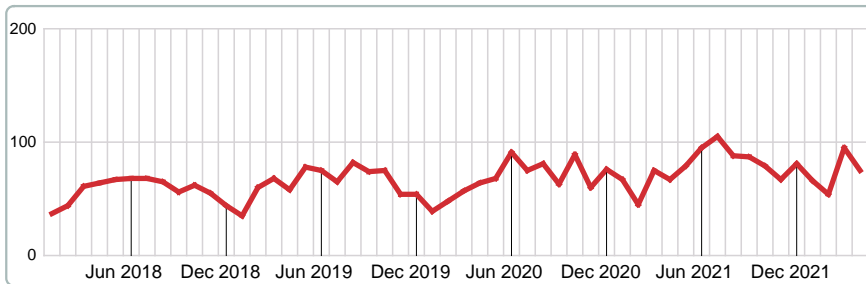
APRIL



YEAR TO DATE (YTD)

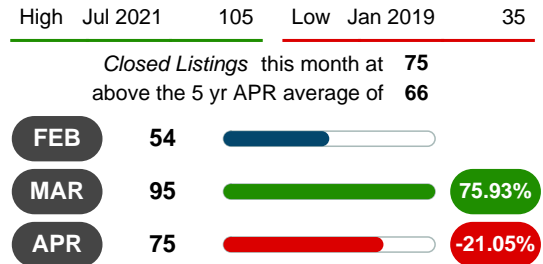


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 66



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	3	4.00%	20.0	3	0	0	0
\$50,001 - \$125,000	12	16.00%	6.0	6	5	1	0
\$125,001 - \$150,000	7	9.33%	3.0	2	4	1	0
\$150,001 - \$225,000	23	30.67%	6.0	2	18	3	0
\$225,001 - \$300,000	12	16.00%	3.5	1	9	2	0
\$300,001 - \$550,000	10	13.33%	3.0	1	5	3	1
\$550,001 and up	8	10.67%	4.0	0	2	6	0
Total Closed Units	75			15	43	16	1
Total Closed Volume	18,638,796	100%	4.0	2.01M	9.62M	6.54M	470.00K
Median Closed Price	\$193,000			\$110,000	\$205,000	\$357,450	\$470,000

April 2022



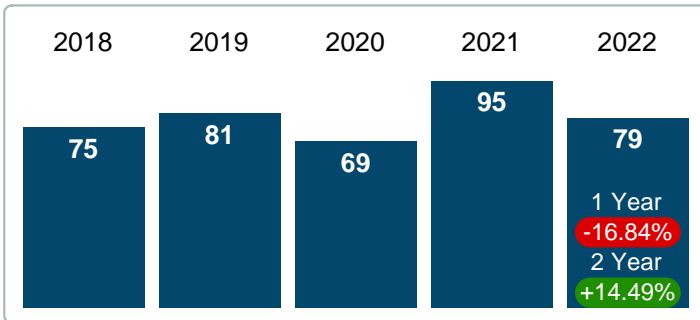
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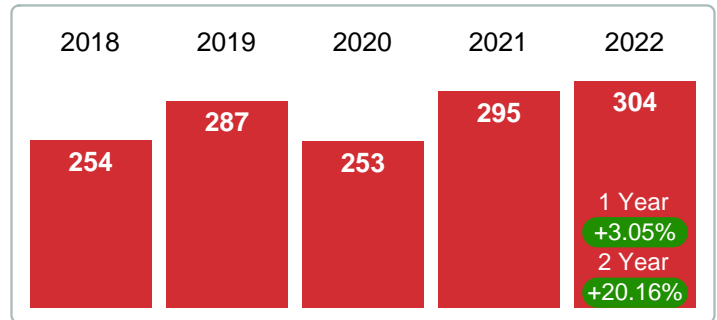
PENDING LISTINGS

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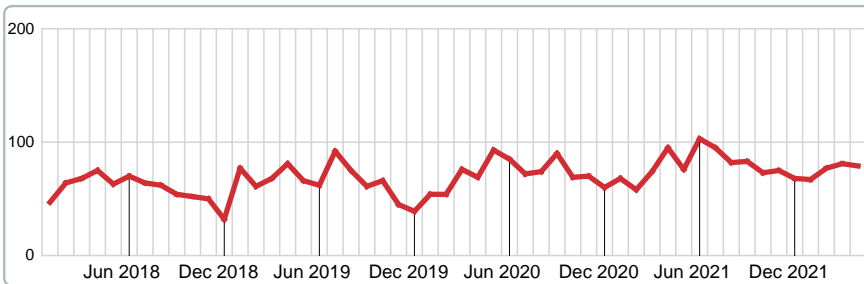
APRIL



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	10.13%	16.0	5	3	0	0
\$75,001 - \$125,000	11	13.92%	19.0	4	5	2	0
\$125,001 - \$150,000	8	10.13%	3.0	1	7	0	0
\$150,001 - \$225,000	21	26.58%	10.0	1	19	1	0
\$225,001 - \$300,000	13	16.46%	6.0	0	12	1	0
\$300,001 - \$400,000	10	12.66%	9.5	1	6	3	0
\$400,001 and up	8	10.13%	9.0	0	1	5	2
Total Pending Units	79			12	53	12	2
Total Pending Volume	17,879,950	100%	8.0	1.38M	10.98M	4.46M	1.06M
Median Listing Price	\$189,000			\$84,450	\$189,000	\$354,950	\$530,000

April 2022



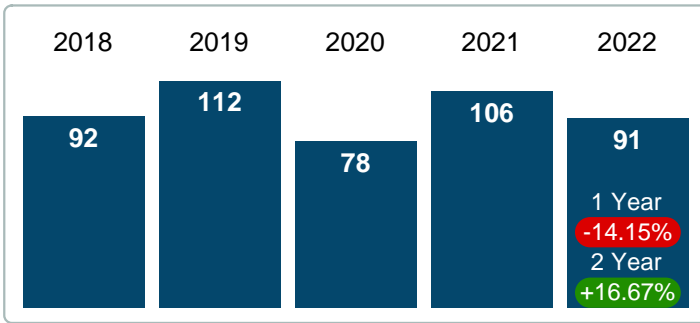
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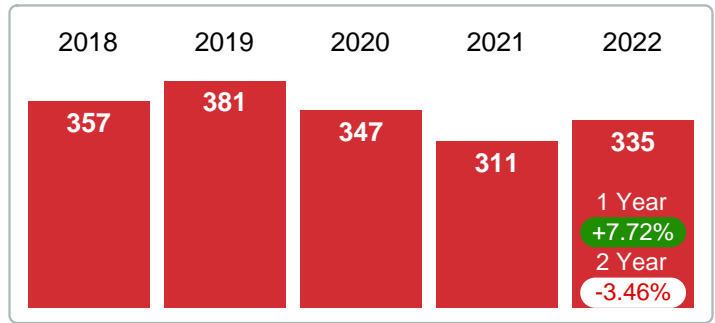
NEW LISTINGS

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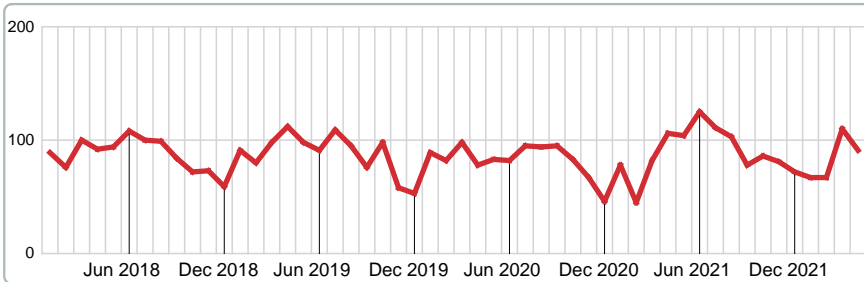
APRIL



YEAR TO DATE (YTD)

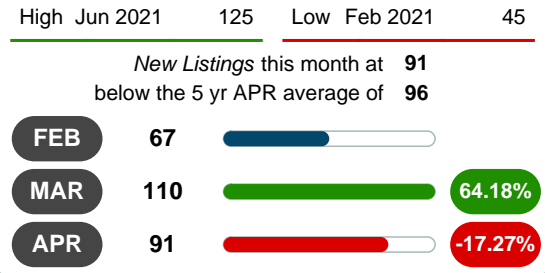


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$209,000		\$112,500	\$189,000	\$360,000	\$535,000

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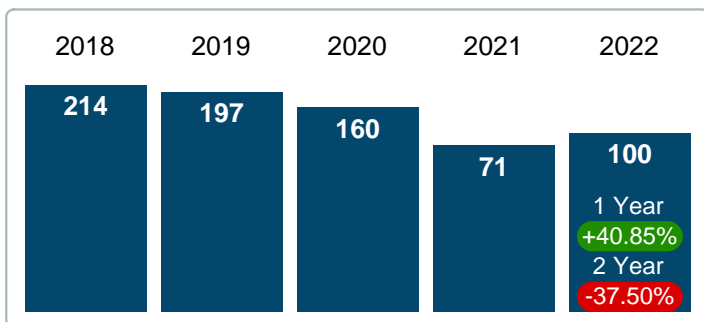
Area Delimited by County Of Creek - Residential Property Type



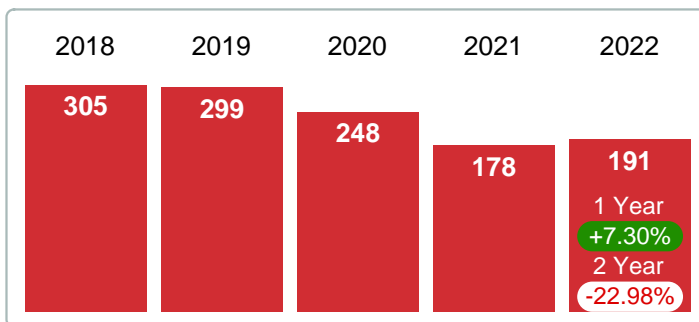
ACTIVE INVENTORY

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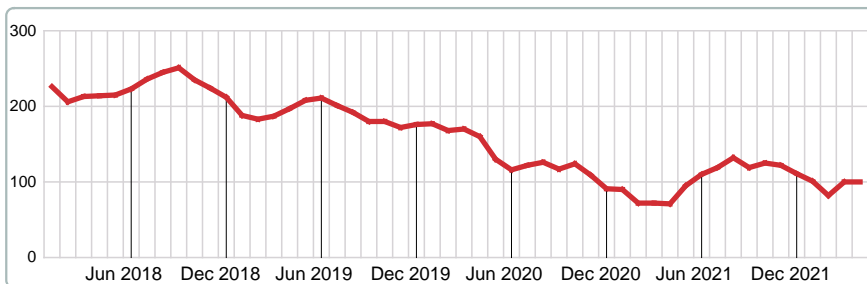
END OF APRIL



ACTIVE DURING APRIL

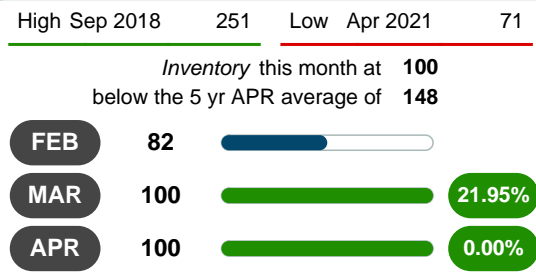


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 148



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	5.00%	35.0	3	1	0	1
\$75,001 - \$125,000	18	18.00%	23.0	2	14	2	0
\$125,001 - \$175,000	16	16.00%	31.5	4	11	0	1
\$175,001 - \$325,000	23	23.00%	43.0	2	12	7	2
\$325,001 - \$625,000	16	16.00%	27.5	2	3	9	2
\$625,001 - \$1,375,000	12	12.00%	50.5	1	4	3	4
\$1,375,001 and up	10	10.00%	31.0	0	3	2	5
Total Active Inventory by Units	100			14	48	23	15
Total Active Inventory by Volume	47,831,519	100%	35.0	3.37M	17.12M	12.81M	14.54M
Median Active Inventory Listing Price	\$242,950			\$162,500	\$170,000	\$466,609	\$659,000

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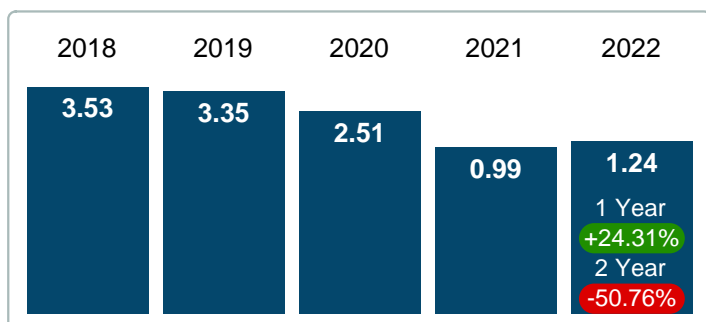
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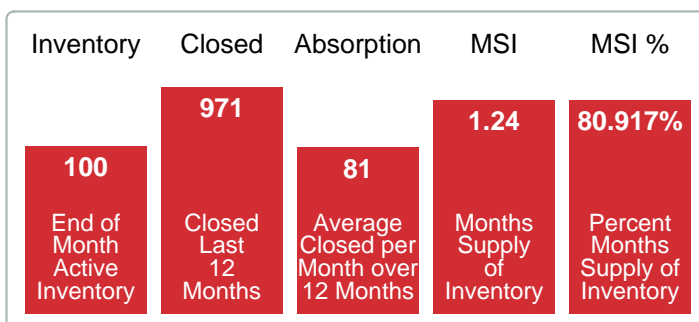
MONTHS SUPPLY of INVENTORY (MSI)

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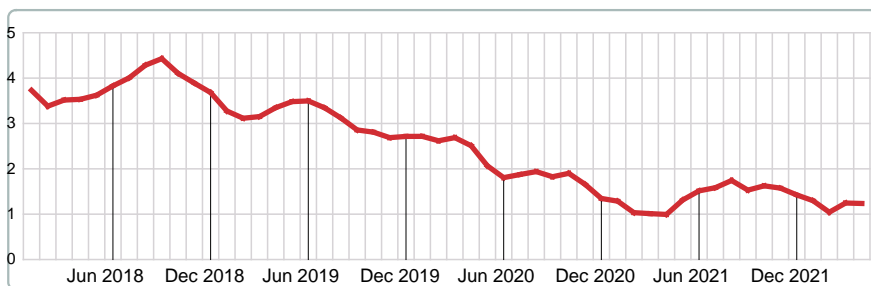
MSI FOR APRIL



INDICATORS FOR APRIL 2022

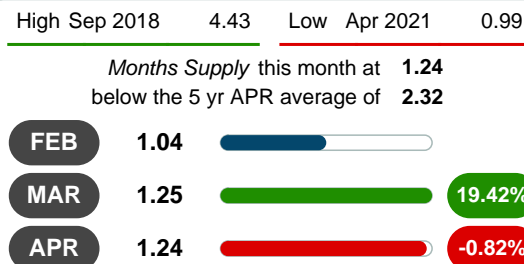


5 YEAR MARKET ACTIVITY TRENDS



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%	1.24	14	48	23	15

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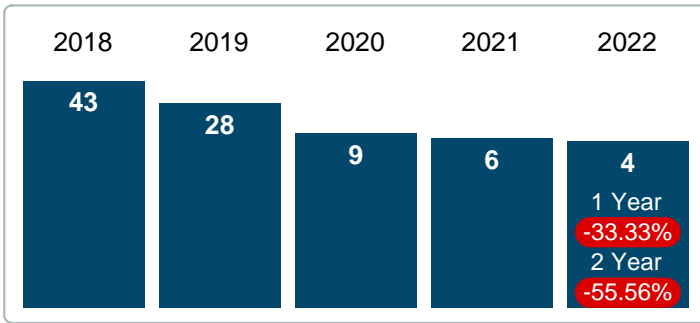
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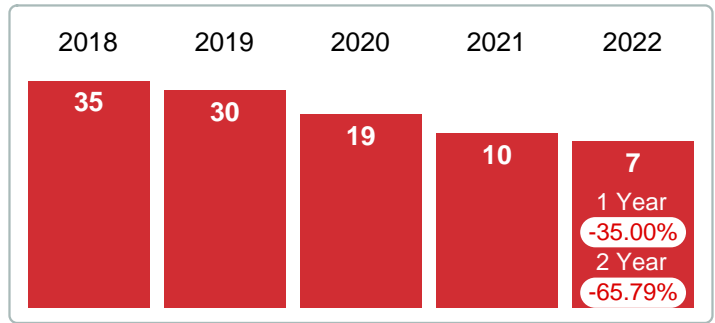
MEDIAN DAYS ON MARKET TO SALE

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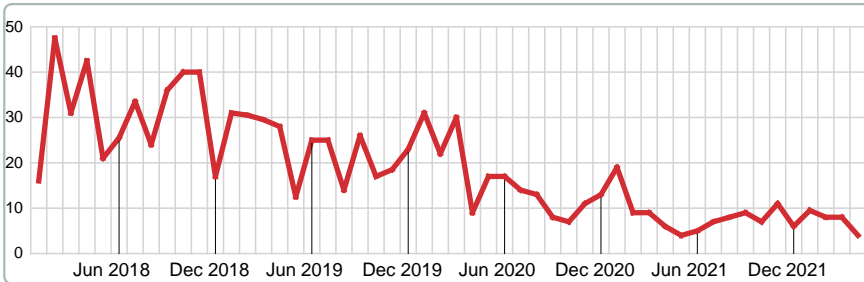
APRIL



YEAR TO DATE (YTD)

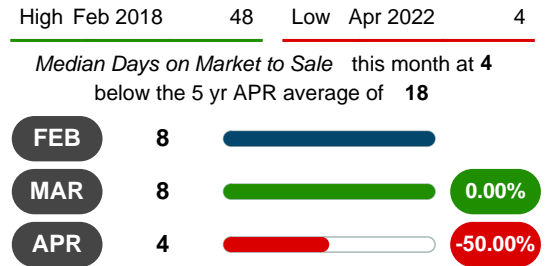


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 18



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	4.00%	20	20	0	0	0
\$50,001 - \$125,000	16.00%	6	2	9	46	0
\$125,001 - \$150,000	9.33%	3	6	3	1	0
\$150,001 - \$225,000	30.67%	6	25	5	6	0
\$225,001 - \$300,000	16.00%	4	4	2	5	0
\$300,001 - \$550,000	13.33%	3	8	3	11	2
\$550,001 and up	10.67%	4	0	9	4	0
Median Closed DOM		4	7	3	6	2
Total Closed Units	100%	4.0	15	43	16	1
Total Closed Volume		18,638,796	2.01M	9.62M	6.54M	470.00K

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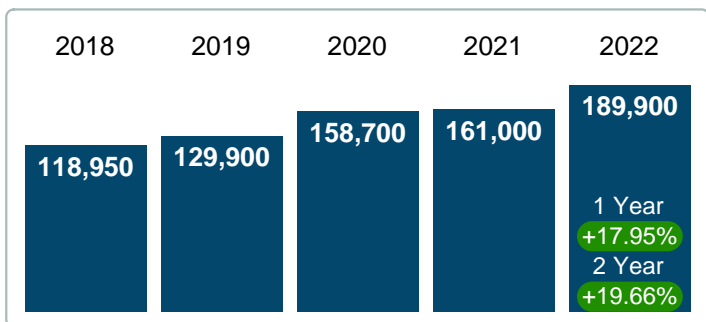
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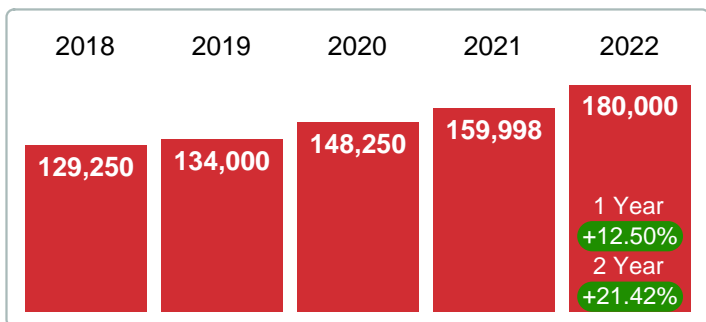
MEDIAN LIST PRICE AT CLOSING

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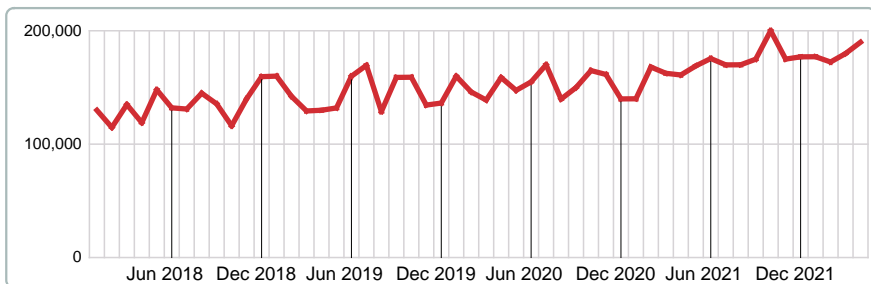
APRIL



YEAR TO DATE (YTD)

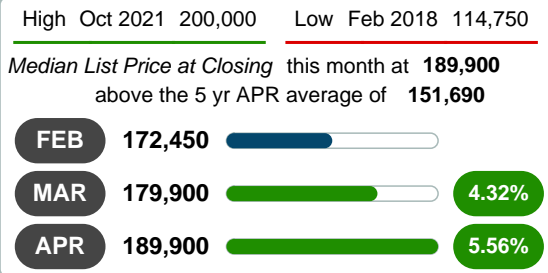


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 151,690



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	4.00%	37,500	38,750	10,000	0	0
\$50,001 - \$125,000	16.00%	86,750	69,000	87,450	98,900	0
\$125,001 - \$150,000	13.33%	142,450	142,250	145,000	126,272	0
\$150,001 - \$225,000	25.33%	189,000	194,450	184,500	189,900	0
\$225,001 - \$300,000	20.00%	260,000	275,000	259,500	254,500	0
\$300,001 - \$550,000	12.00%	464,900	499,974	424,700	425,000	464,900
\$550,001 and up	9.33%	630,000	0	630,000	640,000	0
Median List Price		189,900	110,000	189,900	382,450	464,900
Total Closed Units	100%	189,900	15	43	16	1
Total Closed Volume		18,533,113	2.08M	9.41M	6.58M	464.90K

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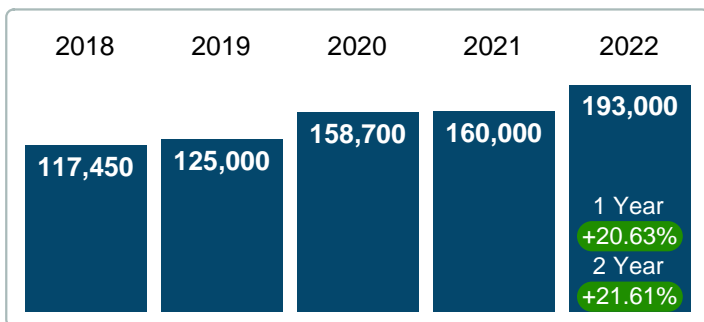
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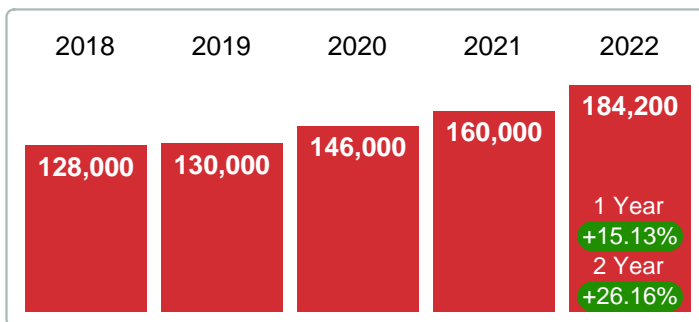
MEDIAN SOLD PRICE AT CLOSING

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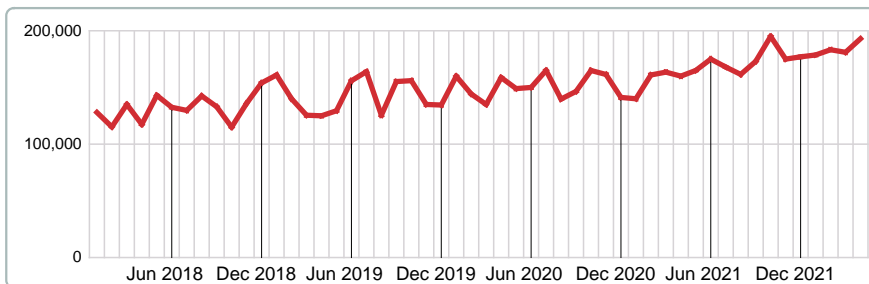
APRIL



YEAR TO DATE (YTD)

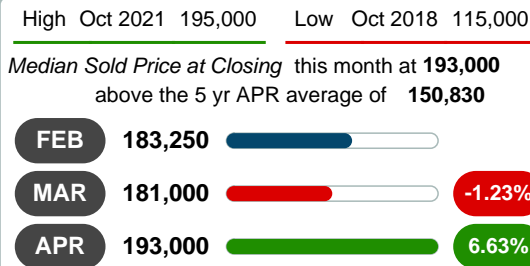


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 150,830



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	4.00%	38,000	38,000	0	0	0
\$50,001 - \$125,000	16.00%	76,500	70,500	73,000	98,900	0
\$125,001 - \$150,000	9.33%	140,255	134,378	147,950	126,272	0
\$150,001 - \$225,000	30.67%	185,000	189,500	176,000	185,000	0
\$225,001 - \$300,000	16.00%	253,700	275,000	250,000	255,500	0
\$300,001 - \$550,000	13.33%	369,000	499,974	337,119	375,000	470,000
\$550,001 and up	10.67%	627,500	0	618,050	627,500	0
Median Sold Price		193,000	110,000	205,000	357,450	470,000
Total Closed Units		75	15	43	16	1
Total Closed Volume		18,638,796	2.01M	9.62M	6.54M	470.00K

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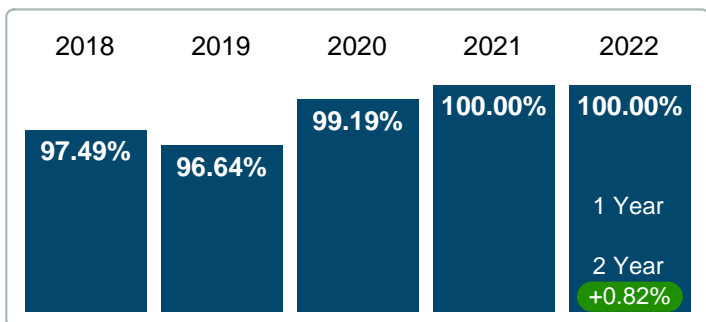
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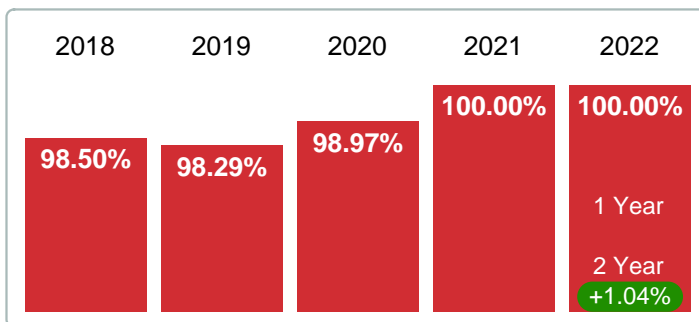
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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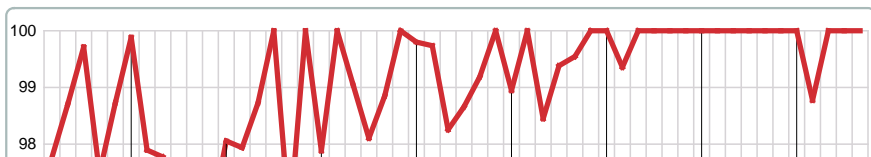
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 98.66%

High Apr 2022 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **100.00%** above the 5 yr APR average of **98.66%**

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
\$50,000 and less	3	4.00%	75.13%	75.13%	0.00%	0.00%	0.00%
\$50,001 - \$125,000	12	16.00%	100.00%	100.00%	100.00%	100.00%	0.00%
\$125,001 - \$150,000	7	9.33%	100.00%	94.92%	101.63%	100.00%	0.00%
\$150,001 - \$225,000	23	30.67%	100.00%	97.39%	101.22%	97.42%	0.00%
\$225,001 - \$300,000	12	16.00%	100.55%	100.00%	101.50%	100.37%	0.00%
\$300,001 - \$550,000	10	13.33%	100.50%	100.00%	103.74%	97.02%	101.10%
\$550,001 and up	8	10.67%	103.03%	0.00%	105.42%	101.83%	0.00%
Median Sold/List Ratio		100.00%		100.00%	101.50%	100.00%	101.10%
Total Closed Units	75	100%	100.00%	15	43	16	1
Total Closed Volume	18,638,796			2.01M	9.62M	6.54M	470.00K

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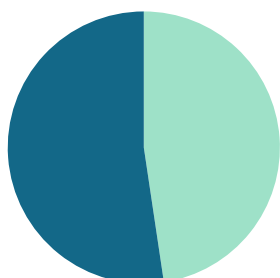
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY



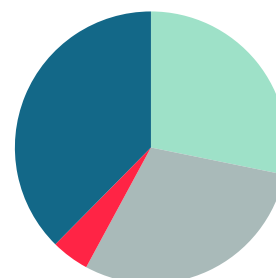
Inventory

- 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%
Median List Price	161,000	189,900	17.95%	159,998	180,000	12.50%
Median Sale Price	160,000	193,000	20.63%	160,000	184,200	15.13%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	4.00	-33.33%	10.00	6.50	-35.00%
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

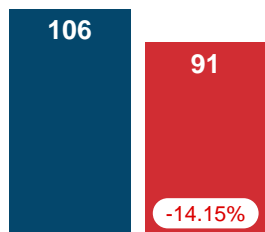
Inventory on April 30, 2022 = **100**

2021 **2022**

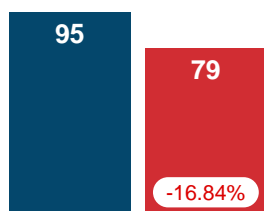
APRIL MARKET

MEDIAN PRICES

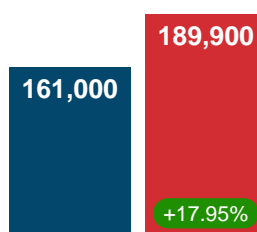
New Listings



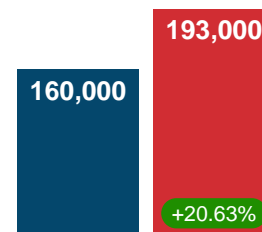
Pending Listings



List Price



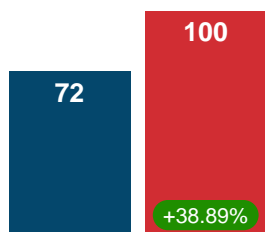
Sale Price



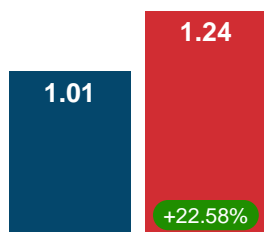
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

