

April 2022



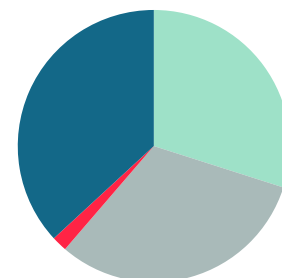
Area Delimited by County Of Washington - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	April 2022	+/-%
Closed Listings	78	82	5.13%
Pending Listings	105	86	-18.10%
New Listings	114	106	-7.02%
Median List Price	165,750	179,750	8.45%
Median Sale Price	167,200	184,750	10.50%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	3.50	5.00	42.86%
End of Month Inventory	69	101	46.38%
Months Supply of Inventory	0.88	1.16	31.59%



■ Closed (29.93%)
■ Pending (31.39%)
■ Other OffMarket (1.82%)
■ Active (36.86%)

Absorption: Last 12 months, an Average of **87** Sales/Month
Active Inventory as of April 30, 2022 = **101**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2022 rose **46.38%** to 101 existing homes available for sale. Over the last 12 months this area has had an average of 87 closed sales per month. This represents an unsold inventory index of **1.16** 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 **10.50%** in April 2022 to \$184,750 versus the previous year at \$167,200.

Median Days on Market Lengthens

The median number of **5.00** days that homes spent on the market before selling increased by 1.50 days or **42.86%** in April 2022 compared to last year's same month at **3.50** DOM.

Sales Success for April 2022 is Positive

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

There were 106 New Listings in April 2022, down **7.02%** from last year at 114. Furthermore, there were 82 Closed Listings this month versus last year at 78, a **5.13%** increase.

Closed versus Listed trends yielded a **77.4%** ratio, up from previous year's, April 2021, at **68.4%**, a **13.06%** 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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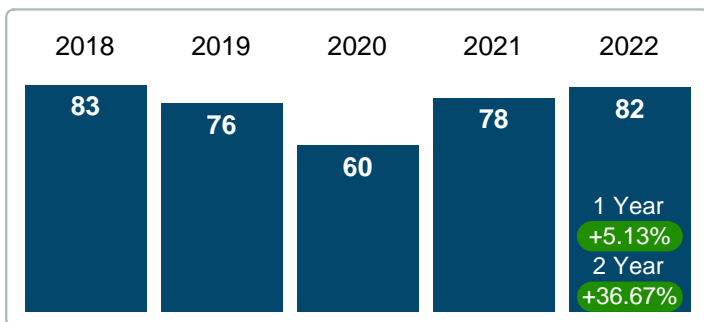
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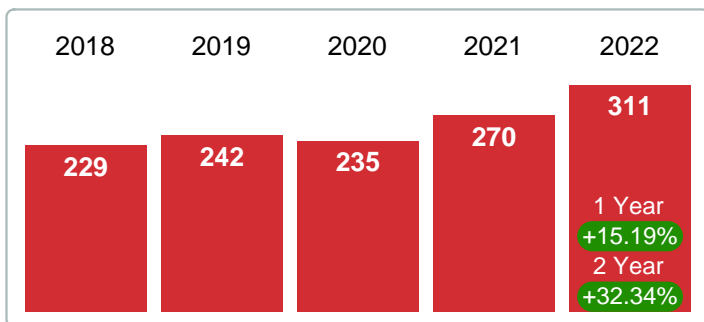
CLOSED LISTINGS

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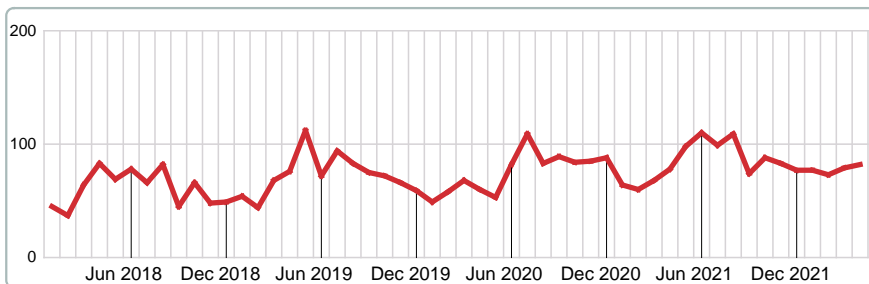
APRIL



YEAR TO DATE (YTD)

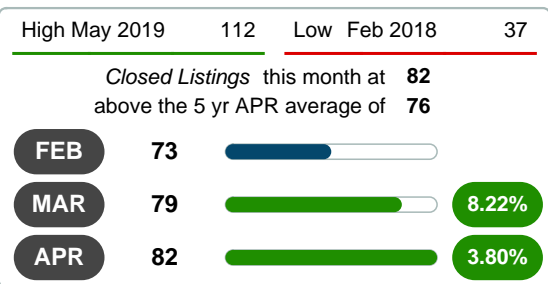


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 76



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	3.66%	7.0	1	2	0	0
\$50,001 - \$100,000	12	14.63%	2.5	3	9	0	0
\$100,001 - \$150,000	14	17.07%	3.0	3	9	2	0
\$150,001 - \$225,000	16	19.51%	7.0	0	12	3	1
\$225,001 - \$250,000	8	9.76%	9.5	0	3	5	0
\$250,001 - \$400,000	20	24.39%	7.0	0	8	11	1
\$400,001 and up	9	10.98%	19.0	0	2	6	1
Total Closed Units	82			7	45	27	3
Total Closed Volume	17,509,328	100%	5.0	632.80K	7.87M	7.92M	1.09M
Median Closed Price	\$184,750			\$82,500	\$155,000	\$260,000	\$280,000

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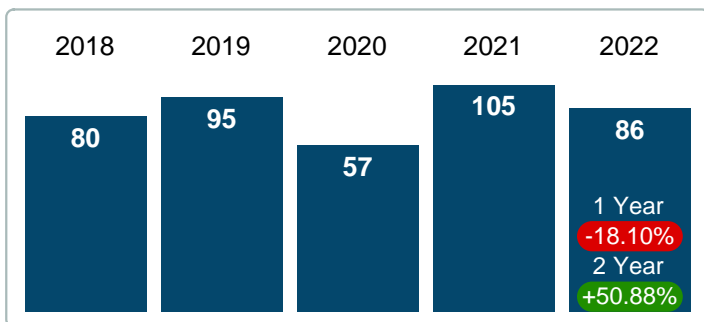
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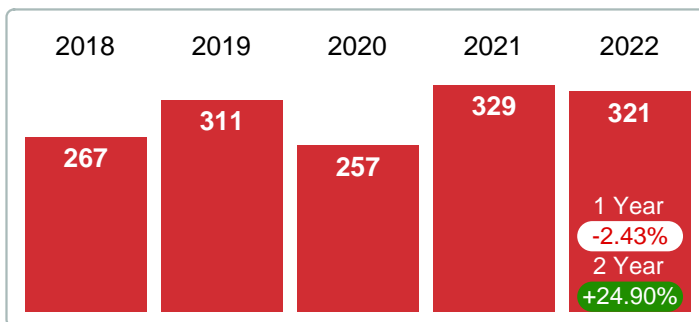
PENDING LISTINGS

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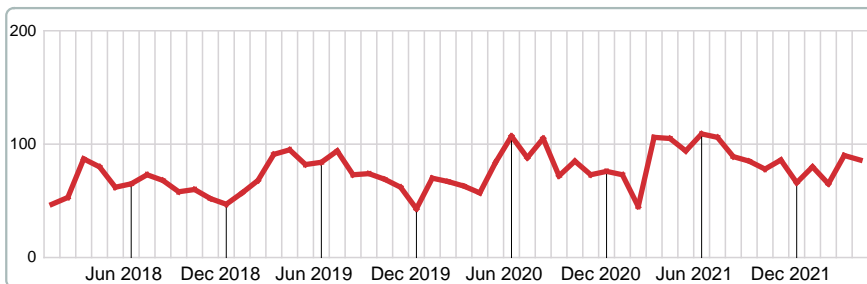
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

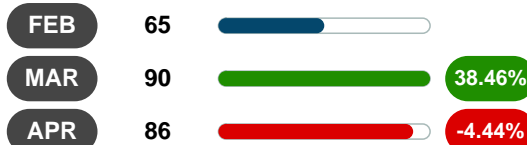


3 MONTHS

5 year APR AVG = 85

High Jun 2021 109 Low Dec 2019 43

Pending Listings this month at **86**
above the 5 yr APR average of **85**



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	6.98%	16.0	4	2	0	0
\$75,001 - \$100,000	11	12.79%	7.0	5	6	0	0
\$100,001 - \$125,000	7	8.14%	4.0	1	5	1	0
\$125,001 - \$200,000	29	33.72%	6.0	5	21	3	0
\$200,001 - \$250,000	11	12.79%	12.0	0	5	6	0
\$250,001 - \$325,000	11	12.79%	17.0	0	3	8	0
\$325,001 and up	11	12.79%	4.0	0	3	7	1
Total Pending Units	86			15	45	25	1
Total Pending Volume	17,019,030	100%	7.0	1.59M	7.85M	6.73M	850.00K
Median Listing Price	\$169,950			\$95,000	\$149,900	\$265,000	\$850,000

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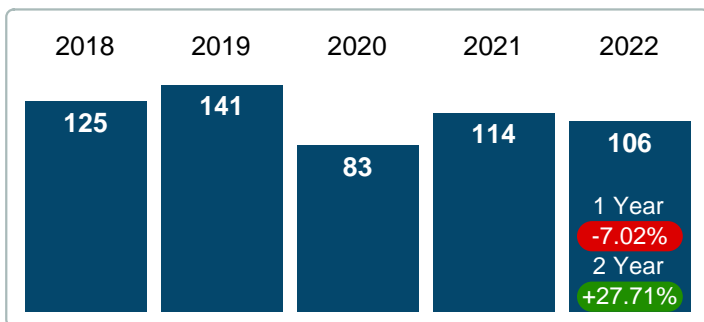
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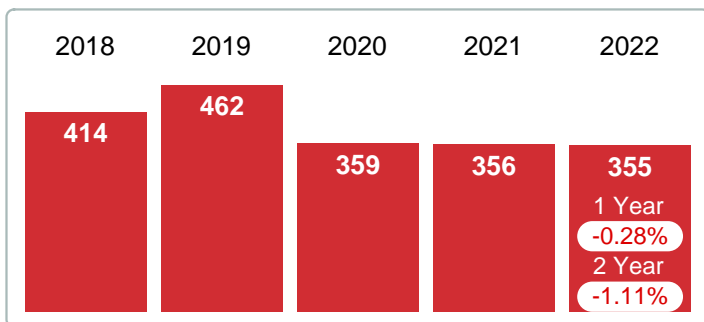
NEW LISTINGS

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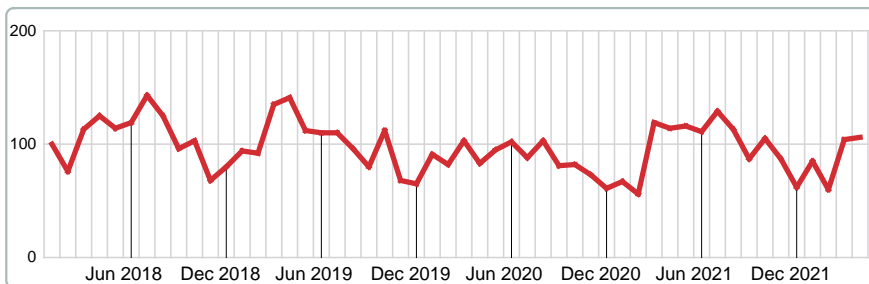
APRIL



YEAR TO DATE (YTD)

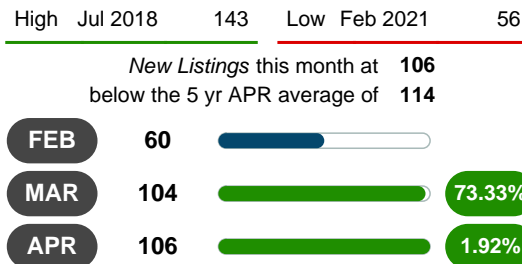


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 114



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	6	5.66%	1	5	0	0
\$75,001 - \$100,000	11	10.38%	5	6	0	0
\$100,001 - \$125,000	12	11.32%	2	9	1	0
\$125,001 - \$225,000	32	30.19%	4	22	6	0
\$225,001 - \$250,000	14	13.21%	0	8	6	0
\$250,001 - \$375,000	20	18.87%	1	3	15	1
\$375,001 and up	11	10.38%	0	3	7	1
Total New Listed Units	106		13	56	35	2
Total New Listed Volume	23,820,099	100%	1.63M	10.31M	10.75M	1.13M
Median New Listed Listing Price	\$181,000		\$101,000	\$149,500	\$265,000	\$564,950

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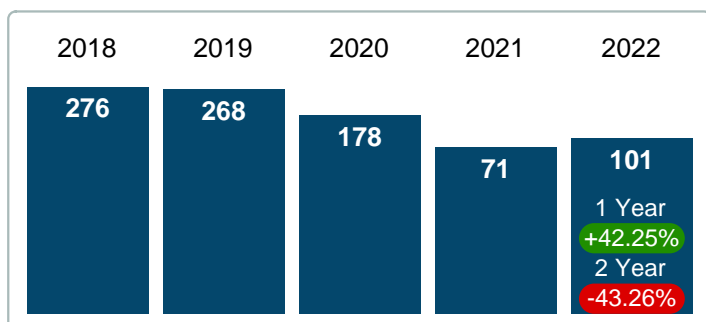
Area Delimited by County Of Washington - Residential Property Type



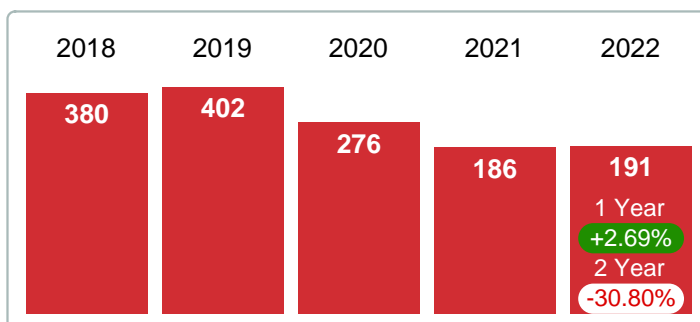
ACTIVE INVENTORY

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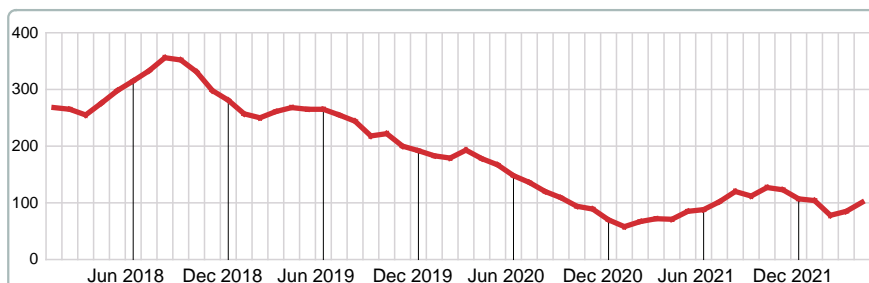
END OF APRIL



ACTIVE DURING APRIL

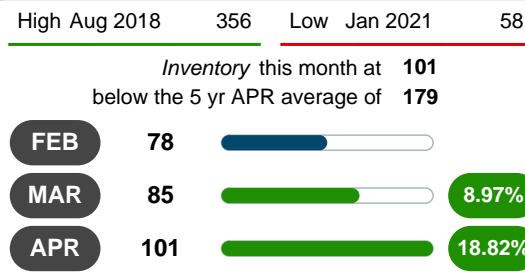


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 179



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	9	8.91%	47.0	1	8	0	0
\$50,001 - \$75,000	5	4.95%	39.0	0	5	0	0
\$75,001 - \$125,000	20	19.80%	19.5	4	13	3	0
\$125,001 - \$225,000	21	20.79%	28.0	1	14	6	0
\$225,001 - \$275,000	22	21.78%	26.0	1	11	9	1
\$275,001 - \$425,000	13	12.87%	33.0	0	4	8	1
\$425,001 and up	11	10.89%	22.0	0	4	7	0
Total Active Inventory by Units	101			7	59	33	2
Total Active Inventory by Volume	23,241,647	100%	28.0	864.90K	11.58M	10.26M	534.90K
Median Active Inventory Listing Price	\$204,000			\$105,000	\$159,900	\$272,000	\$267,450

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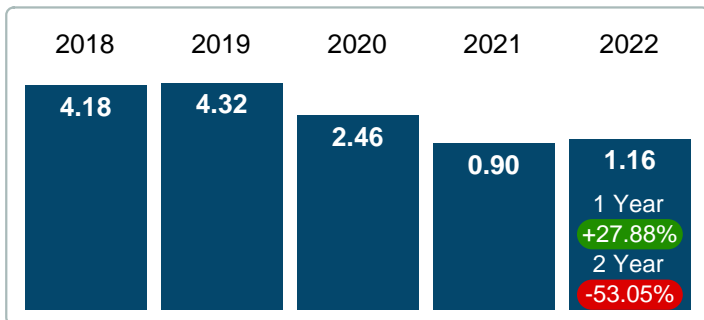
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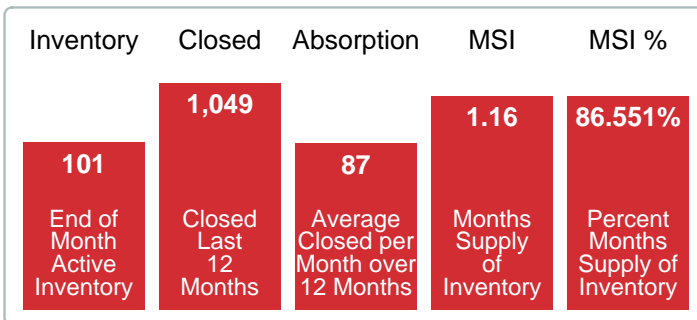
MONTHS SUPPLY of INVENTORY (MSI)

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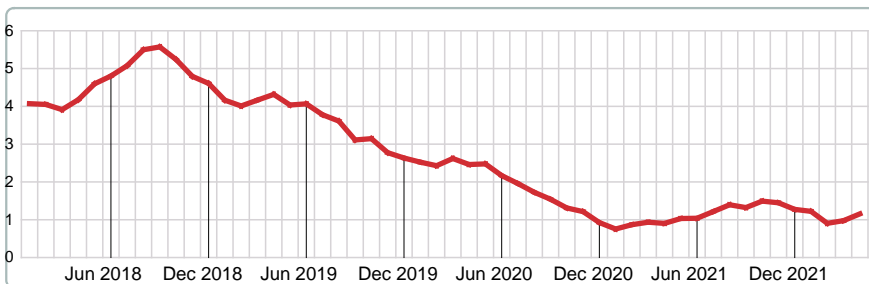
MSI FOR APRIL



INDICATORS FOR APRIL 2022

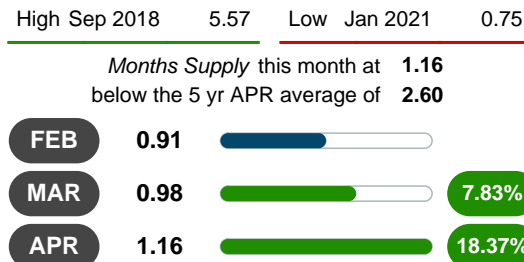


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 2.60



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	9	8.91%	1.77	0.38	3.56	0.00	0.00
\$50,001 - \$75,000	5	4.95%	0.64	0.00	1.22	0.00	0.00
\$75,001 - \$125,000	20	19.80%	1.27	1.50	1.16	1.80	0.00
\$125,001 - \$225,000	21	20.79%	0.64	0.52	0.62	0.84	0.00
\$225,001 - \$275,000	22	21.78%	1.87	4.00	2.32	1.44	2.00
\$275,001 - \$425,000	13	12.87%	1.23	0.00	2.40	1.14	0.57
\$425,001 and up	11	10.89%	3.00	0.00	3.20	4.00	0.00
Market Supply of Inventory (MSI)			1.16	0.62	1.23	1.37	0.50
Total Active Inventory by Units		100%	1.16	7	59	33	2

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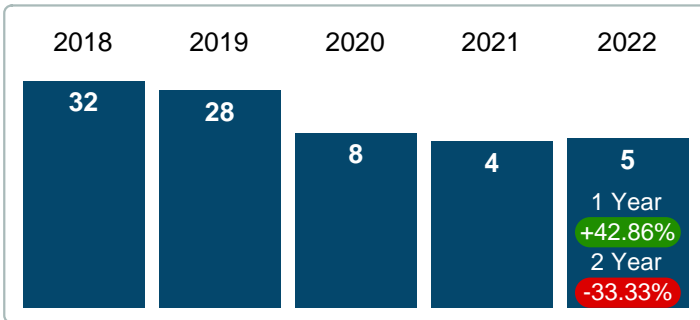
Area Delimited by County Of Washington - Residential Property Type



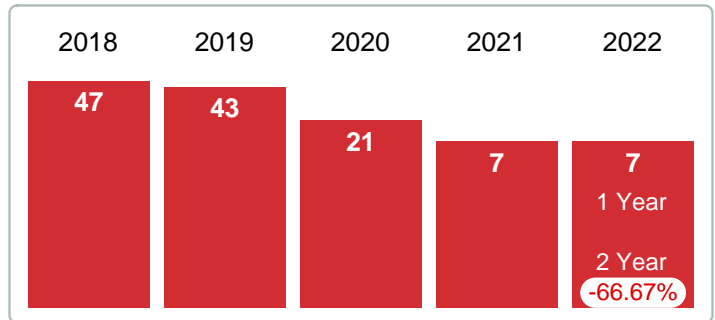
MEDIAN DAYS ON MARKET TO SALE

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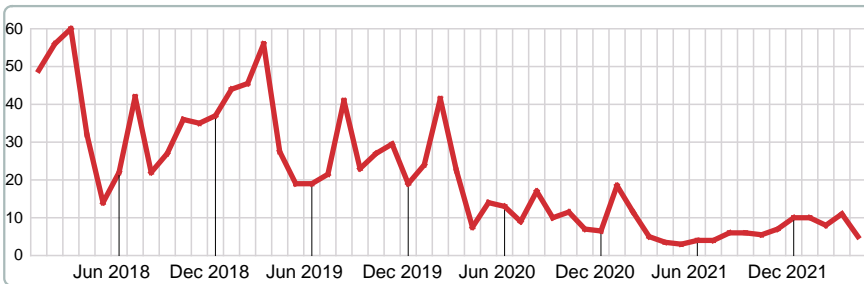
APRIL



YEAR TO DATE (YTD)

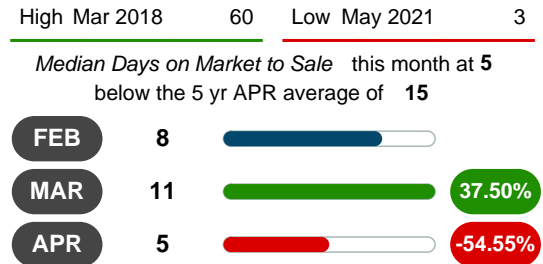


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 15



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	3.66%	7	109	4	0	0
\$50,001 - \$100,000	14.63%	3	1	4	0	0
\$100,001 - \$150,000	17.07%	3	1	3	20	0
\$150,001 - \$225,000	19.51%	7	0	6	8	6
\$225,001 - \$250,000	9.76%	10	0	15	4	0
\$250,001 - \$400,000	24.39%	7	0	4	13	7
\$400,001 and up	10.98%	19	0	13	21	37
Median Closed DOM		5	1	5	9	7
Total Closed Units	100%	82	7	45	27	3
Total Closed Volume		17,509,328	632.80K	7.87M	7.92M	1.09M

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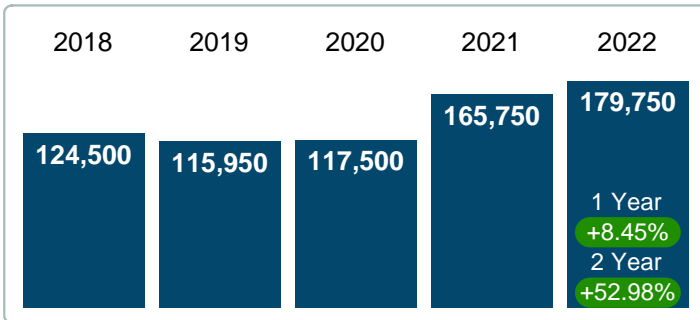
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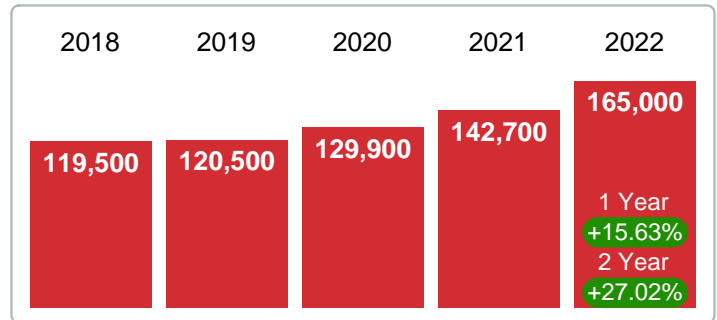
MEDIAN LIST PRICE AT CLOSING

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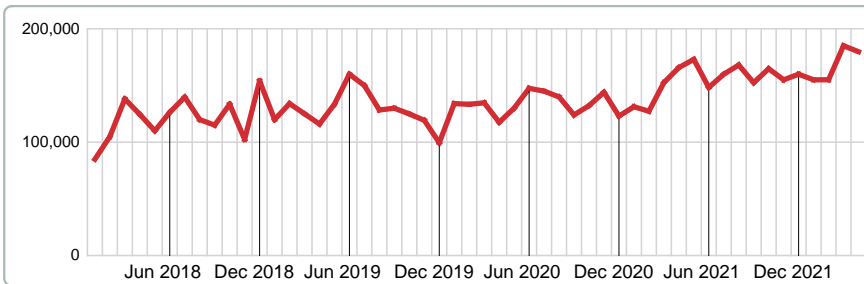
APRIL



YEAR TO DATE (YTD)

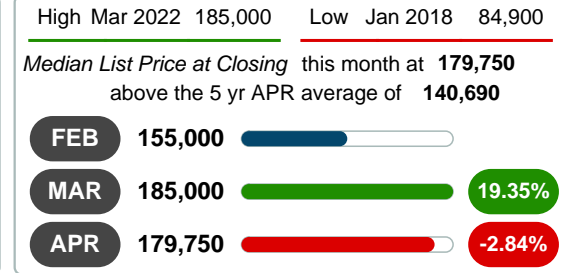


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 140,690



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	4.88%	44,950	39,900	45,000	0	0
\$50,001 - \$100,000	12	14.63%	77,450	79,900	75,000	0	0
\$100,001 - \$150,000	15	18.29%	127,000	118,000	128,500	127,450	0
\$150,001 - \$225,000	15	18.29%	165,000	0	159,950	199,000	173,000
\$225,001 - \$250,000	8	9.76%	234,950	0	239,900	230,000	0
\$250,001 - \$400,000	19	23.17%	275,000	0	304,750	262,245	275,000
\$400,001 and up	9	10.98%	450,000	0	467,500	447,500	620,000
Median List Price			179,750	82,500	154,900	260,000	275,000
Total Closed Units		100%	179,750	7	45	27	3
Total Closed Volume			17,562,080	641.80K	7.82M	8.03M	1.07M

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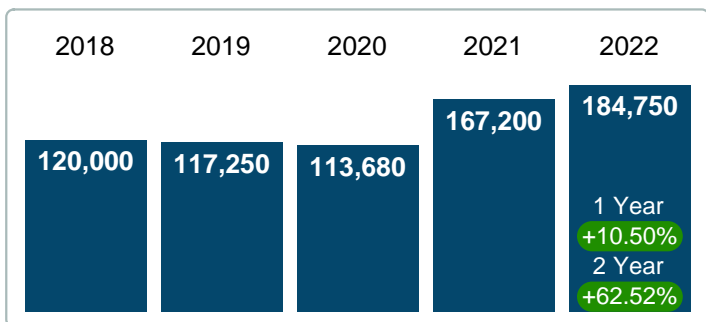
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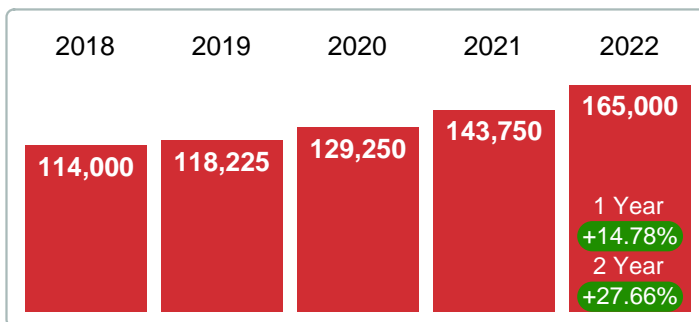
MEDIAN SOLD PRICE AT CLOSING

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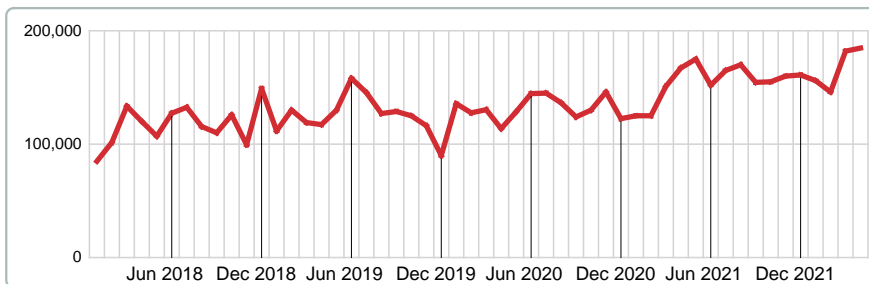
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

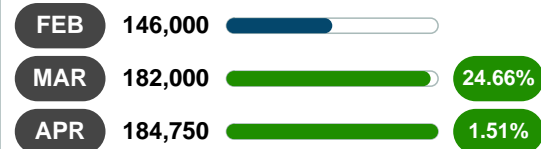


3 MONTHS

5 year APR AVG = 140,576

High Apr 2022 184,750 Low Jan 2018 84,900

Median Sold Price at Closing this month at **184,750** above the 5 yr APR average of **140,576**



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	3.66%	49,900	31,635	49,950	0	0
\$50,001 - \$100,000	14.63%	74,500	74,000	75,000	0	0
\$100,001 - \$150,000	17.07%	126,000	120,000	127,000	122,000	0
\$150,001 - \$225,000	19.51%	165,000	0	160,250	189,000	185,000
\$225,001 - \$250,000	9.76%	237,950	0	230,000	245,000	0
\$250,001 - \$400,000	24.39%	270,500	0	285,000	264,990	280,000
\$400,001 and up	10.98%	430,000	0	457,500	427,500	620,000
Median Sold Price		184,750	82,500	155,000	260,000	280,000
Total Closed Units		82	7	45	27	3
Total Closed Volume		17,509,328	632.80K	7.87M	7.92M	1.09M

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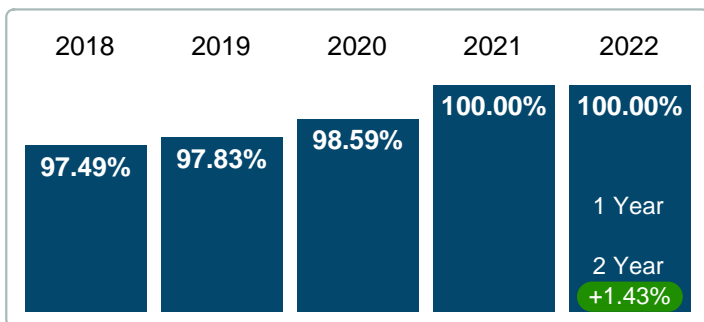
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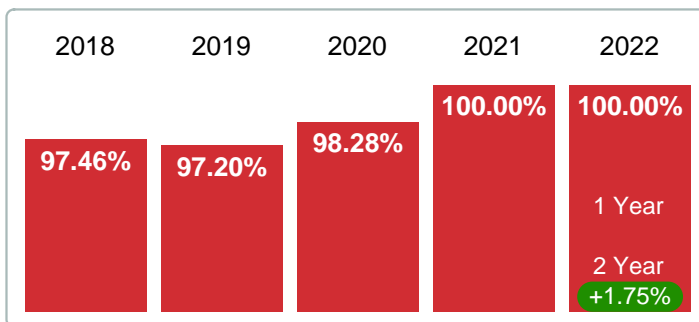
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 98.78%

High Apr 2022 100.00% Low Feb 2019 95.82%

Median Sold/List Ratio this month at **100.00%** above the 5 yr APR average of **98.78%**

- 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	3.66%	100.20%	79.29%	105.67%	0.00%	0.00%
\$50,001 - \$100,000	12	14.63%	100.00%	100.00%	100.00%	0.00%	0.00%
\$100,001 - \$150,000	14	17.07%	101.65%	103.45%	101.60%	95.59%	0.00%
\$150,001 - \$225,000	16	19.51%	102.96%	0.00%	101.43%	106.03%	106.94%
\$225,001 - \$250,000	8	9.76%	100.00%	0.00%	100.00%	100.00%	0.00%
\$250,001 - \$400,000	20	24.39%	100.00%	0.00%	99.82%	100.00%	101.82%
\$400,001 and up	9	10.98%	98.82%	0.00%	97.65%	97.72%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	101.82%
Total Closed Units		82	100%	7	45	27	3
Total Closed Volume		17,509,328		632.80K	7.87M	7.92M	1.09M

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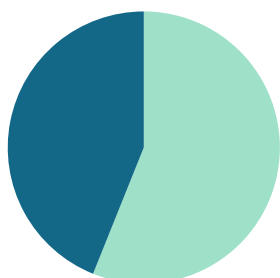
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MARKET SUMMARY

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

INVENTORY

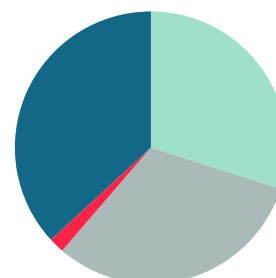


Inventory
 New Listings
106 = 56.08%
 Start Inventory
83
 Total Inventory Units
189
 Volume
\$40,920,797

Market Activity

Closed Sales
82 = 29.93%
 Pending Sales
86 = 31.39%
 Other Off Market
5 = 1.82%
 Active Inventory
101 = 36.86%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	78	82	5.13%	270	311	15.19%
Pending Sales	105	86	-18.10%	329	321	-2.43%
New Listings	114	106	-7.02%	356	355	-0.28%
Median List Price	165,750	179,750	8.45%	142,700	165,000	15.63%
Median Sale Price	167,200	184,750	10.50%	143,750	165,000	14.78%
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	3.50	5.00	42.86%	7.00	7.00	0.00%
Monthly Inventory	69	101	46.38%	69	101	46.38%
Months Supply of Inventory	0.88	1.16	31.59%	0.88	1.16	31.59%

Absorption: Last 12 months, an Average of **87** Sales/Month

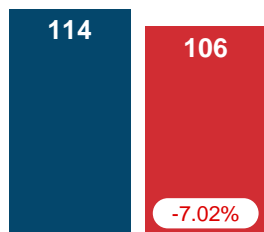
Inventory on April 30, 2022 = **101**

2021 **2022**

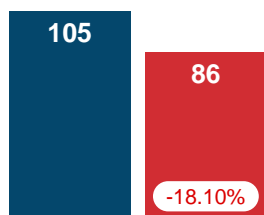
APRIL MARKET

MEDIAN PRICES

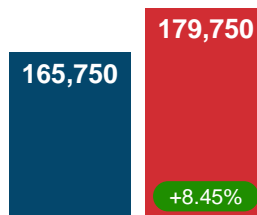
New Listings



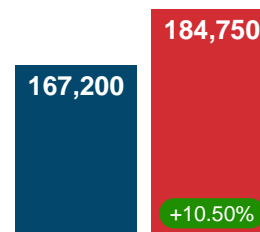
Pending Listings



List Price



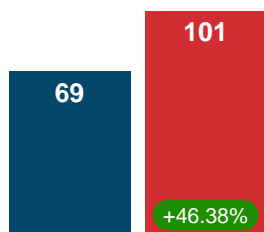
Sale Price



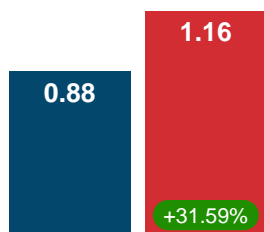
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

