

August 2022



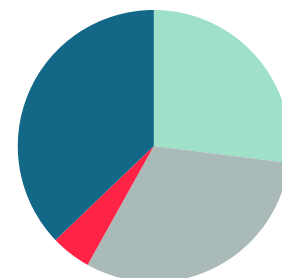
Area Delimited by County Of Washington - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	August 2022	+/-%
Closed Listings	109	85	-22.02%
Pending Listings	89	98	10.11%
New Listings	113	90	-20.35%
Median List Price	168,000	171,000	1.79%
Median Sale Price	170,000	174,900	2.88%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	6.00	0.00%
End of Month Inventory	118	117	-0.85%
Months Supply of Inventory	1.37	1.40	2.33%



■ Closed (26.98%)
■ Pending (31.11%)
■ Other OffMarket (4.76%)
■ Active (37.14%)

Absorption: Last 12 months, an Average of **83** Sales/Month
Active Inventory as of August 31, 2022 = **117**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2022 decreased **0.85%** to 117 existing homes available for sale. Over the last 12 months this area has had an average of 83 closed sales per month. This represents an unsold inventory index of **1.40** 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 **2.88%** in August 2022 to \$174,900 versus the previous year at \$170,000.

Median Days on Market Shortens

The median number of **6.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in August 2022 compared to last year's same month at **6.00** DOM.

Sales Success for August 2022 is Positive

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

There were 90 New Listings in August 2022, down **20.35%** from last year at 113. Furthermore, there were 85 Closed Listings this month versus last year at 109, a **-22.02%** decrease.

Closed versus Listed trends yielded a **94.4%** ratio, down from previous year's, August 2021, at **96.5%**, a **2.09%** downswing. This will certainly create pressure on a decreasing 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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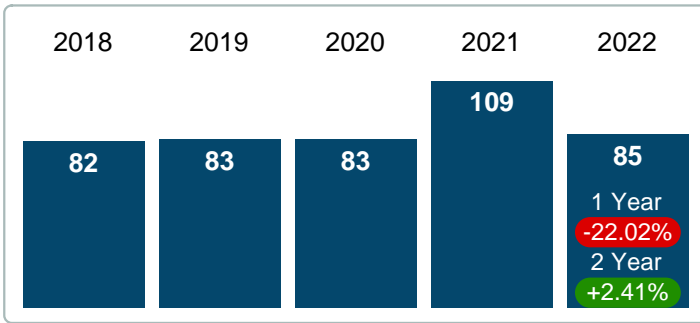
Area Delimited by County Of Washington - Residential Property Type



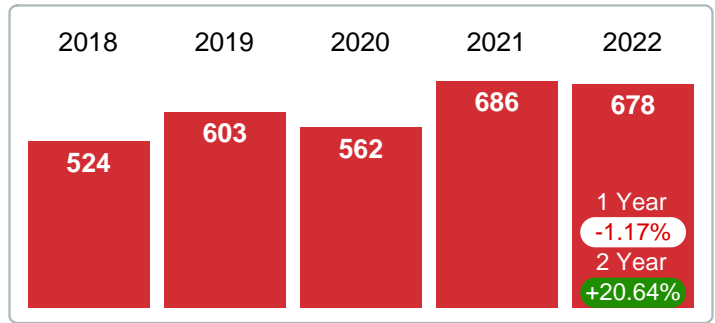
CLOSED LISTINGS

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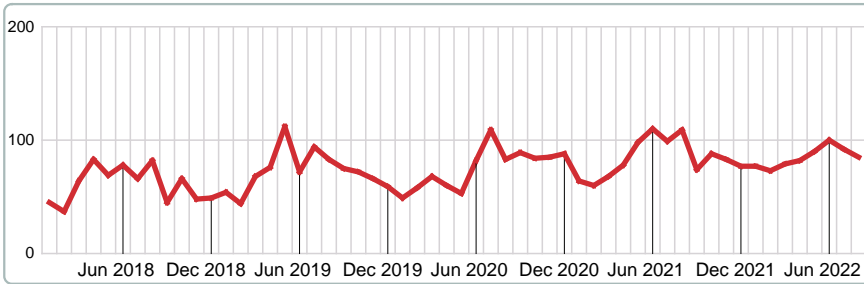
AUGUST



YEAR TO DATE (YTD)

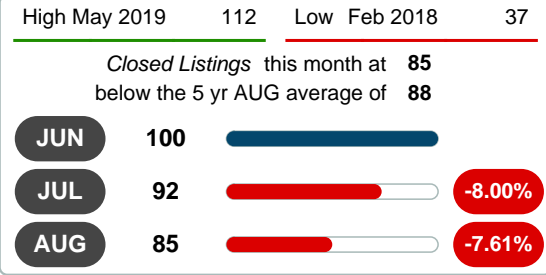


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 88



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	2	2.35%	19.5	1	1	0	0
\$25,001 - \$75,000	13	15.29%	11.0	4	7	2	0
\$75,001 - \$125,000	13	15.29%	7.0	6	6	1	0
\$125,001 - \$200,000	25	29.41%	3.0	3	20	2	0
\$200,001 - \$225,000	7	8.24%	5.0	0	3	4	0
\$225,001 - \$300,000	14	16.47%	19.0	1	7	5	1
\$300,001 and up	11	12.94%	1.0	1	4	5	1
Total Closed Units	85			16	48	19	2
Total Closed Volume	15,487,154	100%	6.0	1.84M	7.99M	5.11M	540.50K
Median Closed Price	\$174,900			\$102,450	\$165,750	\$230,000	\$270,250

August 2022



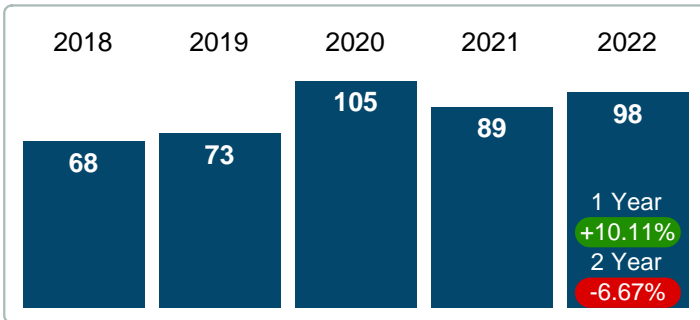
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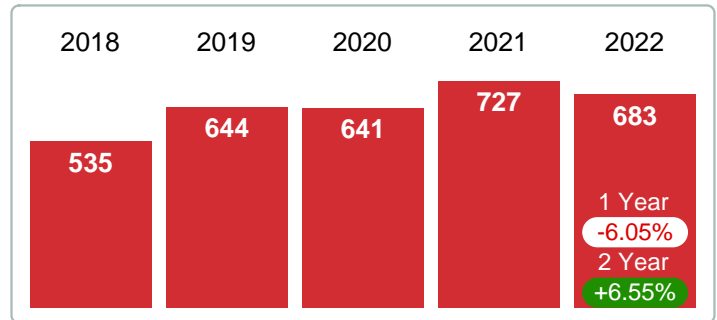
PENDING LISTINGS

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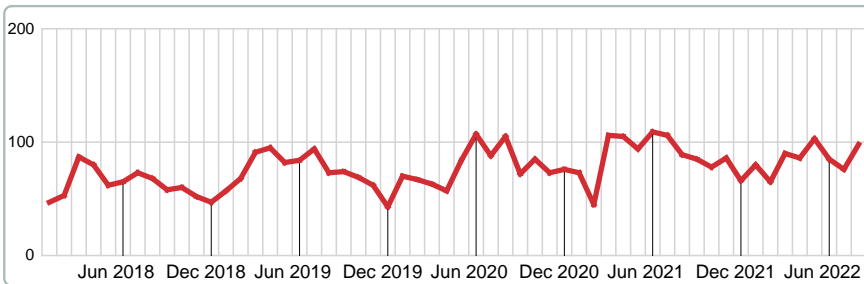
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 87

High Jun 2021 109 Low Dec 2019 43

Pending Listings this month at **98**
above the 5 yr AUG average of **87**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	5.10%	20.0	0	3	2	0
\$50,001 - \$75,000	10	10.20%	4.5	5	5	0	0
\$75,001 - \$125,000	15	15.31%	9.0	4	10	1	0
\$125,001 - \$225,000	33	33.67%	7.0	2	21	10	0
\$225,001 - \$250,000	9	9.18%	25.0	0	6	3	0
\$250,001 - \$300,000	13	13.27%	22.0	1	5	7	0
\$300,001 and up	13	13.27%	12.0	0	3	10	0
Total Pending Units	98			12	53	33	0
Total Pending Volume	19,499,250	100%	11.0	1.30M	8.96M	9.24M	0.00B
Median Listing Price	\$188,200			\$79,950	\$155,000	\$260,990	\$0

August 2022



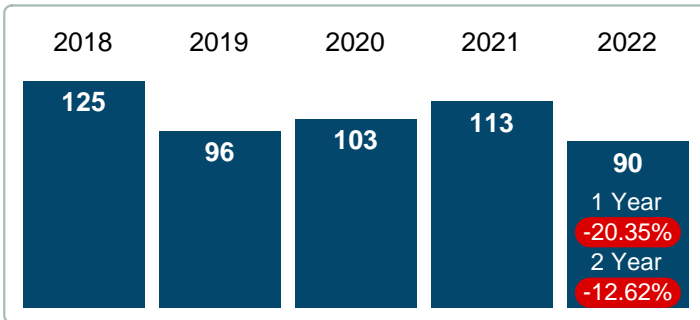
Area Delimited by County Of Washington - Residential Property Type



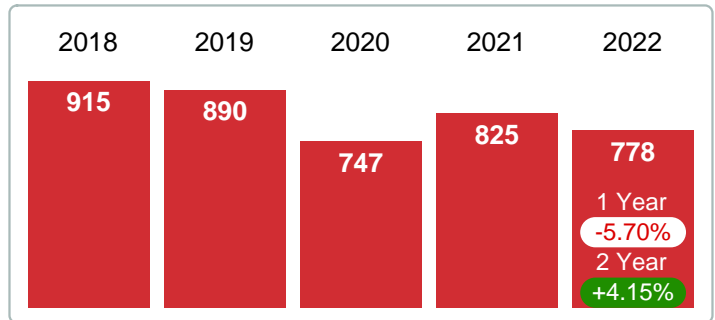
NEW LISTINGS

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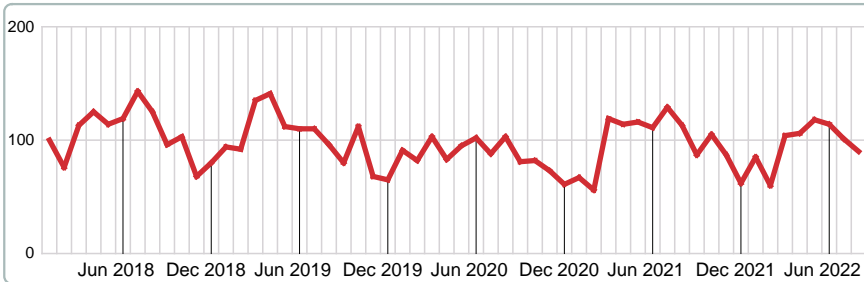
AUGUST



YEAR TO DATE (YTD)

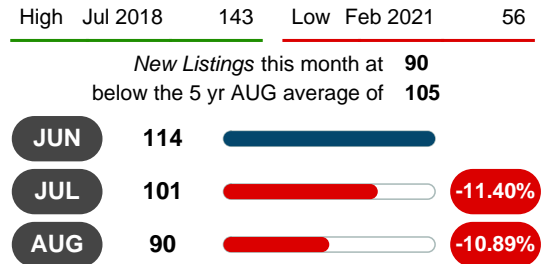


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 105



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	11	12.22%	4	5	2	0
\$75,001 - \$100,000	7	7.78%	3	4	0	0
\$100,001 - \$125,000	8	8.89%	2	4	1	1
\$125,001 - \$200,000	28	31.11%	3	18	6	1
\$200,001 - \$275,000	15	16.67%	0	10	5	0
\$275,001 - \$350,000	11	12.22%	1	1	8	1
\$350,001 and up	10	11.11%	0	2	6	2
Total New Listed Units	90		13	44	28	5
Total New Listed Volume	20,464,220	100%	1.58M	8.39M	7.98M	2.52M
Median New Listed Listing Price	\$179,950		\$95,000	\$157,250	\$279,950	\$335,000

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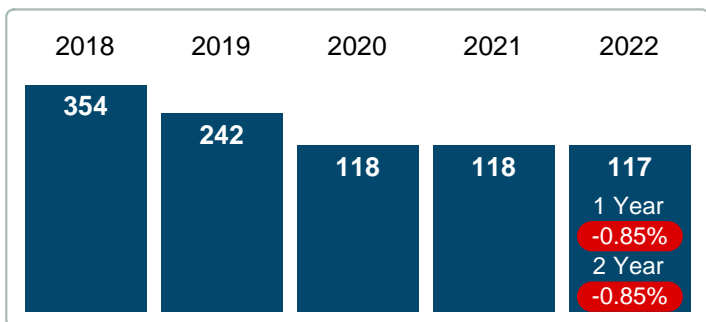
Area Delimited by County Of Washington - Residential Property Type



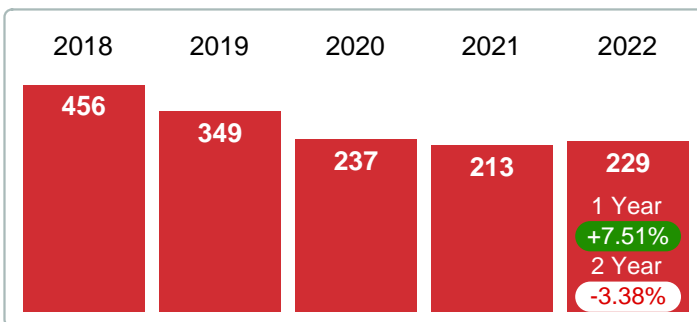
ACTIVE INVENTORY

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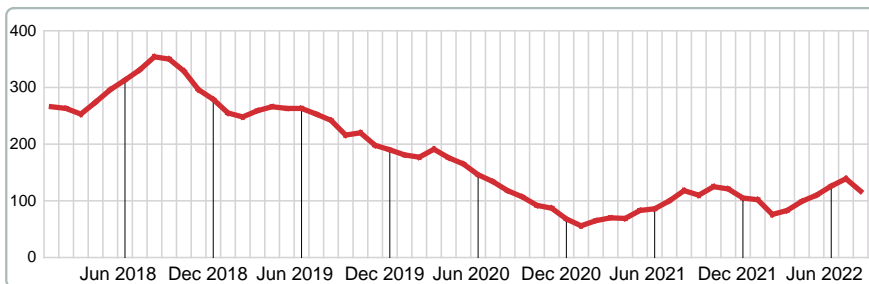
END OF AUGUST



ACTIVE DURING AUGUST

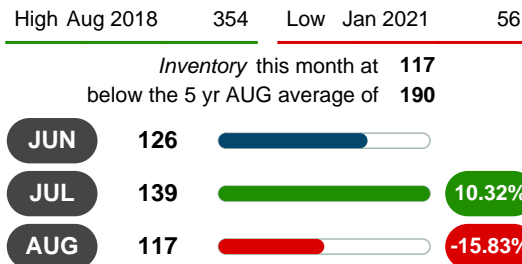


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 190



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	5	4.27%	117.0	1	3	1	0
\$50,001 - \$100,000	14	11.97%	45.0	4	8	2	0
\$100,001 - \$150,000	23	19.66%	49.0	7	12	3	1
\$150,001 - \$225,000	26	22.22%	41.5	1	16	8	1
\$225,001 - \$275,000	21	17.95%	75.0	0	13	6	2
\$275,001 - \$475,000	16	13.68%	36.0	1	3	9	3
\$475,001 and up	12	10.26%	37.0	1	4	4	3
Total Active Inventory by Units	117			15	59	33	10
Total Active Inventory by Volume	28,300,049	100%	48.0	2.55M	12.74M	8.86M	4.15M
Median Active Inventory Listing Price	\$195,900			\$115,900	\$169,500	\$260,000	\$317,450

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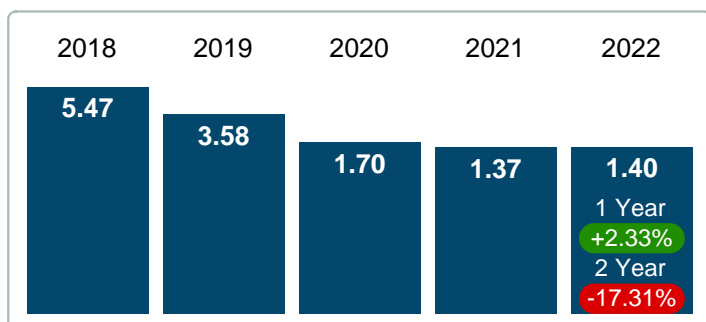
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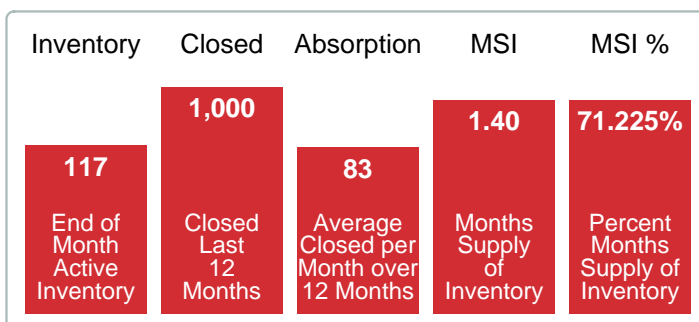
MONTHS SUPPLY of INVENTORY (MSI)

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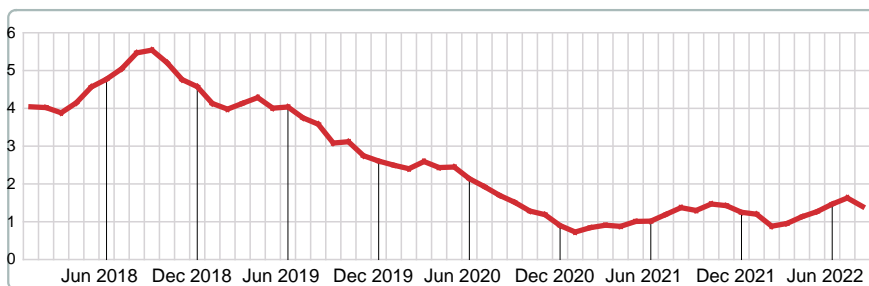
MSI FOR AUGUST



INDICATORS FOR AUGUST 2022

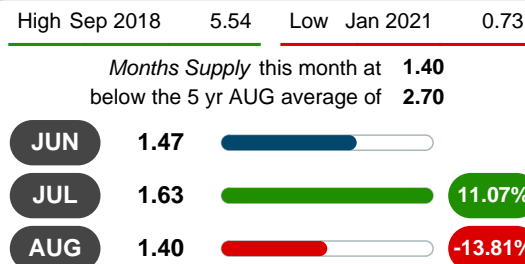


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 2.70



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	4.27%	1.02	0.43	1.29	4.00	0.00
\$50,001 - \$100,000	11.97%	1.04	0.83	1.03	2.40	0.00
\$100,001 - \$150,000	19.66%	1.36	2.40	0.99	1.64	0.00
\$150,001 - \$225,000	22.22%	1.20	1.33	1.07	1.45	3.00
\$225,001 - \$275,000	17.95%	1.74	0.00	2.94	0.87	4.00
\$275,001 - \$475,000	13.68%	1.40	6.00	1.33	1.10	3.60
\$475,001 and up	10.26%	4.11	0.00	3.43	3.69	4.50
Market Supply of Inventory (MSI)		1.40	1.33	1.31	1.34	4.14
Total Active Inventory by Units		117	15	59	33	10

August 2022



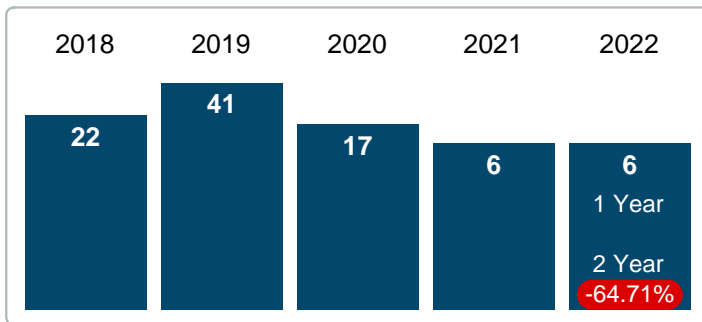
Area Delimited by County Of Washington - Residential Property Type



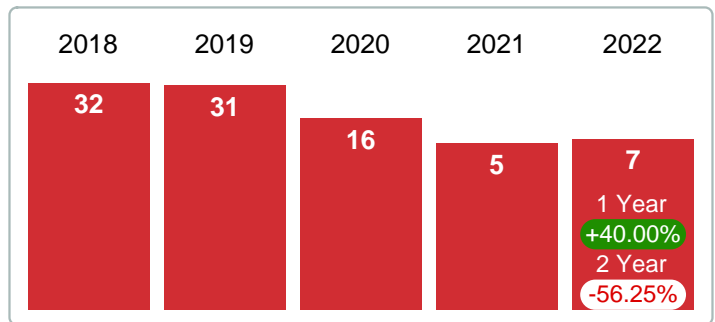
MEDIAN DAYS ON MARKET TO SALE

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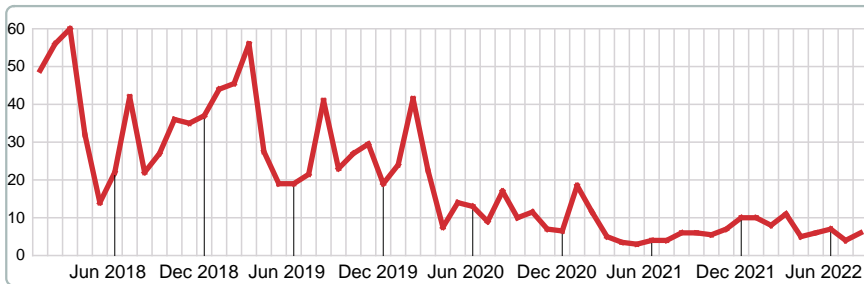
AUGUST



YEAR TO DATE (YTD)

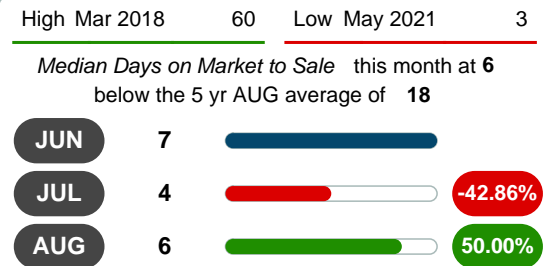


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG 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
\$25,000 and less	2.35%	20	7	32	0	0
\$25,001 - \$75,000	15.29%	11	9	14	39	0
\$75,001 - \$125,000	15.29%	7	5	6	24	0
\$125,001 - \$200,000	29.41%	3	2	3	32	0
\$200,001 - \$225,000	8.24%	5	0	9	2	0
\$225,001 - \$300,000	16.47%	19	4	45	6	44
\$300,001 and up	12.94%	1	4	1	1	9
Median Closed DOM		6	5	6	6	27
Total Closed Units	100%	85	16	48	19	2
Total Closed Volume		15,487,154	1.84M	7.99M	5.11M	540.50K

August 2022



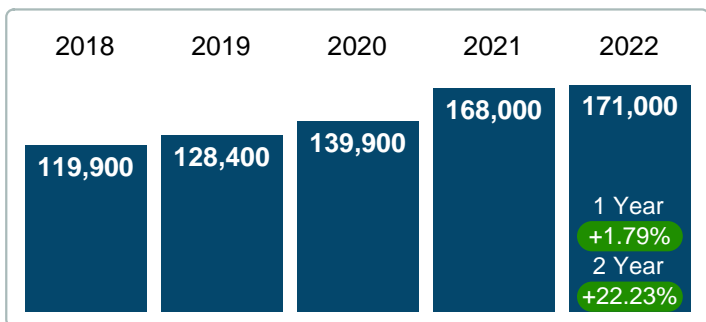
Area Delimited by County Of Washington - Residential Property Type



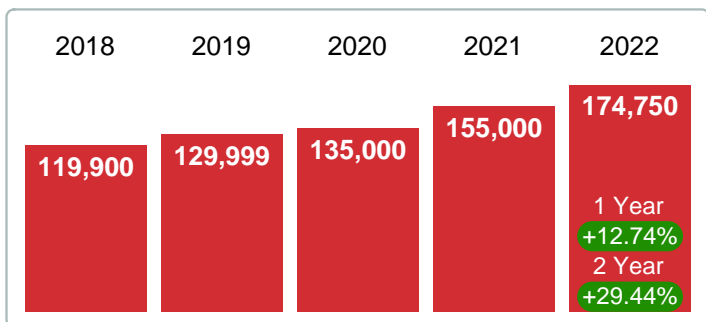
MEDIAN LIST PRICE AT CLOSING

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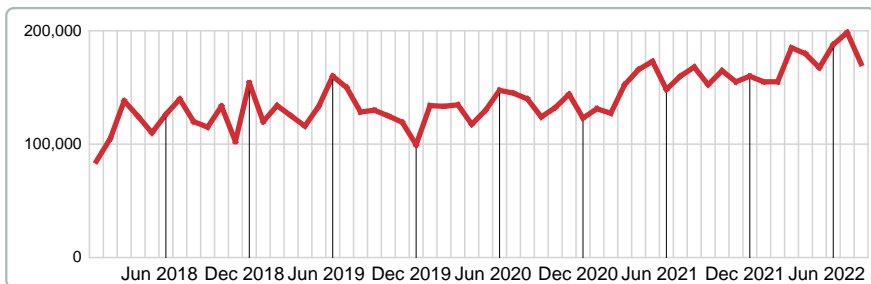
AUGUST



YEAR TO DATE (YTD)

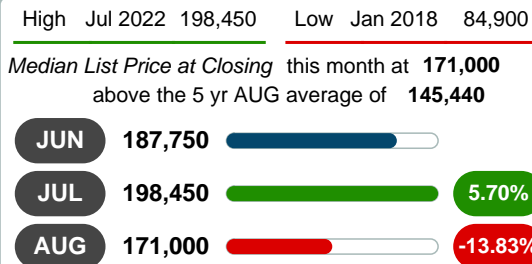


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 145,440



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
\$25,000 and less	0	0.00%	1	0	0	0	0
\$25,001 - \$75,000	16	18.82%	46,750	64,000	45,000	43,000	0
\$75,001 - \$125,000	15	17.65%	105,000	105,000	99,900	120,000	0
\$125,001 - \$200,000	21	24.71%	169,900	135,000	170,450	191,500	0
\$200,001 - \$225,000	8	9.41%	216,495	0	216,495	210,000	225,000
\$225,001 - \$300,000	13	15.29%	267,990	270,000	246,990	277,990	0
\$300,001 and up	12	14.12%	342,500	325,000	325,000	395,000	309,500
Median List Price			171,000	102,450	169,700	267,990	267,250
Total Closed Units		100%	171,000	16	48	19	2
Total Closed Volume			16,055,240	1.86M	7.98M	5.68M	534.50K

August 2022



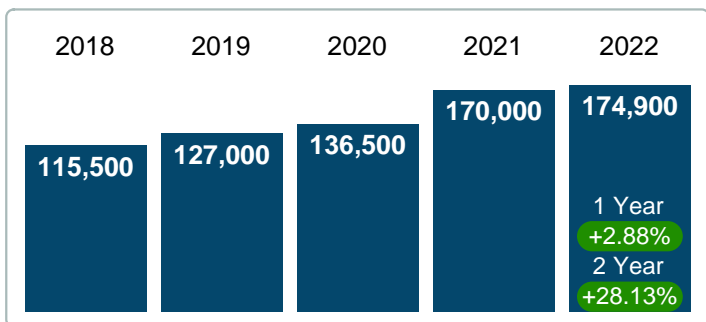
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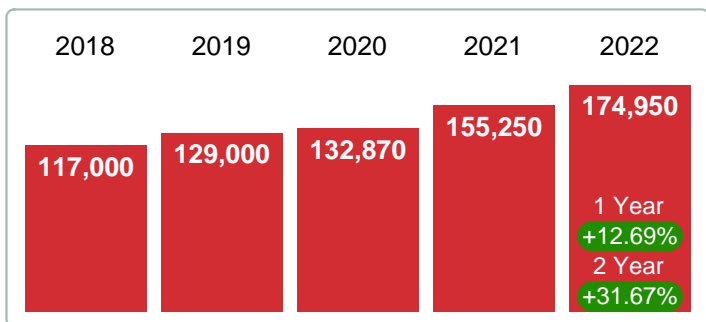
MEDIAN SOLD PRICE AT CLOSING

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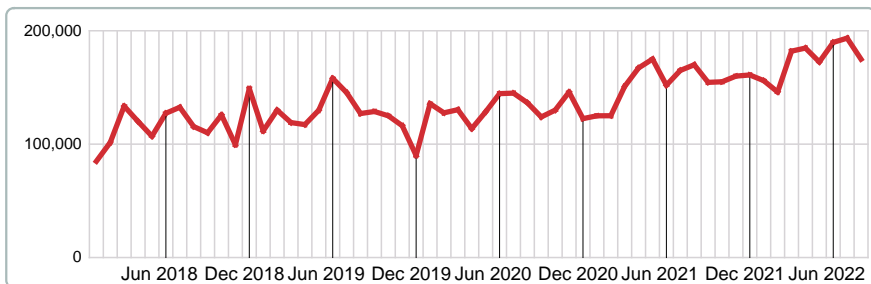
AUGUST



YEAR TO DATE (YTD)

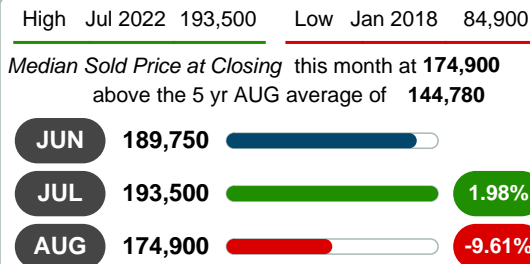


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 144,780



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
\$25,000 and less	2	2.35%	22,500	20,000	25,000	0	0
\$25,001 - \$75,000	13	15.29%	47,000	63,000	38,000	40,500	0
\$75,001 - \$125,000	13	15.29%	99,900	102,450	89,000	105,000	0
\$125,001 - \$200,000	25	29.41%	165,000	131,500	165,750	182,857	0
\$200,001 - \$225,000	7	8.24%	217,990	0	217,990	215,000	0
\$225,001 - \$300,000	14	16.47%	257,750	255,500	248,640	277,990	231,000
\$300,001 and up	11	12.94%	336,000	330,000	320,000	360,000	309,500
Median Sold Price			174,900	102,450	165,750	230,000	270,250
Total Closed Units		100%	174,900	16	48	19	2
Total Closed Volume			15,487,154	1.84M	7.99M	5.11M	540.50K

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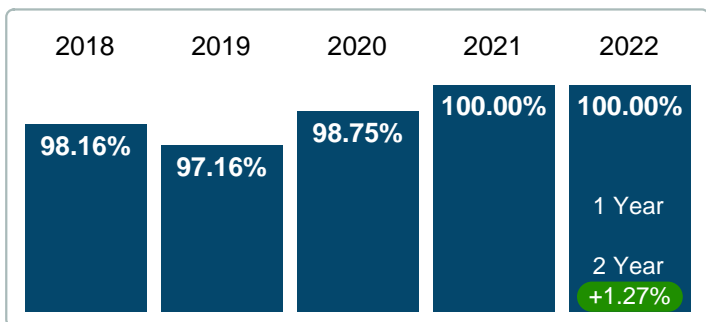
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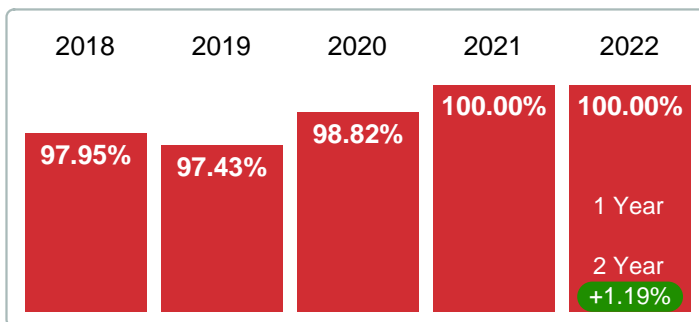
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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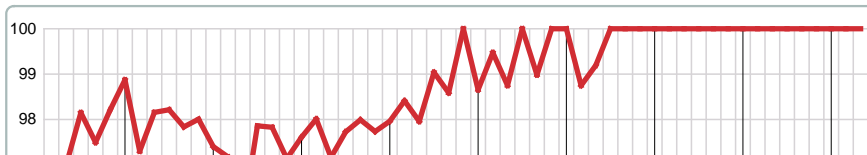
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 98.81%

High Aug 2022 100.00% Low Feb 2019 95.82%

Median Sold/List Ratio this month at **100.00%** above the 5 yr AUG average of **98.81%**

JUN 100.00%
 JUL 100.00%
 AUG 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	
\$25,000 and less	2	2.35%	73.08%	70.18%	75.99%	0.00%	0.00%	
\$25,001 - \$75,000	13	15.29%	97.83%	100.00%	96.67%	93.91%	0.00%	
\$75,001 - \$125,000	13	15.29%	100.00%	100.00%	95.54%	87.50%	0.00%	
\$125,001 - \$200,000	25	29.41%	100.00%	97.41%	100.29%	61.91%	0.00%	
\$200,001 - \$225,000	7	8.24%	100.00%	0.00%	100.00%	101.77%	0.00%	
\$225,001 - \$300,000	14	16.47%	100.00%	94.63%	100.67%	100.00%	102.67%	
\$300,001 and up	11	12.94%	100.00%	101.54%	100.00%	100.00%	100.00%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	101.33%	
Total Closed Units		85	100%	100.00%	16	48	19	2
Total Closed Volume		15,487,154			1.84M	7.99M	5.11M	540.50K

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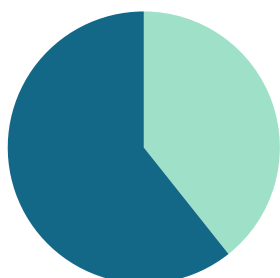
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY

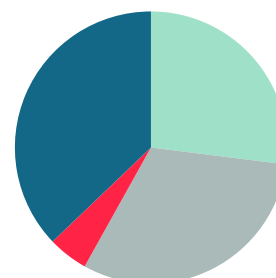


Inventory
 New Listings
90 = 39.30%
 Start Inventory
139
 Total Inventory Units
229
 Volume
\$52,512,709

Market Activity

Closed Sales
85 = 26.98%
 Pending Sales
98 = 31.11%
 Other Off Market
15 = 4.76%
 Active Inventory
117 = 37.14%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	109	85	-22.02%	686	678	-1.17%
Pending Sales	89	98	10.11%	727	683	-6.05%
New Listings	113	90	-20.35%	825	778	-5.70%
Median List Price	168,000	171,000	1.79%	155,000	174,750	12.74%
Median Sale Price	170,000	174,900	2.88%	155,250	174,950	12.69%
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	6.00	0.00%	5.00	7.00	40.00%
Monthly Inventory	118	117	-0.85%	118	117	-0.85%
Months Supply of Inventory	1.37	1.40	2.33%	1.37	1.40	2.33%

Absorption: Last 12 months, an Average of **83** Sales/Month

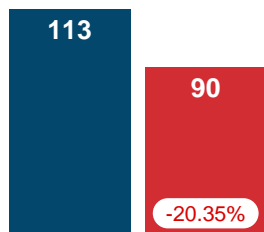
Inventory on August 31, 2022 = **117**

2021 **2022**

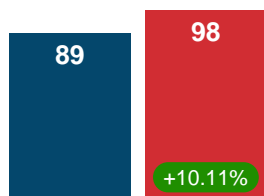
AUGUST MARKET

MEDIAN PRICES

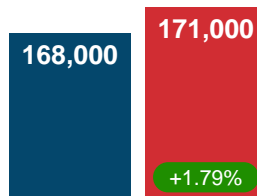
New Listings



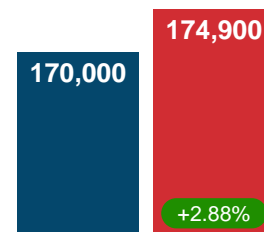
Pending Listings



List Price



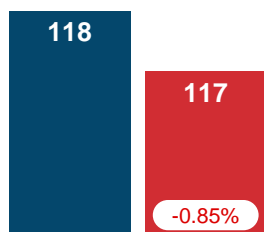
Sale Price



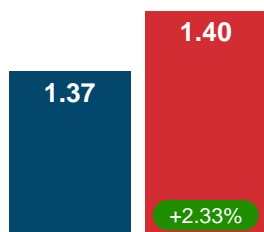
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

+0.00%