

February 2022



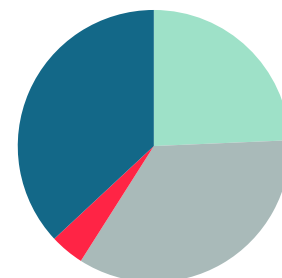
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	February 2022	+/-%
Closed Listings	45	54	20.00%
Pending Listings	58	77	32.76%
New Listings	45	67	48.89%
Average List Price	175,794	222,473	26.55%
Average Sale Price	172,253	226,145	31.29%
Average Percent of Selling Price to List Price	98.50%	104.76%	6.36%
Average Days on Market to Sale	28.84	20.48	-28.99%
End of Month Inventory	73	82	12.33%
Months Supply of Inventory	1.05	1.04	-0.42%



■ Closed (24.32%)
■ Pending (34.68%)
■ Other OffMarket (4.05%)
■ Active (36.94%)

Absorption: Last 12 months, an Average of **79** Sales/Month
Active Inventory as of February 28, 2022 = **82**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2022 rose **12.33%** to 82 existing homes available for sale. Over the last 12 months this area has had an average of 79 closed sales per month. This represents an unsold inventory index of **1.04** 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 **31.29%** in February 2022 to \$226,145 versus the previous year at \$172,253.

Average Days on Market Shortens

The average number of **20.48** days that homes spent on the market before selling decreased by 8.36 days or **28.99%** in February 2022 compared to last year's same month at **28.84** DOM.

Sales Success for February 2022 is Positive

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

There were 67 New Listings in February 2022, up **48.89%** from last year at 45. Furthermore, there were 54 Closed Listings this month versus last year at 45, a **20.00%** increase.

Closed versus Listed trends yielded a **80.6%** ratio, down from previous year's, February 2021, at **100.0%**, a **19.40%** downswing. 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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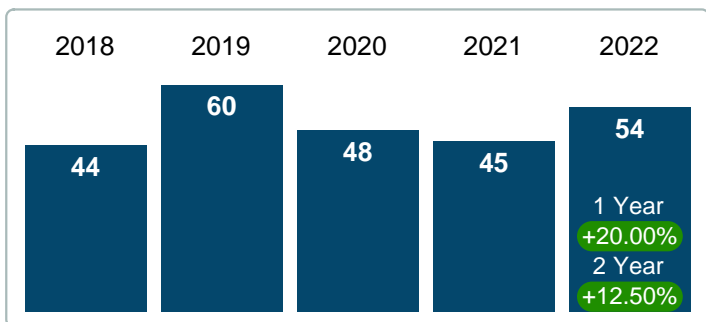
Area Delimited by County Of Creek - Residential Property Type



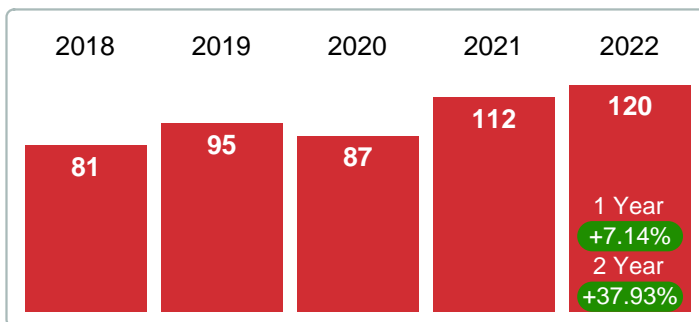
CLOSED LISTINGS

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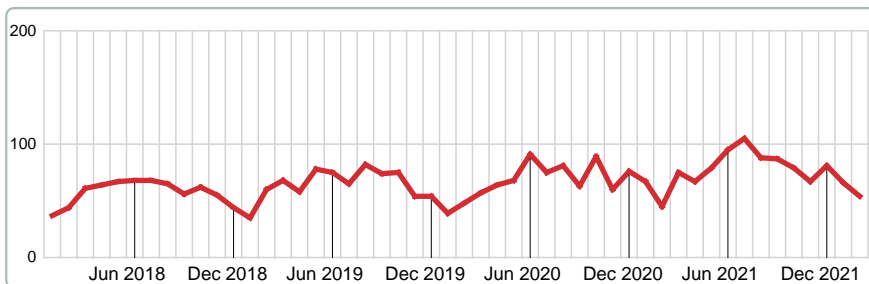
FEBRUARY



YEAR TO DATE (YTD)

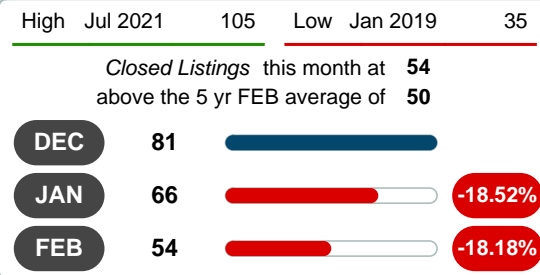


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 50



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	7.41%	20.3	2	2	0	0
\$75,001 - \$100,000	4	7.41%	50.3	1	2	1	0
\$100,001 - \$150,000	13	24.07%	16.1	4	8	1	0
\$150,001 - \$200,000	8	14.81%	20.8	0	7	1	0
\$200,001 - \$250,000	12	22.22%	12.5	2	7	3	0
\$250,001 - \$375,000	7	12.96%	19.6	0	5	2	0
\$375,001 and up	6	11.11%	27.0	0	2	3	1
Total Closed Units	54			9	33	11	1
Total Closed Volume	12,211,830	100%	20.5	1.08M	6.78M	3.81M	540.00K
Average Closed Price	\$226,145			\$120,278	\$205,579	\$345,930	\$540,000

February 2022



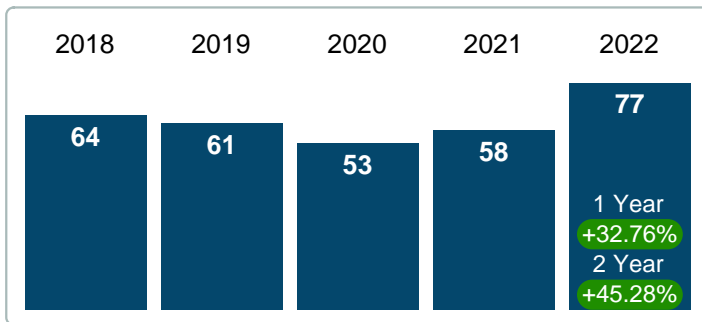
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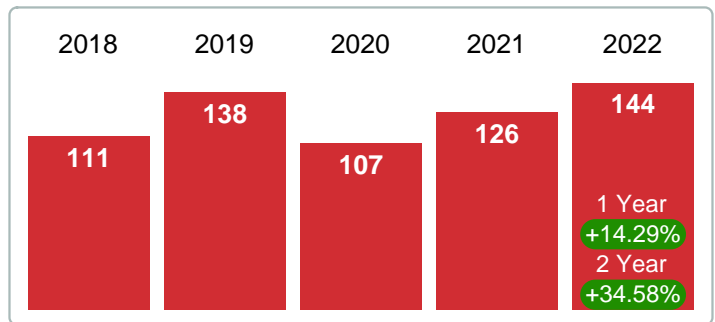
PENDING LISTINGS

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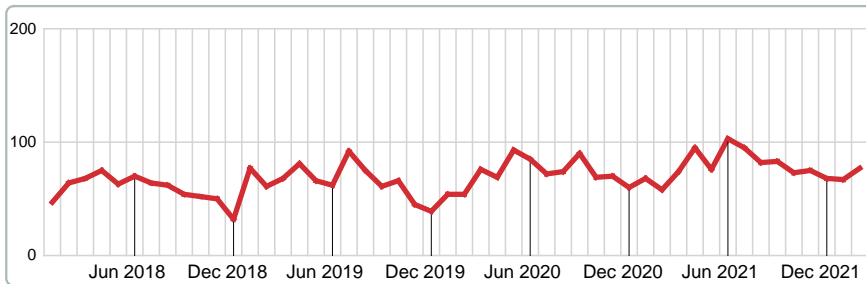
FEBRUARY



YEAR TO DATE (YTD)

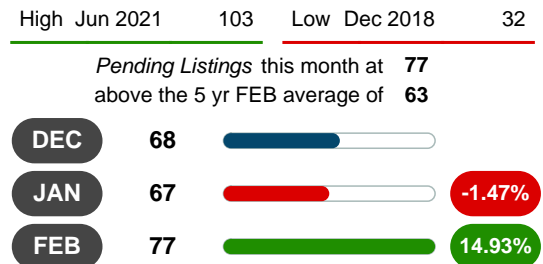


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 63



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	5	6.49%	10.8	3	2	0	0
\$75,001 - \$100,000	10	12.99%	46.8	5	4	1	0
\$100,001 - \$150,000	10	12.99%	20.4	2	8	0	0
\$150,001 - \$225,000	20	25.97%	25.5	0	17	3	0
\$225,001 - \$275,000	11	14.29%	20.8	1	8	2	0
\$275,001 - \$450,000	13	16.88%	42.8	0	8	5	0
\$450,001 and up	8	10.39%	40.8	0	3	4	1
Total Pending Units	77			11	50	15	1
Total Pending Volume	19,503,778	100%	30.5	1.15M	10.86M	5.99M	1.50M
Average Listing Price	\$253,296			\$104,618	\$217,268	\$399,373	\$1,499,000

February 2022



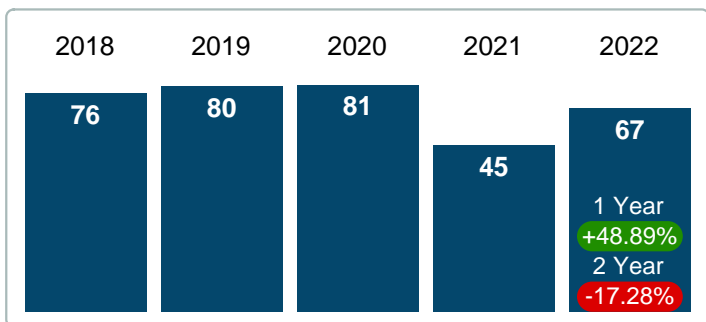
Area Delimited by County Of Creek - Residential Property Type



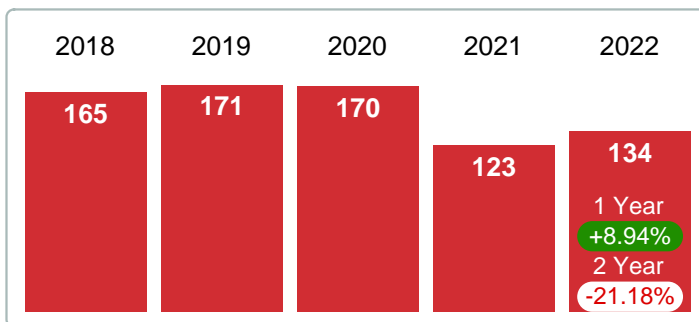
NEW LISTINGS

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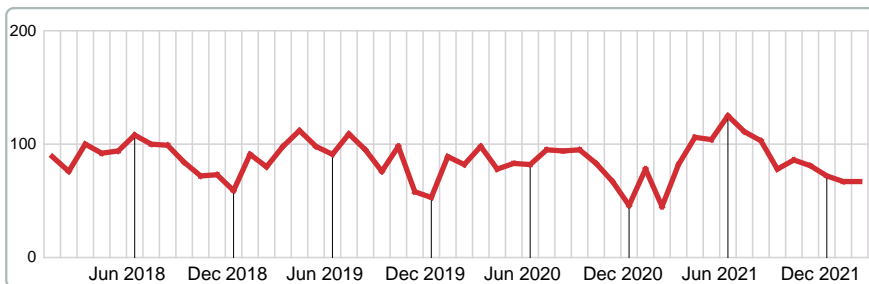
FEBRUARY



YEAR TO DATE (YTD)

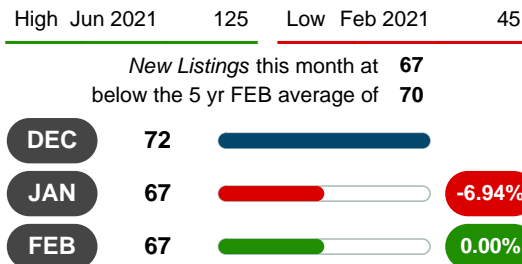


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 70



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	7.46%	3	2	0	0
\$75,001 - \$125,000	7	10.45%	3	4	0	0
\$125,001 - \$150,000	6	8.96%	2	4	0	0
\$150,001 - \$225,000	21	31.34%	2	17	2	0
\$225,001 - \$275,000	10	14.93%	1	7	2	0
\$275,001 - \$450,000	12	17.91%	0	7	5	0
\$450,001 and up	6	8.96%	0	1	2	3
Total New Listed Units	67		11	42	11	3
Total New Listed Volume	17,562,798	100%	1.38M	8.84M	4.07M	3.27M
Average New Listed Listing Price	\$243,717		\$125,055	\$210,440	\$370,345	\$1,091,633

February 2022



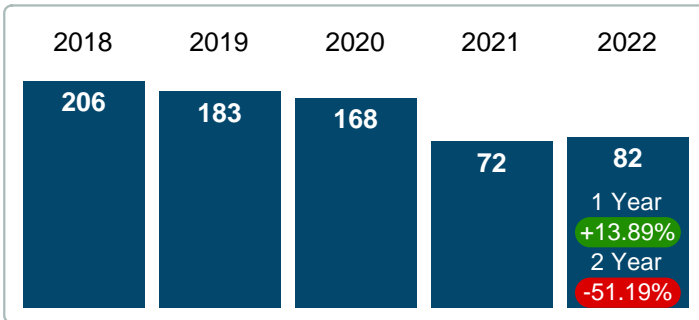
Area Delimited by County Of Creek - Residential Property Type



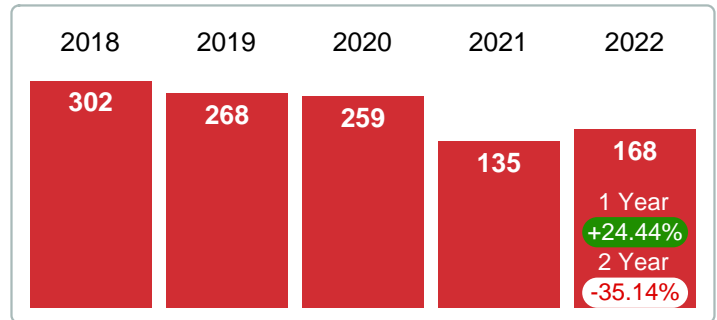
ACTIVE INVENTORY

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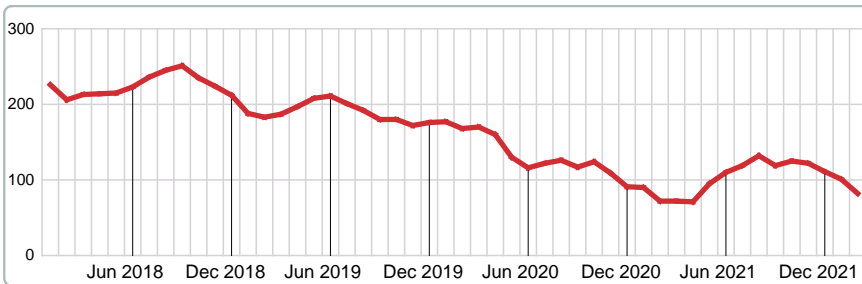
END OF FEBRUARY



ACTIVE DURING FEBRUARY

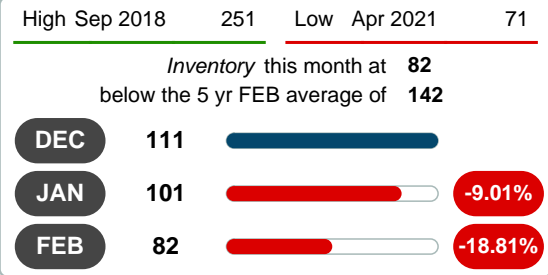


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 142



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	6.10%	81.6	3	1	1	0
\$75,001 - \$125,000	13	15.85%	110.8	5	6	1	1
\$125,001 - \$150,000	6	7.32%	61.8	3	3	0	0
\$150,001 - \$275,000	27	32.93%	68.3	4	20	2	1
\$275,001 - \$450,000	13	15.85%	82.3	3	3	5	2
\$450,001 - \$975,000	8	9.76%	103.1	2	2	1	3
\$975,001 and up	10	12.20%	108.4	1	2	2	5
Total Active Inventory by Units	82			21	37	12	12
Total Active Inventory by Volume	36,171,278	100%	85.9	4.73M	13.50M	6.31M	11.63M
Average Active Inventory Listing Price	\$441,113			\$225,067	\$364,921	\$525,767	\$969,467

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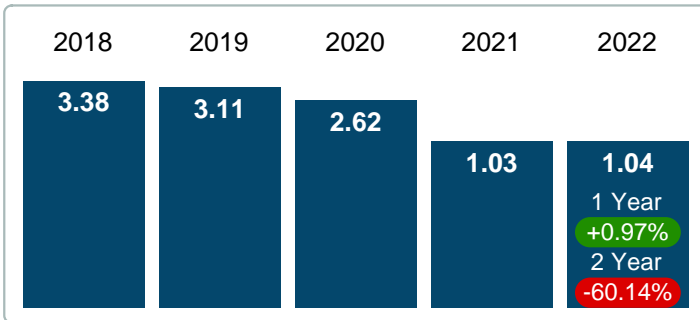
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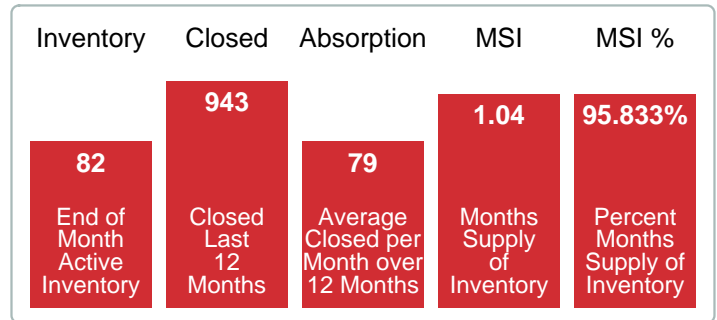
MONTHS SUPPLY of INVENTORY (MSI)

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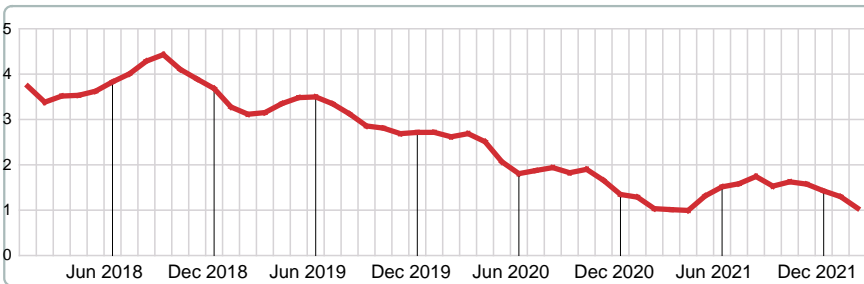
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022

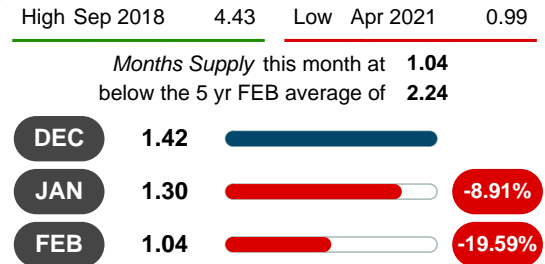


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 2.24



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	6.10%	0.73	0.92	0.32	2.40	0.00
\$75,001 - \$125,000	13	15.85%	0.95	1.18	0.73	1.00	4.00
\$125,001 - \$150,000	6	7.32%	0.69	2.12	0.42	0.00	0.00
\$150,001 - \$275,000	27	32.93%	0.82	2.29	0.82	0.33	2.40
\$275,001 - \$450,000	13	15.85%	1.17	9.00	0.55	1.30	1.41
\$450,001 - \$975,000	8	9.76%	1.63	0.00	1.60	0.46	2.00
\$975,001 and up	10	12.20%	20.00	0.00	0.00	8.00	20.00
Market Supply of Inventory (MSI)			1.04	1.91	0.74	0.86	3.06
Total Active Inventory by Units		100%	1.04	21	37	12	12

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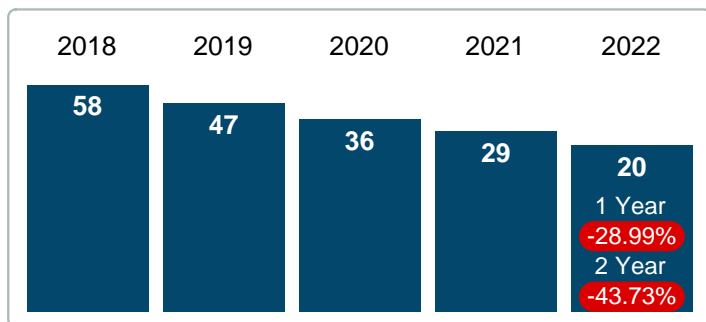
Area Delimited by County Of Creek - Residential Property Type



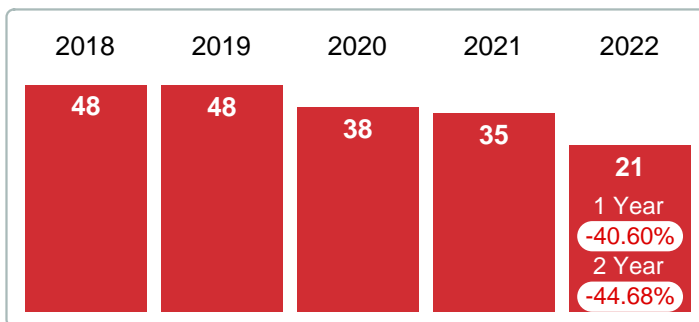
AVERAGE DAYS ON MARKET TO SALE

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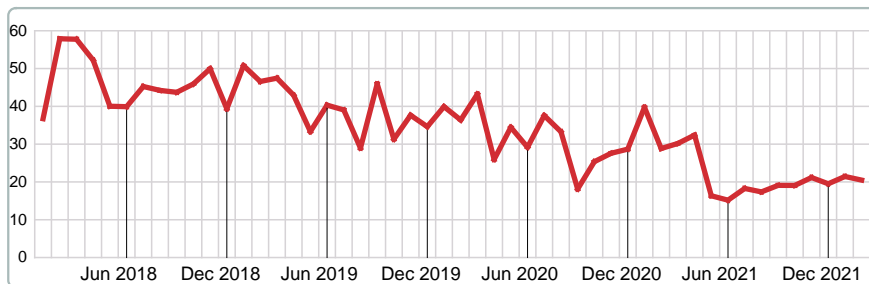
FEBRUARY



YEAR TO DATE (YTD)

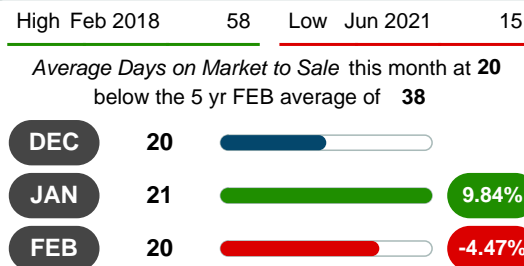


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 38



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
\$75,000 and less	7.41%	20	25	16	0	0
\$75,001 - \$100,000	7.41%	50	82	14	91	0
\$100,001 - \$150,000	24.07%	16	14	18	11	0
\$150,001 - \$200,000	14.81%	21	0	4	141	0
\$200,001 - \$250,000	22.22%	13	14	14	9	0
\$250,001 - \$375,000	12.96%	20	0	9	45	0
\$375,001 and up	11.11%	27	0	10	33	44
Average Closed DOM		20	24	12	42	44
Total Closed Units	100%	20	9	33	11	1
Total Closed Volume		12,211,830	1.08M	6.78M	3.81M	540.00K

February 2022



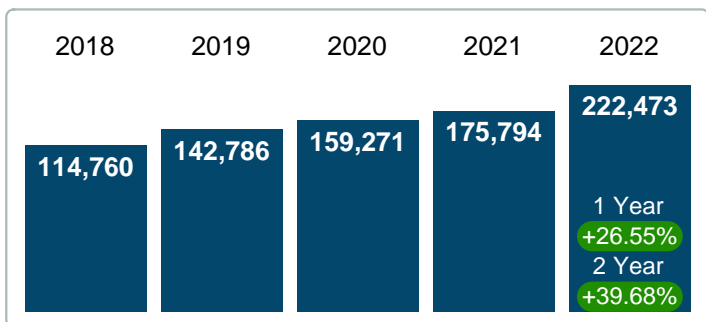
Area Delimited by County Of Creek - Residential Property Type



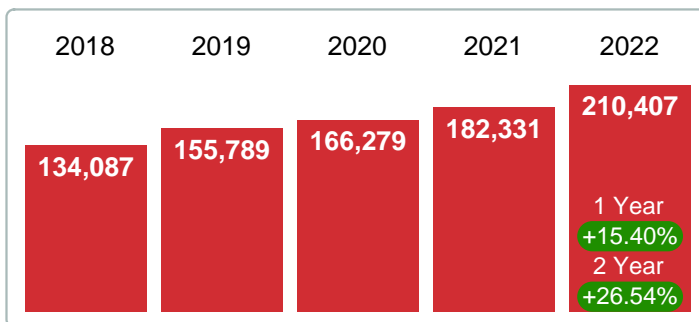
AVERAGE LIST PRICE AT CLOSING

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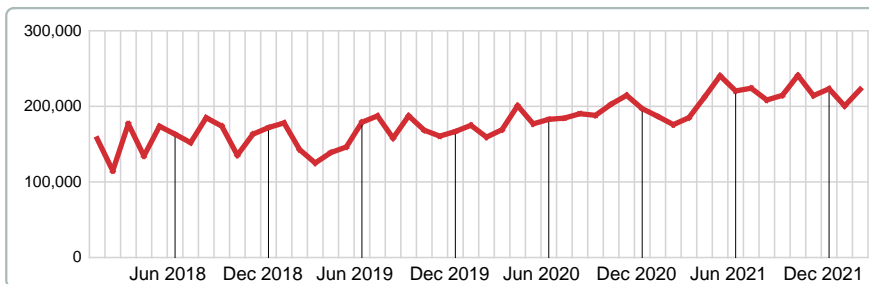
FEBRUARY



YEAR TO DATE (YTD)

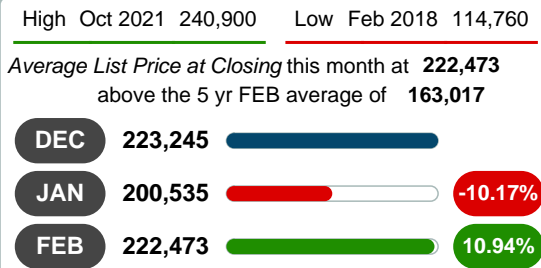


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 163,017



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
\$75,000 and less	9.26%	53,380	32,450	66,000	0	0
\$75,001 - \$100,000	11.11%	92,900	70,000	91,200	90,000	0
\$100,001 - \$150,000	20.37%	128,345	128,725	124,238	88,000	0
\$150,001 - \$200,000	22.22%	179,300	0	169,100	179,000	0
\$200,001 - \$250,000	12.96%	234,557	214,000	223,271	233,267	0
\$250,001 - \$375,000	12.96%	300,843	0	314,680	193,750	0
\$375,001 and up	11.11%	646,338	0	571,450	723,410	550,000
Average List Price		222,473	119,756	205,188	328,594	550,000
Total Closed Units	100%	222,473	9	33	11	1
Total Closed Volume		12,013,529	1.08M	6.77M	3.61M	550.00K

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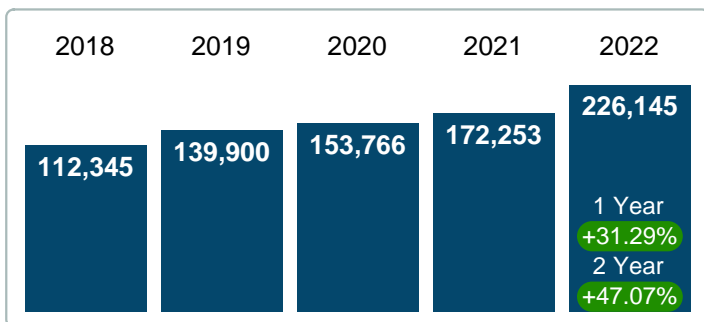
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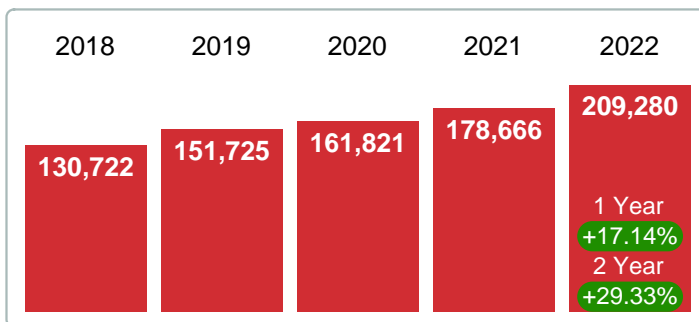
AVERAGE SOLD PRICE AT CLOSING

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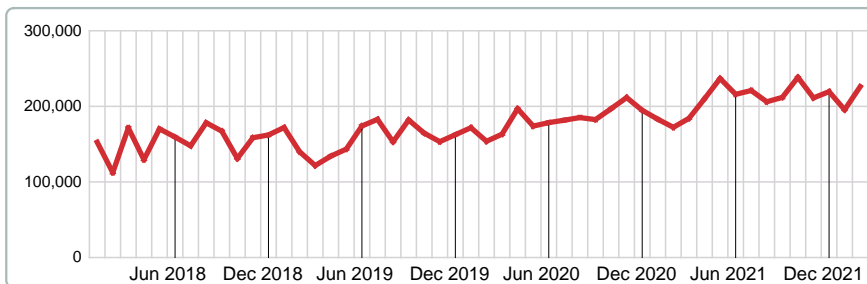
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

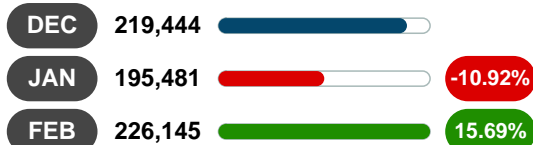


3 MONTHS

5 year FEB AVG = 160,882

High Oct 2021 238,406 Low Feb 2018 112,345

Average Sold Price at Closing this month at **226,145** above the 5 yr FEB average of **160,882**



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
\$75,000 and less	7.41%	49,000	32,000	66,000	0	0
\$75,001 - \$100,000	7.41%	85,650	76,000	93,300	80,000	0
\$100,001 - \$150,000	24.07%	126,654	128,750	128,000	107,500	0
\$150,001 - \$200,000	14.81%	176,125	0	176,286	175,000	0
\$200,001 - \$250,000	22.22%	227,242	213,750	227,986	234,500	0
\$250,001 - \$375,000	12.96%	298,571	0	303,600	286,000	0
\$375,001 and up	11.11%	633,472	0	546,800	722,410	540,000
Average Sold Price		226,145	120,278	205,579	345,930	540,000
Total Closed Units	100%	226,145	9	33	11	1
Total Closed Volume		12,211,830	1.08M	6.78M	3.81M	540.00K

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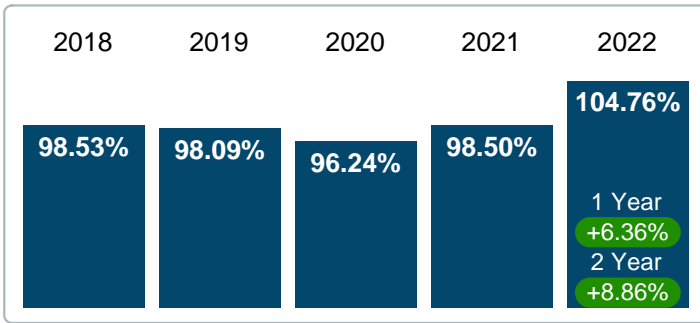
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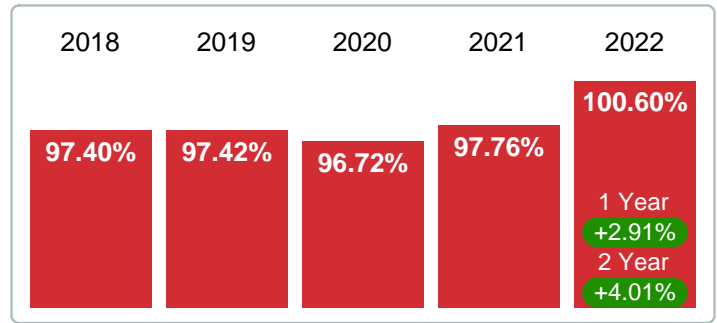
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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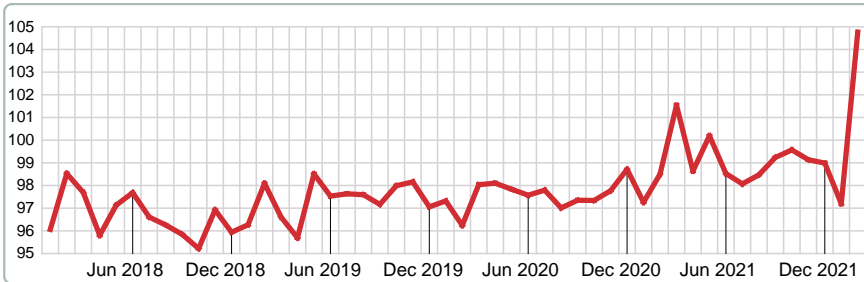
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

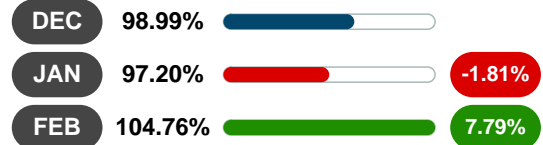


3 MONTHS

5 year FEB AVG = 99.23%

High Feb 2022 104.76% Low Oct 2018 95.22%

Average Sold/List Ratio this month at **104.76%**
above the 5 yr FEB average of **99.23%**



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
\$75,000 and less	4	7.41%	99.36%	98.71%	100.00%	0.00%	0.00%
\$75,001 - \$100,000	4	7.41%	100.48%	108.57%	102.23%	88.89%	0.00%
\$100,001 - \$150,000	13	24.07%	103.94%	99.92%	103.67%	122.16%	0.00%
\$150,001 - \$200,000	8	14.81%	103.45%	0.00%	104.26%	97.77%	0.00%
\$200,001 - \$250,000	12	22.22%	101.76%	100.97%	102.32%	100.97%	0.00%
\$250,001 - \$375,000	7	12.96%	123.98%	0.00%	97.26%	190.78%	0.00%
\$375,001 and up	6	11.11%	98.36%	0.00%	95.93%	100.03%	98.18%
Average Sold/List Ratio		104.80%		100.85%	101.76%	117.58%	98.18%
Total Closed Units	54	100%	104.80%	9	33	11	1
Total Closed Volume	12,211,830			1.08M	6.78M	3.81M	540.00K

February 2022



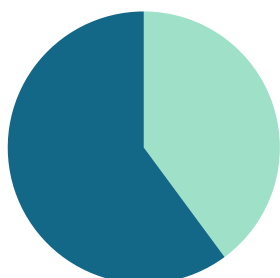
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

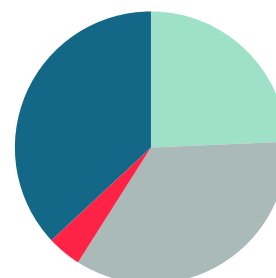


Inventory
 New Listings
67 = 39.88%
 Start Inventory
101
 Total Inventory Units
168
 Volume
\$59,482,656

Market Activity

Closed Sales
54 = 24.32%
 Pending Sales
77 = 34.68%
 Other Off Market
9 = 4.05%
 Active Inventory
82 = 36.94%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	45	54	20.00%	112	120	7.14%
Pending Sales	58	77	32.76%	126	144	14.29%
New Listings	45	67	48.89%	123	134	8.94%
Average List Price	175,794	222,473	26.55%	182,331	210,407	15.40%
Average Sale Price	172,253	226,145	31.29%	178,666	209,280	17.14%
Average Percent of Selling Price to List Price	98.50%	104.76%	6.36%	97.76%	100.60%	2.91%
Average Days on Market to Sale	28.84	20.48	-28.99%	35.37	21.01	-40.60%
Monthly Inventory	73	82	12.33%	73	82	12.33%
Months Supply of Inventory	1.05	1.04	-0.42%	1.05	1.04	-0.42%

Absorption: Last 12 months, an Average of **79** Sales/Month

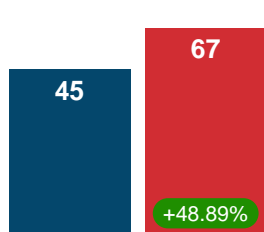
Inventory on February 28, 2022 = **82**

2021 **2022**

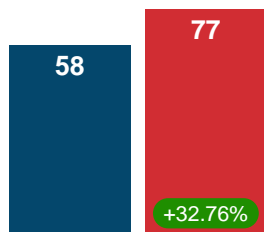
FEBRUARY MARKET

AVERAGE PRICES

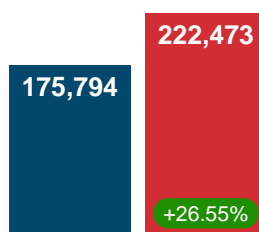
New Listings



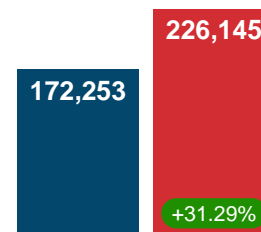
Pending Listings



List Price



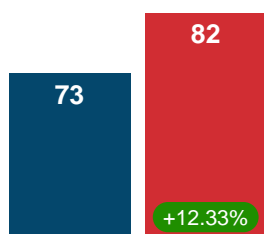
Sale Price



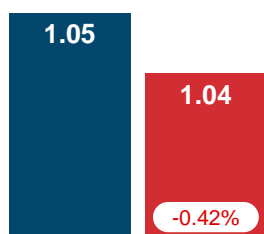
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

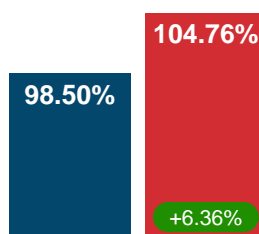
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

