

February 2022



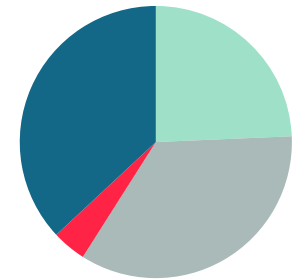
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		+/-%
	2021	2022	
Closed Listings	45	54	20.00%
Pending Listings	58	77	32.76%
New Listings	45	67	48.89%
Median List Price	168,000	172,450	2.65%
Median Sale Price	161,000	183,250	13.82%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	9.00	8.00	-11.11%
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.

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 **13.82%** in February 2022 to \$183,250 versus the previous year at \$161,000.

Median Days on Market Shortens

The median number of **8.00** days that homes spent on the market before selling decreased by 1.00 days or **11.11%** in February 2022 compared to last year's same month at **9.00** DOM.

Sales Success for February 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 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.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

February 2022



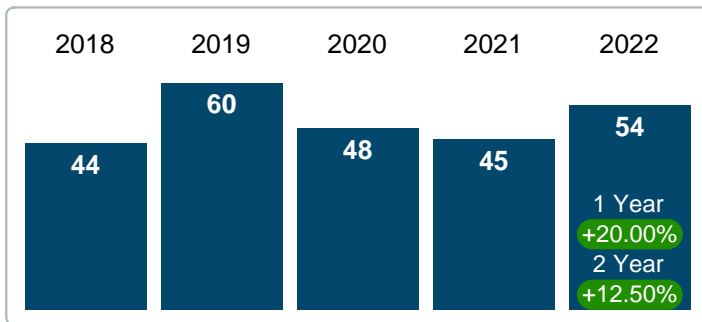
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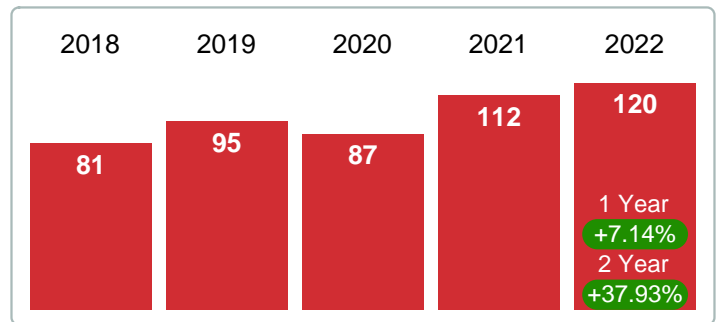
CLOSED LISTINGS

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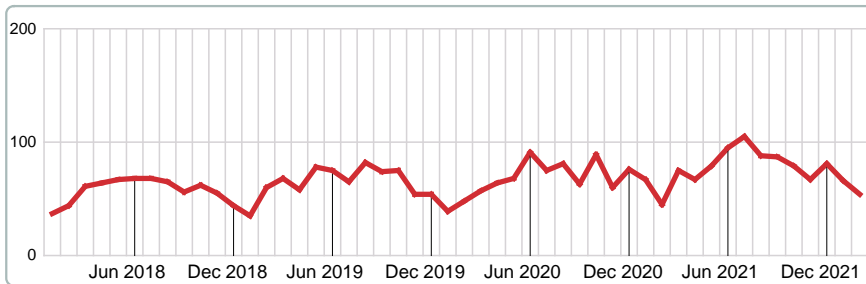
FEBRUARY



YEAR TO DATE (YTD)

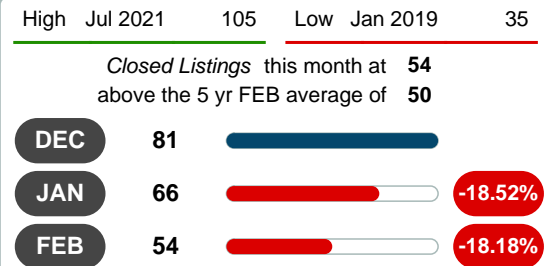


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 50



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	7.41%	16.0	2	2	0	0
\$75,001 - \$100,000	4	7.41%	51.0	1	2	1	0
\$100,001 - \$150,000	13	24.07%	6.0	4	8	1	0
\$150,001 - \$200,000	8	14.81%	3.0	0	7	1	0
\$200,001 - \$250,000	12	22.22%	8.5	2	7	3	0
\$250,001 - \$375,000	7	12.96%	14.0	0	5	2	0
\$375,001 and up	6	11.11%	14.0	0	2	3	1
Total Closed Units	54			9	33	11	1
Total Closed Volume	12,211,830	100%	8.0	1.08M	6.78M	3.81M	540.00K
Median Closed Price	\$183,250			\$130,000	\$180,000	\$248,000	\$540,000

February 2022



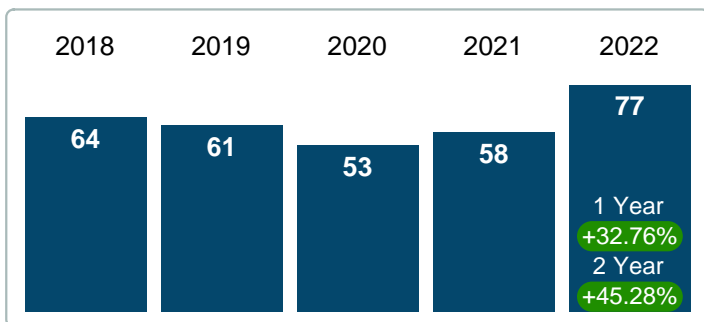
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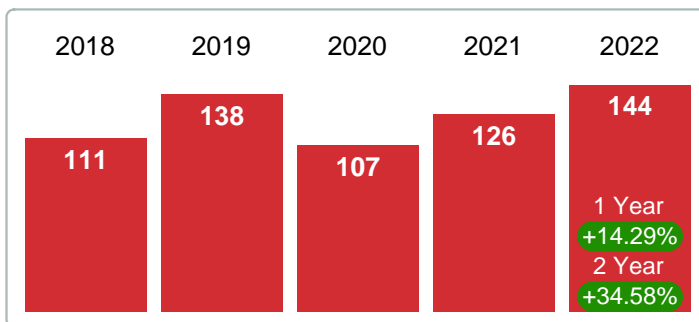
PENDING LISTINGS

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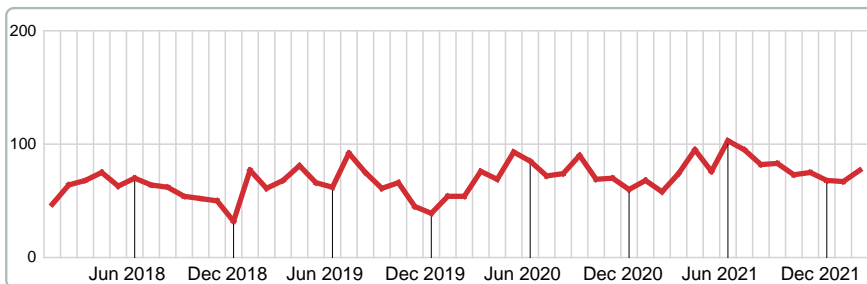
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 63

High Jun 2021 103 Low Dec 2018 32

Pending Listings this month at 77
above the 5 yr FEB average of 63



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	5	6.49%	5.0	3	2	0	0
\$75,001 - \$100,000	10	12.99%	20.5	5	4	1	0
\$100,001 - \$150,000	10	12.99%	5.5	2	8	0	0
\$150,001 - \$225,000	20	25.97%	8.5	0	17	3	0
\$225,001 - \$275,000	11	14.29%	5.0	1	8	2	0
\$275,001 - \$450,000	13	16.88%	8.0	0	8	5	0
\$450,001 and up	8	10.39%	32.5	0	3	4	1
Total Pending Units	77			11	50	15	1
Total Pending Volume	19,503,778	100%	9.0	1.15M	10.86M	5.99M	1.50M
Median Listing Price	\$189,000			\$95,000	\$182,500	\$330,000	\$1,499,000

February 2022



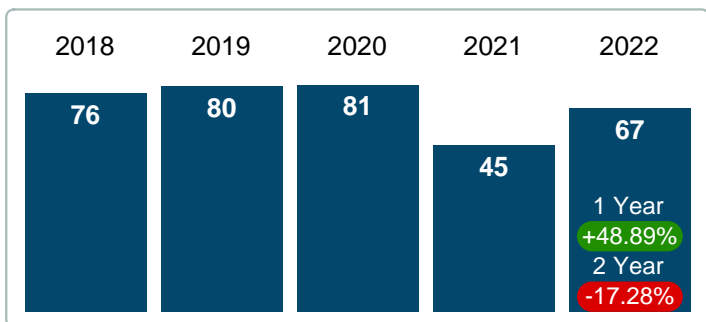
Area Delimited by County Of Creek - Residential Property Type



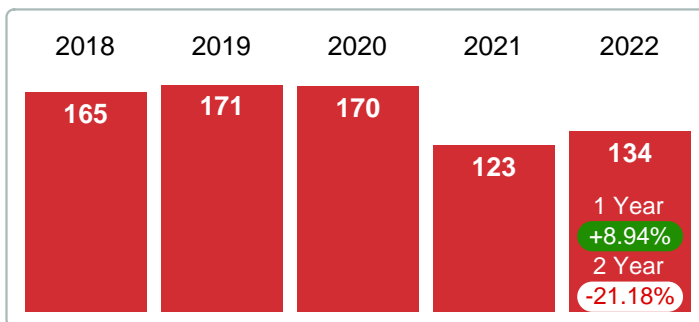
NEW LISTINGS

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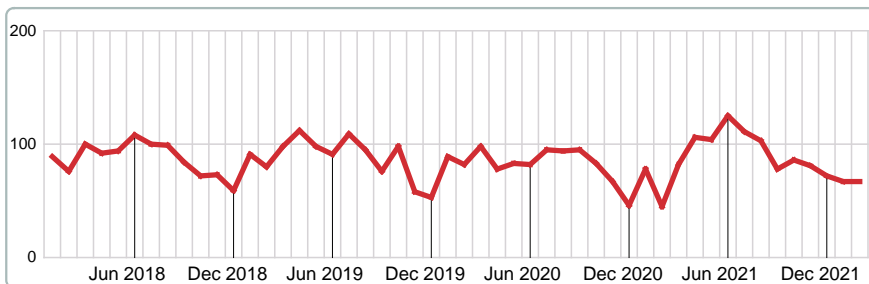
FEBRUARY



YEAR TO DATE (YTD)

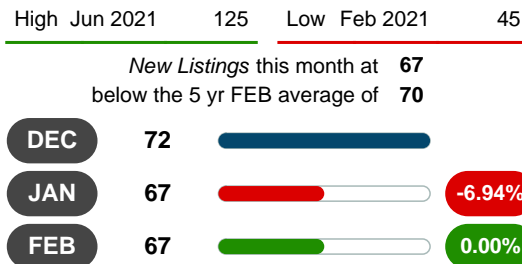


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$180,000		\$116,900	\$179,950	\$299,900	\$999,900

February 2022



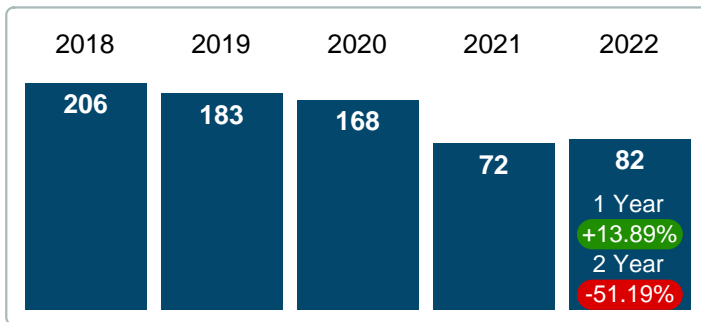
Area Delimited by County Of Creek - Residential Property Type



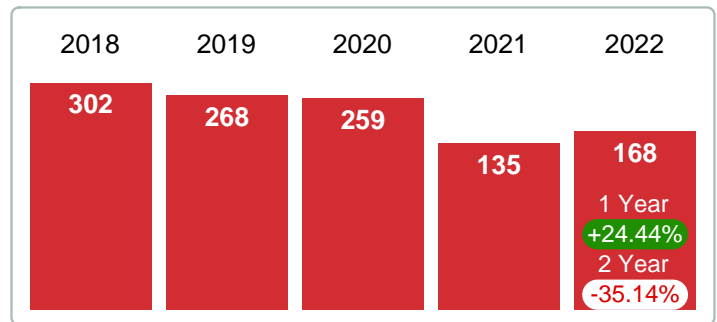
ACTIVE INVENTORY

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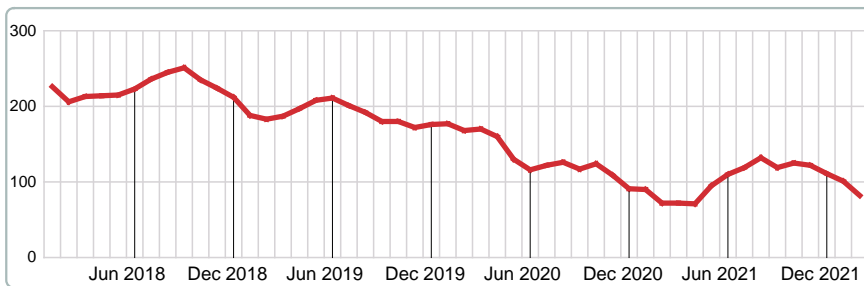
END OF FEBRUARY



ACTIVE DURING FEBRUARY

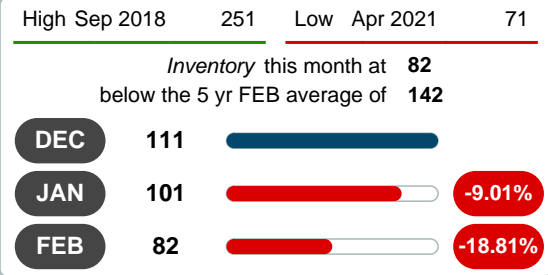


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 142



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	6.10%	74.0	3	1	1	0
\$75,001 - \$125,000	13	15.85%	94.0	5	6	1	1
\$125,001 - \$150,000	6	7.32%	44.0	3	3	0	0
\$150,001 - \$275,000	27	32.93%	51.0	4	20	2	1
\$275,001 - \$450,000	13	15.85%	48.0	3	3	5	2
\$450,001 - \$975,000	8	9.76%	131.5	2	2	1	3
\$975,001 and up	10	12.20%	136.0	1	2	2	5
Total Active Inventory by Units	82			21	37	12	12
Total Active Inventory by Volume	36,171,278	100%	64.5	4.73M	13.50M	6.31M	11.63M
Median Active Inventory Listing Price	\$202,000			\$150,000	\$180,000	\$367,250	\$587,450

February 2022



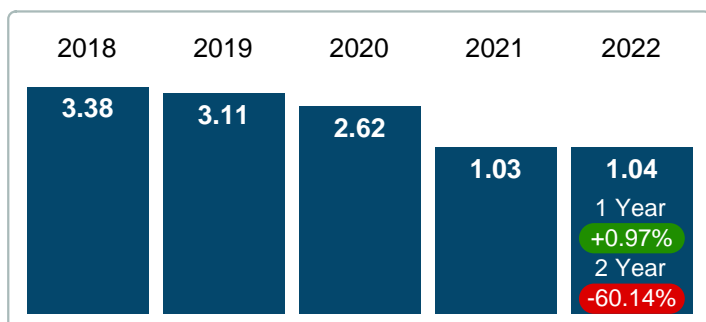
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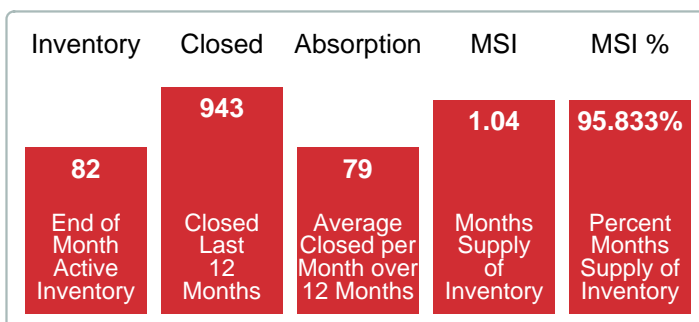
MONTHS SUPPLY of INVENTORY (MSI)

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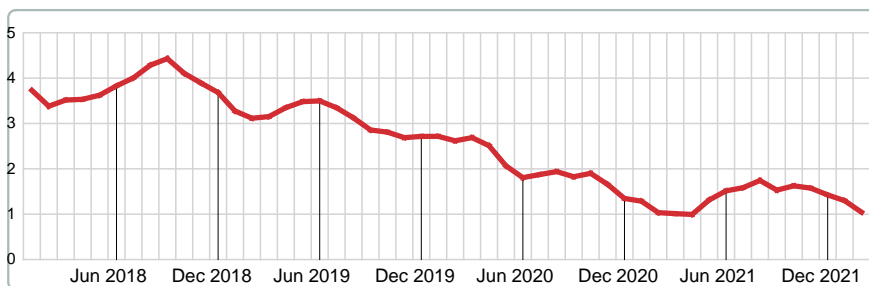
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022



5 YEAR MARKET ACTIVITY TRENDS

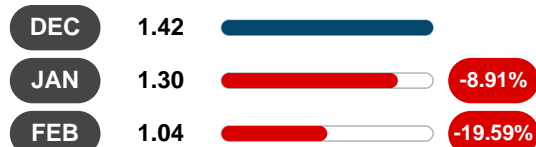


3 MONTHS

5 year FEB AVG = 2.24

High Sep 2018 4.43 Low Apr 2021 0.99

Months Supply this month at **1.04**
 below the 5 yr FEB average of **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

February 2022



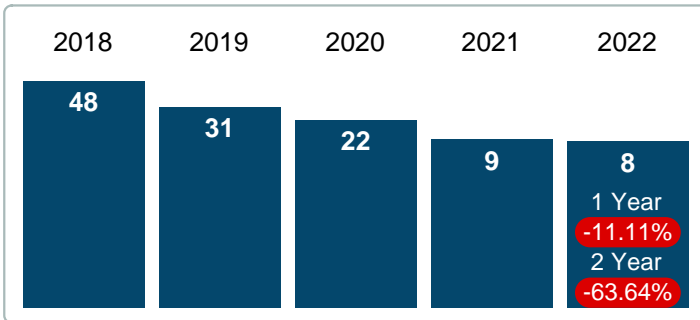
Area Delimited by County Of Creek - Residential Property Type



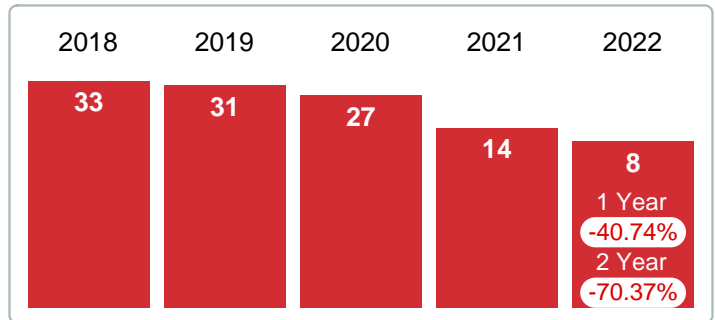
MEDIAN DAYS ON MARKET TO SALE

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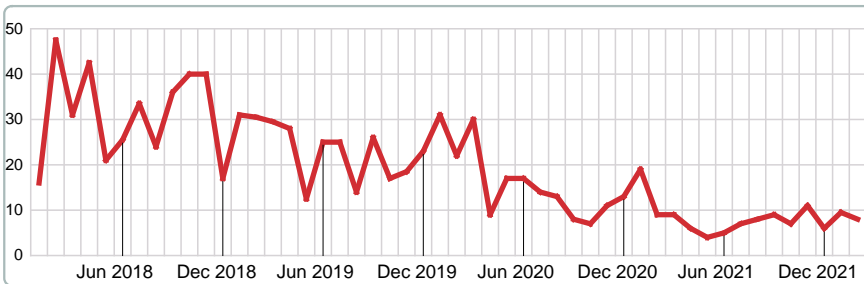
FEBRUARY



YEAR TO DATE (YTD)

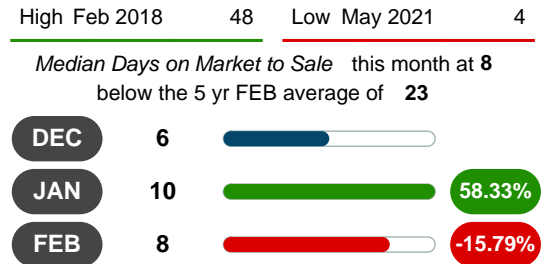


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 23



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
\$75,000 and less	7.41%	16	25	16	0	0
\$75,001 - \$100,000	7.41%	51	82	14	91	0
\$100,001 - \$150,000	24.07%	6	4	6	11	0
\$150,001 - \$200,000	14.81%	3	0	3	141	0
\$200,001 - \$250,000	22.22%	9	14	8	9	0
\$250,001 - \$375,000	12.96%	14	0	9	45	0
\$375,001 and up	11.11%	14	0	10	14	44
Median Closed DOM		8	6	7	14	44
Total Closed Units	100%	8.0	9	33	11	1
Total Closed Volume		12,211,830	1.08M	6.78M	3.81M	540.00K

February 2022



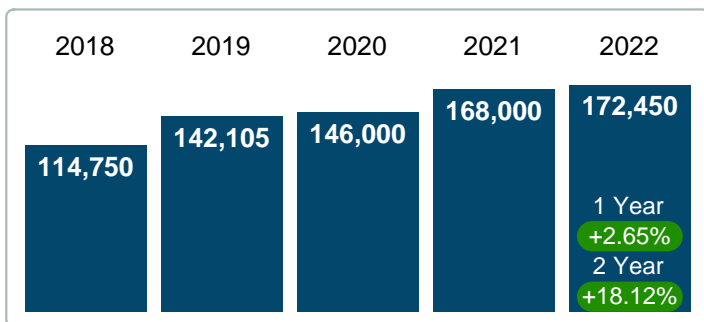
Area Delimited by County Of Creek - Residential Property Type



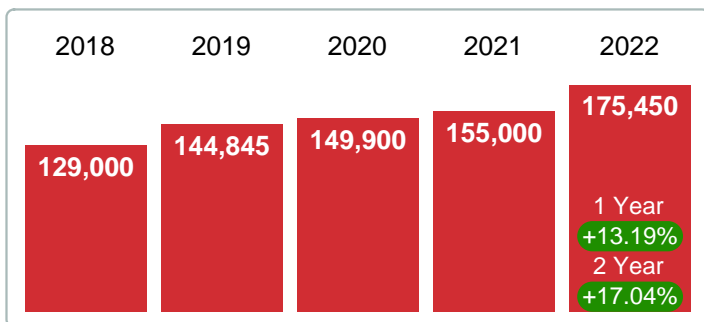
MEDIAN LIST PRICE AT CLOSING

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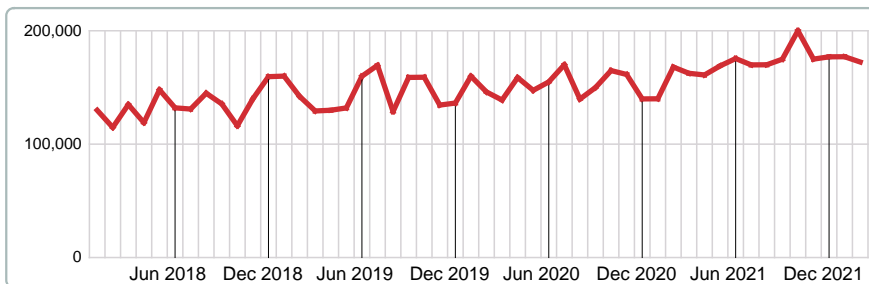
FEBRUARY



YEAR TO DATE (YTD)

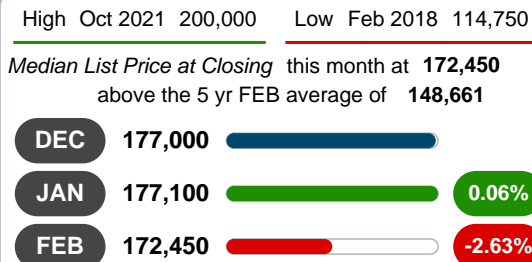


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 148,661



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
\$75,000 and less	9.26%	62,000	34,900	66,000	0	0
\$75,001 - \$100,000	11.11%	91,250	0	92,500	90,000	0
\$100,001 - \$150,000	20.37%	130,000	129,950	130,000	0	0
\$150,001 - \$200,000	22.22%	177,000	189,000	169,900	189,450	0
\$200,001 - \$250,000	12.96%	239,000	239,000	230,000	240,000	0
\$250,001 - \$375,000	12.96%	280,000	0	277,250	287,500	0
\$375,001 and up	11.11%	597,615	0	467,900	897,615	550,000
Median List Price		172,450	129,900	169,900	240,000	550,000
Total Closed Units	100%	172,450	9	33	11	1
Total Closed Volume		12,013,529	1.08M	6.77M	3.61M	550.00K

February 2022



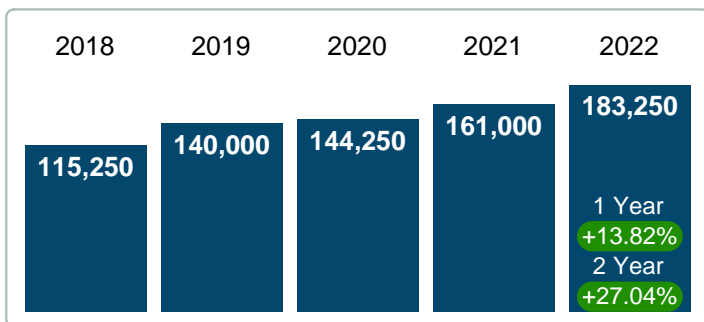
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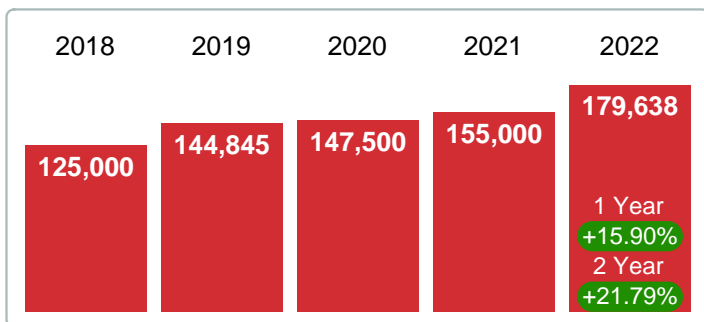
MEDIAN SOLD PRICE AT CLOSING

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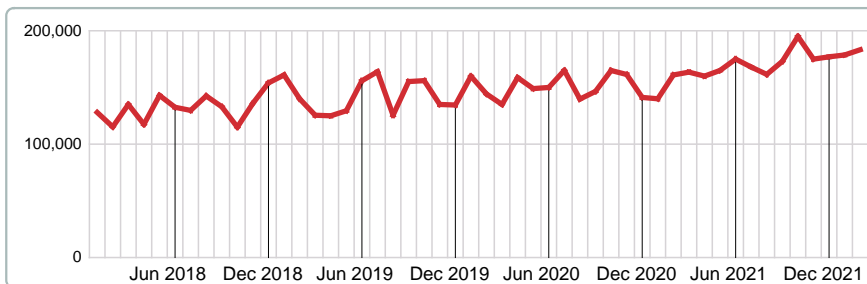
FEBRUARY



YEAR TO DATE (YTD)

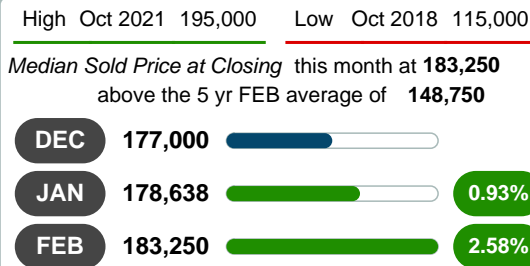


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 148,750



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
\$75,000 and less	4	7.41%	48,000	32,000	66,000	0	0
\$75,001 - \$100,000	4	7.41%	83,550	76,000	93,300	80,000	0
\$100,001 - \$150,000	13	24.07%	130,000	132,500	127,500	107,500	0
\$150,001 - \$200,000	8	14.81%	175,000	0	175,000	175,000	0
\$200,001 - \$250,000	12	22.22%	226,500	213,750	228,000	245,000	0
\$250,001 - \$375,000	7	12.96%	282,000	0	282,000	286,000	0
\$375,001 and up	6	11.11%	589,300	0	546,800	645,230	540,000
Median Sold Price			183,250	130,000	180,000	248,000	540,000
Total Closed Units		100%	183,250	9	33	11	1
Total Closed Volume			12,211,830	1.08M	6.78M	3.81M	540.00K

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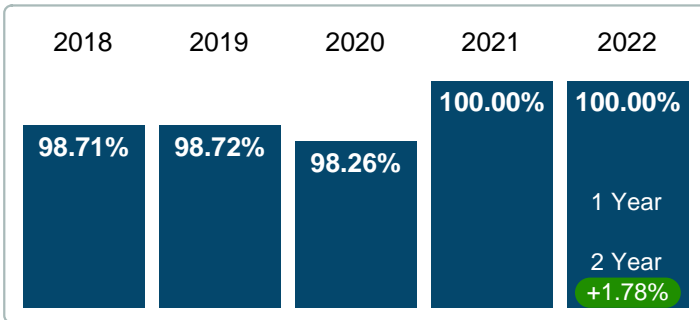
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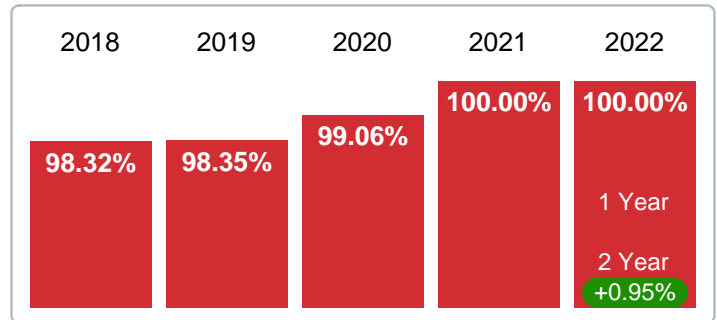
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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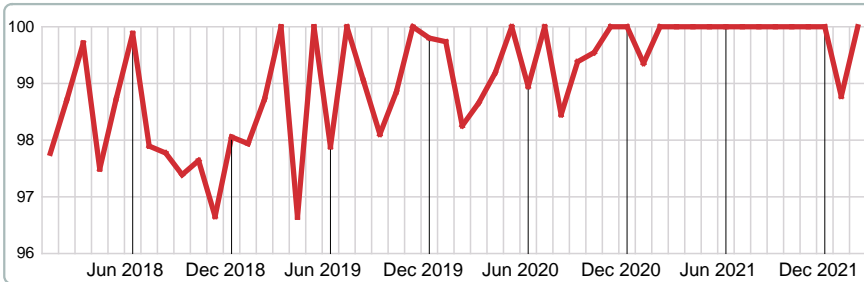
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

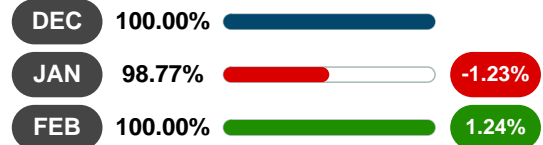


3 MONTHS

5 year FEB AVG = 99.14%

High Feb 2022 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **100.00%** above the 5 yr FEB average of **99.14%**



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	7.41%	100.00%	98.71%	100.00%	0.00%	0.00%
\$75,001 - \$100,000	4	7.41%	102.23%	108.57%	102.23%	88.89%	0.00%
\$100,001 - \$150,000	13	24.07%	102.07%	101.14%	101.03%	122.16%	0.00%
\$150,001 - \$200,000	8	14.81%	102.04%	0.00%	102.25%	97.77%	0.00%
\$200,001 - \$250,000	12	22.22%	100.75%	100.97%	100.00%	103.33%	0.00%
\$250,001 - \$375,000	7	12.96%	101.14%	0.00%	100.27%	190.78%	0.00%
\$375,001 and up	6	11.11%	98.87%	0.00%	95.93%	100.00%	98.18%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.53%	98.18%
Total Closed Units		54	100%	9	33	11	1
Total Closed Volume		12,211,830		1.08M	6.78M	3.81M	540.00K

February 2022



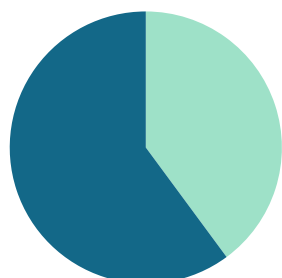
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

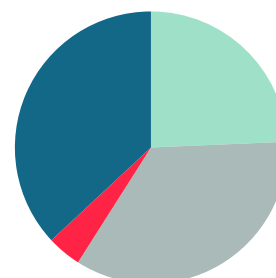


Inventory
 New Listings
67 = 39.88%
 Start Inventory
101
 Total Inventory Units
168
 Volume
\$59,482,656

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%
Median List Price	168,000	172,450	2.65%	155,000	175,450	13.19%
Median Sale Price	161,000	183,250	13.82%	155,000	179,638	15.90%
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	9.00	8.00	-11.11%	13.50	8.00	-40.74%
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

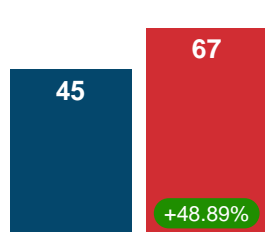
Inventory on February 28, 2022 = **82**

2021 **2022**

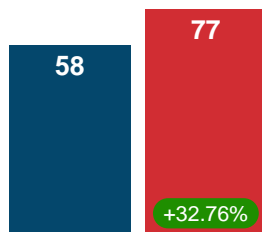
FEBRUARY MARKET

MEDIAN PRICES

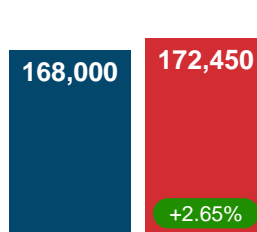
New Listings



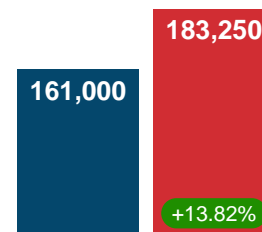
Pending Listings



List Price



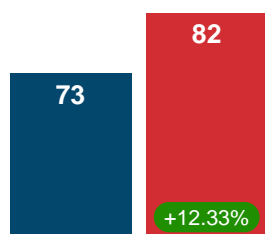
Sale Price



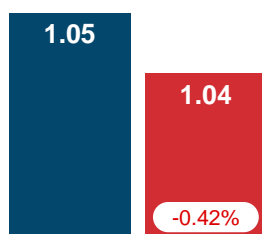
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

