

## February 2022



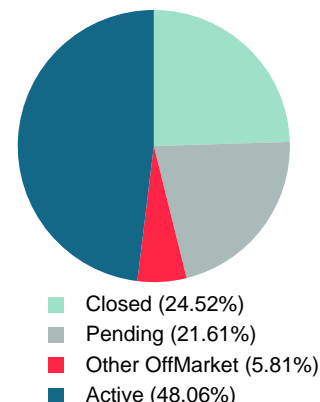
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



### MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	February 2022	+/-%
Closed Listings	43	76	76.74%
Pending Listings	64	67	4.69%
New Listings	76	72	-5.26%
Median List Price	132,000	139,900	5.98%
Median Sale Price	127,000	135,000	6.30%
Median Percent of Selling Price to List Price	97.56%	97.30%	-0.27%
Median Days on Market to Sale	22.00	24.00	9.09%
End of Month Inventory	205	149	-27.32%
Months Supply of Inventory	3.87	1.72	-55.62%



**Absorption:** Last 12 months, an Average of **87** Sales/Month  
**Active Inventory** as of February 28, 2022 = **149**

#### Analysis Wrap-Up

##### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2022 decreased **27.32%** to 149 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 **1.72** 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 **6.30%** in February 2022 to \$135,000 versus the previous year at \$127,000.

##### Median Days on Market Lengthens

The median number of **24.00** days that homes spent on the market before selling increased by 2.00 days or **9.09%** in February 2022 compared to last year's same month at **22.00** DOM.

##### Sales Success for February 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 72 New Listings in February 2022, down **5.26%** from last year at 76. Furthermore, there were 76 Closed Listings this month versus last year at 43, a **76.74%** increase.

Closed versus Listed trends yielded a **105.6%** ratio, up from previous year's, February 2021, at **56.6%**, a **86.56%** upswing. 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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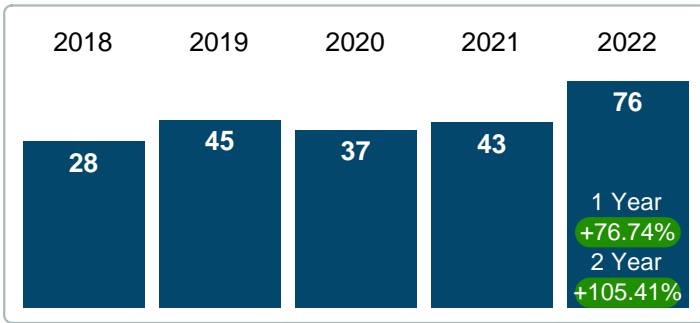
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



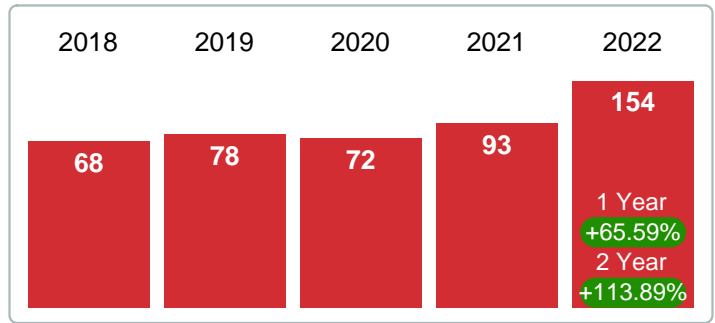
## CLOSED LISTINGS

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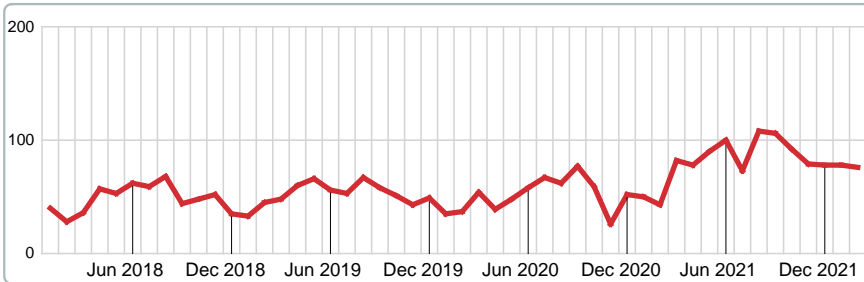
### FEBRUARY



### YEAR TO DATE (YTD)

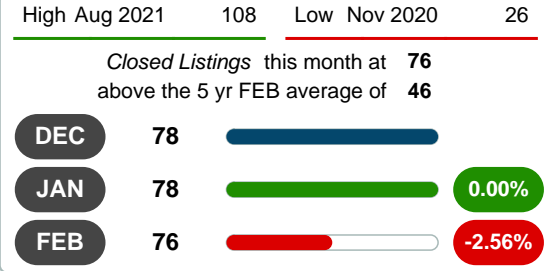


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 46



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	2	2.63%	54.5	2	0	0	0
\$20,001 - \$70,000	16	21.05%	96.0	13	3	0	0
\$70,001 - \$110,000	10	13.16%	8.0	5	4	0	1
\$110,001 - \$160,000	18	23.68%	69.0	4	9	5	0
\$160,001 - \$220,000	10	13.16%	18.0	3	5	2	0
\$220,001 - \$270,000	11	14.47%	5.0	0	7	3	1
\$270,001 and up	9	11.84%	15.0	0	4	5	0
<b>Total Closed Units</b>	<b>76</b>			<b>27</b>	<b>32</b>	<b>15</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>12,069,138</b>	<b>100%</b>	<b>24.0</b>	<b>2.12M</b>	<b>5.63M</b>	<b>3.96M</b>	<b>362.00K</b>
<b>Median Closed Price</b>	<b>\$135,000</b>			<b>\$68,000</b>	<b>\$160,000</b>	<b>\$222,688</b>	<b>\$181,000</b>

# February 2022



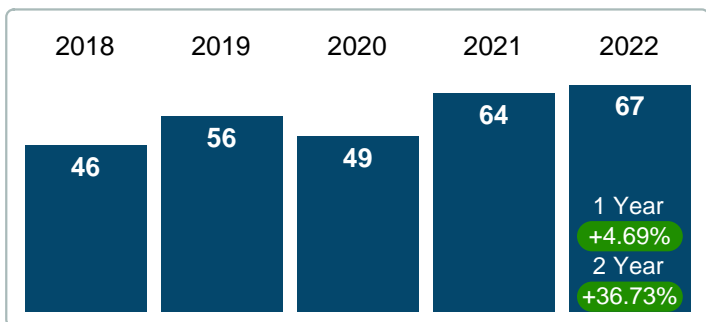
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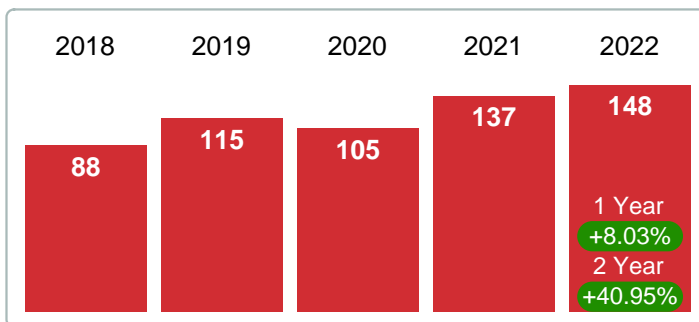
## PENDING LISTINGS

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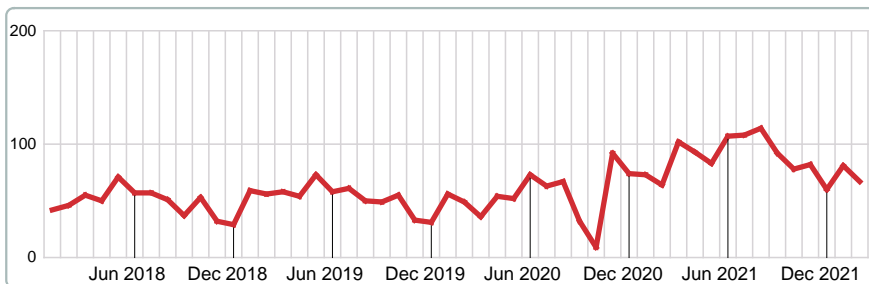
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 56

High Aug 2021 114 Low Oct 2020 9

Pending Listings this month at 67 above the 5 yr FEB average of 56



### 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	11.94%	13.5	4	4	0	0
\$75,001 - \$100,000	6	8.96%	128.5	2	4	0	0
\$100,001 - \$125,000	3	4.48%	11.0	2	1	0	0
\$125,001 - \$175,000	19	28.36%	15.0	4	13	2	0
\$175,001 - \$225,000	11	16.42%	6.0	2	7	2	0
\$225,001 - \$450,000	13	19.40%	12.0	0	13	0	0
\$450,001 and up	7	10.45%	16.0	1	3	2	1
<b>Total Pending Units</b>	<b>67</b>			<b>15</b>	<b>45</b>	<b>6</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>14,262,750</b>	<b>100%</b>	<b>15.0</b>	<b>2.11M</b>	<b>9.63M</b>	<b>2.02M</b>	<b>496.50K</b>
<b>Median Listing Price</b>	<b>\$159,000</b>			<b>\$123,500</b>	<b>\$175,900</b>	<b>\$212,000</b>	<b>\$496,500</b>

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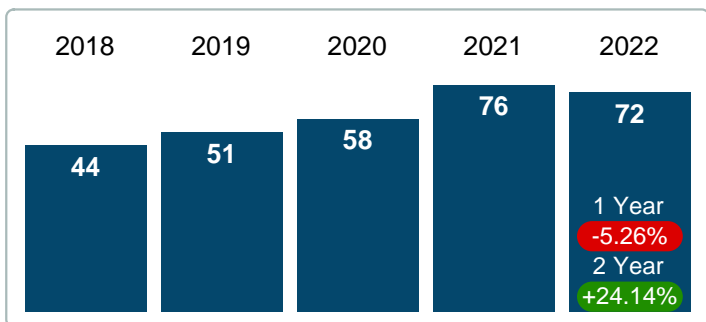
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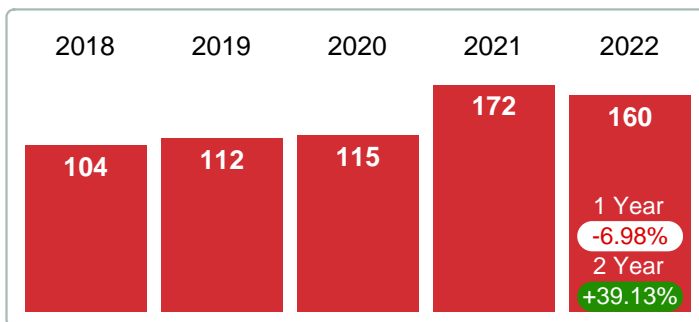
## NEW LISTINGS

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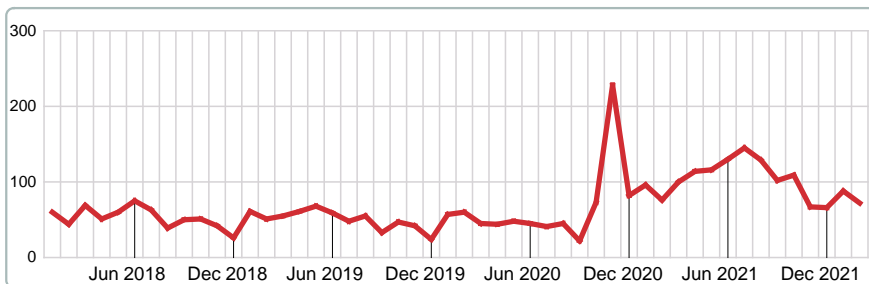
### FEBRUARY



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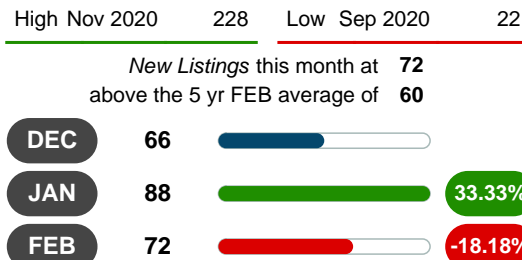


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 60



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	6.94%	2	3	0	0
\$50,001 - \$75,000	8	11.11%	6	2	0	0
\$75,001 - \$125,000	9	12.50%	1	8	0	0
\$125,001 - \$225,000	22	30.56%	5	15	2	0
\$225,001 - \$350,000	11	15.28%	1	9	0	1
\$350,001 - \$550,000	9	12.50%	1	4	3	1
\$550,001 and up	8	11.11%	0	3	4	1
<b>Total New Listed Units</b>	<b>72</b>		<b>16</b>	<b>44</b>	<b>9</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>19,809,800</b>	<b>100%</b>	<b>2.10M</b>	<b>11.67M</b>	<b>4.59M</b>	<b>1.45M</b>
<b>Median New Listed Listing Price</b>	<b>\$168,500</b>		<b>\$82,500</b>	<b>\$163,500</b>	<b>\$525,000</b>	<b>\$496,500</b>

# February 2022



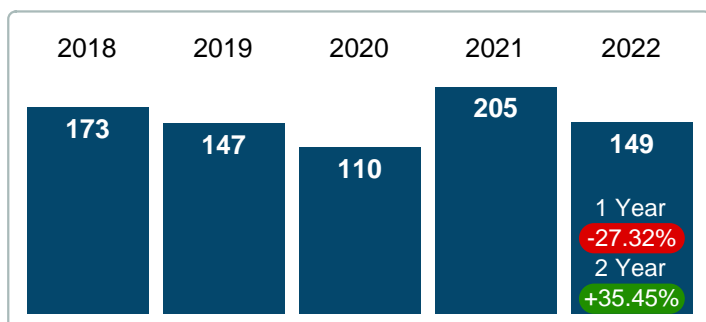
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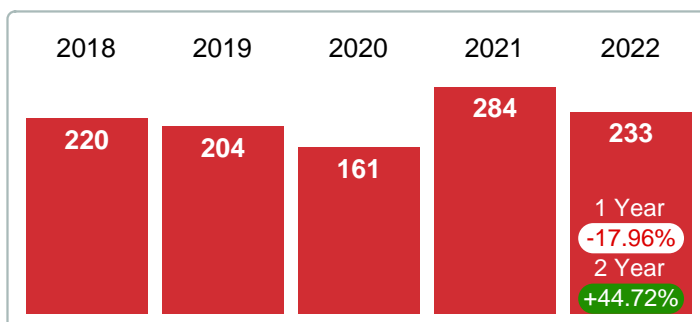
## ACTIVE INVENTORY

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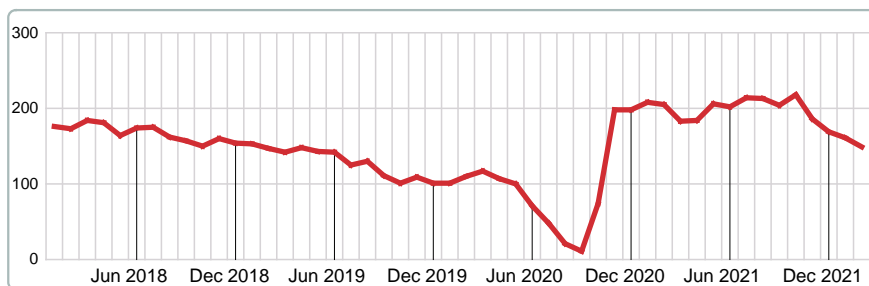
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

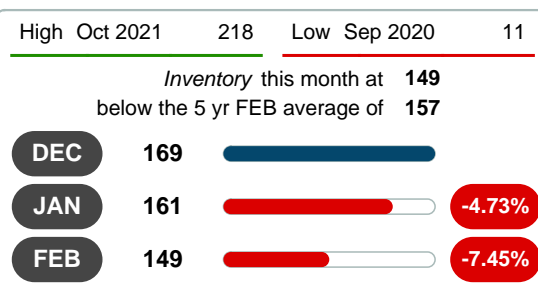


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 157



## 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	11	7.38%	138.0	5	6	0	0
\$50,001 - \$100,000	19	12.75%	59.0	10	8	0	1
\$100,001 - \$150,000	26	17.45%	54.5	5	20	1	0
\$150,001 - \$300,000	37	24.83%	61.0	5	26	4	2
\$300,001 - \$475,000	21	14.09%	55.0	3	11	5	2
\$475,001 - \$875,000	19	12.75%	102.0	0	9	7	3
\$875,001 and up	16	10.74%	104.0	1	3	7	5
<b>Total Active Inventory by Units</b>	<b>149</b>			<b>29</b>	<b>83</b>	<b>24</b>	<b>13</b>
<b>Total Active Inventory by Volume</b>	<b>61,308,750</b>	<b>100%</b>	<b>61.0</b>	<b>6.32M</b>	<b>24.35M</b>	<b>20.85M</b>	<b>9.78M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$199,000</b>			<b>\$99,000</b>	<b>\$169,500</b>	<b>\$571,000</b>	<b>\$650,000</b>

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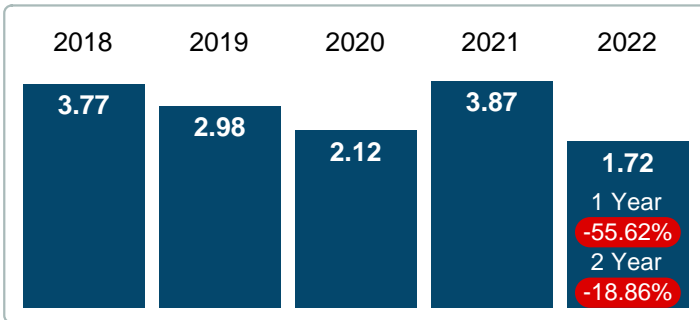
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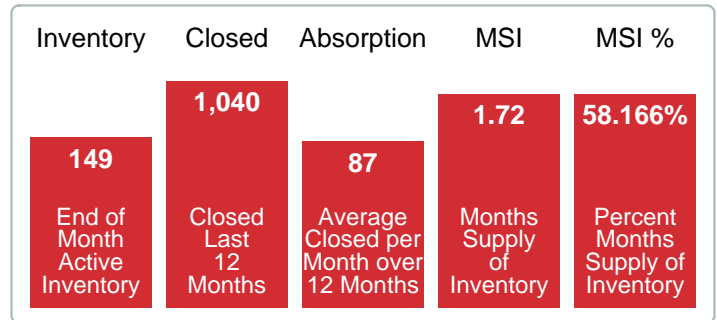
## MONTHS SUPPLY of INVENTORY (MSI)

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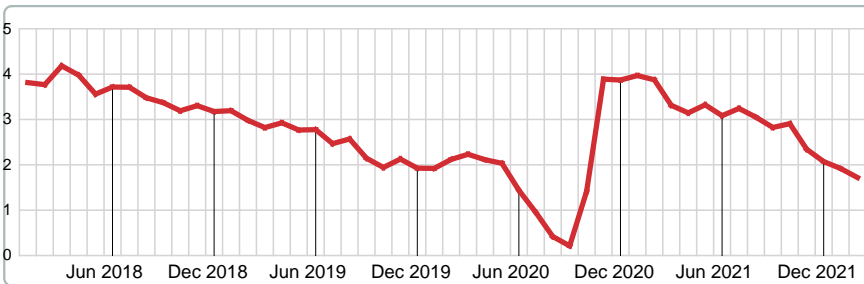
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2022

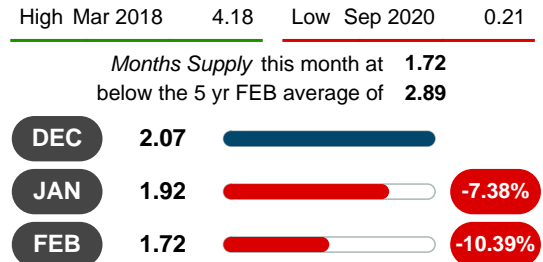


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 2.89



### 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	11	7.38%	1.50	1.15	2.25	0.00	0.00
\$50,001 - \$100,000	19	12.75%	1.37	1.60	1.14	0.00	6.00
\$100,001 - \$150,000	26	17.45%	1.53	1.28	1.94	0.39	0.00
\$150,001 - \$300,000	37	24.83%	1.08	1.82	1.16	0.49	2.18
\$300,001 - \$475,000	21	14.09%	2.05	3.00	2.64	1.15	2.67
\$475,001 - \$875,000	19	12.75%	5.43	0.00	9.82	3.82	5.14
\$875,001 and up	16	10.74%	32.00	6.00	36.00	84.00	30.00
Market Supply of Inventory (MSI)			1.72	1.56	1.74	1.36	4.59
Total Active Inventory by Units		100%	149	29	83	24	13

# February 2022



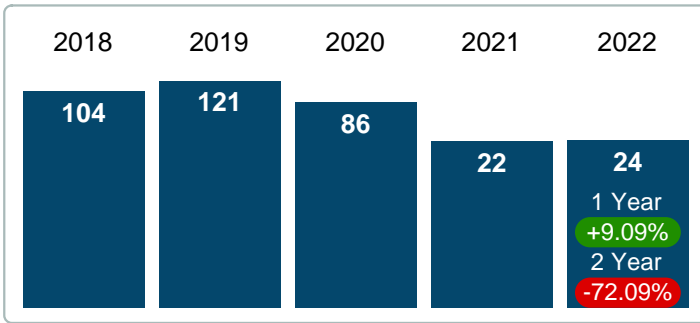
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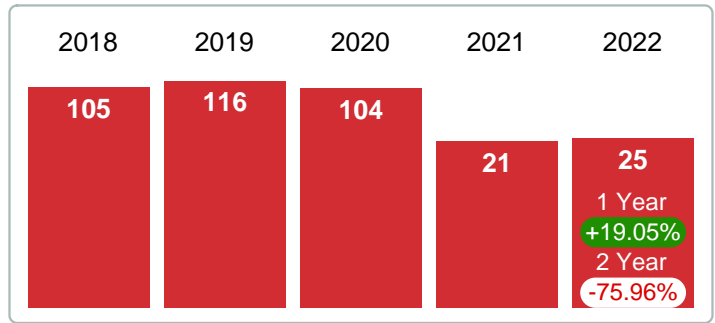
## MEDIAN DAYS ON MARKET TO SALE

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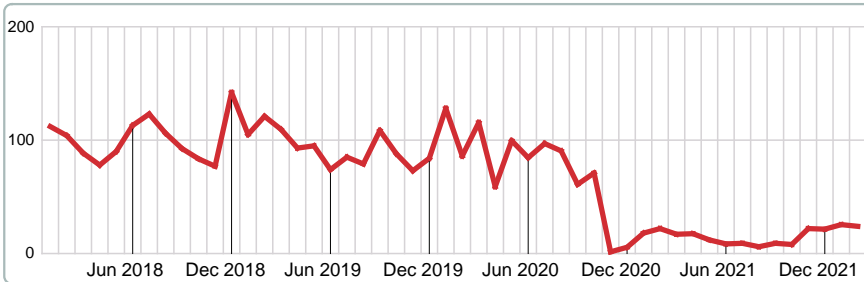
### FEBRUARY



### YEAR TO DATE (YTD)

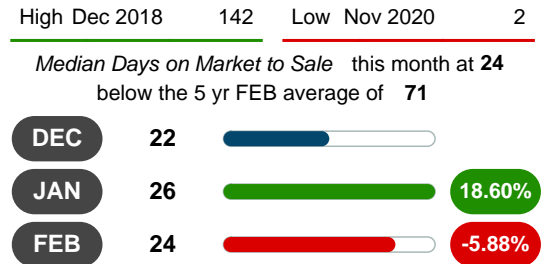


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 71



### 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
\$20,000 and less	2.63%	55	55	0	0	0
\$20,001 - \$70,000	21.05%	96	96	96	0	0
\$70,001 - \$110,000	13.16%	8	7	68	0	21
\$110,001 - \$160,000	23.68%	69	9	69	94	0
\$160,001 - \$220,000	13.16%	18	20	5	87	0
\$220,001 - \$270,000	14.47%	5	0	5	1	153
\$270,001 and up	11.84%	15	0	63	15	0
<b>Median Closed DOM</b>		<b>24</b>	<b>20</b>	<b>22</b>	<b>27</b>	<b>87</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>24.0</b>	<b>27</b>	<b>32</b>	<b>15</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>12,069,138</b>	<b>2.12M</b>	<b>5.63M</b>	<b>3.96M</b>	<b>362.00K</b>

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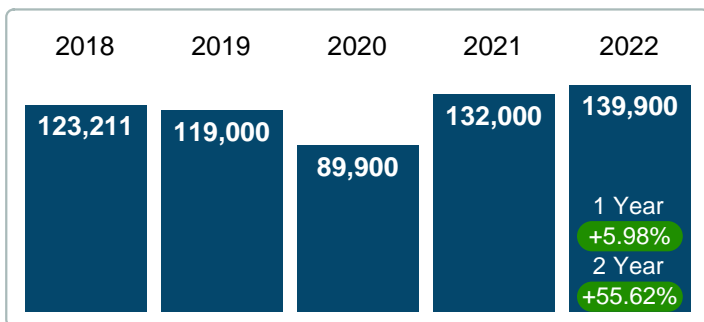
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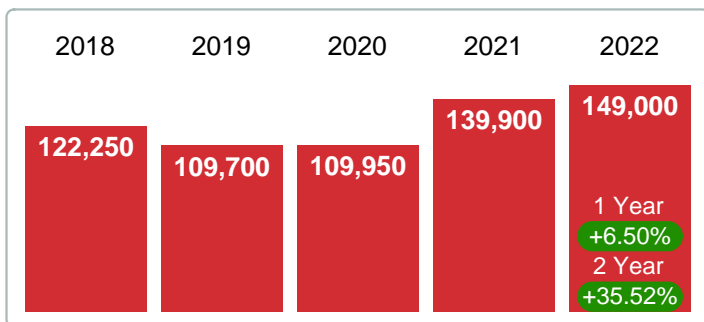
## MEDIAN LIST PRICE AT CLOSING

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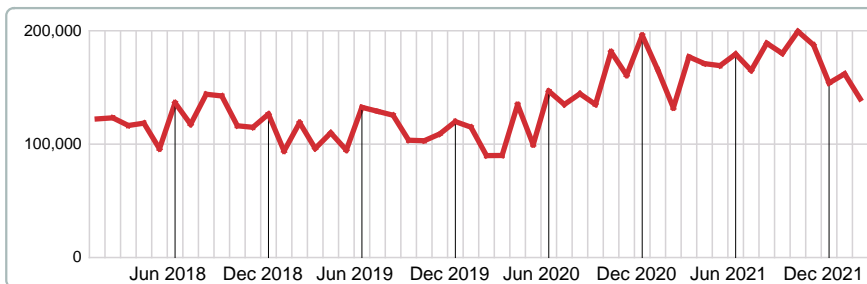
### FEBRUARY



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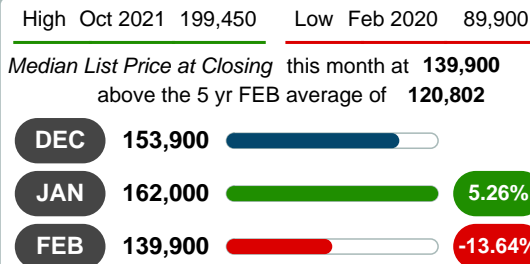


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 120,802



### 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
\$20,000 and less	1	1.32%	8,900	8,900	0	0	0
\$20,001 - \$70,000	14	18.42%	40,250	40,500	38,500	0	0
\$70,001 - \$110,000	11	14.47%	93,000	90,000	95,000	0	99,900
\$110,001 - \$160,000	19	25.00%	135,000	131,250	129,900	139,900	0
\$160,001 - \$220,000	10	13.16%	187,500	169,000	187,500	197,000	0
\$220,001 - \$270,000	10	13.16%	234,138	0	239,900	228,375	0
\$270,001 and up	11	14.47%	314,900	0	299,950	428,500	275,000
Median List Price			139,900	74,900	179,450	228,375	187,450
Total Closed Units		100%	139,900	27	32	15	2
Total Closed Volume			12,613,525	2.31M	5.85M	4.08M	374.90K



# February 2022



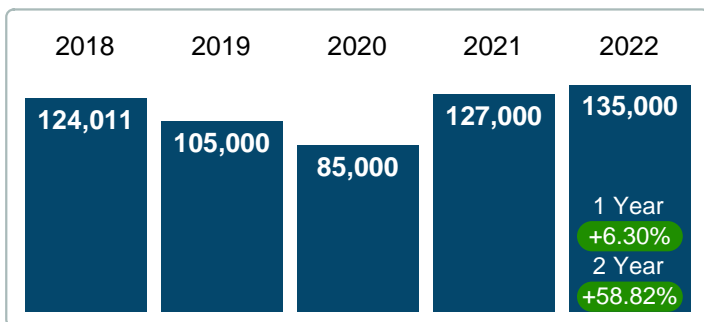
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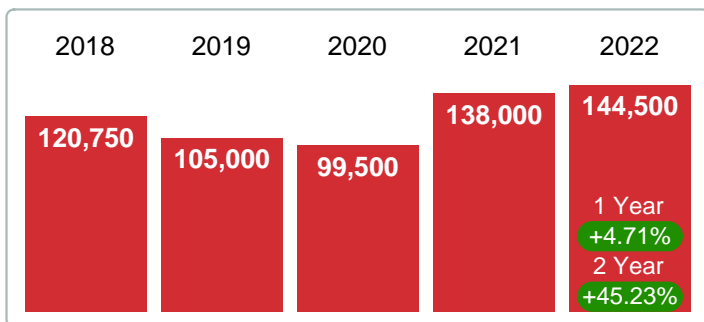
## MEDIAN SOLD PRICE AT CLOSING

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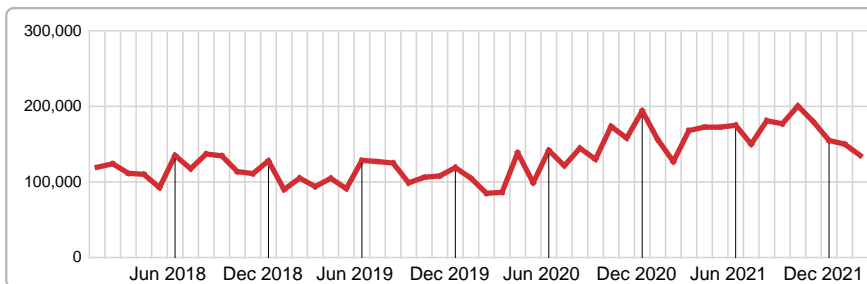
### FEBRUARY



### YEAR TO DATE (YTD)

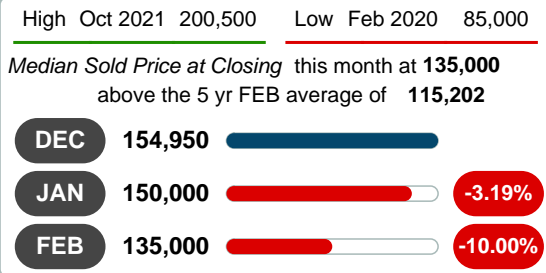


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 115,202



### 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
\$20,000 and less	2.63%	14,000	14,000	0	0	0
\$20,001 - \$70,000	21.05%	42,500	45,000	25,000	0	0
\$70,001 - \$110,000	13.16%	90,000	90,000	100,000	0	95,000
\$110,001 - \$160,000	23.68%	133,125	128,125	119,900	144,000	0
\$160,001 - \$220,000	13.16%	198,000	169,000	200,000	208,000	0
\$220,001 - \$270,000	14.47%	239,900	0	239,900	225,000	267,000
\$270,001 and up	11.84%	375,000	0	289,950	415,000	0
<b>Median Sold Price</b>		<b>135,000</b>	<b>68,000</b>	<b>160,000</b>	<b>222,688</b>	<b>181,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>76</b>	<b>27</b>	<b>32</b>	<b>15</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>12,069,138</b>	<b>2.12M</b>	<b>5.63M</b>	<b>3.96M</b>	<b>362.00K</b>

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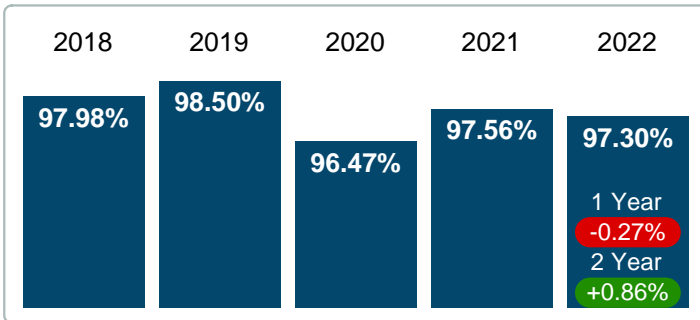
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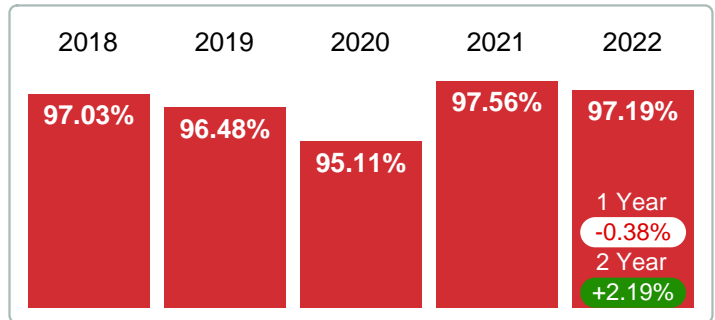
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

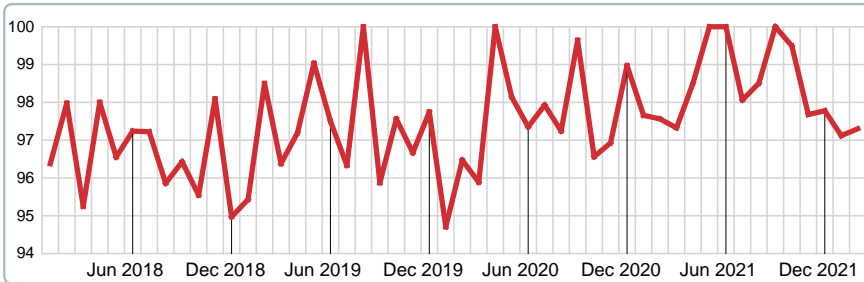
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

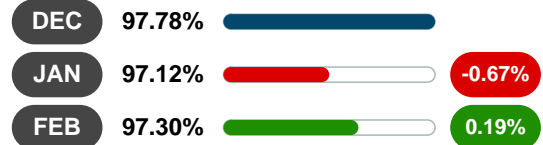


### 3 MONTHS

5 year FEB AVG = 97.56%

High Sep 2021 100.00% Low Jan 2020 94.71%

Median Sold/List Ratio this month at **97.30%**  
below the 5 yr FEB average of **97.56%**



### 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
\$20,000 and less	2	2.63%	75.71%	75.71%	0.00%	0.00%	0.00%
\$20,001 - \$70,000	16	21.05%	91.55%	93.46%	70.42%	0.00%	0.00%
\$70,001 - \$110,000	10	13.16%	94.80%	94.62%	97.37%	0.00%	95.10%
\$110,001 - \$160,000	18	23.68%	99.12%	96.30%	96.67%	100.00%	0.00%
\$160,001 - \$220,000	10	13.16%	99.75%	100.00%	97.73%	89.03%	0.00%
\$220,001 - \$270,000	11	14.47%	100.00%	0.00%	100.00%	100.00%	97.09%
\$270,001 and up	9	11.84%	96.77%	0.00%	96.33%	100.00%	0.00%
Median Sold/List Ratio		97.30%		93.55%	97.25%	100.00%	96.09%
Total Closed Units		76	100%	27	32	15	2
Total Closed Volume		12,069,138		2.12M	5.63M	3.96M	362.00K

# February 2022



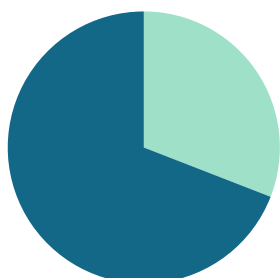
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

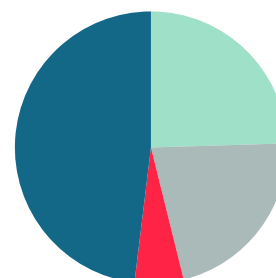


**Inventory**  
 New Listings  
**72 = 30.90%**  
 Start Inventory  
**161**  
 Total Inventory Units  
**233**  
 Volume  
**\$80,797,400**

### Market Activity

Closed Sales  
**76 = 24.52%**  
 Pending Sales  
**67 = 21.61%**  
 Other Off Market  
**18 = 5.81%**  
 Active Inventory  
**149 = 48.06%**

### MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	43	76	76.74%	93	154	65.59%
Pending Sales	64	67	4.69%	137	148	8.03%
New Listings	76	72	-5.26%	172	160	-6.98%
Median List Price	132,000	139,900	5.98%	139,900	149,000	6.50%
Median Sale Price	127,000	135,000	6.30%	138,000	144,500	4.71%
Median Percent of Selling Price to List Price	97.56%	97.30%	-0.27%	97.56%	97.19%	-0.38%
Median Days on Market to Sale	22.00	24.00	9.09%	21.00	25.00	19.05%
Monthly Inventory	205	149	-27.32%	205	149	-27.32%
Months Supply of Inventory	3.87	1.72	-55.62%	3.87	1.72	-55.62%

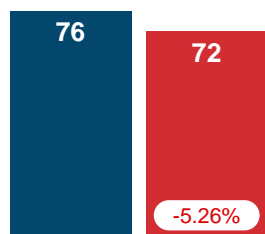
**Absorption:** Last 12 months, an Average of **87** Sales/Month

**Inventory** on February 28, 2022 = **149** 2021 2022

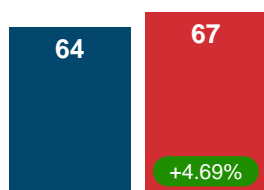
### FEBRUARY MARKET

### MEDIAN PRICES

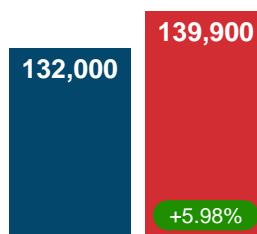
#### New Listings



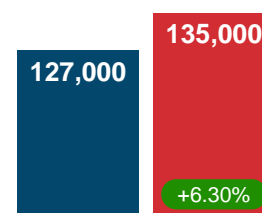
#### Pending Listings



#### List Price



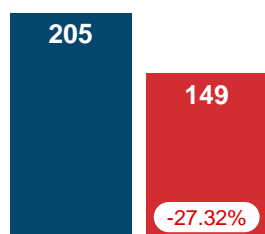
#### Sale Price



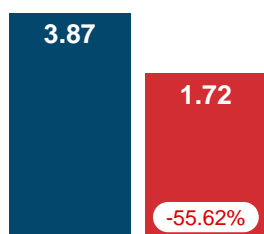
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

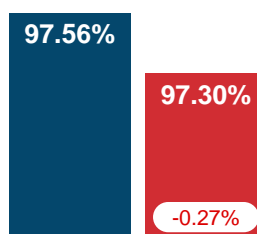
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

