

February 2022



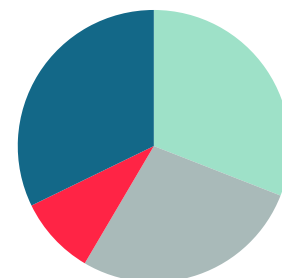
Area Delimited by County Of Washington - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	February 2022	+/-%
Closed Listings	60	73	21.67%
Pending Listings	45	65	44.44%
New Listings	56	60	7.14%
Median List Price	127,250	155,000	21.81%
Median Sale Price	125,050	146,000	16.75%
Median Percent of Selling Price to List Price	99.19%	100.00%	0.81%
Median Days on Market to Sale	11.50	8.00	-30.43%
End of Month Inventory	65	76	16.92%
Months Supply of Inventory	0.84	0.88	4.60%



■ Closed (30.93%)
■ Pending (27.54%)
■ Other OffMarket (9.32%)
■ Active (32.20%)

Absorption: Last 12 months, an Average of **86** Sales/Month
Active Inventory as of February 28, 2022 = **76**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2022 rose **16.92%** to 76 existing homes available for sale. Over the last 12 months this area has had an average of 86 closed sales per month. This represents an unsold inventory index of **0.88** 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 **16.75%** in February 2022 to \$146,000 versus the previous year at \$125,050.

Median Days on Market Shortens

The median number of **8.00** days that homes spent on the market before selling decreased by 3.50 days or **30.43%** in February 2022 compared to last year's same month at **11.50** 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 strong this month.

There were 60 New Listings in February 2022, up **7.14%** from last year at 56. Furthermore, there were 73 Closed Listings this month versus last year at 60, a **21.67%** increase.

Closed versus Listed trends yielded a **121.7%** ratio, up from previous year's, February 2021, at **107.1%**, a **13.56%** 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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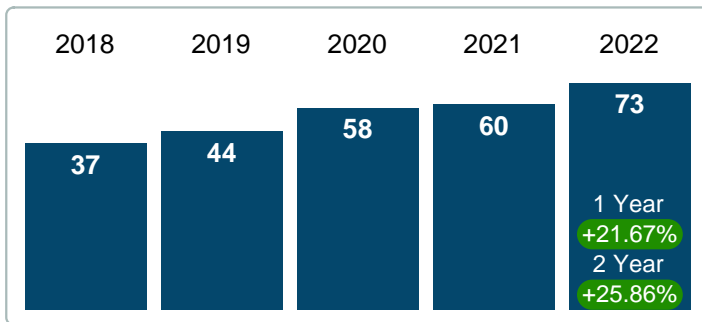
Area Delimited by County Of Washington - Residential Property Type



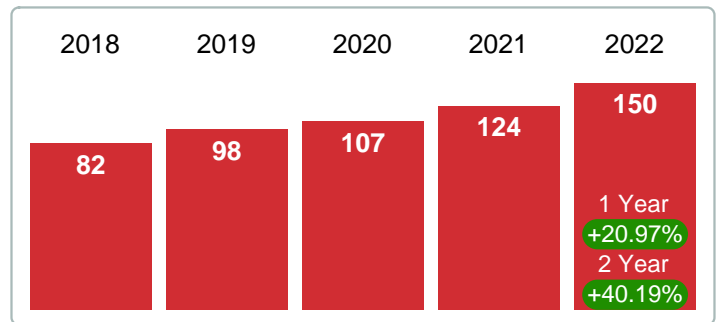
CLOSED LISTINGS

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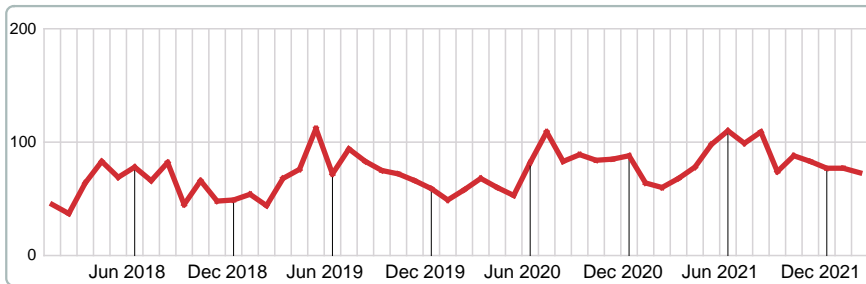
FEBRUARY



YEAR TO DATE (YTD)

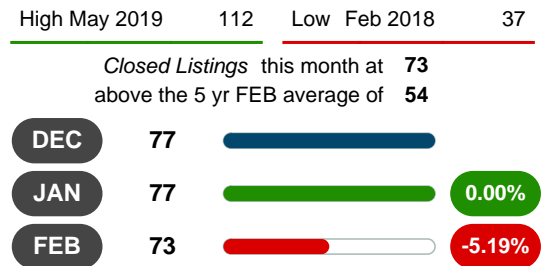


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 54



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	6	8.22%	5.0	3	3	0	0
\$50,001 - \$80,000	10	13.70%	5.0	2	8	0	0
\$80,001 - \$120,000	13	17.81%	4.0	2	8	3	0
\$120,001 - \$180,000	16	21.92%	14.0	0	13	3	0
\$180,001 - \$220,000	9	12.33%	8.0	1	3	5	0
\$220,001 - \$260,000	11	15.07%	4.0	0	5	6	0
\$260,001 and up	8	10.96%	29.0	0	2	6	0
Total Closed Units	73			8	42	23	0
Total Closed Volume	11,984,630	100%	8.0	673.80K	5.91M	5.40M	0.00B
Median Closed Price	\$146,000			\$68,000	\$132,250	\$225,000	\$0

February 2022



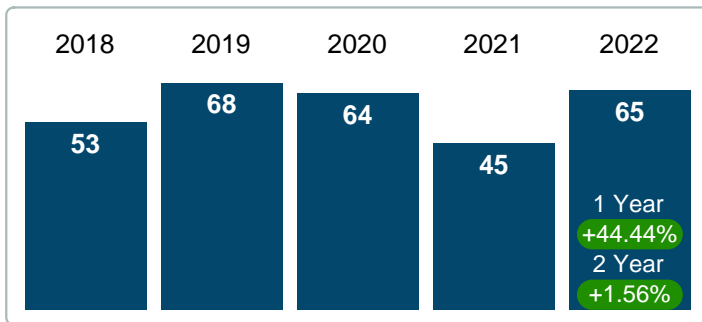
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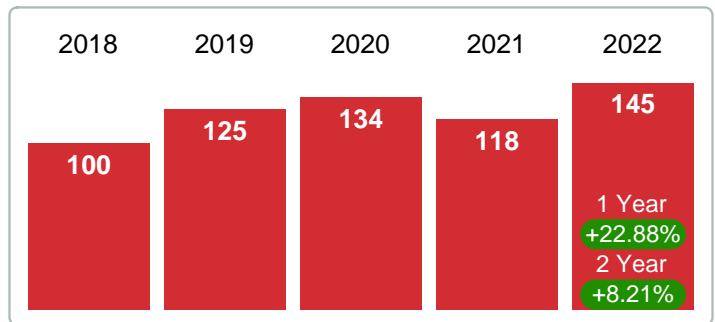
PENDING LISTINGS

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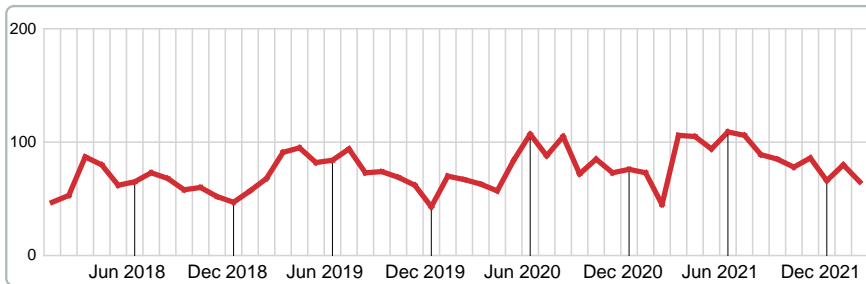
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

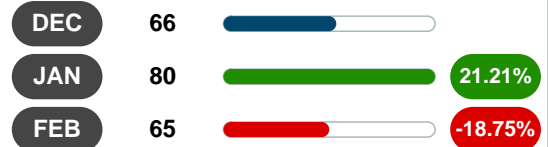


3 MONTHS

5 year FEB AVG = 59

High Jun 2021 109 Low Dec 2019 43

Pending Listings this month at **65**
above the 5 yr FEB average of **59**



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	3	4.62%	40.0	2	1	0	0
\$50,001 - \$100,000	11	16.92%	2.0	5	6	0	0
\$100,001 - \$125,000	7	10.77%	19.0	2	4	0	1
\$125,001 - \$200,000	18	27.69%	14.5	2	10	6	0
\$200,001 - \$250,000	9	13.85%	32.0	1	4	3	1
\$250,001 - \$450,000	10	15.38%	12.5	0	3	7	0
\$450,001 and up	7	10.77%	40.0	0	1	5	1
Total Pending Units	65			12	29	21	3
Total Pending Volume	13,950,260	100%	19.0	1.18M	4.89M	6.63M	1.25M
Median Listing Price	\$180,500			\$87,500	\$155,000	\$263,000	\$239,400

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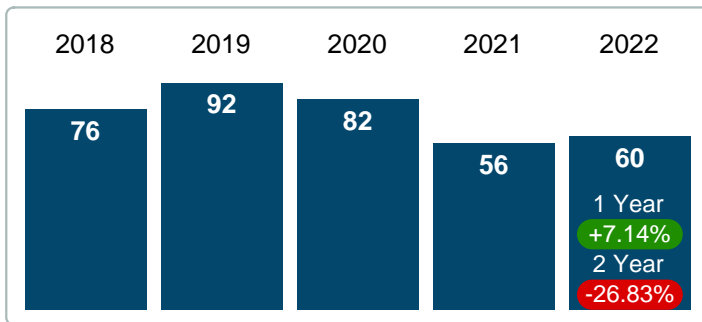
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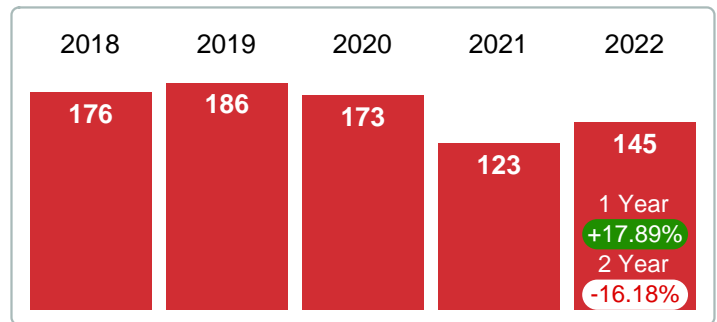
NEW LISTINGS

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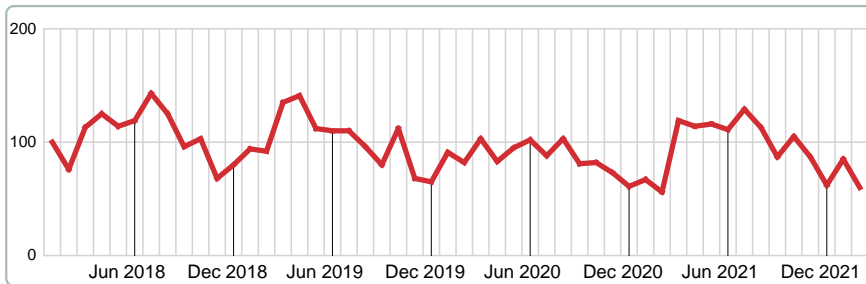
FEBRUARY



YEAR TO DATE (YTD)

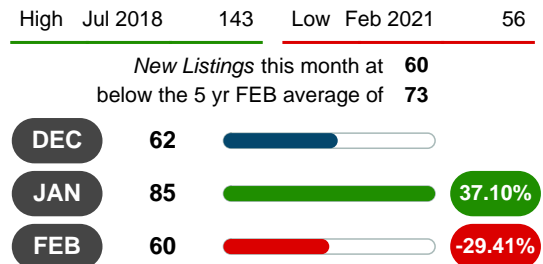


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 73



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	4	6.67%	2	2	0	0
\$50,001 - \$75,000	7	11.67%	4	3	0	0
\$75,001 - \$125,000	10	16.67%	4	6	0	0
\$125,001 - \$200,000	13	21.67%	1	10	2	0
\$200,001 - \$250,000	10	16.67%	1	5	3	1
\$250,001 - \$400,000	10	16.67%	0	2	8	0
\$400,001 and up	6	10.00%	0	2	4	0
Total New Listed Units	60		12	30	17	1
Total New Listed Volume	12,171,899	100%	1.10M	5.13M	5.70M	245.00K
Median New Listed Listing Price	\$177,000		\$73,750	\$152,400	\$285,000	\$245,000

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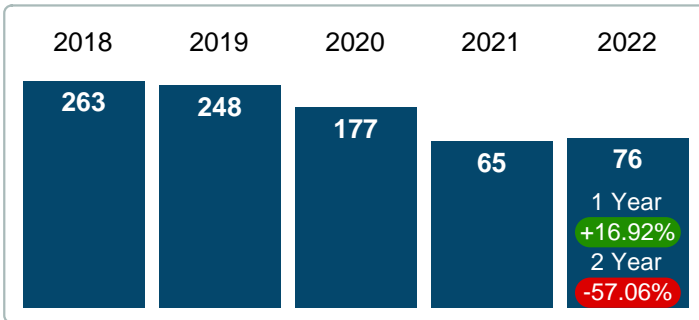
Area Delimited by County Of Washington - Residential Property Type



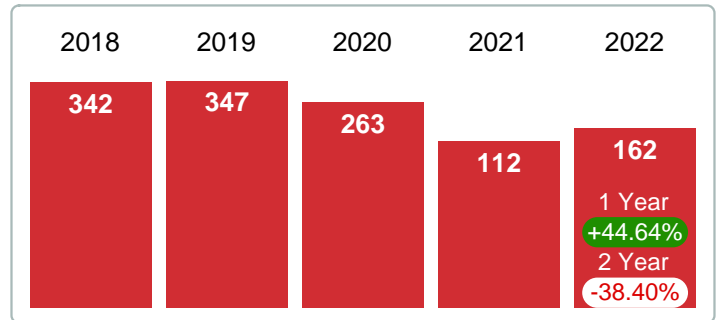
ACTIVE INVENTORY

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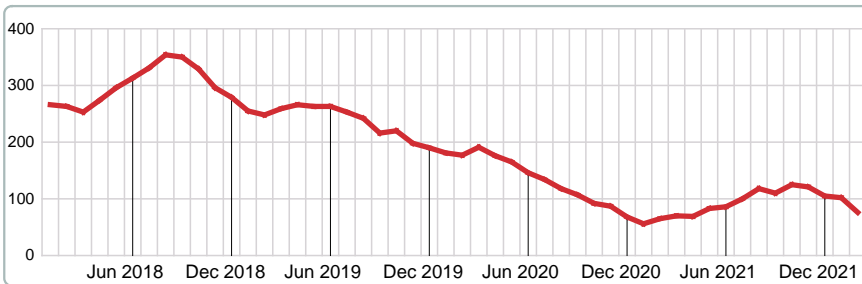
END OF FEBRUARY



ACTIVE DURING FEBRUARY

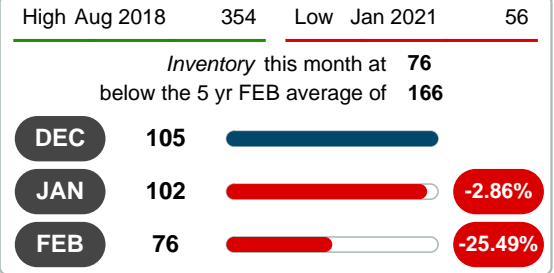


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 166



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	7	9.21%	44.0	2	5	0	0
\$50,001 - \$100,000	9	11.84%	14.0	4	5	0	0
\$100,001 - \$150,000	10	13.16%	24.0	2	7	1	0
\$150,001 - \$225,000	15	19.74%	51.0	1	9	5	0
\$225,001 - \$250,000	11	14.47%	30.0	0	6	4	1
\$250,001 - \$425,000	17	22.37%	45.0	0	4	13	0
\$425,001 and up	7	9.21%	45.0	0	1	5	1
Total Active Inventory by Units	76			9	37	28	2
Total Active Inventory by Volume	16,693,779	100%	44.5	704.90K	6.63M	8.57M	795.00K
Median Active Inventory Listing Price	\$217,490			\$65,000	\$165,000	\$257,315	\$397,500

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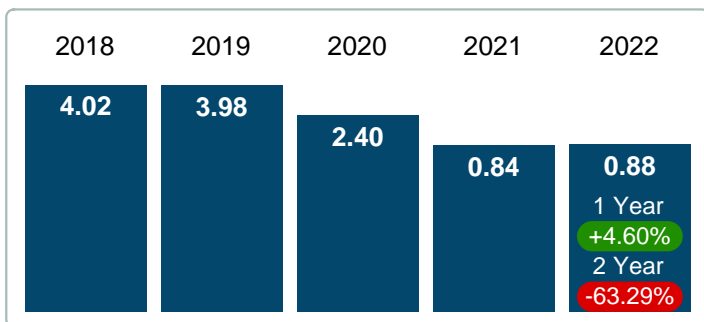
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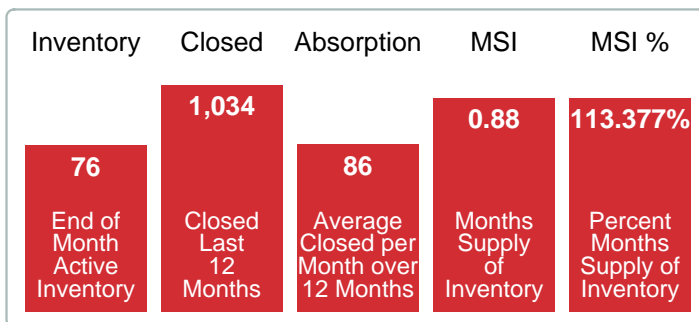
MONTHS SUPPLY of INVENTORY (MSI)

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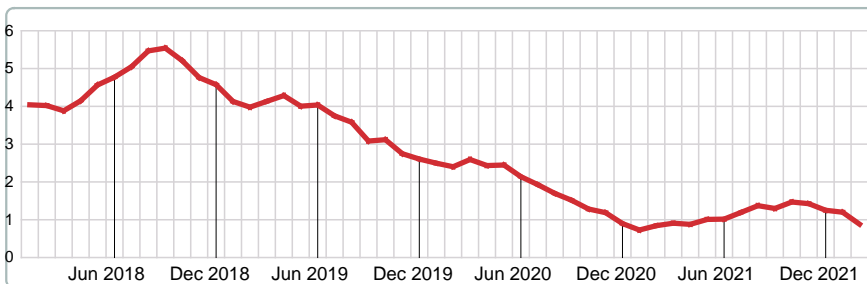
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 2.43

High Sep 2018 5.54 Low Jan 2021 0.73

Months Supply this month at **0.88**
below the 5 yr FEB average of **2.43**



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	7	9.21%	1.42	0.80	2.22	0.00	0.00
\$50,001 - \$100,000	9	11.84%	0.57	0.89	0.50	0.00	0.00
\$100,001 - \$150,000	10	13.16%	0.55	0.96	0.50	0.52	0.00
\$150,001 - \$225,000	15	19.74%	0.63	1.33	0.58	0.73	0.00
\$225,001 - \$250,000	11	14.47%	1.81	0.00	2.18	1.41	3.00
\$250,001 - \$425,000	17	22.37%	1.18	0.00	1.26	1.44	0.00
\$425,001 and up	7	9.21%	2.21	0.00	1.00	3.16	1.71
Market Supply of Inventory (MSI)			0.88	0.87	0.76	1.19	0.55
Total Active Inventory by Units		100%	0.88	9	37	28	2

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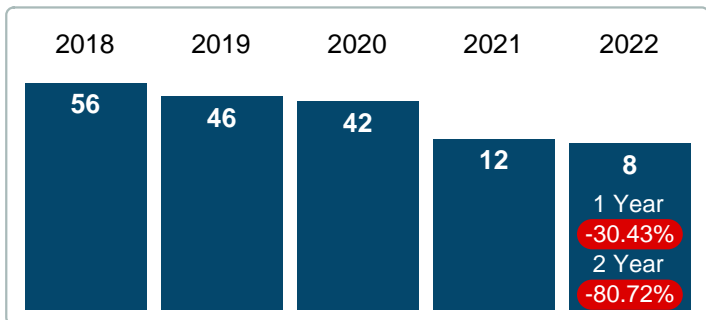
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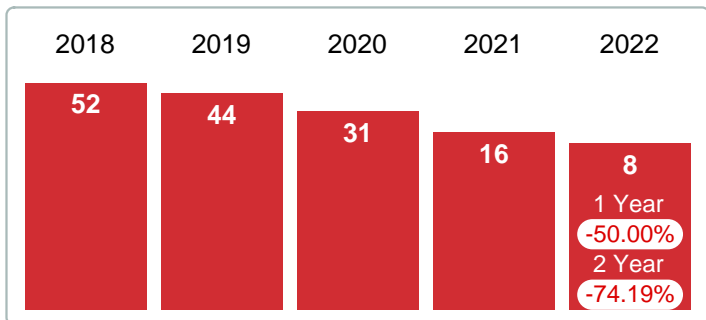
MEDIAN DAYS ON MARKET TO SALE

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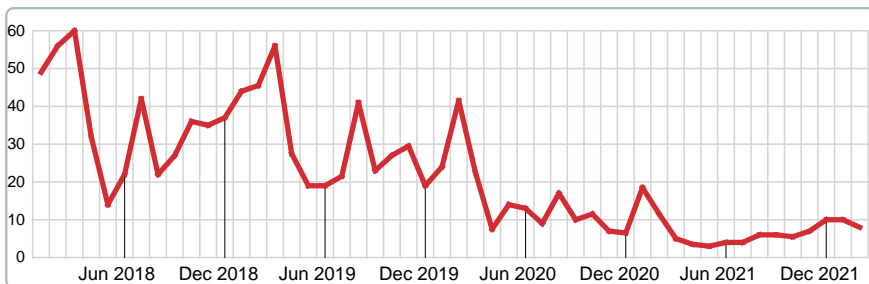
FEBRUARY



YEAR TO DATE (YTD)

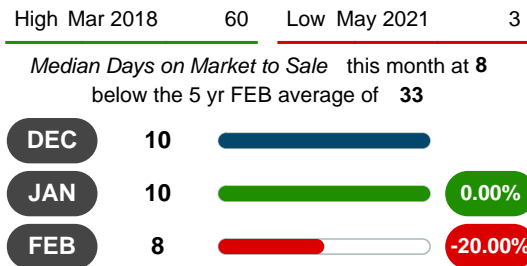


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 33



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	8.22%	5	1	9	0	0
\$50,001 - \$80,000	13.70%	5	3	11	0	0
\$80,001 - \$120,000	17.81%	4	11	3	14	0
\$120,001 - \$180,000	21.92%	14	0	7	43	0
\$180,001 - \$220,000	12.33%	8	18	19	5	0
\$220,001 - \$260,000	15.07%	4	0	4	5	0
\$260,001 and up	10.96%	29	0	49	29	0
Median Closed DOM		8	3	6	15	0
Total Closed Units	100%	8.0	8	42	23	0
Total Closed Volume			673.80K	5.91M	5.40M	0.00B

February 2022



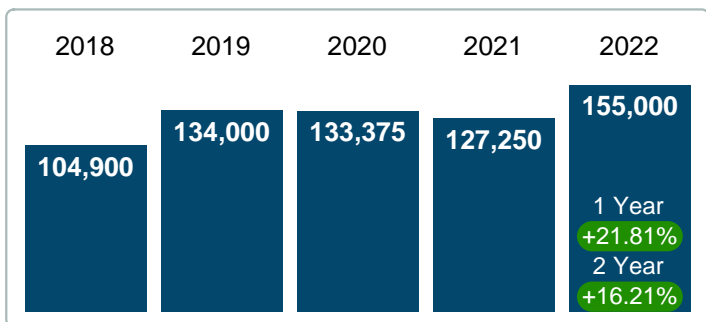
Area Delimited by County Of Washington - Residential Property Type



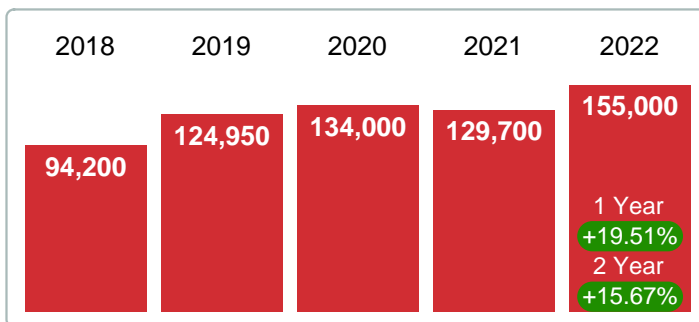
MEDIAN LIST PRICE AT CLOSING

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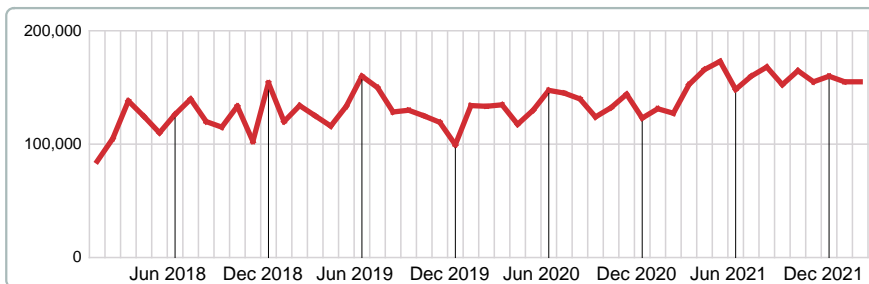
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

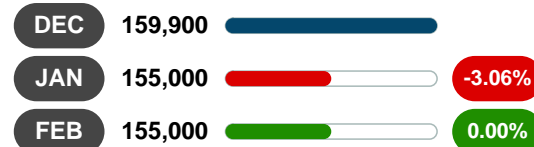


3 MONTHS

5 year FEB AVG = 130,905

High May 2021 173,000 Low Jan 2018 84,900

Median List Price at Closing this month at **155,000**
above the 5 yr FEB average of **130,905**



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	43,450	48,900	19,900	0	0
\$50,001 - \$75,000	10	62,750	68,500	58,750	0	0
\$75,001 - \$100,000	10	89,000	99,900	87,500	92,500	0
\$100,001 - \$175,000	19	139,900	120,000	140,000	135,000	0
\$175,001 - \$225,000	12	188,500	185,000	188,000	189,450	0
\$225,001 - \$250,000	7	235,000	0	229,500	245,000	0
\$250,001 and up	11	295,000	0	394,500	295,000	0
Median List Price		155,000	68,500	134,450	235,000	0
Total Closed Units		73	8	42	23	0
Total Closed Volume		12,085,710	678.80K	5.95M	5.45M	0.00B

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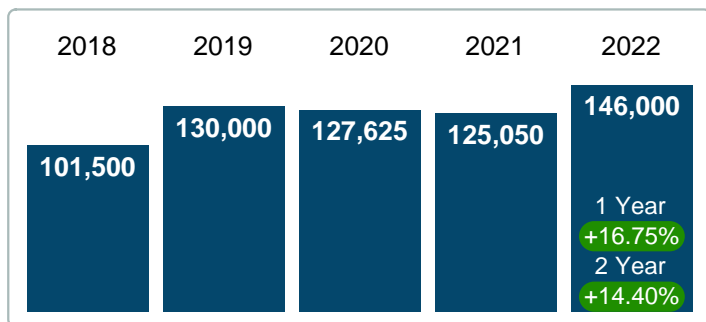
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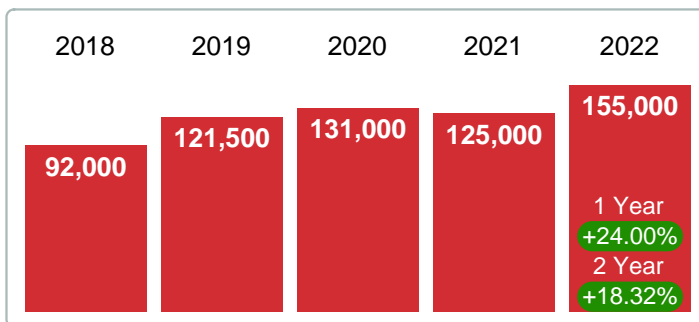
MEDIAN SOLD PRICE AT CLOSING

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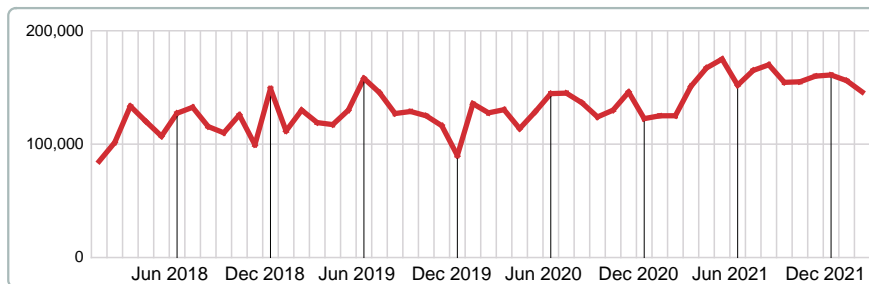
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

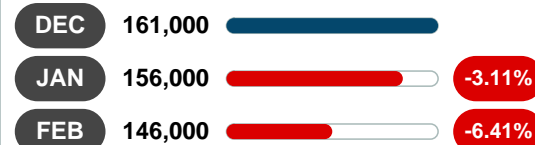


3 MONTHS

5 year FEB AVG = 126,035

High May 2021 175,000 Low Jan 2018 84,900

Median Sold Price at Closing this month at **146,000**
above the 5 yr FEB average of **126,035**



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	8.22%	47,750	48,000	47,500	0	0
\$50,001 - \$80,000	13.70%	70,000	68,000	70,000	0	0
\$80,001 - \$120,000	17.81%	99,000	109,950	97,250	90,000	0
\$120,001 - \$180,000	21.92%	150,500	0	146,000	170,000	0
\$180,001 - \$220,000	12.33%	195,000	185,000	184,000	200,500	0
\$220,001 - \$260,000	15.07%	246,000	0	226,900	252,920	0
\$260,001 and up	10.96%	374,500	0	394,500	374,500	0
Median Sold Price		146,000	68,000	132,250	225,000	0
Total Closed Units	100%	146,000	8	42	23	0
Total Closed Volume		11,984,630	673.80K	5.91M	5.40M	0.00B

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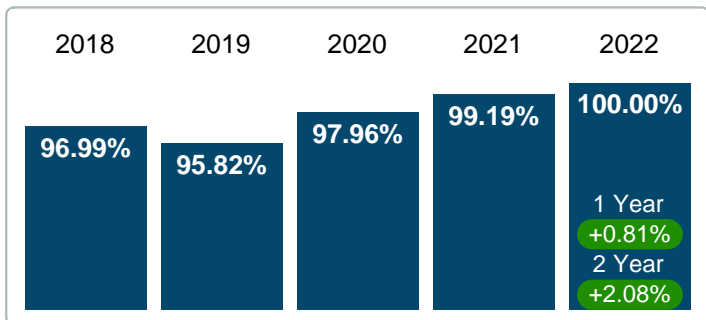
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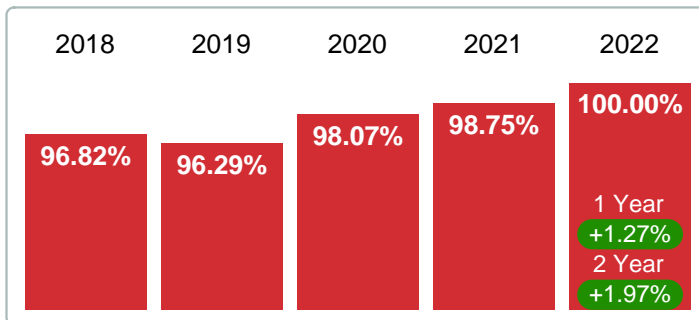
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 97.99%

High Feb 2022 100.00% Low Feb 2019 95.82%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr FEB average of **97.99%**

DEC 100.00%
JAN 100.00%
FEB 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	6	8.22%	95.37%	96.00%	91.35%	0.00%	0.00%
\$50,001 - \$80,000	10	13.70%	98.95%	99.01%	98.95%	0.00%	0.00%
\$80,001 - \$120,000	13	17.81%	100.00%	100.00%	100.00%	94.16%	0.00%
\$120,001 - \$180,000	16	21.92%	100.00%	0.00%	100.00%	100.00%	0.00%
\$180,001 - \$220,000	9	12.33%	100.00%	100.00%	99.51%	100.00%	0.00%
\$220,001 - \$260,000	11	15.07%	100.00%	0.00%	102.00%	100.00%	0.00%
\$260,001 and up	8	10.96%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	0.00%
Total Closed Units		73	100%	8	42	23	
Total Closed Volume		11,984,630		673.80K	5.91M	5.40M	0.00B

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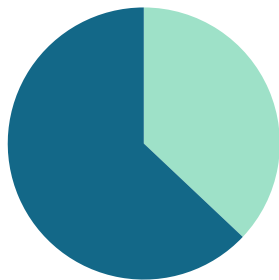
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MARKET SUMMARY

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

INVENTORY



Inventory

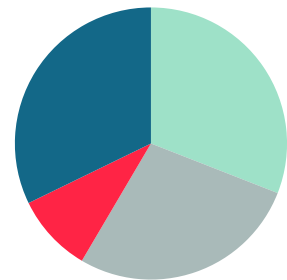
- New Listings **60 = 37.04%**
- Start Inventory **102**
- Total Inventory Units **162**
- Volume **\$45,544,439**

Market Activity

Market Activity

- Closed Sales **73 = 30.93%**
- Pending Sales **65 = 27.54%**
- Other Off Market **22 = 9.32%**
- Active Inventory **76 = 32.20%**

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	60	73	21.67%	124	150	20.97%
Pending Sales	45	65	44.44%	118	145	22.88%
New Listings	56	60	7.14%	123	145	17.89%
Median List Price	127,250	155,000	21.81%	129,700	155,000	19.51%
Median Sale Price	125,050	146,000	16.75%	125,000	155,000	24.00%
Median Percent of Selling Price to List Price	99.19%	100.00%	0.81%	98.75%	100.00%	1.27%
Median Days on Market to Sale	11.50	8.00	-30.43%	16.00	8.00	-50.00%
Monthly Inventory	65	76	16.92%	65	76	16.92%
Months Supply of Inventory	0.84	0.88	4.60%	0.84	0.88	4.60%

Absorption: Last 12 months, an Average of **86** Sales/Month

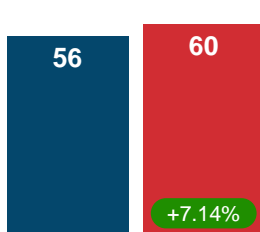
Inventory on February 28, 2022 = **76**

2021 **2022**

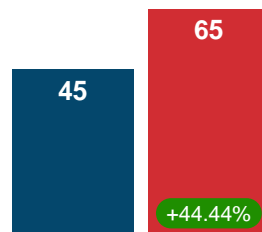
FEBRUARY MARKET

MEDIAN PRICES

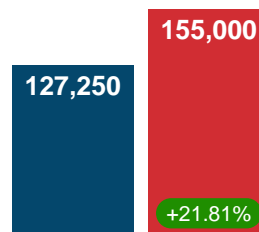
New Listings



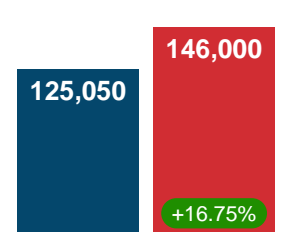
Pending Listings



List Price



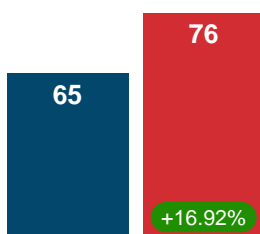
Sale Price



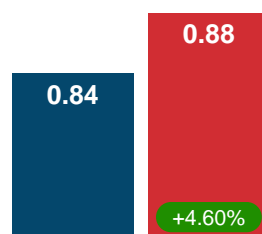
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

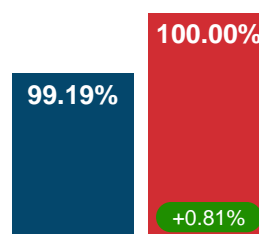
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

