

## March 2022



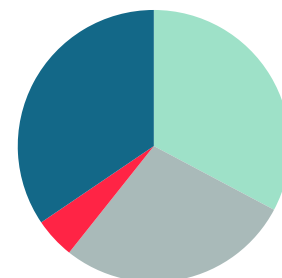
Area Delimited by County Of Creek - Residential Property Type



### MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	March 2022	+/-%
Closed Listings	75	95	26.67%
Pending Listings	74	81	9.46%
New Listings	82	110	34.15%
Average List Price	185,077	236,977	28.04%
Average Sale Price	184,071	234,581	27.44%
Average Percent of Selling Price to List Price	101.54%	105.47%	3.87%
Average Days on Market to Sale	30.19	26.95	-10.73%
End of Month Inventory	73	100	36.99%
Months Supply of Inventory	1.03	1.25	21.48%



■ Closed (32.76%)  
■ Pending (27.93%)  
■ Other OffMarket (4.83%)  
■ Active (34.48%)

**Absorption:** Last 12 months, an Average of **80** Sales/Month  
**Active Inventory** as of March 31, 2022 = **100**

#### Analysis Wrap-Up

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

The total housing inventory at the end of March 2022 rose **36.99%** to 100 existing homes available for sale. Over the last 12 months this area has had an average of 80 closed sales per month. This represents an unsold inventory index of **1.25** 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 **27.44%** in March 2022 to \$234,581 versus the previous year at \$184,071.

##### Average Days on Market Shortens

The average number of **26.95** days that homes spent on the market before selling decreased by 3.24 days or **10.73%** in March 2022 compared to last year's same month at **30.19** DOM.

##### Sales Success for March 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 110 New Listings in March 2022, up **34.15%** from last year at 82. Furthermore, there were 95 Closed Listings this month versus last year at 75, a **26.67%** increase.

Closed versus Listed trends yielded a **86.4%** ratio, down from previous year's, March 2021, at **91.5%**, a **5.58%** 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

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

#### 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

# March 2022



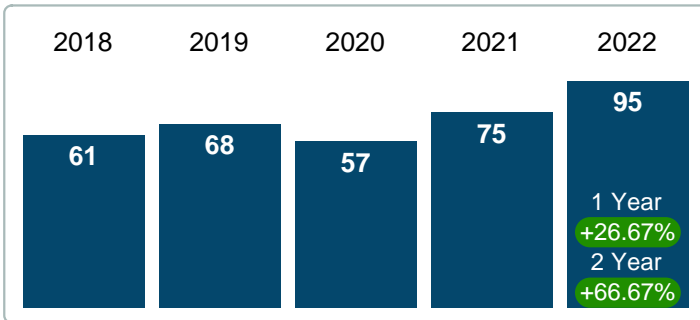
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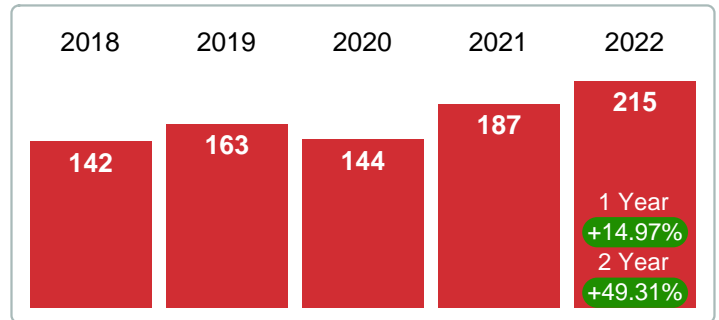
## CLOSED LISTINGS

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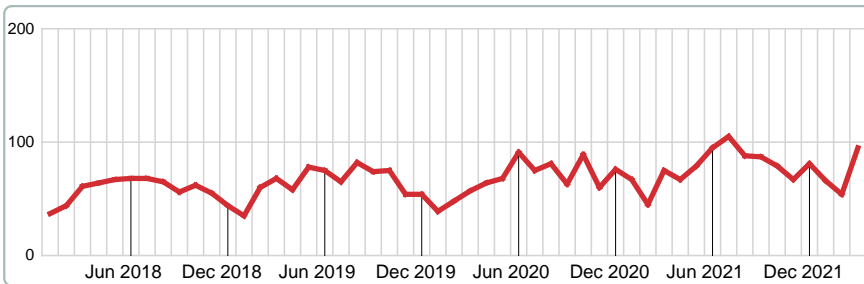
### MARCH



### YEAR TO DATE (YTD)

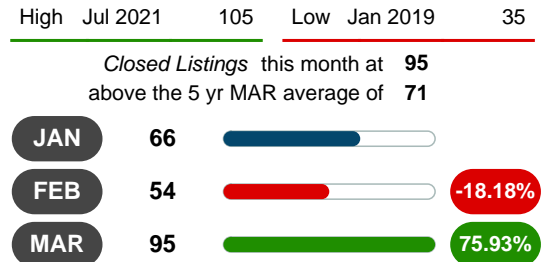


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 71



### 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	7	7.37%	41.3	4	3	0	0
\$75,001 - \$100,000	7	7.37%	28.1	3	4	0	0
\$100,001 - \$150,000	21	22.11%	29.7	6	15	0	0
\$150,001 - \$200,000	22	23.16%	14.1	0	21	1	0
\$200,001 - \$300,000	16	16.84%	11.9	0	13	3	0
\$300,001 - \$425,000	12	12.63%	34.6	1	7	4	0
\$425,001 and up	10	10.53%	53.4	0	3	5	2
<b>Total Closed Units</b>	<b>95</b>			<b>14</b>	<b>66</b>	<b>13</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>22,285,231</b>	<b>100%</b>	<b>26.9</b>	<b>1.61M</b>	<b>13.55M</b>	<b>5.20M</b>	<b>1.92M</b>
<b>Average Closed Price</b>	<b>\$234,581</b>			<b>\$114,864</b>	<b>\$205,337</b>	<b>\$400,375</b>	<b>\$960,000</b>

# March 2022



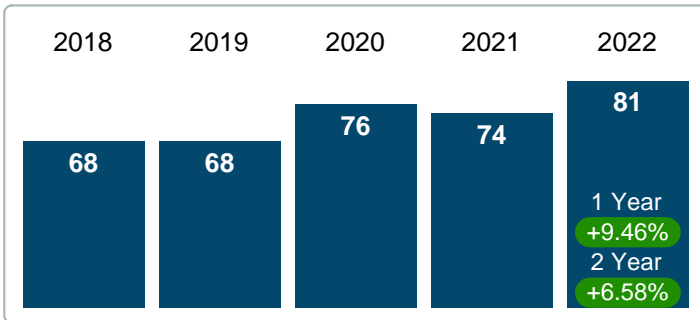
Area Delimited by County Of Creek - Residential Property Type



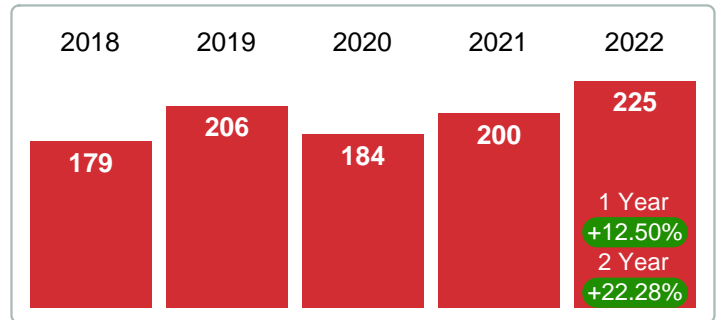
## PENDING LISTINGS

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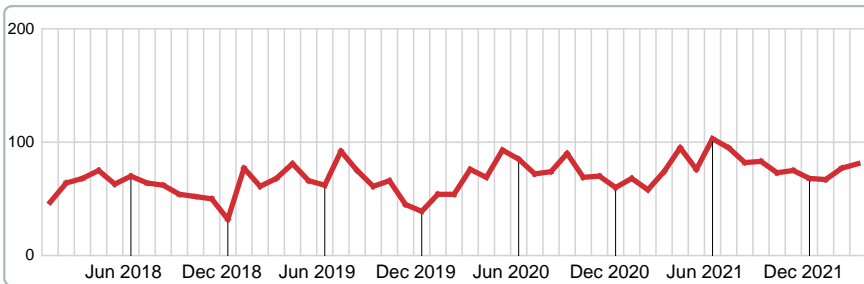
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

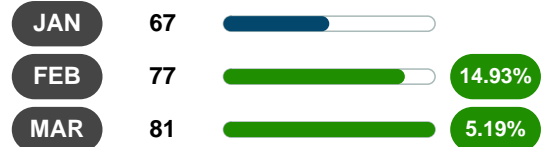


### 3 MONTHS

5 year MAR AVG = 73

High Jun 2021 103 Low Dec 2018 32

Pending Listings this month at **81**  
above the 5 yr MAR average of **73**



### 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	6	7.41%	50.5	5	1	0	0
\$75,001 - \$125,000	9	11.11%	26.6	3	5	1	0
\$125,001 - \$150,000	12	14.81%	6.8	4	6	2	0
\$150,001 - \$225,000	24	29.63%	35.8	2	19	3	0
\$225,001 - \$325,000	10	12.35%	20.0	0	9	1	0
\$325,001 - \$475,000	9	11.11%	16.4	0	4	2	3
\$475,001 and up	11	13.58%	27.2	1	3	6	1
<b>Total Pending Units</b>	<b>81</b>			<b>15</b>	<b>47</b>	<b>15</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>19,868,146</b>	<b>100%</b>	<b>23.8</b>	<b>1.94M</b>	<b>10.59M</b>	<b>5.61M</b>	<b>1.72M</b>
<b>Average Listing Price</b>	<b>\$248,529</b>			<b>\$129,292</b>	<b>\$225,334</b>	<b>\$374,225</b>	<b>\$431,175</b>

# March 2022



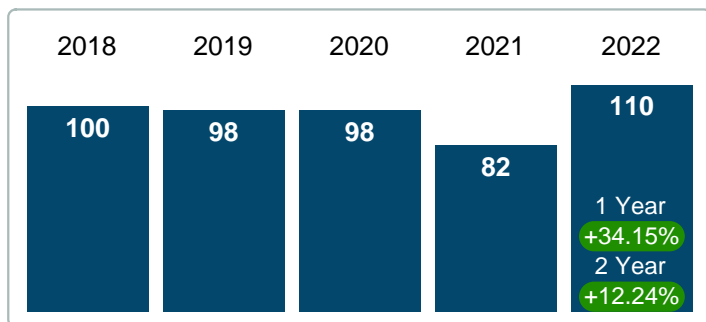
Area Delimited by County Of Creek - Residential Property Type



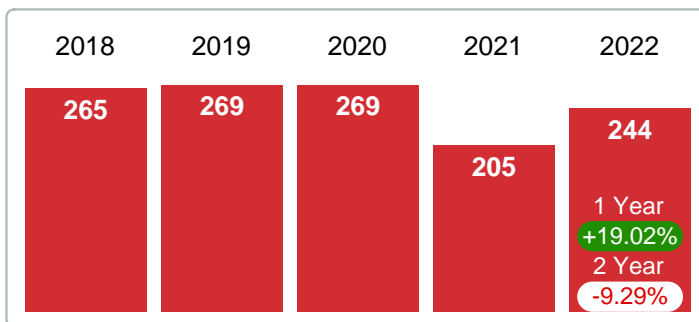
## NEW LISTINGS

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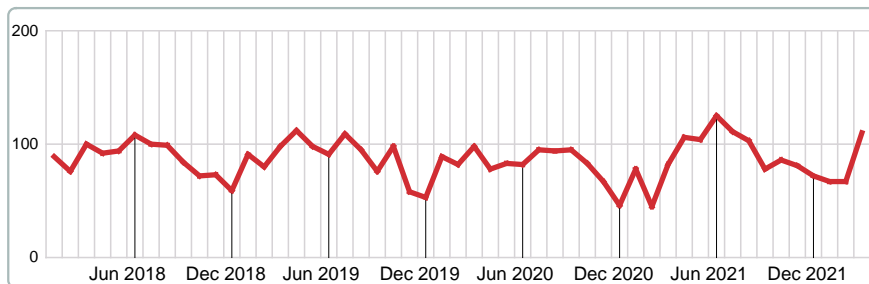
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

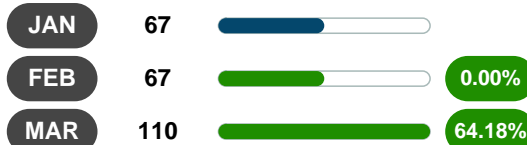


### 3 MONTHS

5 year MAR AVG = 98

High Jun 2021 125 Low Feb 2021 45

New Listings this month at 110  
above the 5 yr MAR average of 98



### 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	10	9.09%	6	3	0	1
\$75,001 - \$125,000	13	11.82%	3	8	2	0
\$125,001 - \$150,000	14	12.73%	4	7	2	1
\$150,001 - \$225,000	29	26.36%	3	24	2	0
\$225,001 - \$425,000	19	17.27%	0	14	5	0
\$425,001 - \$600,000	13	11.82%	1	3	7	2
\$600,001 and up	12	10.91%	0	5	5	2
<b>Total New Listed Units</b>	<b>110</b>		<b>17</b>	<b>64</b>	<b>23</b>	<b>6</b>
<b>Total New Listed Volume</b>	<b>31,116,435</b>	<b>100%</b>	<b>2.26M</b>	<b>17.24M</b>	<b>9.19M</b>	<b>2.42M</b>
<b>Average New Listed Listing Price</b>	<b>\$274,352</b>		<b>\$133,075</b>	<b>\$269,400</b>	<b>\$399,625</b>	<b>\$403,533</b>

# March 2022



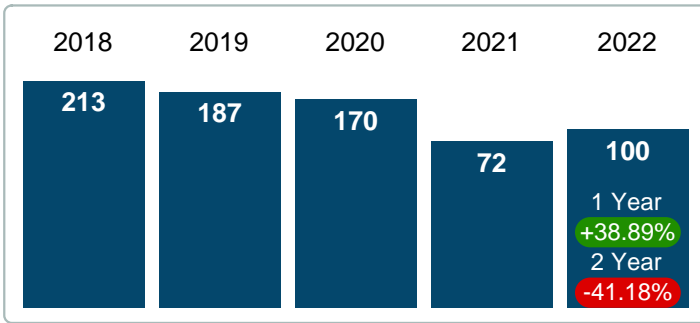
Area Delimited by County Of Creek - Residential Property Type



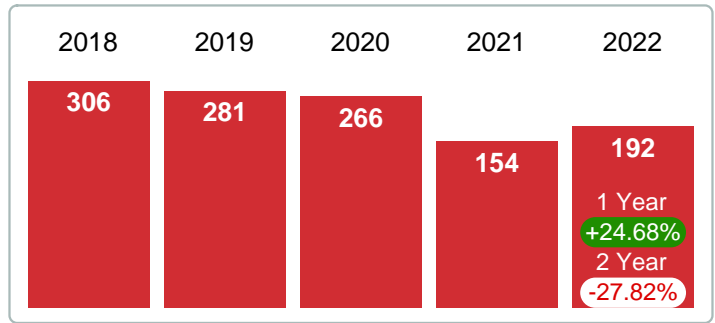
## ACTIVE INVENTORY

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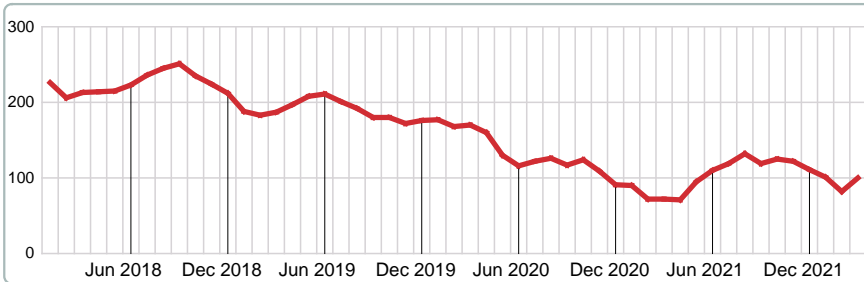
### END OF MARCH



### ACTIVE DURING MARCH

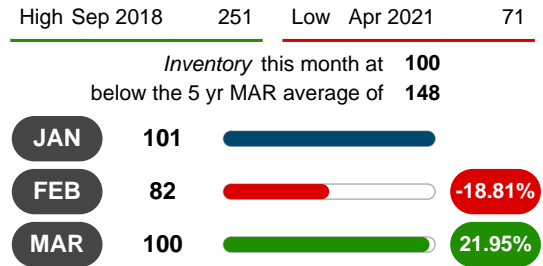


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 148



### 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	9	9.00%	31.6	4	3	1	1
\$75,001 - \$100,000	10	10.00%	75.0	3	6	1	0
\$100,001 - \$150,000	11	11.00%	52.1	4	5	1	1
\$150,001 - \$275,000	30	30.00%	53.1	2	25	2	1
\$275,001 - \$500,000	18	18.00%	84.8	5	6	6	1
\$500,001 - \$975,000	10	10.00%	46.7	0	2	5	3
\$975,001 and up	12	12.00%	88.7	1	5	1	5
<b>Total Active Inventory by Units</b>	<b>100</b>			<b>19</b>	<b>52</b>	<b>17</b>	<b>12</b>
<b>Total Active Inventory by Volume</b>	<b>42,373,268</b>	<b>100%</b>	<b>62.6</b>	<b>4.43M</b>	<b>18.15M</b>	<b>8.24M</b>	<b>11.56M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$423,733</b>			<b>\$233,021</b>	<b>\$349,105</b>	<b>\$484,542</b>	<b>\$962,933</b>

# March 2022



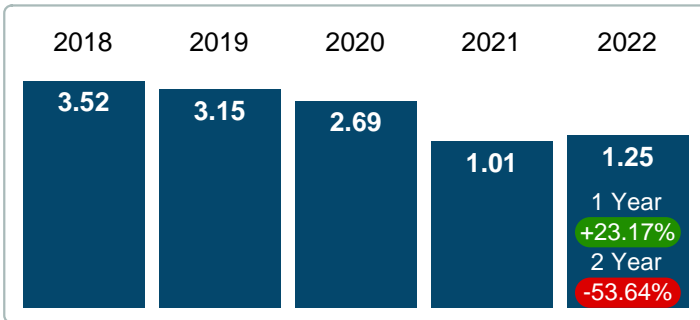
Area Delimited by County Of Creek - Residential Property Type



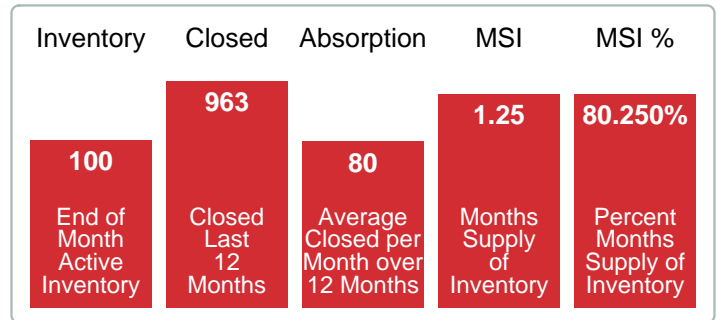
## MONTHS SUPPLY of INVENTORY (MSI)

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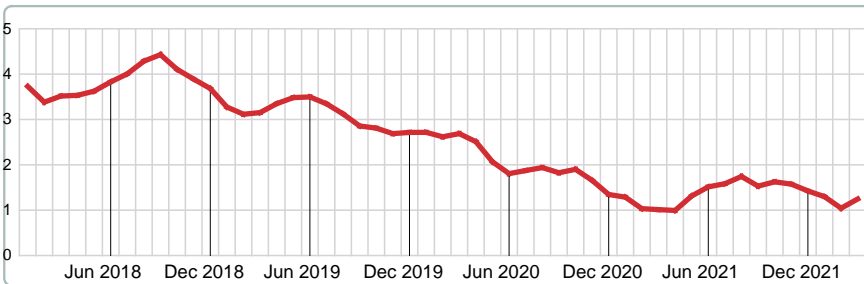
### MSI FOR MARCH



### INDICATORS FOR MARCH 2022



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 2.32

High Sep 2018 4.43 Low Apr 2021 0.99

Months Supply this month at 1.25 below the 5 yr MAR average of 2.32



### 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	9	9.00%	1.33	1.23	0.97	2.40	0.00
\$75,001 - \$100,000	10	10.00%	1.58	1.24	1.85	1.71	0.00
\$100,001 - \$150,000	11	11.00%	0.65	1.14	0.39	3.00	4.00
\$150,001 - \$275,000	30	30.00%	0.92	1.14	1.01	0.33	3.00
\$275,001 - \$500,000	18	18.00%	1.39	12.00	0.99	1.24	0.63
\$500,001 - \$975,000	10	10.00%	2.50	0.00	1.85	3.00	2.40
\$975,001 and up	12	12.00%	20.57	0.00	0.00	4.00	15.00
Market Supply of Inventory (MSI)			1.25	1.68	1.02	1.21	3.13
Total Active Inventory by Units		100%	1.25	19	52	17	12

# March 2022



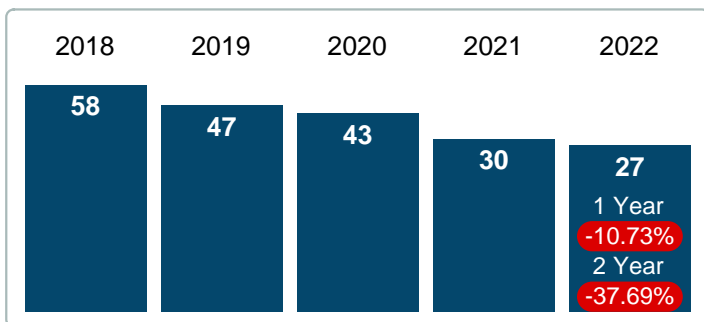
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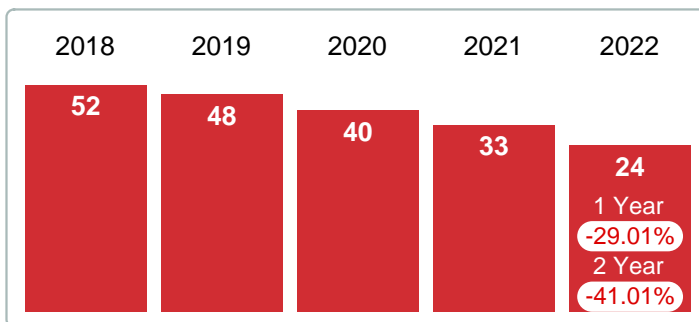
## AVERAGE DAYS ON MARKET TO SALE

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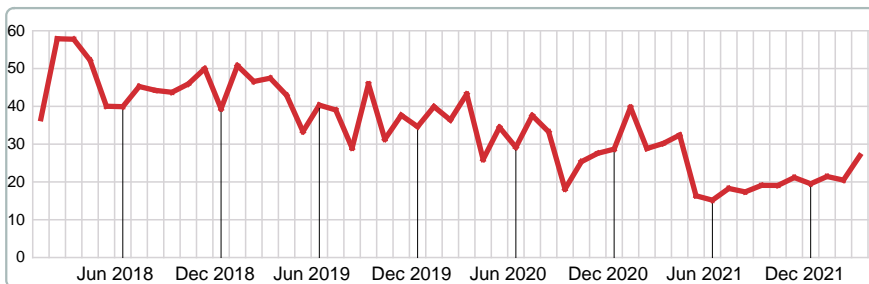
### MARCH



### YEAR TO DATE (YTD)

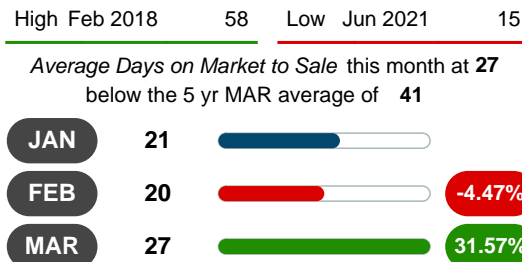


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 41



### 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	7.37%	41	45	37	0	0
\$75,001 - \$100,000	7.37%	28	18	36	0	0
\$100,001 - \$150,000	22.11%	30	30	30	0	0
\$150,001 - \$200,000	23.16%	14	0	13	37	0
\$200,001 - \$300,000	16.84%	12	0	13	6	0
\$300,001 - \$425,000	12.63%	35	10	25	57	0
\$425,001 and up	10.53%	53	0	104	37	19
<b>Average Closed DOM</b>		<b>27</b>				
<b>Total Closed Units</b>		<b>95</b>				
<b>Total Closed Volume</b>		<b>22,285,231</b>				
			<b>1.61M</b>	<b>13.55M</b>	<b>5.20M</b>	<b>1.92M</b>



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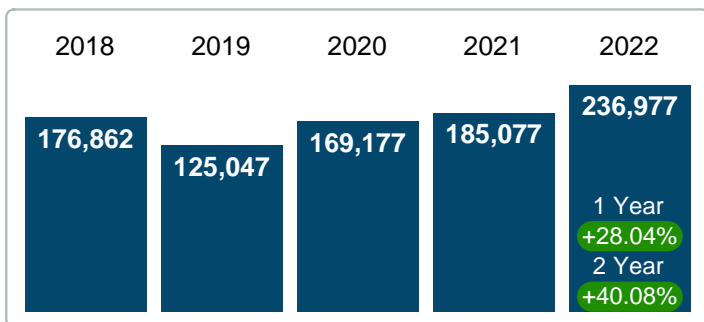
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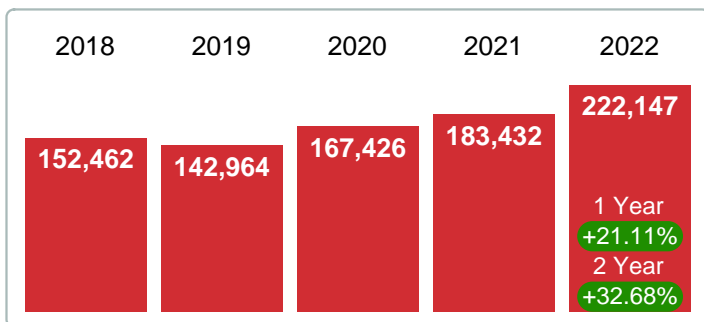
## AVERAGE LIST PRICE AT CLOSING

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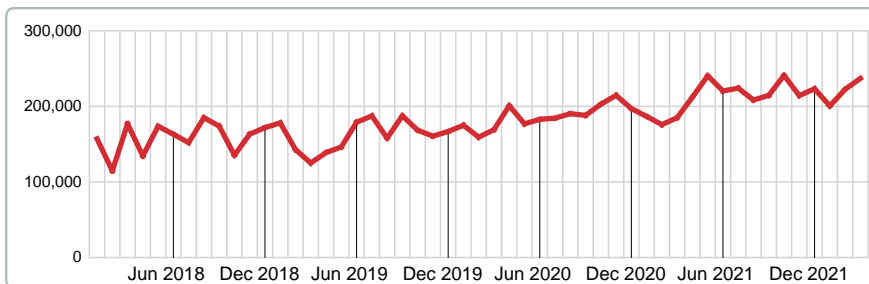
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

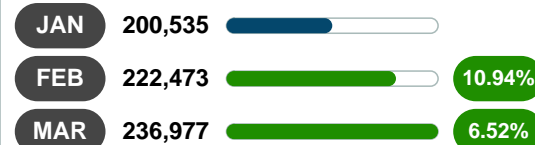


### 3 MONTHS

5 year MAR AVG = 178,628

High Oct 2021 240,900 Low Feb 2018 114,760

Average List Price at Closing this month at **236,977**  
above the 5 yr MAR average of **178,628**



### 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	8.42%	44,638	43,725	44,067	0	0
\$75,001 - \$100,000	8.42%	94,813	93,000	98,625	0	0
\$100,001 - \$150,000	23.16%	128,759	115,317	122,587	0	0
\$150,001 - \$200,000	20.00%	178,484	0	174,962	189,000	0
\$200,001 - \$300,000	15.79%	237,660	0	229,300	299,667	0
\$300,001 - \$425,000	12.63%	364,931	435,000	392,471	349,970	0
\$425,001 and up	11.58%	657,200	0	627,966	570,658	969,500
<b>Average List Price</b>		<b>236,977</b>	<b>112,914</b>	<b>206,845</b>	<b>410,859</b>	<b>969,500</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>236,977</b>	<b>14</b>	<b>66</b>	<b>13</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>22,512,769</b>	<b>1.58M</b>	<b>13.65M</b>	<b>5.34M</b>	<b>1.94M</b>



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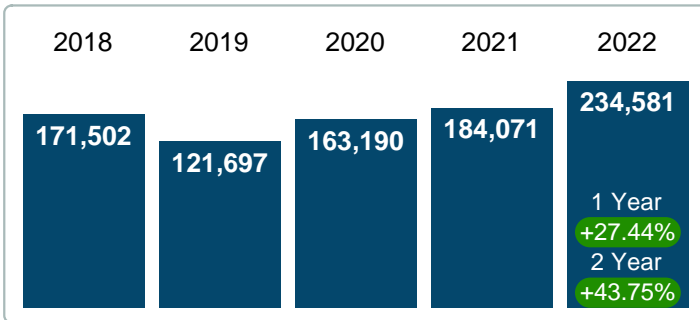
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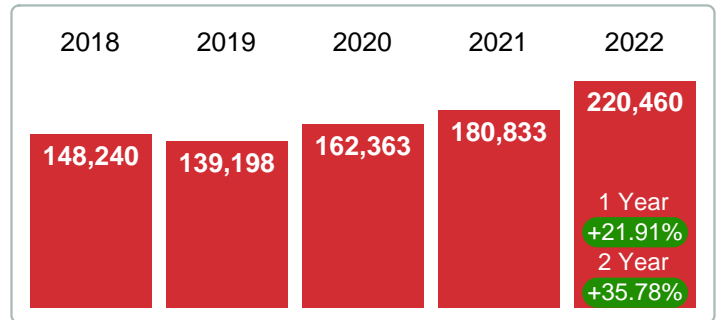
## AVERAGE SOLD PRICE AT CLOSING

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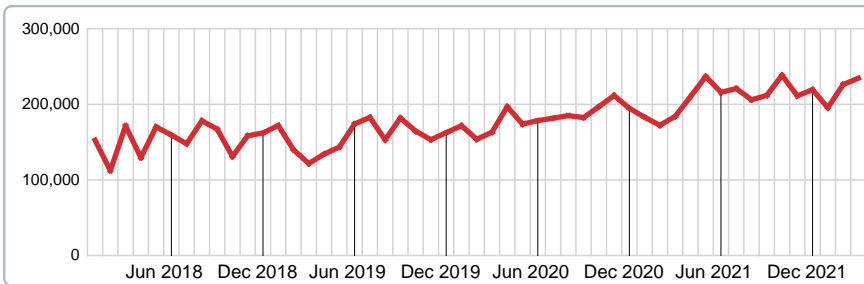
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

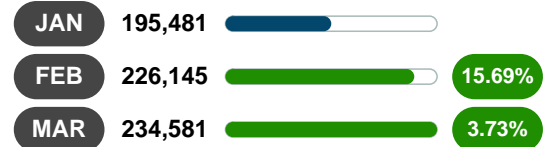


### 3 MONTHS

5 year MAR AVG = 175,008

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

Average Sold Price at Closing this month at **234,581** above the 5 yr MAR average of **175,008**



### 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	7.37%	47,814	51,050	43,500	0	0
\$75,001 - \$100,000	7.37%	90,186	91,600	89,125	0	0
\$100,001 - \$150,000	22.11%	124,643	117,350	127,560	0	0
\$150,001 - \$200,000	23.16%	176,746	0	176,114	190,000	0
\$200,001 - \$300,000	16.84%	244,028	0	235,881	279,333	0
\$300,001 - \$425,000	12.63%	363,990	425,000	374,286	330,720	0
\$425,001 and up	10.53%	654,100	0	589,000	570,800	960,000
<b>Average Sold Price</b>		<b>234,581</b>	<b>114,864</b>	<b>205,337</b>	<b>400,375</b>	<b>960,000</b>
<b>Total Closed Units</b>		<b>95</b>	<b>14</b>	<b>66</b>	<b>13</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>22,285,231</b>	<b>1.61M</b>	<b>13.55M</b>	<b>5.20M</b>	<b>1.92M</b>

# March 2022



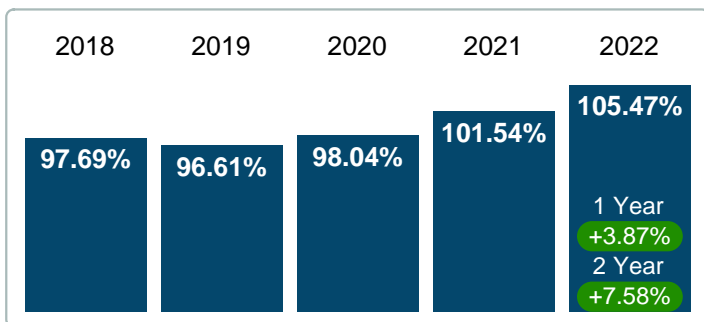
Area Delimited by County Of Creek - Residential Property Type



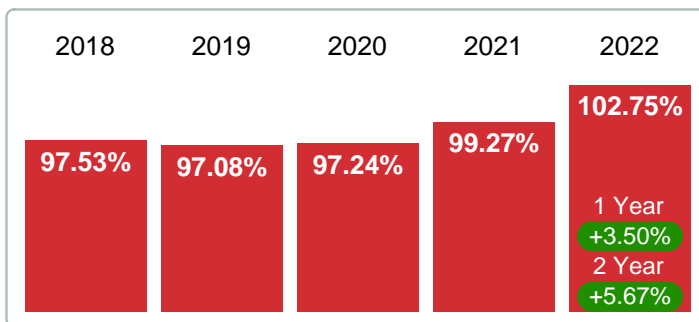
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

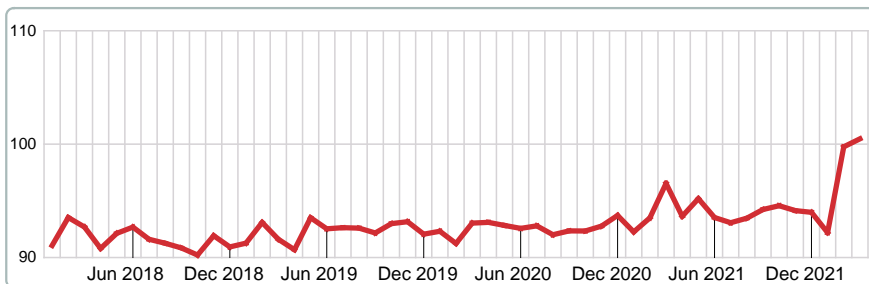
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

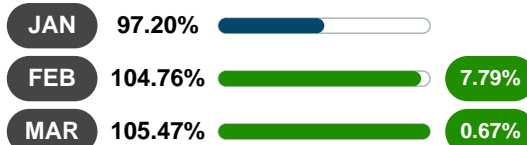


### 3 MONTHS

5 year MAR AVG = 99.87%

High Mar 2022 105.47% Low Oct 2018 95.22%

Average Sold/List Ratio this month at **105.47%**  
above the 5 yr MAR average of **99.87%**



### 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	7	7.37%	158.68%	188.23%	119.28%	0.00%	0.00%
\$75,001 - \$100,000	7	7.37%	94.48%	98.55%	91.44%	0.00%	0.00%
\$100,001 - \$150,000	21	22.11%	107.83%	102.11%	110.12%	0.00%	0.00%
\$150,001 - \$200,000	22	23.16%	101.20%	0.00%	101.23%	100.53%	0.00%
\$200,001 - \$300,000	16	16.84%	101.35%	0.00%	103.01%	94.16%	0.00%
\$300,001 - \$425,000	12	12.63%	95.86%	97.70%	96.34%	94.56%	0.00%
\$425,001 and up	10	10.53%	98.46%	0.00%	93.70%	100.30%	100.97%
Average Sold/List Ratio		105.50%		125.63%	102.97%	97.13%	100.97%
Total Closed Units		95	100%	14	66	13	2
Total Closed Volume		22,285,231		1.61M	13.55M	5.20M	1.92M

# March 2022



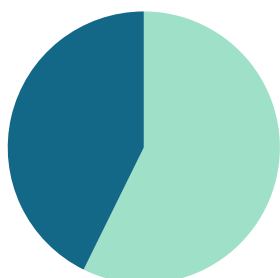
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

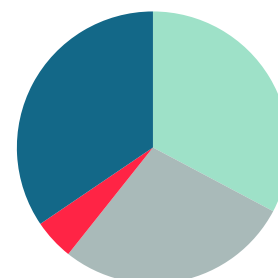


**Inventory**  
 New Listings  
**110 = 57.29%**  
 Start Inventory  
**82**  
 Total Inventory Units  
**192**  
 Volume  
**\$67,287,713**

### Market Activity

Closed Sales  
**95 = 32.76%**  
 Pending Sales  
**81 = 27.93%**  
 Other Off Market  
**14 = 4.83%**  
 Active Inventory  
**100 = 34.48%**

### MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	75	95	26.67%	187	215	14.97%
Pending Sales	74	81	9.46%	200	225	12.50%
New Listings	82	110	34.15%	205	244	19.02%
Average List Price	185,077	236,977	28.04%	183,432	222,147	21.11%
Average Sale Price	184,071	234,581	27.44%	180,833	220,460	21.91%
Average Percent of Selling Price to List Price	101.54%	105.47%	3.87%	99.27%	102.75%	3.50%
Average Days on Market to Sale	30.19	26.95	-10.73%	33.29	23.63	-29.01%
Monthly Inventory	73	100	36.99%	73	100	36.99%
Months Supply of Inventory	1.03	1.25	21.48%	1.03	1.25	21.48%

**Absorption:** Last 12 months, an Average of **80** Sales/Month

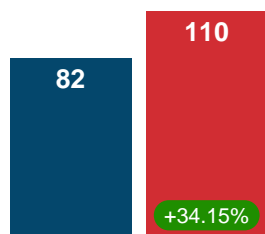
**Inventory** on March 31, 2022 = **100**

**2021** **2022**

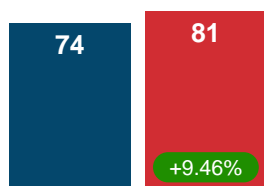
### MARCH MARKET

### AVERAGE PRICES

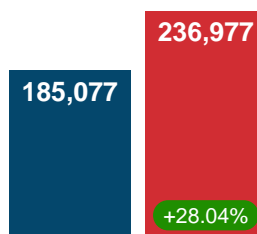
#### New Listings



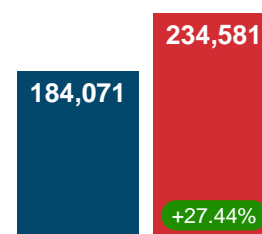
#### Pending Listings



#### List Price



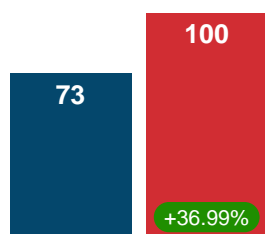
#### Sale Price



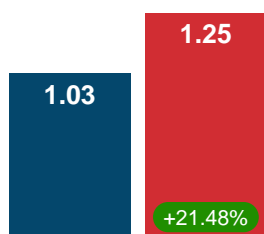
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

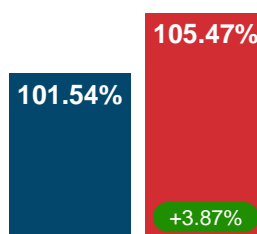
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

