

## March 2022



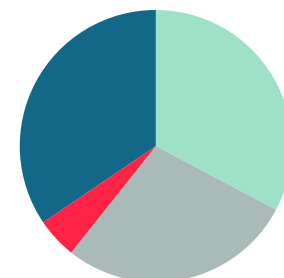
Area Delimited by County Of Creek - Residential Property Type



### 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%
Median List Price	162,500	179,900	10.71%
Median Sale Price	163,500	181,000	10.70%
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	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.

##### 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 **10.70%** in March 2022 to \$181,000 versus the previous year at \$163,500.

##### 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 March 2022 compared to last year's same month at **9.00** DOM.

##### Sales Success for March 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 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 Monthly 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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

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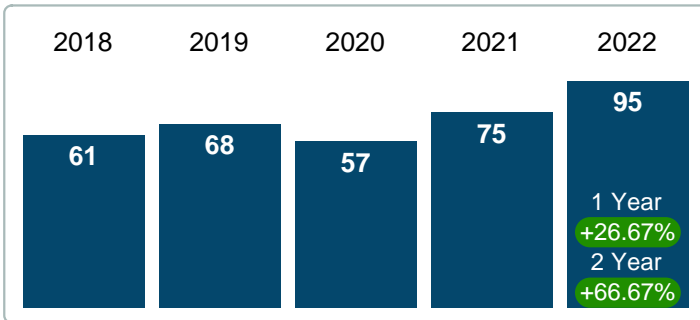
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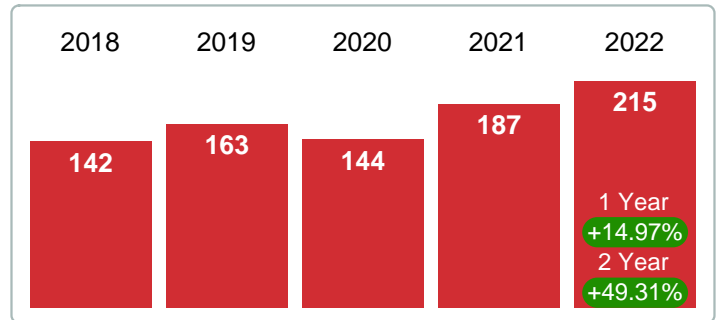
## CLOSED LISTINGS

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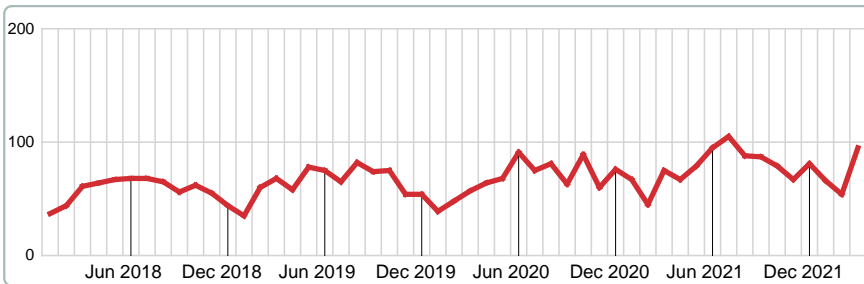
### MARCH



### YEAR TO DATE (YTD)

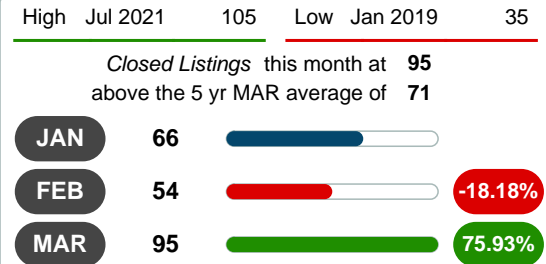


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 71



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	7.37%	23.0	4	3	0	0
\$75,001 - \$100,000	7	7.37%	24.0	3	4	0	0
\$100,001 - \$150,000	21	22.11%	9.0	6	15	0	0
\$150,001 - \$200,000	22	23.16%	4.0	0	21	1	0
\$200,001 - \$300,000	16	16.84%	4.0	0	13	3	0
\$300,001 - \$425,000	12	12.63%	17.0	1	7	4	0
\$425,001 and up	10	10.53%	48.0	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>8.0</b>	<b>1.61M</b>	<b>13.55M</b>	<b>5.20M</b>	<b>1.92M</b>
<b>Median Closed Price</b>	<b>\$181,000</b>			<b>\$98,000</b>	<b>\$180,000</b>	<b>\$314,880</b>	<b>\$960,000</b>

# March 2022



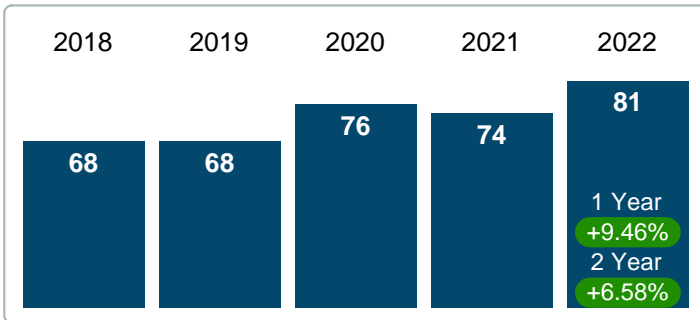
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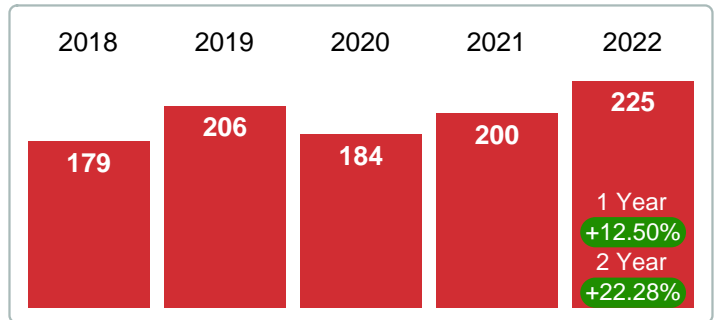
## PENDING LISTINGS

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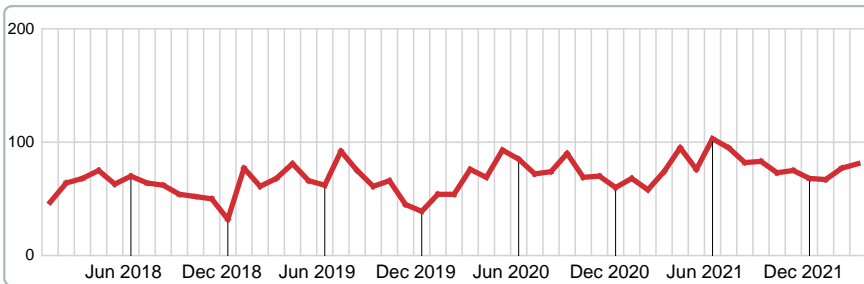
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

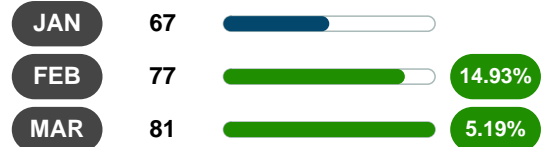


### 3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	7.41%	33.0	5	1	0	0
\$75,001 - \$125,000	9	11.11%	2.0	3	5	1	0
\$125,001 - \$150,000	12	14.81%	5.0	4	6	2	0
\$150,001 - \$225,000	24	29.63%	8.0	2	19	3	0
\$225,001 - \$325,000	10	12.35%	3.5	0	9	1	0
\$325,001 - \$475,000	9	11.11%	6.0	0	4	2	3
\$475,001 and up	11	13.58%	4.0	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>6.0</b>	<b>1.94M</b>	<b>10.59M</b>	<b>5.61M</b>	<b>1.72M</b>
<b>Median Listing Price</b>	<b>\$195,000</b>			<b>\$112,000</b>	<b>\$199,000</b>	<b>\$339,900</b>	<b>\$452,450</b>

# March 2022



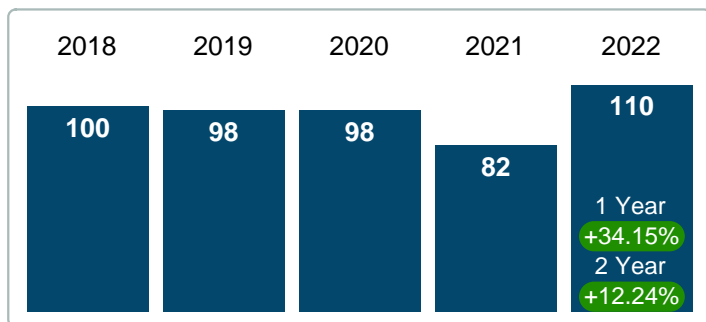
Area Delimited by County Of Creek - Residential Property Type



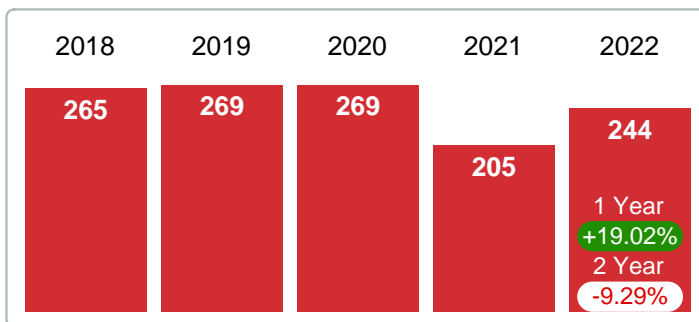
## NEW LISTINGS

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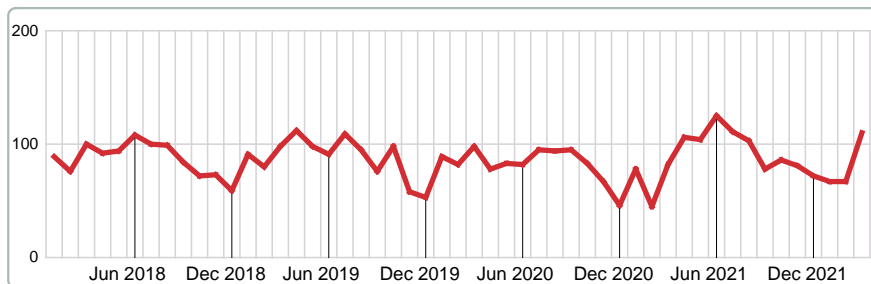
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

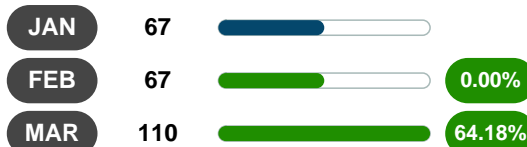


### 3 MONTHS

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>Median New Listed Listing Price</b>	<b>\$189,900</b>		<b>\$112,000</b>	<b>\$184,450</b>	<b>\$450,000</b>	<b>\$452,450</b>

# March 2022



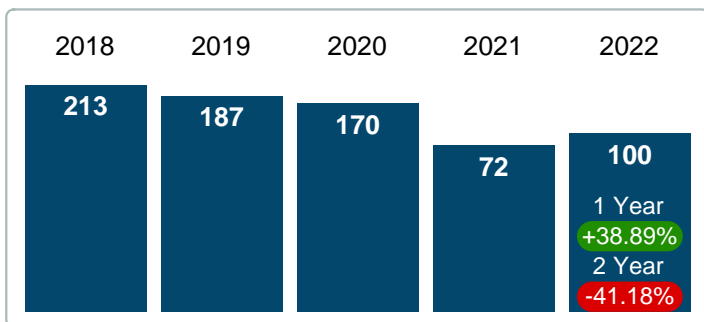
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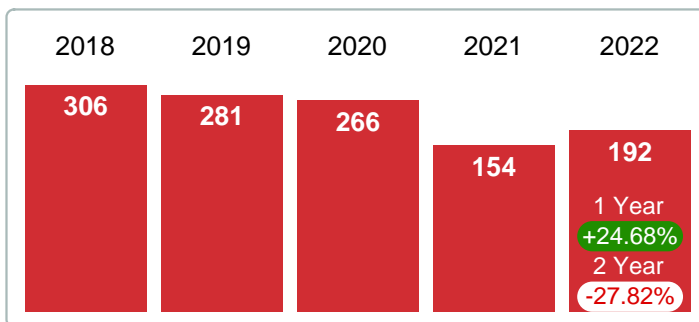
## ACTIVE INVENTORY

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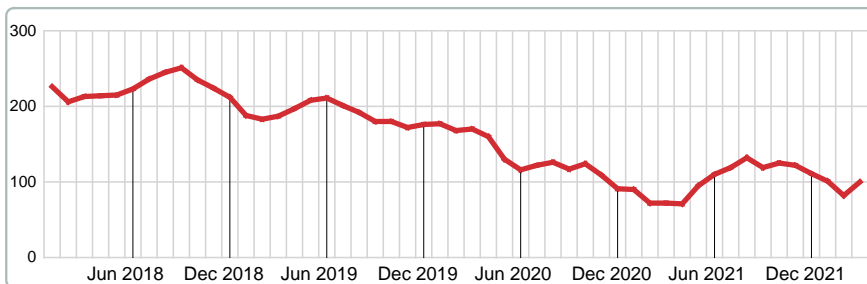
### END OF MARCH



### ACTIVE DURING MARCH

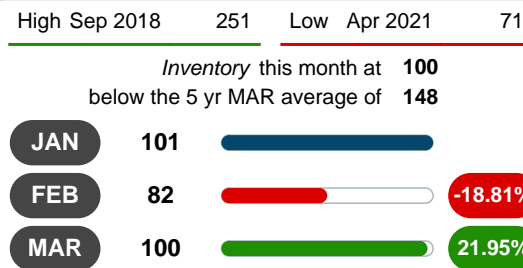


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 148



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$75,000 and less	9	9.00%	17.0	4	3	1	1	
\$75,001 - \$100,000	10	10.00%	38.5	3	6	1	0	
\$100,001 - \$150,000	11	11.00%	8.0	4	5	1	1	
\$150,001 - \$275,000	30	30.00%	24.5	2	25	2	1	
\$275,001 - \$500,000	18	18.00%	58.0	5	6	6	1	
\$500,001 - \$975,000	10	10.00%	20.0	0	2	5	3	
\$975,001 and up	12	12.00%	73.0	1	5	1	5	
Total Active Inventory by Units		100		19	52	17	12	
Total Active Inventory by Volume		42,373,268	100%	25.0	4.43M	18.15M	8.24M	11.56M
Median Active Inventory Listing Price		\$202,000			\$150,000	\$177,450	\$424,500	\$654,450

# March 2022



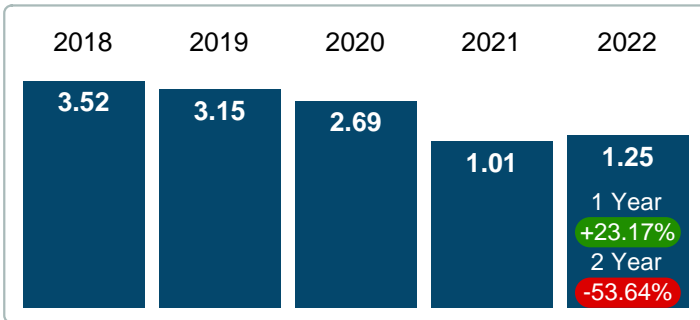
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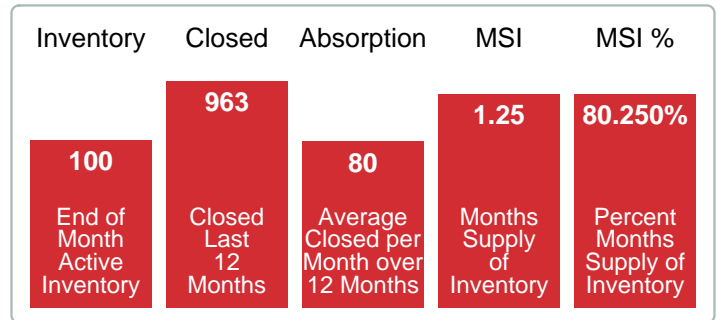
## MONTHS SUPPLY of INVENTORY (MSI)

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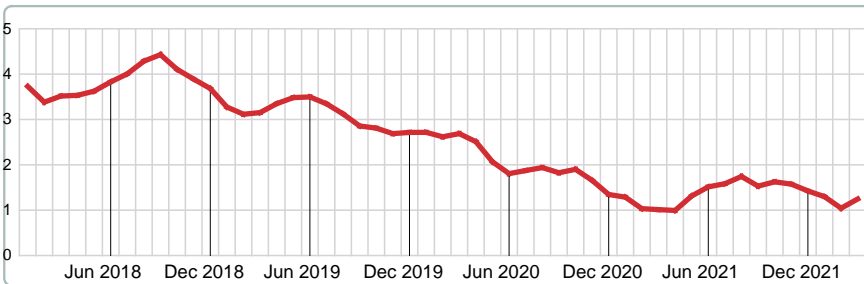
### MSI FOR MARCH



### 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



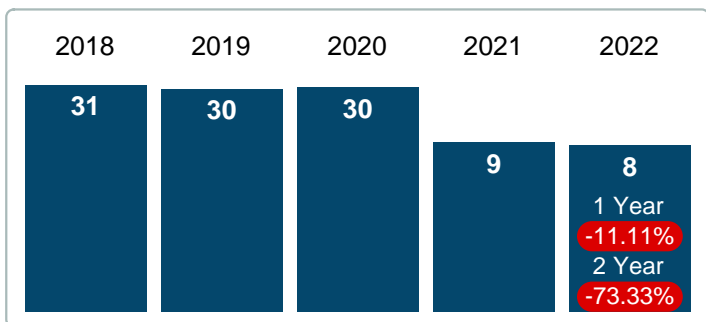
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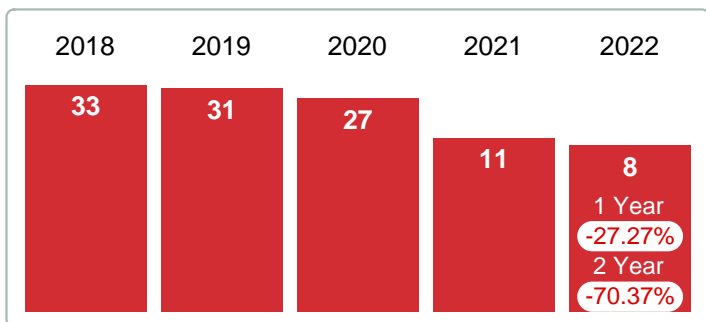
## MEDIAN DAYS ON MARKET TO SALE

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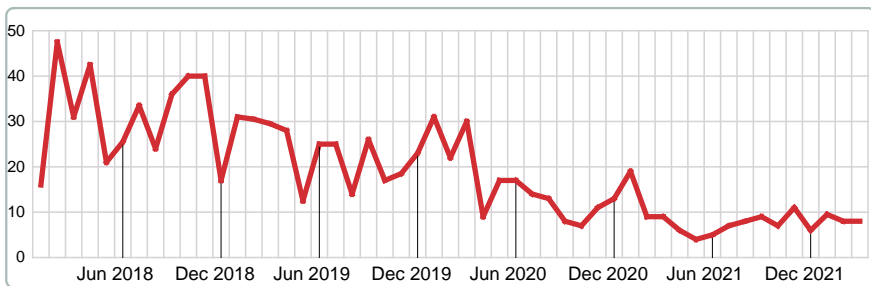
### MARCH



### YEAR TO DATE (YTD)

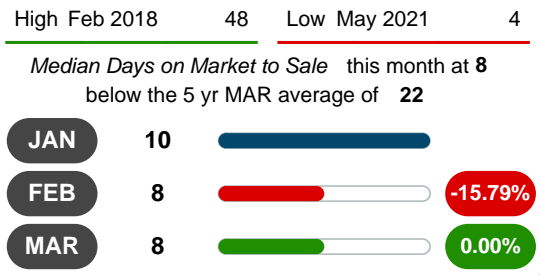


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 22



### 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	7.37%	23	15	23	0	0
\$75,001 - \$100,000	7.37%	24	24	24	0	0
\$100,001 - \$150,000	22.11%	9	9	9	0	0
\$150,001 - \$200,000	23.16%	4	0	4	37	0
\$200,001 - \$300,000	16.84%	4	0	4	3	0
\$300,001 - \$425,000	12.63%	17	10	24	57	0
\$425,001 and up	10.53%	48	0	120	38	19
Median Closed DOM		8	11	6	13	19
Total Closed Units	100%	95	14	66	13	2
Total Closed Volume		22,285,231	1.61M	13.55M	5.20M	1.92M

# March 2022



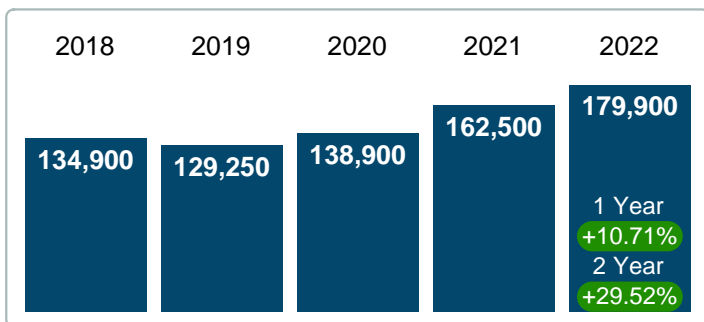
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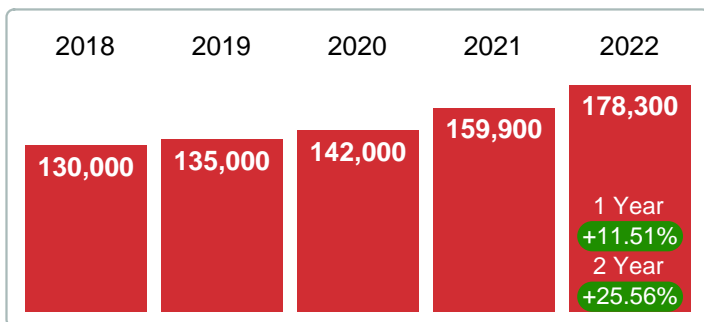
## MEDIAN LIST PRICE AT CLOSING

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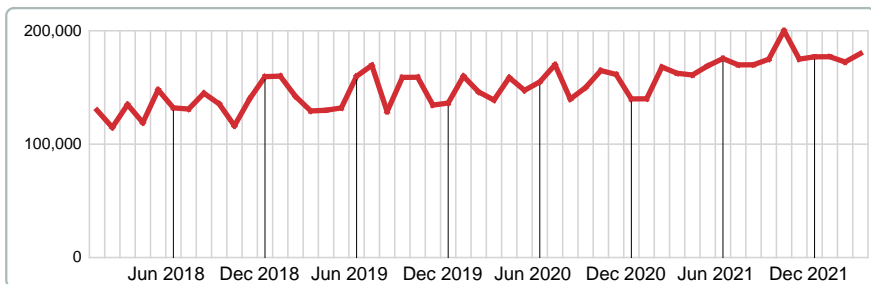
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAR AVG = 149,090

High Oct 2021 200,000 Low Feb 2018 114,750  
 Median List Price at Closing this month at **179,900**  
 above the 5 yr MAR average of **149,090**

- JAN 177,100
- FEB 172,450 (-2.63%)
- MAR 179,900 (4.32%)

### 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	8.42%	47,500	44,950	50,000	0	0
\$75,001 - \$100,000	8.42%	95,500	95,000	100,000	0	0
\$100,001 - \$150,000	23.16%	127,450	115,950	129,950	0	0
\$150,001 - \$200,000	20.00%	179,900	0	179,900	189,000	0
\$200,001 - \$300,000	15.79%	230,000	0	229,900	274,500	0
\$300,001 - \$425,000	12.63%	350,000	0	357,500	350,000	0
\$425,001 and up	11.58%	599,999	435,000	617,000	587,000	969,500
<b>Median List Price</b>		<b>179,900</b>	<b>95,500</b>	<b>177,450</b>	<b>350,000</b>	<b>969,500</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>179,900</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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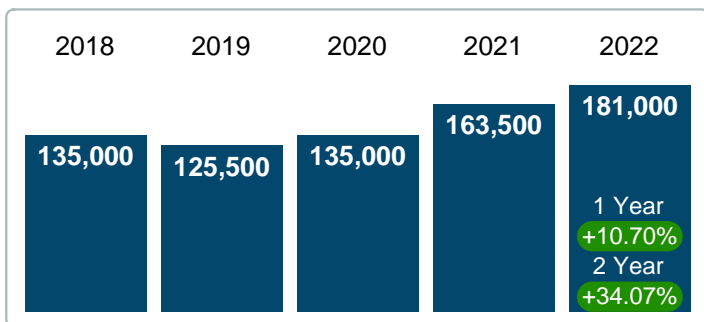
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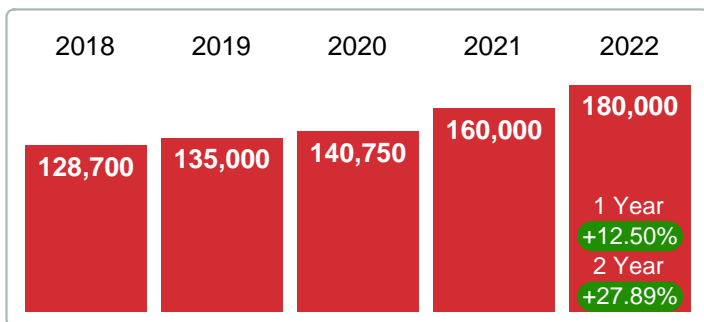
## MEDIAN SOLD PRICE AT CLOSING

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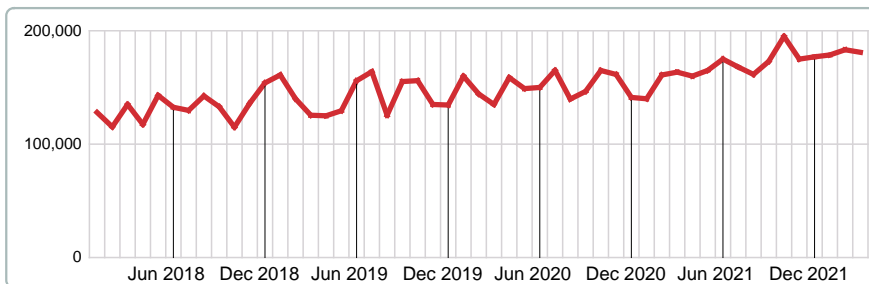
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

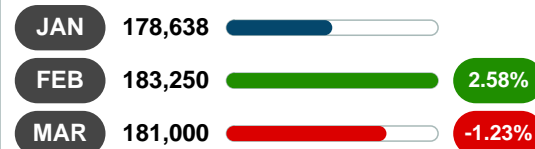


### 3 MONTHS

5 year MAR AVG = 148,000

High Oct 2021 195,000 Low Oct 2018 115,000

Median Sold Price at Closing this month at **181,000** above the 5 yr MAR average of **148,000**



### 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	7	7.37%	47,000	47,100	45,000	0	0
\$75,001 - \$100,000	7	7.37%	90,000	90,000	90,000	0	0
\$100,001 - \$150,000	21	22.11%	123,500	110,500	126,500	0	0
\$150,001 - \$200,000	22	23.16%	180,000	0	180,000	190,000	0
\$200,001 - \$300,000	16	16.84%	240,000	0	237,000	289,000	0
\$300,001 - \$425,000	12	12.63%	367,500	425,000	385,000	312,440	0
\$425,001 and up	10	10.53%	570,000	0	600,000	449,000	960,000
Median Sold Price			181,000	98,000	180,000	314,880	960,000
Total Closed Units		100%	181,000	14	66	13	2
Total Closed Volume			22,285,231	1.61M	13.55M	5.20M	1.92M

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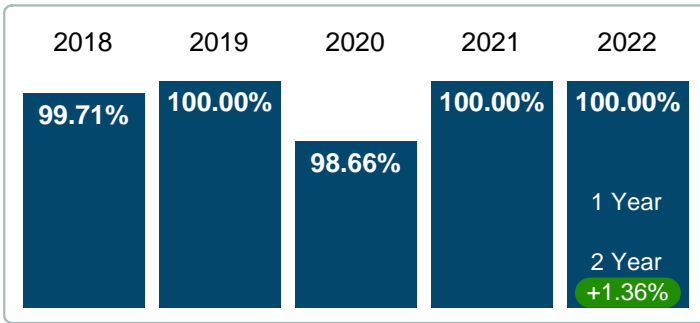
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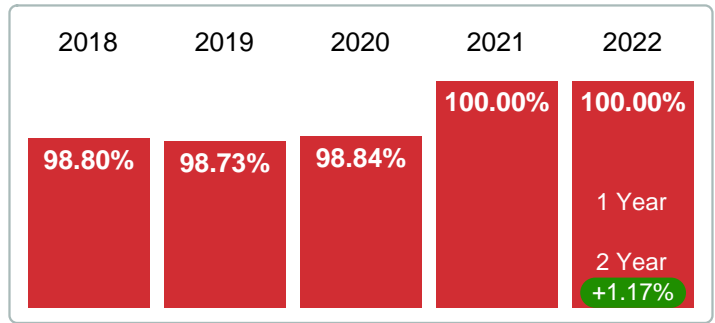
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

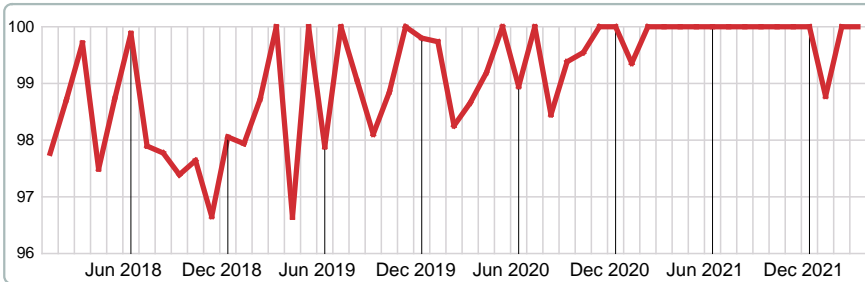
### MARCH



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

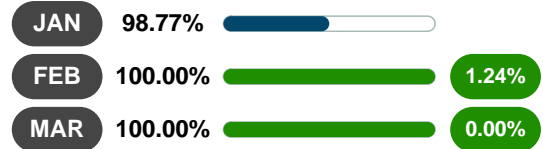


### 3 MONTHS

5 year MAR AVG = 99.67%

High Mar 2022 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **100.00%**  
equal to 5 yr MAR average of **99.67%**



### 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	7	7.37%	100.00%	102.56%	95.63%	0.00%	0.00%	
\$75,001 - \$100,000	7	7.37%	94.74%	100.00%	85.91%	0.00%	0.00%	
\$100,001 - \$150,000	21	22.11%	100.00%	101.01%	100.00%	0.00%	0.00%	
\$150,001 - \$200,000	22	23.16%	100.26%	0.00%	100.00%	100.53%	0.00%	
\$200,001 - \$300,000	16	16.84%	101.47%	0.00%	103.04%	99.62%	0.00%	
\$300,001 - \$425,000	12	12.63%	97.00%	97.70%	100.00%	95.12%	0.00%	
\$425,001 and up	10	10.53%	98.78%	0.00%	94.64%	100.02%	100.97%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.97%	
Total Closed Units		95	100%	100.00%	14	66	13	2
Total Closed Volume		22,285,231			1.61M	13.55M	5.20M	1.92M

# March 2022



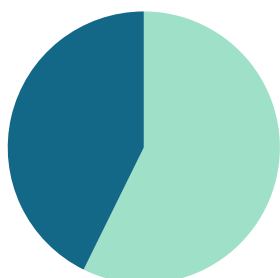
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

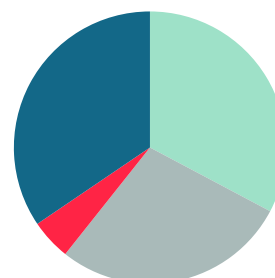


**Inventory**  
 New Listings  
**110 = 57.29%**  
 Start Inventory  
**82**  
 Total Inventory Units  
**192**  
 Volume  
**\$67,287,713**

### 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%
Median List Price	162,500	179,900	10.71%	159,900	178,300	11.51%
Median Sale Price	163,500	181,000	10.70%	160,000	180,000	12.50%
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%	11.00	8.00	-27.27%
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

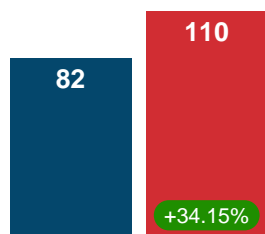
**Inventory** on March 31, 2022 = **100**

**2021** **2022**

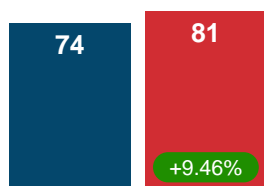
### MARCH MARKET

### MEDIAN PRICES

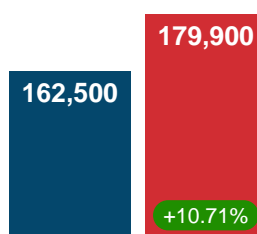
#### New Listings



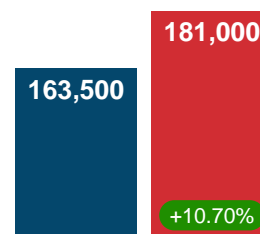
#### Pending Listings



#### List Price



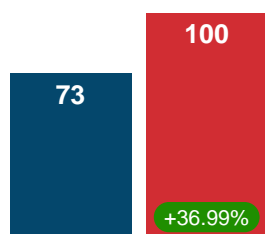
#### Sale Price



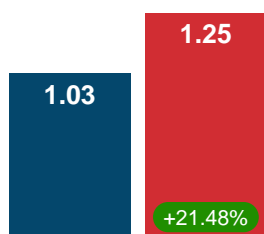
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

