

May 2022



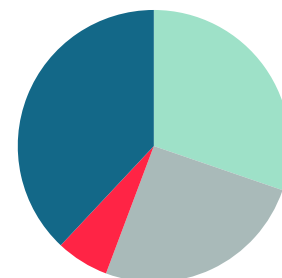
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	May 2022	+/-%
Closed Listings	79	82	3.80%
Pending Listings	76	69	-9.21%
New Listings	104	87	-16.35%
Average List Price	240,384	228,286	-5.03%
Average Sale Price	236,835	229,799	-2.97%
Average Percent of Selling Price to List Price	100.19%	103.39%	3.19%
Average Days on Market to Sale	16.34	22.91	40.22%
End of Month Inventory	96	103	7.29%
Months Supply of Inventory	1.33	1.27	-4.38%



■ Closed (30.26%)
■ Pending (25.46%)
■ Other OffMarket (6.27%)
■ Active (38.01%)

Absorption: Last 12 months, an Average of **81** Sales/Month
Active Inventory as of May 31, 2022 = **103**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2022 rose **7.29%** to 103 existing homes available for sale. Over the last 12 months this area has had an average of 81 closed sales per month. This represents an unsold inventory index of **1.27** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **2.97%** in May 2022 to \$229,799 versus the previous year at \$236,835.

Average Days on Market Lengthens

The average number of **22.91** days that homes spent on the market before selling increased by 6.57 days or **40.22%** in May 2022 compared to last year's same month at **16.34** DOM.

Sales Success for May 2022 is Positive

Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 87 New Listings in May 2022, down **16.35%** from last year at 104. Furthermore, there were 82 Closed Listings this month versus last year at 79, a **3.80%** increase.

Closed versus Listed trends yielded a **94.3%** ratio, up from previous year's, May 2021, at **76.0%**, a **24.08%** upswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

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

Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

May 2022



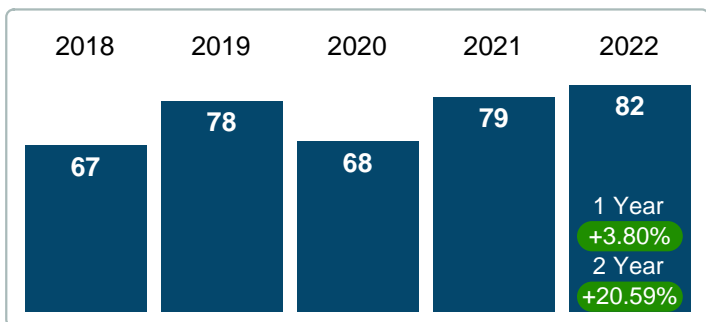
Area Delimited by County Of Creek - Residential Property Type



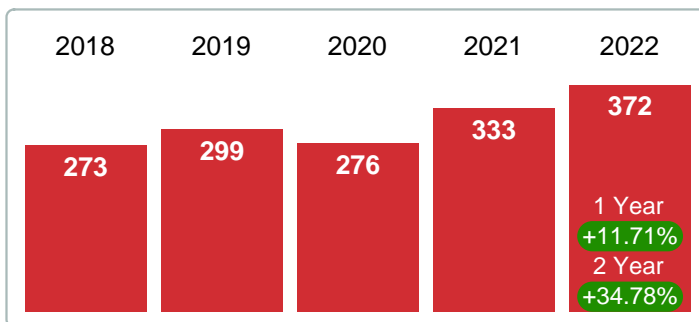
CLOSED LISTINGS

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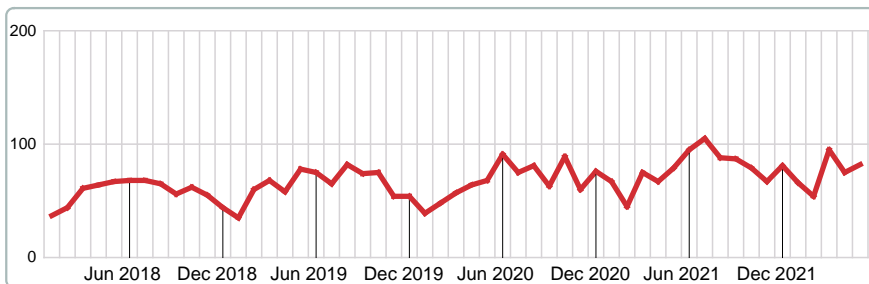
MAY



YEAR TO DATE (YTD)

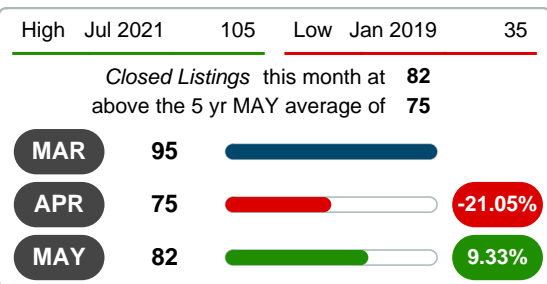


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 75



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	10	12.20%	45.1	4	6	0	0
\$75,001 - \$125,000	7	8.54%	19.4	2	3	2	0
\$125,001 - \$150,000	10	12.20%	5.3	4	5	1	0
\$150,001 - \$250,000	24	29.27%	18.7	0	23	1	0
\$250,001 - \$300,000	14	17.07%	16.2	0	12	2	0
\$300,001 - \$375,000	6	7.32%	12.0	0	4	1	1
\$375,001 and up	11	13.41%	44.6	0	3	5	3
Total Closed Units	82			10	56	12	4
Total Closed Volume	18,843,492	100%	22.9	972.36K	11.94M	4.03M	1.89M
Average Closed Price	\$229,799			\$97,236	\$213,244	\$336,229	\$473,675

May 2022



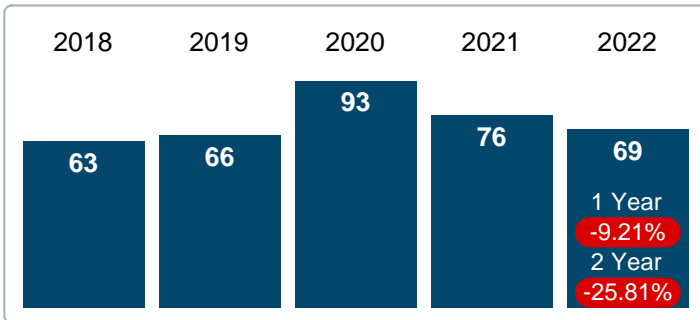
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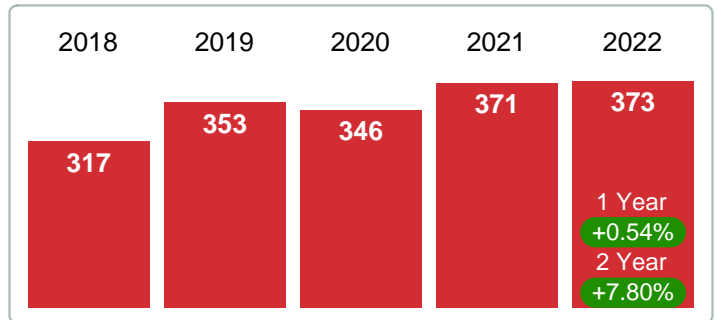
PENDING LISTINGS

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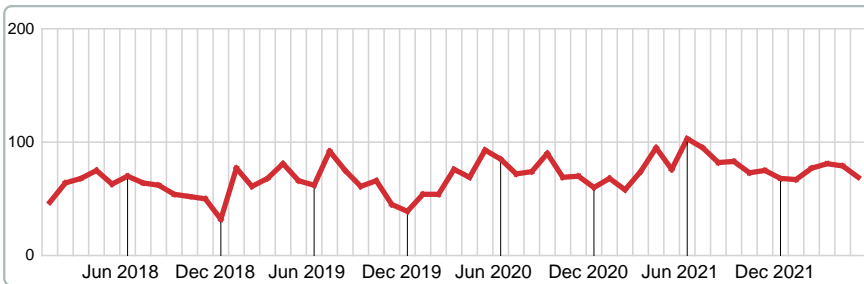
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

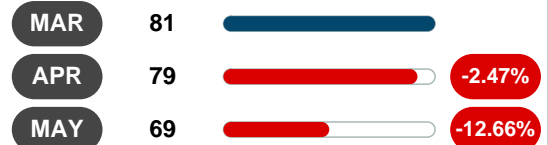


3 MONTHS

5 year MAY AVG = 73

High Jun 2021 103 Low Dec 2018 32

Pending Listings this month at **69**
below the 5 yr MAY 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	4	5.80%	21.3	2	2	0	0
\$75,001 - \$125,000	10	14.49%	29.2	2	6	2	0
\$125,001 - \$150,000	8	11.59%	4.8	1	6	0	1
\$150,001 - \$225,000	18	26.09%	21.3	2	14	2	0
\$225,001 - \$275,000	14	20.29%	22.4	1	10	3	0
\$275,001 - \$375,000	8	11.59%	13.6	1	0	6	1
\$375,001 and up	7	10.14%	21.1	0	3	4	0
Total Pending Units	69			9	41	17	2
Total Pending Volume	17,095,605	100%	18.1	1.38M	8.71M	6.57M	440.00K
Average Listing Price	\$250,606			\$152,988	\$212,510	\$386,224	\$220,000

May 2022



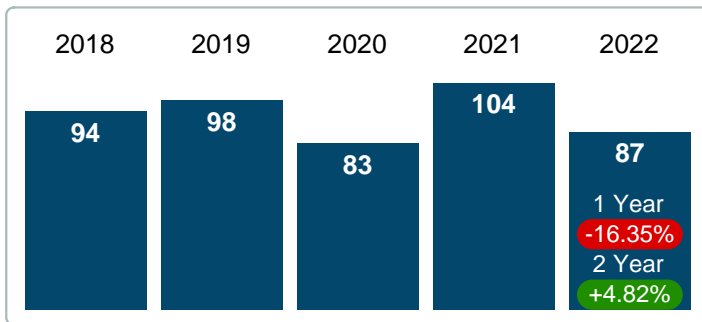
Area Delimited by County Of Creek - Residential Property Type



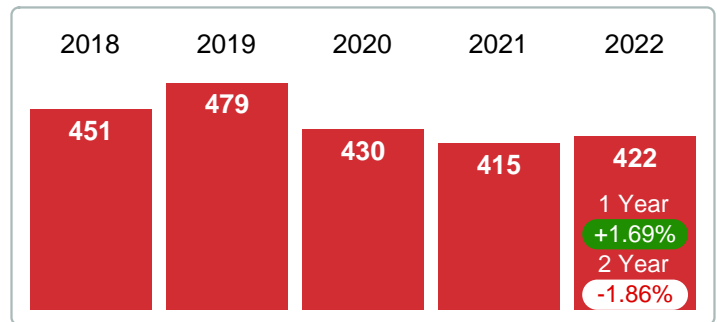
NEW LISTINGS

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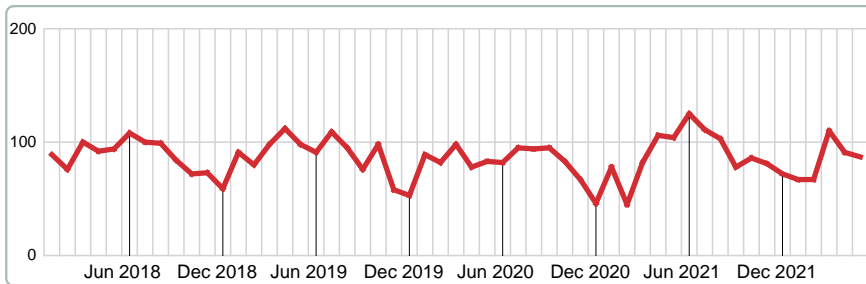
MAY



YEAR TO DATE (YTD)

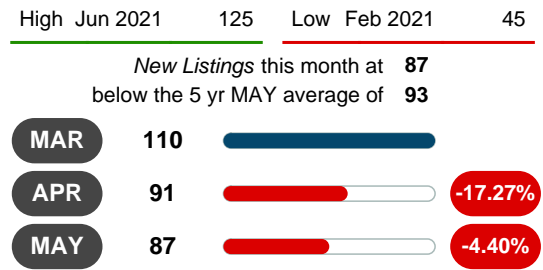


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 93



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	9	10.34%	5	3	1	0
\$100,001 - \$125,000	8	9.20%	1	6	0	1
\$125,001 - \$150,000	12	13.79%	1	11	0	0
\$150,001 - \$225,000	20	22.99%	1	17	2	0
\$225,001 - \$300,000	17	19.54%	1	13	2	1
\$300,001 - \$475,000	12	13.79%	2	7	3	0
\$475,001 and up	9	10.34%	0	2	6	1
Total New Listed Units	87		11	59	14	3
Total New Listed Volume	25,761,977	100%	1.73M	13.55M	6.81M	3.67M
Average New Listed Listing Price	\$236,906		\$157,718	\$229,618	\$486,479	\$1,222,967

May 2022



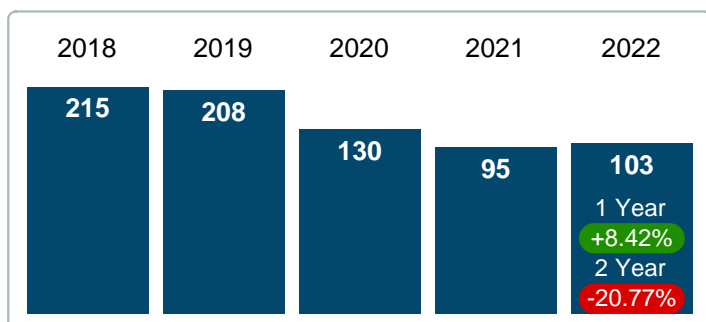
Area Delimited by County Of Creek - Residential Property Type



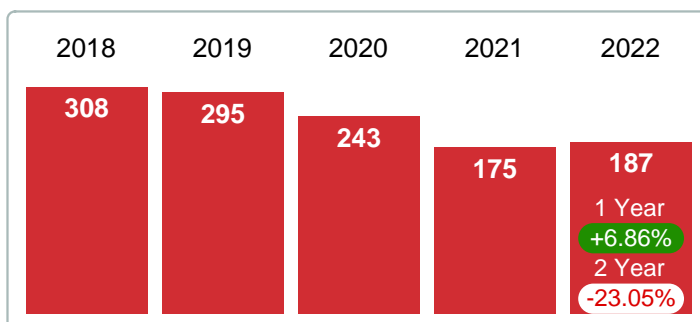
ACTIVE INVENTORY

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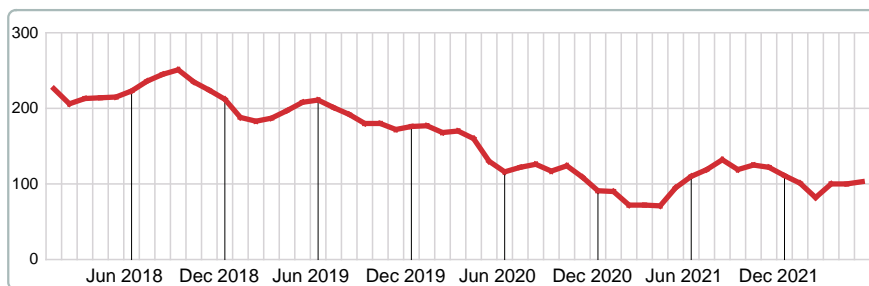
END OF MAY



ACTIVE DURING MAY

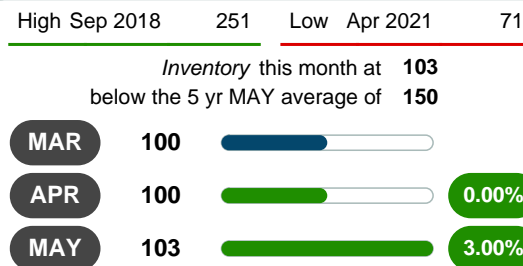


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 150



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	4	3.88%	50.3	2	1	0	1
\$75,001 - \$125,000	19	18.45%	54.7	4	13	1	1
\$125,001 - \$175,000	15	14.56%	62.6	3	12	0	0
\$175,001 - \$350,000	27	26.21%	53.7	3	19	3	2
\$350,001 - \$625,000	15	14.56%	53.2	0	4	9	2
\$625,001 - \$1,300,000	13	12.62%	107.6	1	5	3	4
\$1,300,001 and up	10	9.71%	61.5	0	3	1	6
Total Active Inventory by Units	103			13	57	17	16
Total Active Inventory by Volume	50,540,391	100%	62.5	2.74M	20.54M	9.50M	17.77M
Average Active Inventory Listing Price	\$490,683			\$210,608	\$360,277	\$558,859	\$1,110,381

May 2022



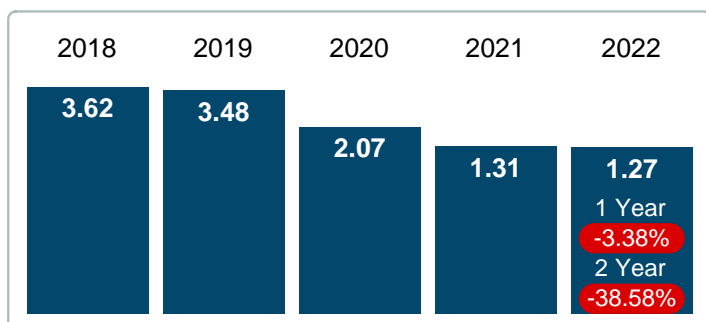
Area Delimited by County Of Creek - Residential Property Type



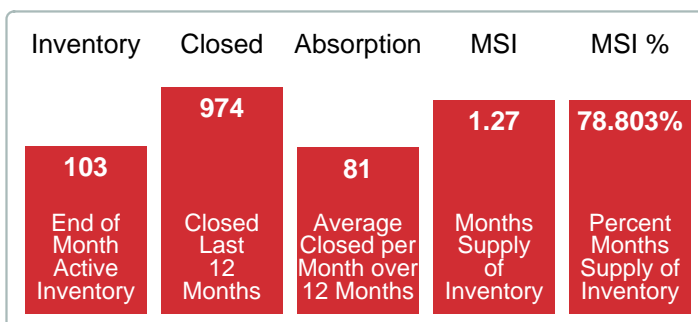
MONTHS SUPPLY of INVENTORY (MSI)

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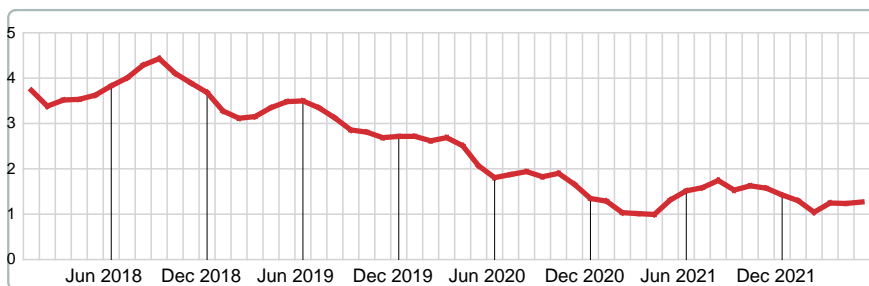
MSI FOR MAY



INDICATORS FOR MAY 2022

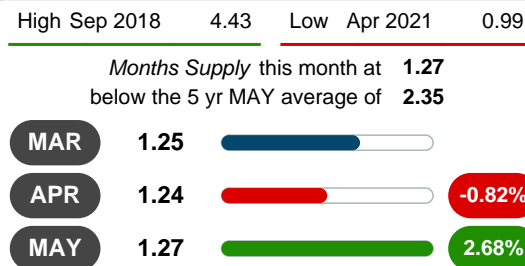


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2.35



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	4	3.88%	0.56	0.57	0.30	0.00	0.00
\$75,001 - \$125,000	19	18.45%	1.50	1.02	1.68	1.20	6.00
\$125,001 - \$175,000	15	14.56%	0.76	1.29	0.75	0.00	0.00
\$175,001 - \$350,000	27	26.21%	0.87	1.80	0.89	0.42	2.67
\$350,001 - \$625,000	15	14.56%	1.82	0.00	1.45	2.40	1.26
\$625,001 - \$1,300,000	13	12.62%	5.38	0.00	7.50	2.40	8.00
\$1,300,001 and up	10	9.71%	120.00	0.00	0.00	0.00	72.00
Market Supply of Inventory (MSI)			1.27	1.12	1.10	1.18	5.05
Total Active Inventory by Units		100%	103	13	57	17	16

May 2022



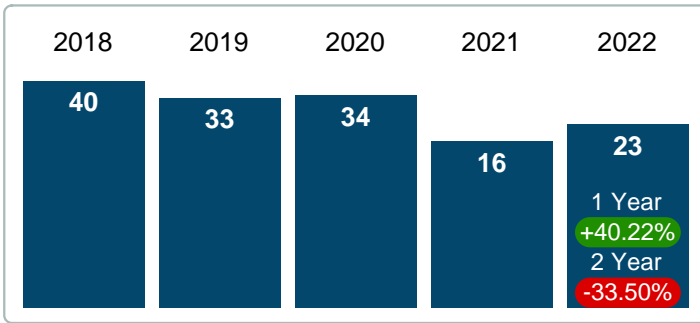
Area Delimited by County Of Creek - Residential Property Type



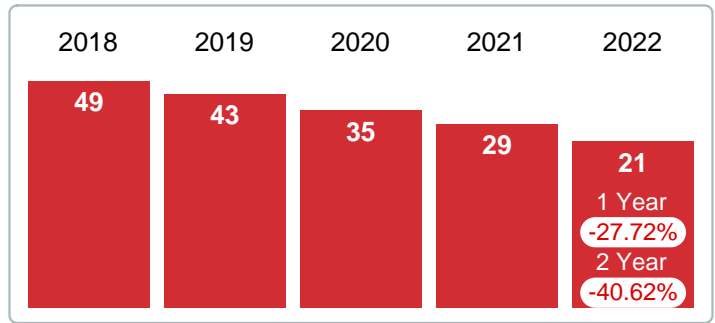
AVERAGE DAYS ON MARKET TO SALE

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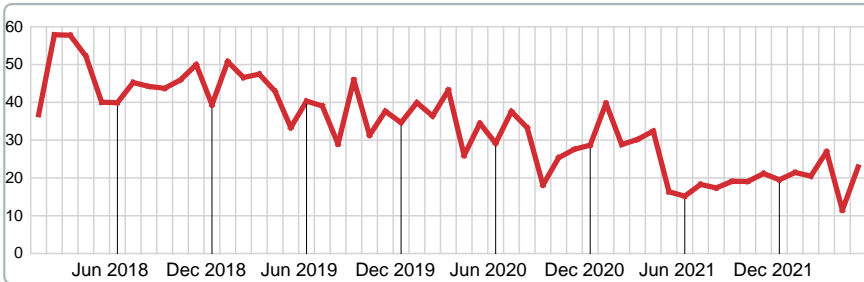
MAY



YEAR TO DATE (YTD)

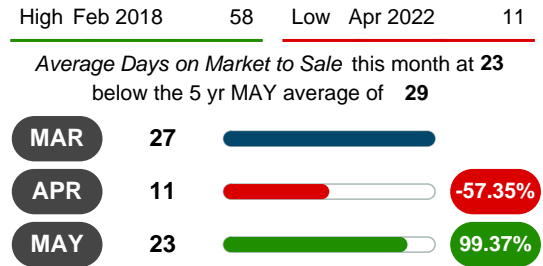


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 29



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	10	12.20%	45	34	53	0	0
\$75,001 - \$125,000	7	8.54%	19	32	4	31	0
\$125,001 - \$150,000	10	12.20%	5	4	5	11	0
\$150,001 - \$250,000	24	29.27%	19	0	12	165	0
\$250,001 - \$300,000	14	17.07%	16	0	19	2	0
\$300,001 - \$375,000	6	7.32%	12	0	7	1	45
\$375,001 and up	11	13.41%	45	0	10	45	78
Average Closed DOM	23			22	16	39	70
Total Closed Units	82	100%	23	10	56	12	4
Total Closed Volume	18,843,492			972.36K	11.94M	4.03M	1.89M

May 2022



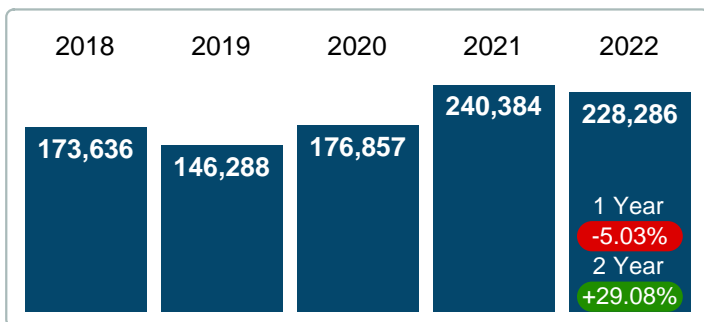
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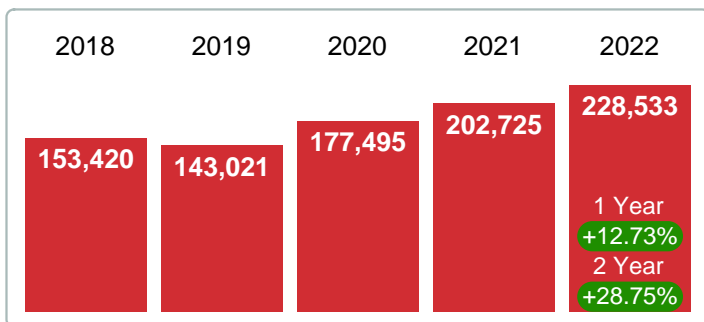
AVERAGE LIST PRICE AT CLOSING

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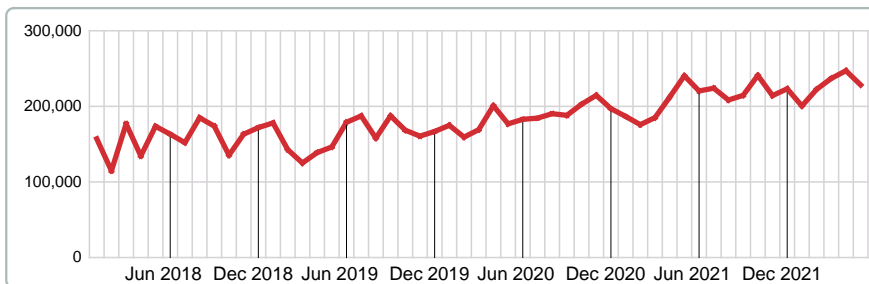
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 193,090

High Apr 2022 247,108 Low Feb 2018 114,760

Average List Price at Closing this month at **228,286**
above the 5 yr MAY average of **193,090**

MAR	236,977	
APR	247,108	+4.28%
MAY	228,286	-7.62%

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	7	8.54%	53,857	59,000	66,417	0	
\$75,001 - \$125,000	10	12.20%	99,720	89,950	116,633	104,950	
\$125,001 - \$150,000	10	12.20%	142,240	140,625	143,980	150,000	
\$150,001 - \$250,000	24	29.27%	195,279	0	195,943	189,000	
\$250,001 - \$300,000	14	17.07%	273,489	0	271,662	274,950	
\$300,001 - \$375,000	6	7.32%	340,800	0	343,700	360,000	
\$375,001 and up	11	13.41%	487,505	0	421,283	505,780	
Average List Price		228,286		97,840	212,028	332,308	469,950
Total Closed Units		82	100%	228,286	10	56	12
Total Closed Volume		18,719,490		978.40K	11.87M	3.99M	1.88M

May 2022



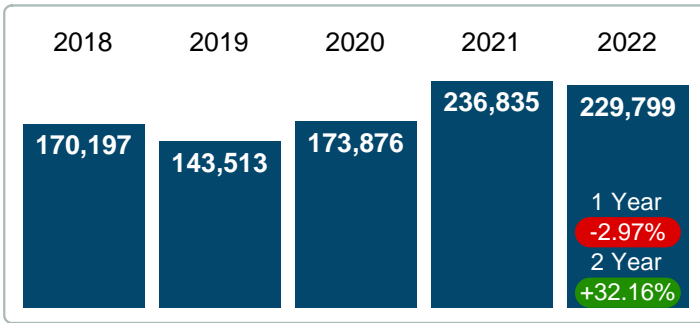
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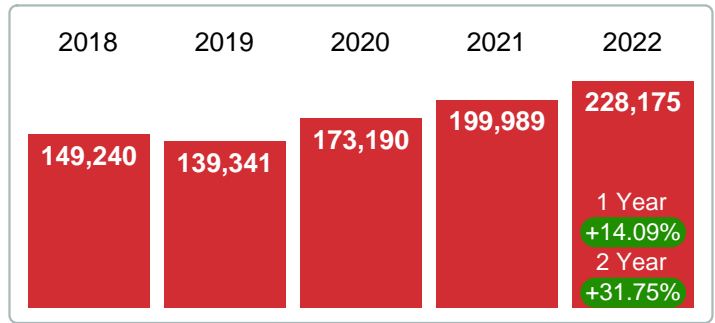
AVERAGE SOLD PRICE AT CLOSING

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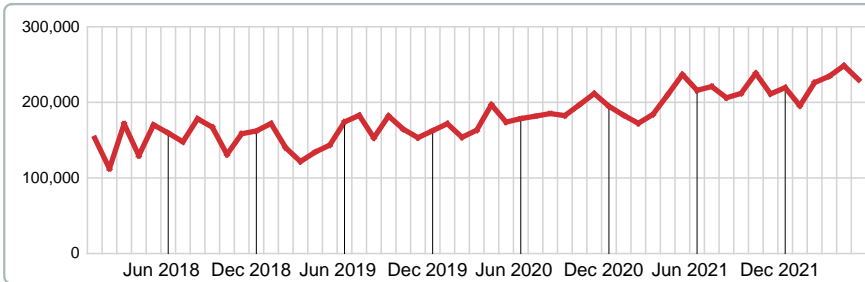
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

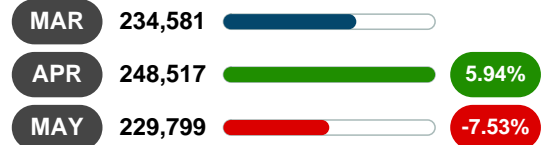


3 MONTHS

5 year MAY AVG = 190,844

High Apr 2022 248,517 | Low Feb 2018 112,345

Average Sold Price at Closing this month at **229,799**
 above the 5 yr MAY average of **190,844**



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	10	12.20%	61,536	62,339	61,000	0	0
\$75,001 - \$125,000	7	8.54%	104,536	87,750	120,000	98,125	0
\$125,001 - \$150,000	10	12.20%	140,950	136,875	144,799	138,000	0
\$150,001 - \$250,000	24	29.27%	198,104	0	198,457	190,000	0
\$250,001 - \$300,000	14	17.07%	279,656	0	277,099	295,000	0
\$300,001 - \$375,000	6	7.32%	342,833	0	346,750	360,000	310,000
\$375,001 and up	11	13.41%	487,291	0	405,000	512,100	528,233
Average Sold Price			229,799	97,236	213,244	336,229	473,675
Total Closed Units		100%	229,799	10	56	12	4
Total Closed Volume			18,843,492	972.36K	11.94M	4.03M	1.89M

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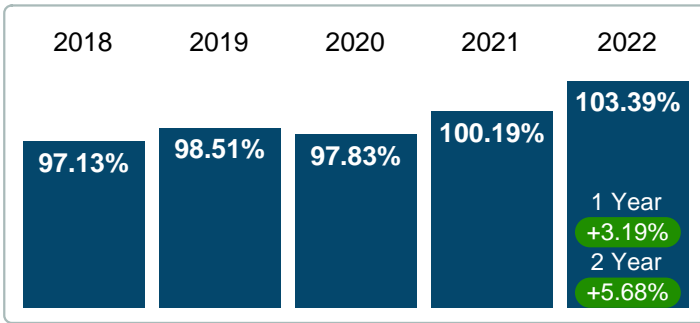
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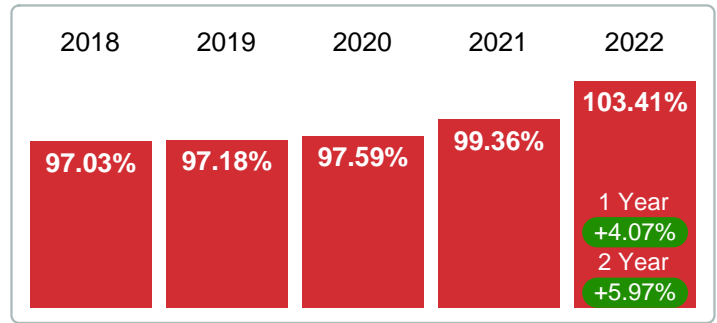
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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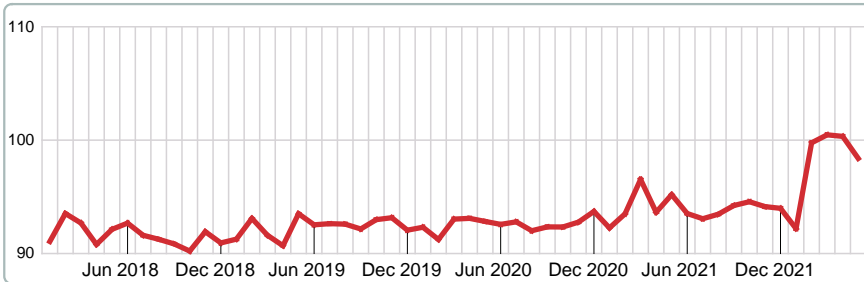
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

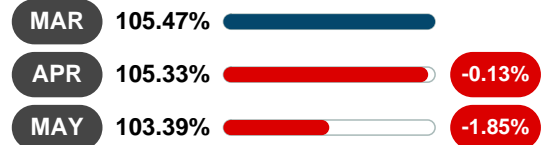


3 MONTHS

5 year MAY AVG = 99.41%

High Mar 2022 105.47% Low Oct 2018 95.22%

Average Sold/List Ratio this month at **103.39%**
above the 5 yr MAY average of **99.41%**



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	10	12.20%	121.47%	106.68%	131.34%	0.00%	0.00%	
\$75,001 - \$125,000	7	8.54%	98.74%	97.55%	103.01%	93.52%	0.00%	
\$125,001 - \$150,000	10	12.20%	98.52%	97.58%	100.57%	92.00%	0.00%	
\$150,001 - \$250,000	24	29.27%	101.77%	0.00%	101.82%	100.53%	0.00%	
\$250,001 - \$300,000	14	17.07%	103.06%	0.00%	102.29%	107.71%	0.00%	
\$300,001 - \$375,000	6	7.32%	99.19%	0.00%	100.98%	100.00%	91.20%	
\$375,001 and up	11	13.41%	100.55%	0.00%	96.20%	101.78%	102.85%	
Average Sold/List Ratio		103.40%		101.21%	104.68%	100.32%	99.93%	
Total Closed Units		82	100%	103.40%	10	56	12	4
Total Closed Volume		18,843,492			972.36K	11.94M	4.03M	1.89M

May 2022



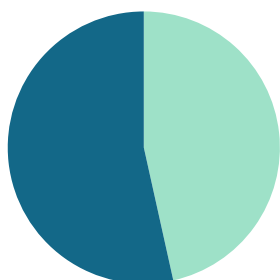
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

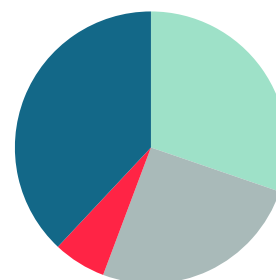


Inventory
 New Listings
87 = 46.52%
 Start Inventory
100
 Total Inventory Units
187
 Volume
\$73,593,496

Market Activity

Closed Sales
82 = 30.26%
 Pending Sales
69 = 25.46%
 Other Off Market
17 = 6.27%
 Active Inventory
103 = 38.01%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	79	82	3.80%	333	372	11.71%
Pending Sales	76	69	-9.21%	371	373	0.54%
New Listings	104	87	-16.35%	415	422	1.69%
Average List Price	240,384	228,286	-5.03%	202,725	228,533	12.73%
Average Sale Price	236,835	229,799	-2.97%	199,989	228,175	14.09%
Average Percent of Selling Price to List Price	100.19%	103.39%	3.19%	99.36%	103.41%	4.07%
Average Days on Market to Sale	16.34	22.91	40.22%	29.09	21.03	-27.72%
Monthly Inventory	96	103	7.29%	96	103	7.29%
Months Supply of Inventory	1.33	1.27	-4.38%	1.33	1.27	-4.38%

Absorption: Last 12 months, an Average of **81** Sales/Month

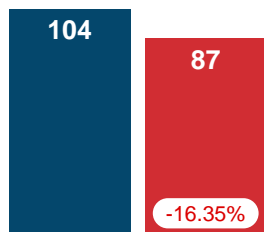
Inventory on May 31, 2022 = **103**

2021 **2022**

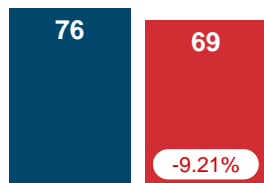
MAY MARKET

AVERAGE PRICES

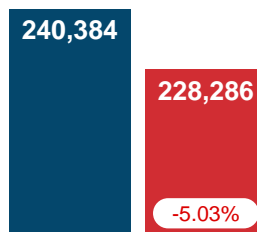
New Listings



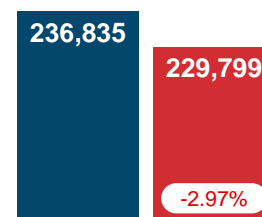
Pending Listings



List Price



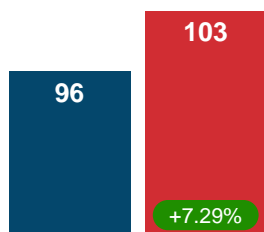
Sale Price



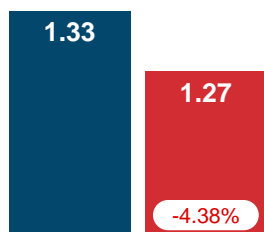
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

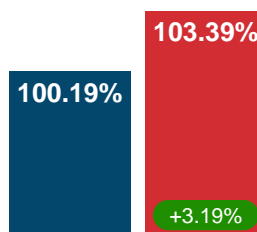
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

