

# May 2022



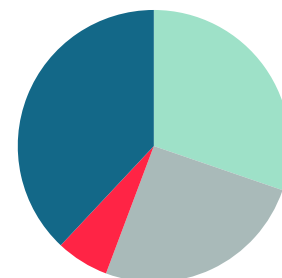
Area Delimited by County Of Creek - Residential Property Type



## 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%
Median List Price	169,000	195,000	15.38%
Median Sale Price	165,000	208,500	26.36%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	5.00	25.00%
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.

#### 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 **26.36%** in May 2022 to \$208,500 versus the previous year at \$165,000.

#### Median Days on Market Lengthens

The median number of **5.00** days that homes spent on the market before selling increased by 1.00 days or **25.00%** in May 2022 compared to last year's same month at **4.00** DOM.

#### Sales Success for May 2022 is Positive

Overall, with Median Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 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

<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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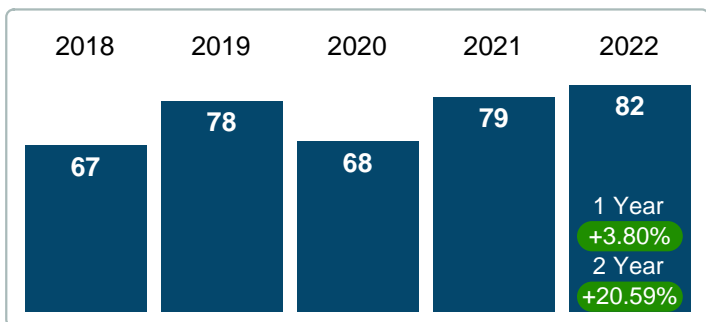
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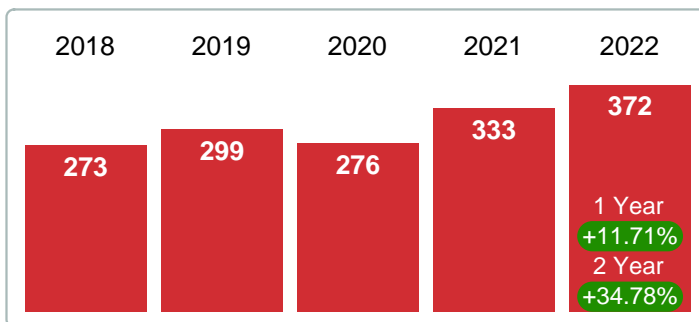
## CLOSED LISTINGS

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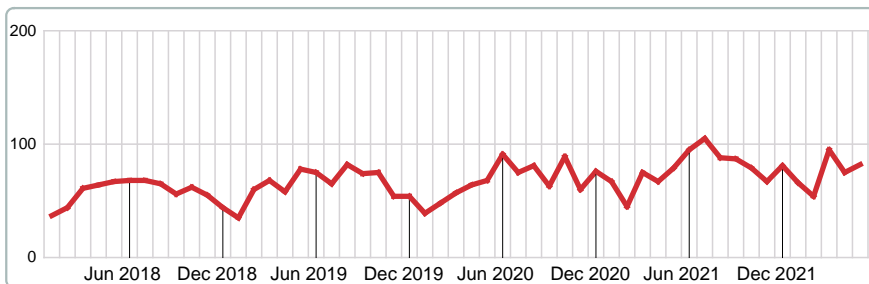
### MAY



### YEAR TO DATE (YTD)

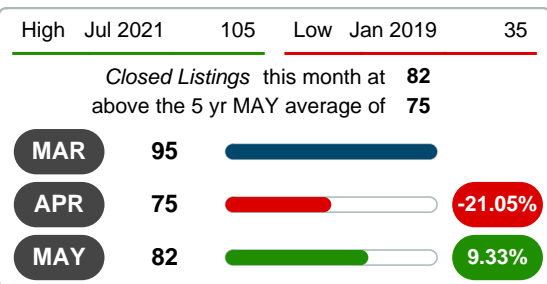


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 75



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	10	12.20%	26.0	4	6	0	0
\$75,001 - \$125,000	7	8.54%	7.0	2	3	2	0
\$125,001 - \$150,000	10	12.20%	3.5	4	5	1	0
\$150,001 - \$250,000	24	29.27%	5.0	0	23	1	0
\$250,001 - \$300,000	14	17.07%	4.5	0	12	2	0
\$300,001 - \$375,000	6	7.32%	6.5	0	4	1	1
\$375,001 and up	11	13.41%	5.0	0	3	5	3
<b>Total Closed Units</b>	<b>82</b>			<b>10</b>	<b>56</b>	<b>12</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>18,843,492</b>	<b>100%</b>	<b>5.0</b>	<b>972.36K</b>	<b>11.94M</b>	<b>4.03M</b>	<b>1.89M</b>
<b>Median Closed Price</b>	<b>\$208,500</b>			<b>\$87,750</b>	<b>\$210,500</b>	<b>\$330,000</b>	<b>\$512,500</b>

# May 2022



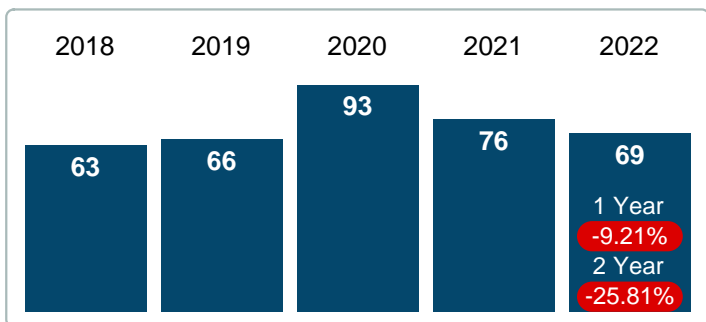
Area Delimited by County Of Creek - Residential Property Type



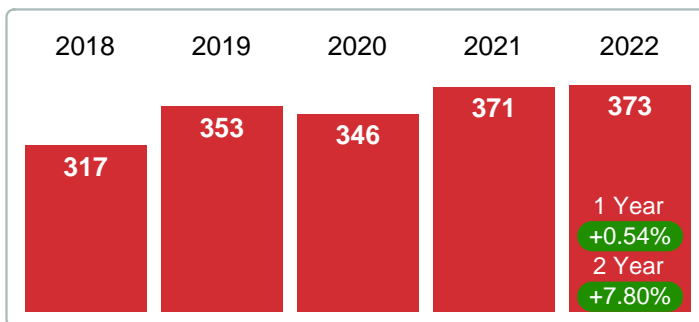
## PENDING LISTINGS

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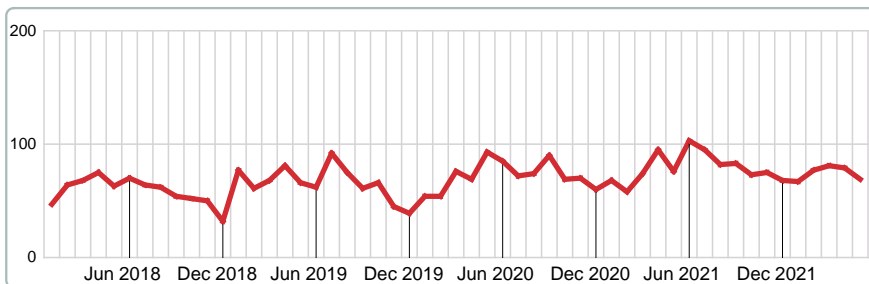
### MAY



### 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	5.80%	19.5	2	2	0	0
\$75,001 - \$125,000	10	14.49%	16.0	2	6	2	0
\$125,001 - \$150,000	8	11.59%	5.0	1	6	0	1
\$150,001 - \$225,000	18	26.09%	6.0	2	14	2	0
\$225,001 - \$275,000	14	20.29%	6.0	1	10	3	0
\$275,001 - \$375,000	8	11.59%	8.5	1	0	6	1
\$375,001 and up	7	10.14%	11.0	0	3	4	0
<b>Total Pending Units</b>	<b>69</b>			<b>9</b>	<b>41</b>	<b>17</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>17,095,605</b>	<b>100%</b>	<b>7.0</b>	<b>1.38M</b>	<b>8.71M</b>	<b>6.57M</b>	<b>440.00K</b>
<b>Median Listing Price</b>	<b>\$190,000</b>			<b>\$135,000</b>	<b>\$170,000</b>	<b>\$309,900</b>	<b>\$220,000</b>

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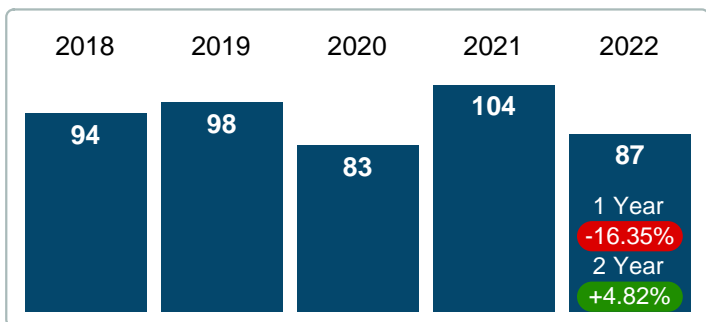
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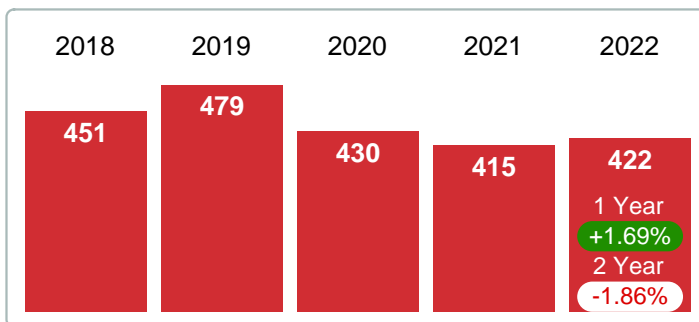
## NEW LISTINGS

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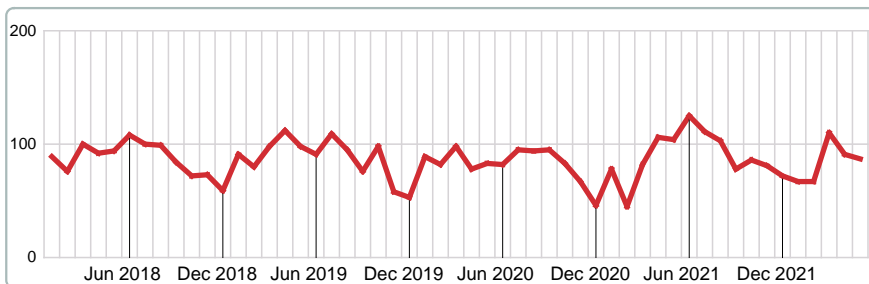
### MAY



### YEAR TO DATE (YTD)

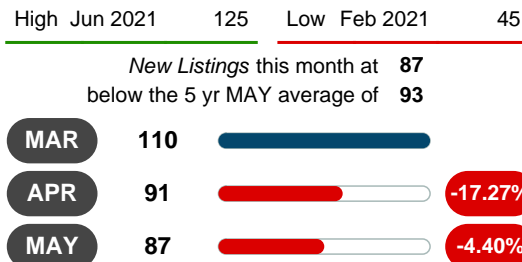


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 93



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Price Range	Count	%
\$100,000 and less	9	10.34%
\$100,001 - \$125,000	8	9.20%
\$125,001 - \$150,000	12	13.79%
\$150,001 - \$225,000	20	22.99%
\$225,001 - \$300,000	17	19.54%
\$300,001 - \$475,000	12	13.79%
\$475,001 and up	9	10.34%
<b>Total New Listed Units</b>	<b>87</b>	
<b>Total New Listed Volume</b>	<b>25,761,977</b>	<b>100%</b>
<b>Median New Listed Listing Price</b>	<b>\$200,000</b>	

	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	3	1	0
\$100,001 - \$125,000	1	6	0	1
\$125,001 - \$150,000	1	11	0	0
\$150,001 - \$225,000	1	17	2	0
\$225,001 - \$300,000	1	13	2	1
\$300,001 - \$475,000	2	7	3	0
\$475,001 and up	0	2	6	1
<b>Total</b>	<b>11</b>	<b>59</b>	<b>14</b>	<b>3</b>
<b>Total Volume</b>	<b>1.73M</b>	<b>13.55M</b>	<b>6.81M</b>	<b>3.67M</b>
<b>Median Price</b>	<b>\$125,000</b>	<b>\$189,500</b>	<b>\$374,450</b>	<b>\$299,000</b>

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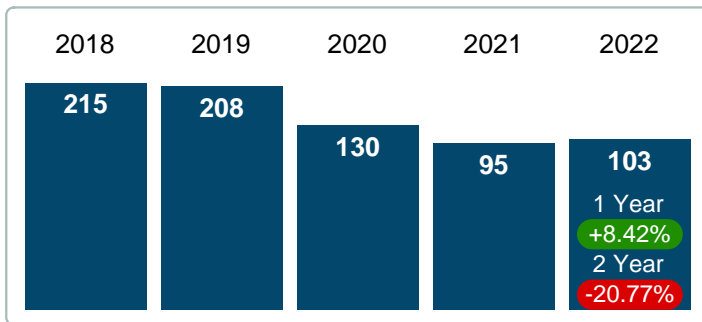
Area Delimited by County Of Creek - Residential Property Type



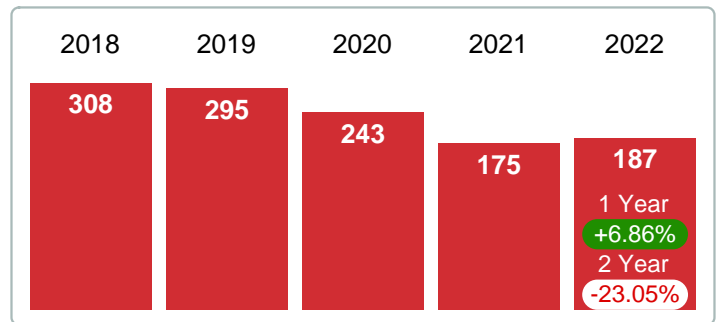
## ACTIVE INVENTORY

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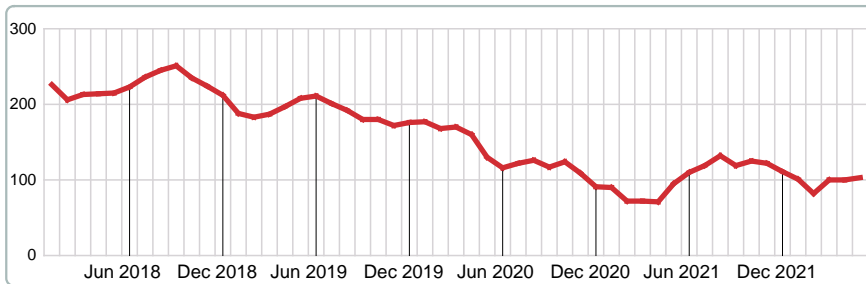
### END OF MAY



### ACTIVE DURING MAY

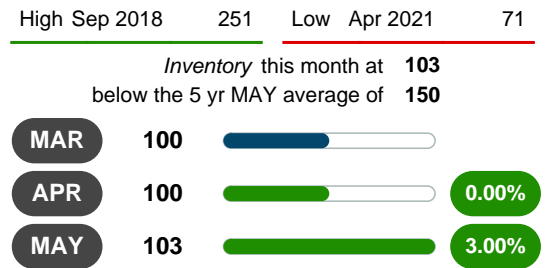


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 150



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	3.88%	50.5	2	1	0	1
\$75,001 - \$125,000	19	18.45%	33.0	4	13	1	1
\$125,001 - \$175,000	15	14.56%	49.0	3	12	0	0
\$175,001 - \$350,000	27	26.21%	19.0	3	19	3	2
\$350,001 - \$625,000	15	14.56%	36.0	0	4	9	2
\$625,001 - \$1,300,000	13	12.62%	81.0	1	5	3	4
\$1,300,001 and up	10	9.71%	50.0	0	3	1	6
<b>Total Active Inventory by Units</b>	<b>103</b>			<b>13</b>	<b>57</b>	<b>17</b>	<b>16</b>
<b>Total Active Inventory by Volume</b>	<b>50,540,391</b>	<b>100%</b>	<b>41.0</b>	<b>2.74M</b>	<b>20.54M</b>	<b>9.50M</b>	<b>17.77M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$258,000</b>			<b>\$129,000</b>	<b>\$215,000</b>	<b>\$499,900</b>	<b>\$829,450</b>

# May 2022



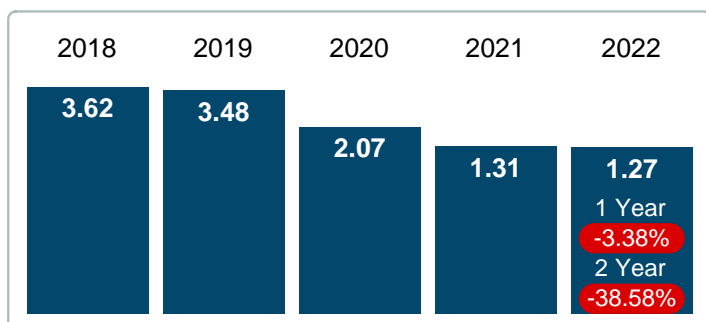
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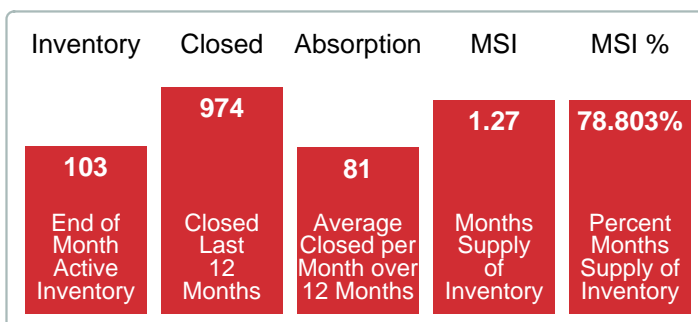
## MONTHS SUPPLY of INVENTORY (MSI)

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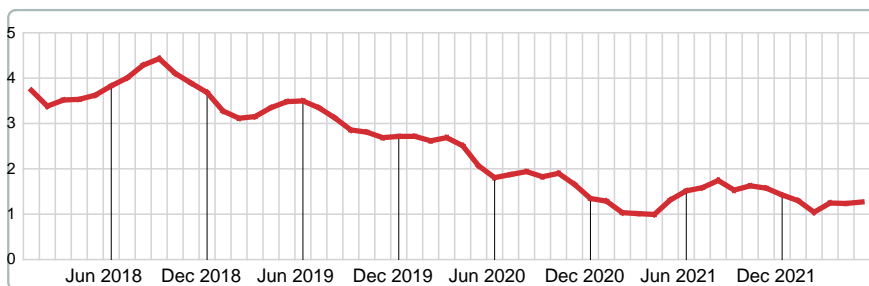
### MSI FOR MAY



### INDICATORS FOR MAY 2022

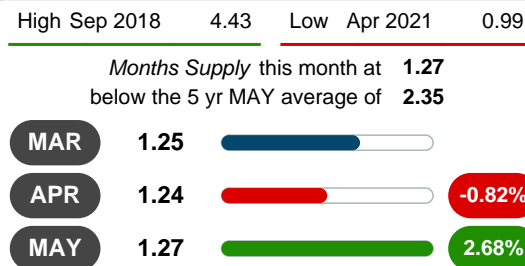


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



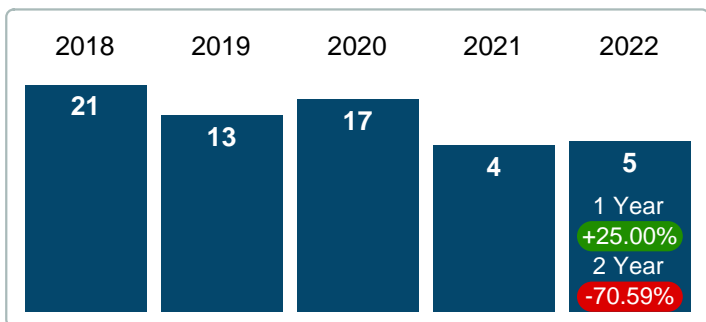
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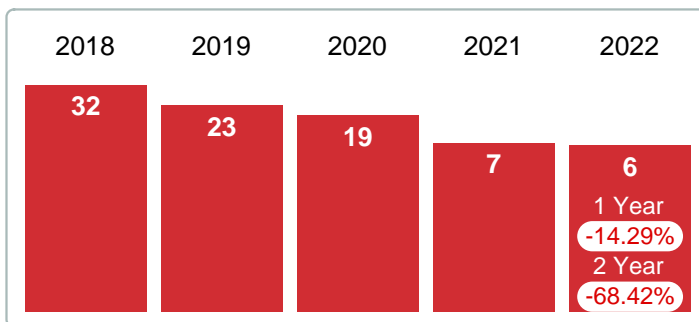
## MEDIAN DAYS ON MARKET TO SALE

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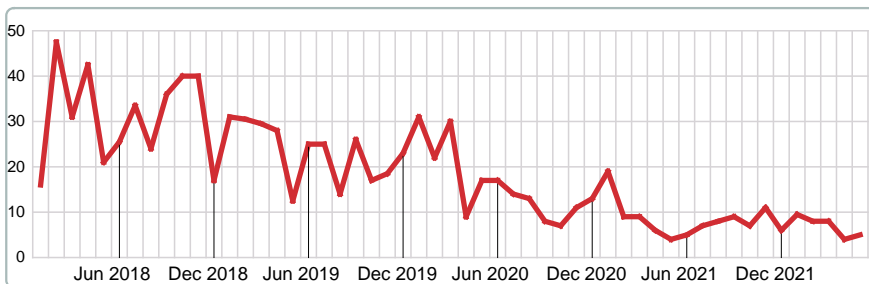
### MAY



### YEAR TO DATE (YTD)

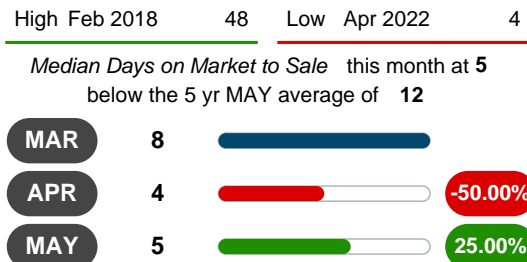


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 12



### 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	10	12.20%	26	11	29	0	0
\$75,001 - \$125,000	7	8.54%	7	32	2	31	0
\$125,001 - \$150,000	10	12.20%	4	4	3	11	0
\$150,001 - \$250,000	24	29.27%	5	0	5	165	0
\$250,001 - \$300,000	14	17.07%	5	0	5	2	0
\$300,001 - \$375,000	6	7.32%	7	0	7	1	45
\$375,001 and up	11	13.41%	5	0	6	4	14
Median Closed DOM			5	6	6	5	30
Total Closed Units		100%	82	10	56	12	4
Total Closed Volume			18,843,492	972.36K	11.94M	4.03M	1.89M

# May 2022



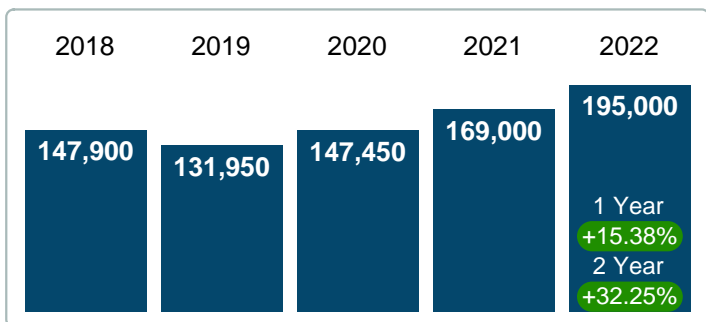
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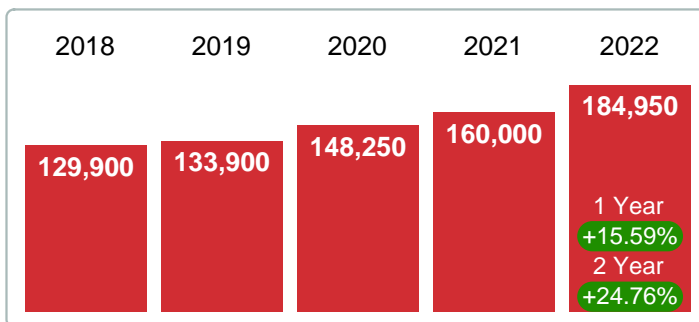
## MEDIAN LIST PRICE AT CLOSING

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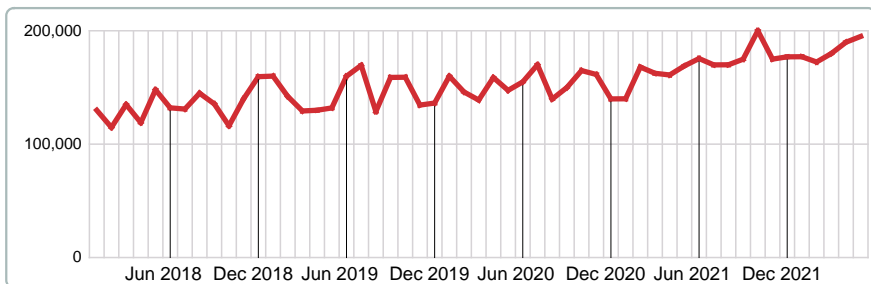
### MAY



### YEAR TO DATE (YTD)

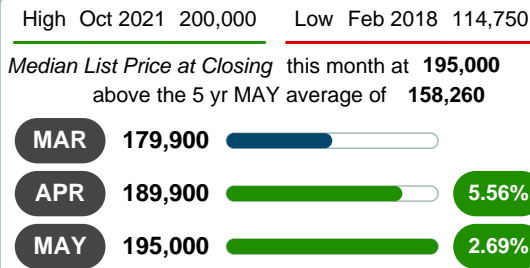


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 158,260



### 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	8.54%	57,000	55,000	67,500	0	0
\$75,001 - \$125,000	12.20%	99,450	89,900	104,900	104,950	0
\$125,001 - \$150,000	12.20%	145,000	135,000	145,000	150,000	0
\$150,001 - \$250,000	29.27%	189,900	155,000	189,950	189,000	0
\$250,001 - \$300,000	17.07%	270,995	0	270,995	274,950	0
\$300,001 - \$375,000	7.32%	344,950	0	334,900	355,000	339,900
\$375,001 and up	13.41%	479,500	0	406,925	502,200	525,000
<b>Median List Price</b>		<b>195,000</b>	<b>89,950</b>	<b>202,500</b>	<b>320,000</b>	<b>502,450</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>195,000</b>	<b>10</b>	<b>56</b>	<b>12</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>18,719,490</b>	<b>978.40K</b>	<b>11.87M</b>	<b>3.99M</b>	<b>1.88M</b>



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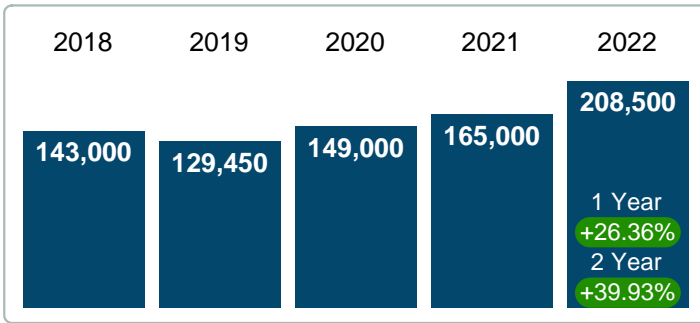
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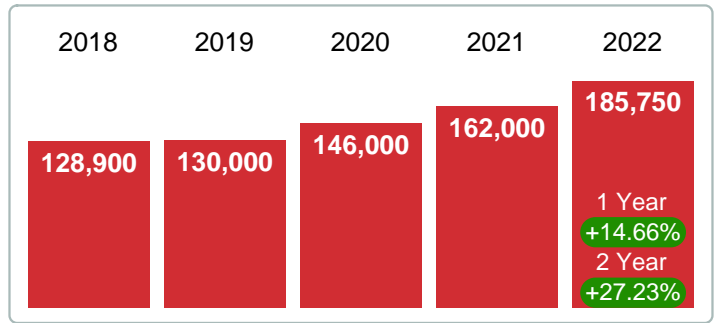
## MEDIAN SOLD PRICE AT CLOSING

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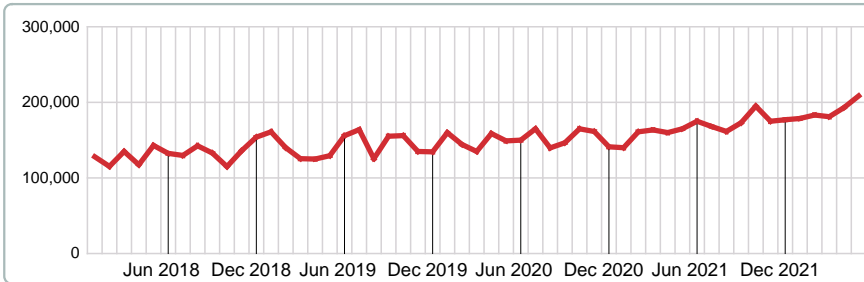
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

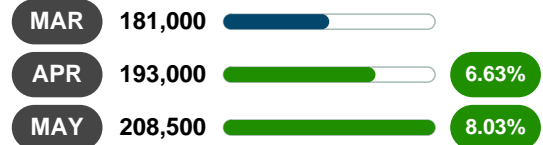


### 3 MONTHS

5 year MAY AVG = 158,990

High May 2022 208,500 Low Oct 2018 115,000

Median Sold Price at Closing this month at **208,500** above the 5 yr MAY average of **158,990**



### 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	10	12.20%	66,000	64,624	66,000	0	0
\$75,001 - \$125,000	7	8.54%	102,250	87,750	125,000	98,125	0
\$125,001 - \$150,000	10	12.20%	140,000	137,500	146,500	138,000	0
\$150,001 - \$250,000	24	29.27%	193,750	0	197,500	190,000	0
\$250,001 - \$300,000	14	17.07%	277,940	0	275,940	295,000	0
\$300,001 - \$375,000	6	7.32%	351,000	0	351,000	360,000	310,000
\$375,001 and up	11	13.41%	469,000	0	385,000	469,000	540,000
Median Sold Price			208,500	87,750	210,500	330,000	512,500
Total Closed Units		100%	208,500	10	56	12	4
Total Closed Volume			18,843,492	972.36K	11.94M	4.03M	1.89M

# May 2022



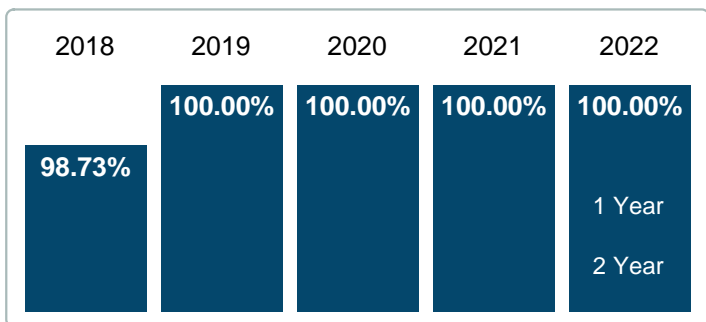
Area Delimited by County Of Creek - Residential Property Type



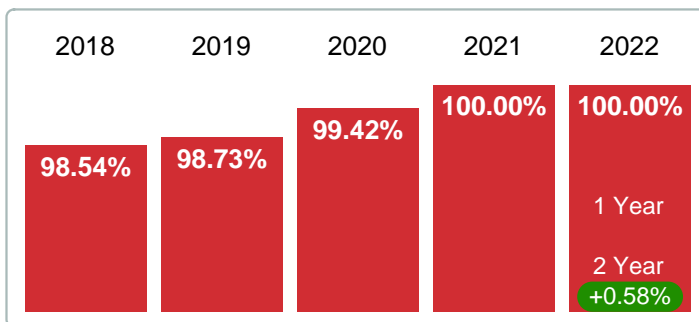
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

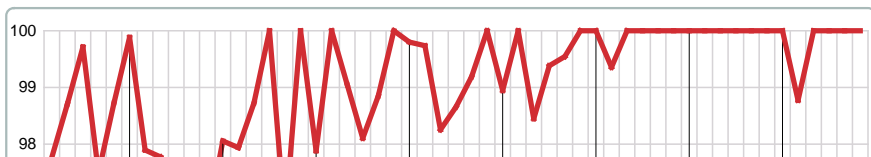
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 99.75%

High May 2022 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at 100.00% equal to 5 yr MAY average of 99.75%

MAR 100.00%  
 APR 100.00%  
 MAY 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	
\$75,000 and less	10	12.20%	94.65%	97.71%	88.07%	0.00%	0.00%	
\$75,001 - \$125,000	7	8.54%	98.44%	97.55%	104.17%	93.52%	0.00%	
\$125,001 - \$150,000	10	12.20%	100.00%	100.00%	100.00%	92.00%	0.00%	
\$150,001 - \$250,000	24	29.27%	100.26%	0.00%	100.00%	100.53%	0.00%	
\$250,001 - \$300,000	14	17.07%	100.38%	0.00%	100.38%	107.71%	0.00%	
\$300,001 - \$375,000	6	7.32%	99.36%	0.00%	99.36%	100.00%	91.20%	
\$375,001 and up	11	13.41%	100.00%	0.00%	100.00%	100.00%	102.86%	
Median Sold/List Ratio		100.00%		99.22%	100.00%	100.00%	101.96%	
Total Closed Units		82	100%	100.00%	10	56	12	4
Total Closed Volume		18,843,492			972.36K	11.94M	4.03M	1.89M

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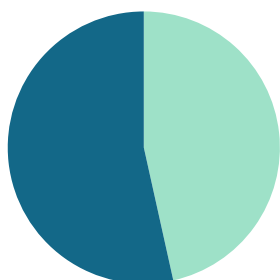
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

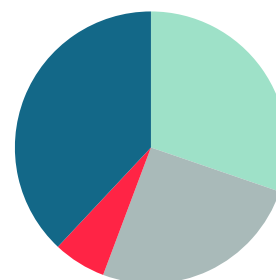


**Inventory**  
 New Listings  
**87 = 46.52%**  
 Start Inventory  
**100**  
 Total Inventory Units  
**187**  
 Volume  
**\$73,593,496**

### 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%
Median List Price	169,000	195,000	15.38%	160,000	184,950	15.59%
Median Sale Price	165,000	208,500	26.36%	162,000	185,750	14.66%
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	4.00	5.00	25.00%	7.00	6.00	-14.29%
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

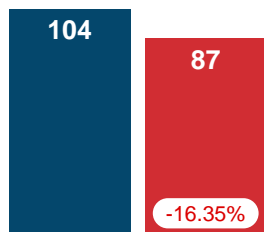
**Inventory** on May 31, 2022 = **103**

**2021** **2022**

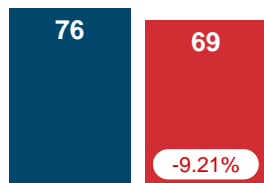
### MAY MARKET

### MEDIAN PRICES

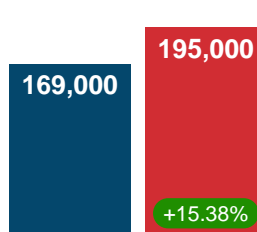
#### New Listings



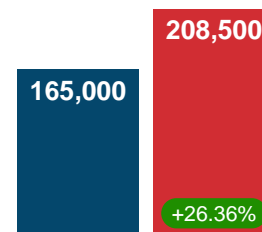
#### Pending Listings



#### List Price



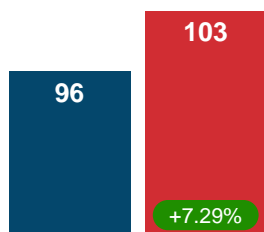
#### Sale Price



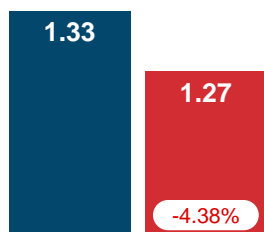
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

