

# May 2022



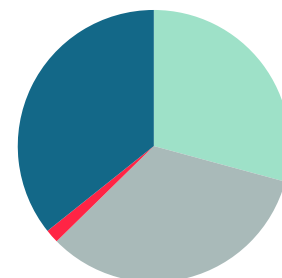
Area Delimited by County Of Washington - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	May 2022	+/-%
Closed Listings	98	90	-8.16%
Pending Listings	94	103	9.57%
New Listings	116	118	1.72%
Median List Price	173,000	167,400	-3.24%
Median Sale Price	175,000	172,500	-1.43%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	3.00	6.00	100.00%
End of Month Inventory	83	110	32.53%
Months Supply of Inventory	1.01	1.27	25.78%



■ Closed (29.22%)  
■ Pending (33.44%)  
■ Other OffMarket (1.62%)  
■ Active (35.71%)

**Absorption:** Last 12 months, an Average of **87** Sales/Month  
**Active Inventory** as of May 31, 2022 = **110**

### Analysis Wrap-Up

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

The total housing inventory at the end of May 2022 rose **32.53%** to 110 existing homes available for sale. Over the last 12 months this area has had an average of 87 closed sales per month. This represents an unsold inventory index of **1.27** MSI for this period.

#### Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **1.43%** in May 2022 to \$172,500 versus the previous year at \$175,000.

#### Median Days on Market Lengthens

The median number of **6.00** days that homes spent on the market before selling increased by 3.00 days or **100.00%** in May 2022 compared to last year's same month at **3.00** DOM.

#### Sales Success for May 2022 is Positive

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

There were 118 New Listings in May 2022, up **1.72%** from last year at 116. Furthermore, there were 90 Closed Listings this month versus last year at 98, a **-8.16%** decrease.

Closed versus Listed trends yielded a **76.3%** ratio, down from previous year's, May 2021, at **84.5%**, a **9.72%** 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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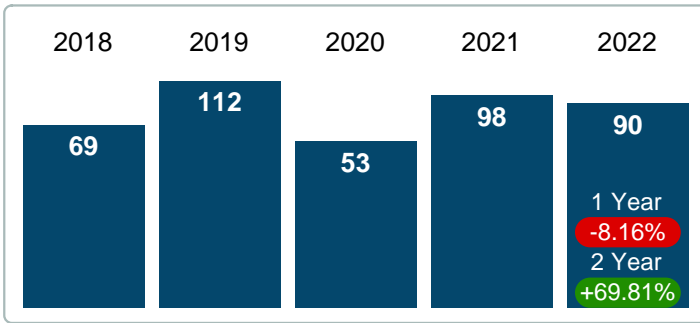
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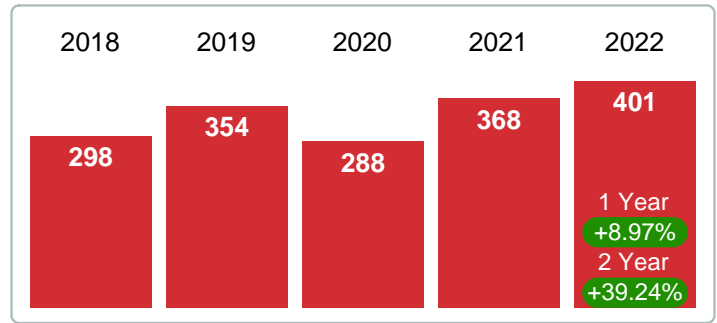
## CLOSED LISTINGS

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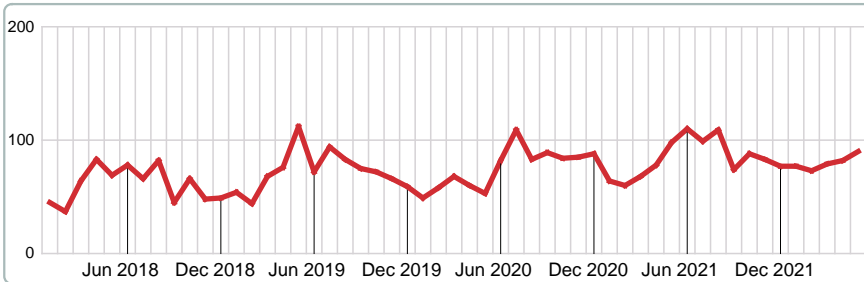
### MAY



### YEAR TO DATE (YTD)

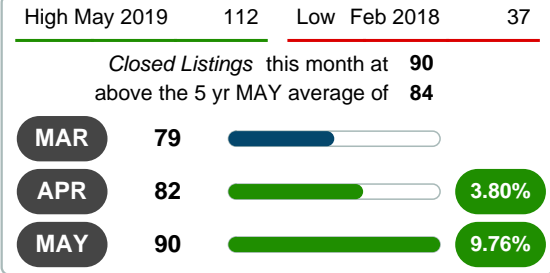


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 84



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	5.56%	1.0	1	3	1	0
\$50,001 - \$100,000	12	13.33%	9.0	7	5	0	0
\$100,001 - \$125,000	10	11.11%	3.5	2	8	0	0
\$125,001 - \$200,000	27	30.00%	5.0	4	19	4	0
\$200,001 - \$250,000	14	15.56%	13.0	1	8	5	0
\$250,001 - \$300,000	10	11.11%	8.0	0	2	8	0
\$300,001 and up	12	13.33%	4.0	0	2	10	0
<b>Total Closed Units</b>	<b>90</b>			<b>15</b>	<b>47</b>	<b>28</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>16,884,237</b>	<b>100%</b>	<b>6.0</b>	<b>1.56M</b>	<b>7.48M</b>	<b>7.84M</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$172,500</b>			<b>\$100,000</b>	<b>\$145,000</b>	<b>\$265,000</b>	<b>\$0</b>

# May 2022



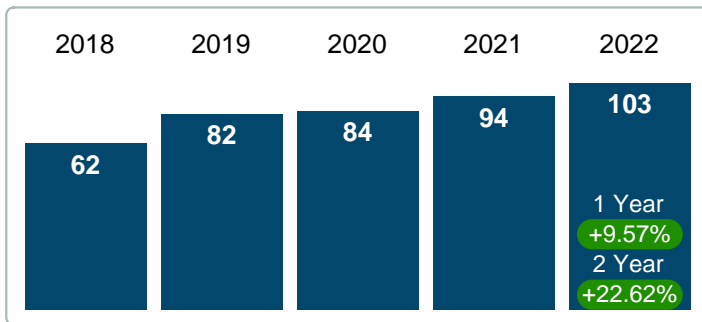
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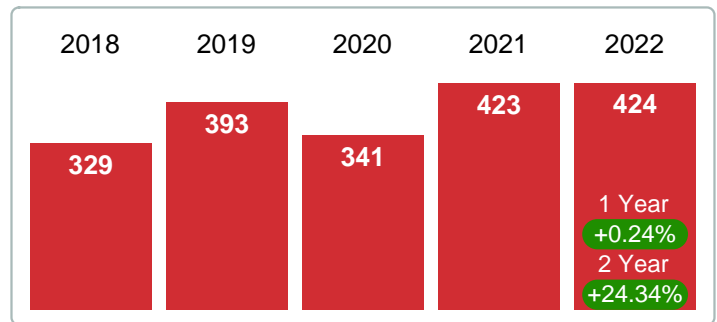
## PENDING LISTINGS

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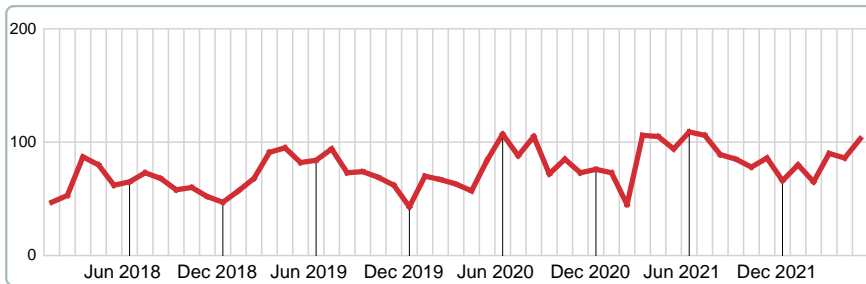
### MAY



### YEAR TO DATE (YTD)

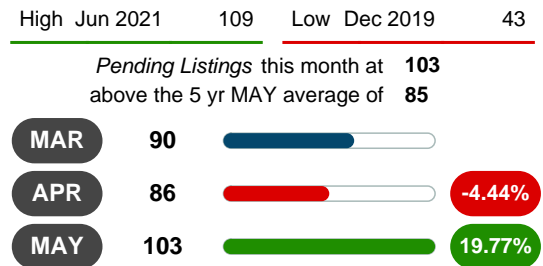


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 85



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	5.83%	4.5	1	5	0	0
\$50,001 - \$100,000	16	15.53%	3.5	7	8	1	0
\$100,001 - \$125,000	10	9.71%	12.0	1	9	0	0
\$125,001 - \$225,000	33	32.04%	7.0	3	25	4	1
\$225,001 - \$275,000	13	12.62%	8.0	0	7	6	0
\$275,001 - \$350,000	13	12.62%	15.0	0	3	9	1
\$350,001 and up	12	11.65%	7.5	0	2	9	1
<b>Total Pending Units</b>	<b>103</b>			<b>12</b>	<b>59</b>	<b>29</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>21,259,520</b>	<b>100%</b>	<b>6.0</b>	<b>1.16M</b>	<b>9.87M</b>	<b>9.20M</b>	<b>1.04M</b>
<b>Median Listing Price</b>	<b>\$180,000</b>			<b>\$92,200</b>	<b>\$155,000</b>	<b>\$299,000</b>	<b>\$279,900</b>

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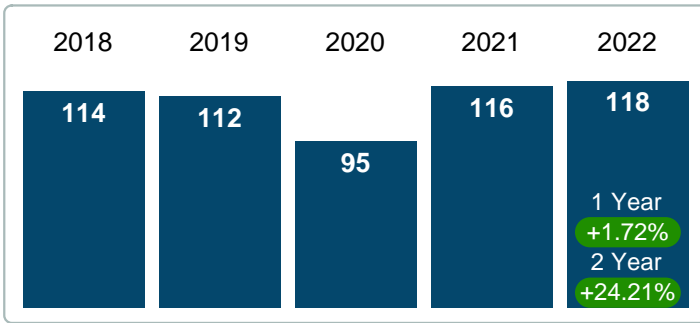
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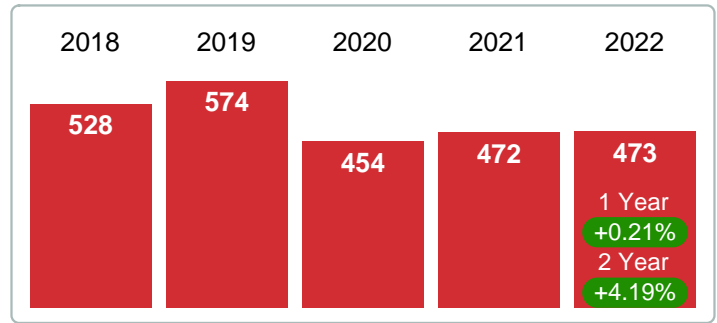
## NEW LISTINGS

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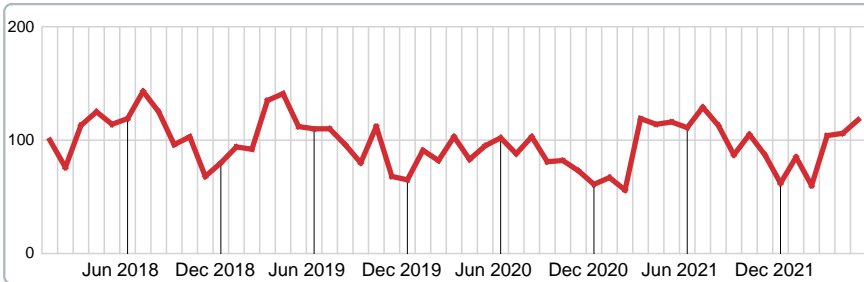
### MAY



### YEAR TO DATE (YTD)

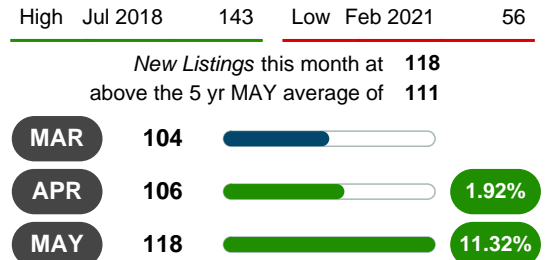


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 111



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	7	5.93%	2	4	1	0
\$50,001 - \$100,000	15	12.71%	6	9	0	0
\$100,001 - \$150,000	14	11.86%	3	11	0	0
\$150,001 - \$225,000	32	27.12%	3	22	6	1
\$225,001 - \$275,000	20	16.95%	0	12	8	0
\$275,001 - \$400,000	17	14.41%	0	3	13	1
\$400,001 and up	13	11.02%	0	3	8	2
<b>Total New Listed Units</b>	<b>118</b>		<b>14</b>	<b>64</b>	<b>36</b>	<b>4</b>
<b>Total New Listed Volume</b>	<b>26,564,160</b>	<b>100%</b>	<b>1.43M</b>	<b>12.16M</b>	<b>11.41M</b>	<b>1.57M</b>
<b>Median New Listed Listing Price</b>	<b>\$209,950</b>		<b>\$92,200</b>	<b>\$169,900</b>	<b>\$280,495</b>	<b>\$404,950</b>

# May 2022



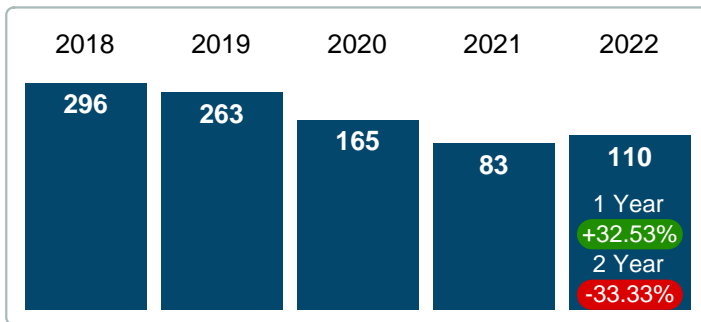
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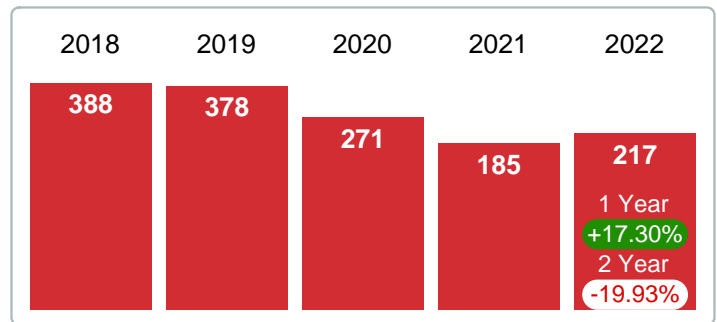
## ACTIVE INVENTORY

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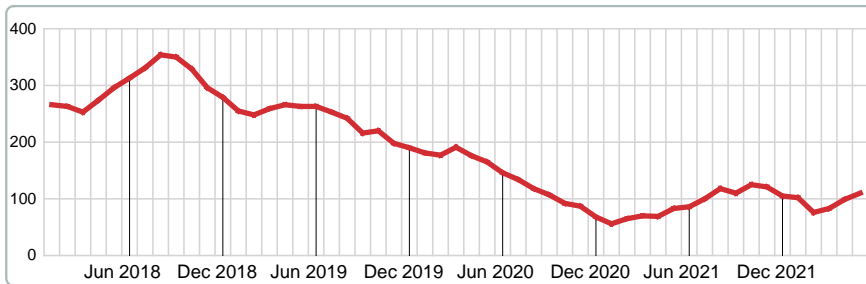
### END OF MAY



### ACTIVE DURING MAY

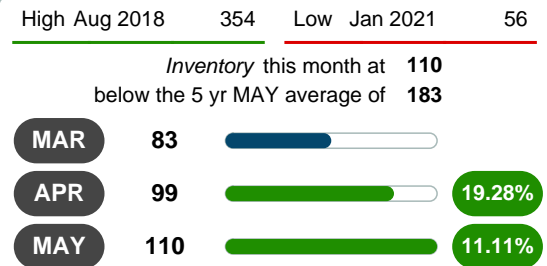


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 183



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	10	9.09%	70.5	2	7	1	0
\$50,001 - \$100,000	12	10.91%	34.5	0	11	1	0
\$100,001 - \$175,000	21	19.09%	30.0	5	12	4	0
\$175,001 - \$225,000	12	10.91%	33.0	1	6	5	0
\$225,001 - \$275,000	28	25.45%	40.0	1	15	11	1
\$275,001 - \$450,000	17	15.45%	16.0	0	4	11	2
\$450,001 and up	10	9.09%	56.0	0	4	6	0
<b>Total Active Inventory by Units</b>	<b>110</b>			<b>9</b>	<b>59</b>	<b>39</b>	<b>3</b>
<b>Total Active Inventory by Volume</b>	<b>27,128,017</b>	<b>100%</b>	<b>32.5</b>	<b>1.14M</b>	<b>12.90M</b>	<b>12.02M</b>	<b>1.06M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$225,495</b>			<b>\$115,900</b>	<b>\$175,000</b>	<b>\$261,990</b>	<b>\$359,900</b>

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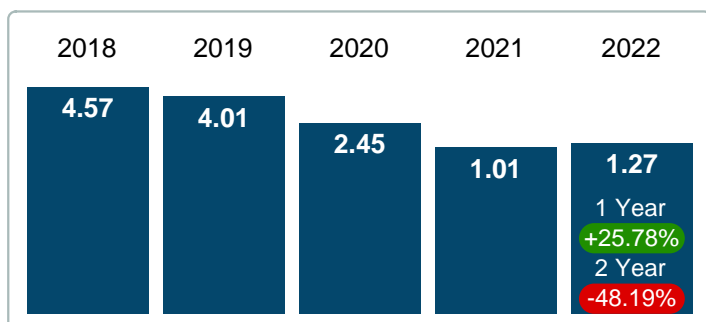
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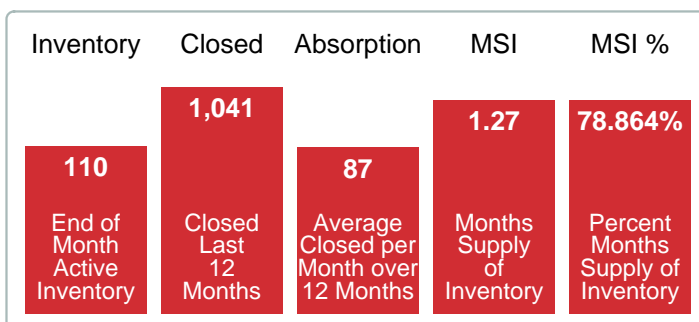
## MONTHS SUPPLY of INVENTORY (MSI)

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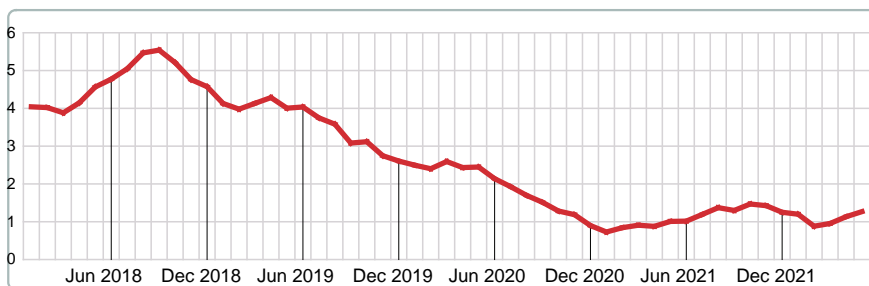
### MSI FOR MAY



### INDICATORS FOR MAY 2022

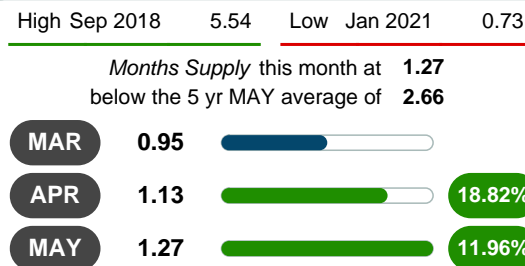


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 2.66



### MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	10	9.09%	1.94	0.80	2.90	4.00	0.00
\$50,001 - \$100,000	12	10.91%	0.77	0.00	1.18	1.20	0.00
\$100,001 - \$175,000	21	19.09%	0.76	1.67	0.58	1.04	0.00
\$175,001 - \$225,000	12	10.91%	0.92	2.40	0.76	1.18	0.00
\$225,001 - \$275,000	28	25.45%	2.43	4.00	3.46	1.71	2.00
\$275,001 - \$450,000	17	15.45%	1.61	0.00	2.53	1.52	1.26
\$450,001 and up	10	9.09%	3.16	0.00	3.69	4.24	0.00
Market Supply of Inventory (MSI)			1.27	0.77	1.25	1.61	0.84
Total Active Inventory by Units		100%	110	9	59	39	3

# May 2022



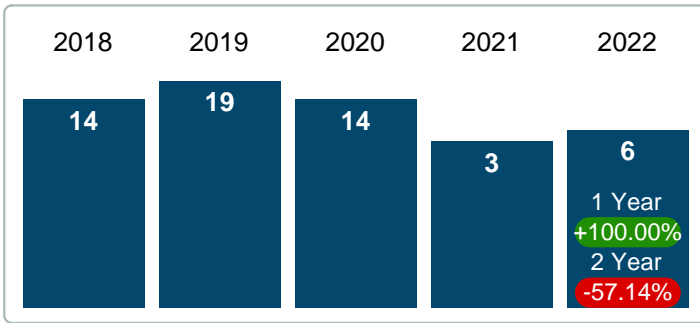
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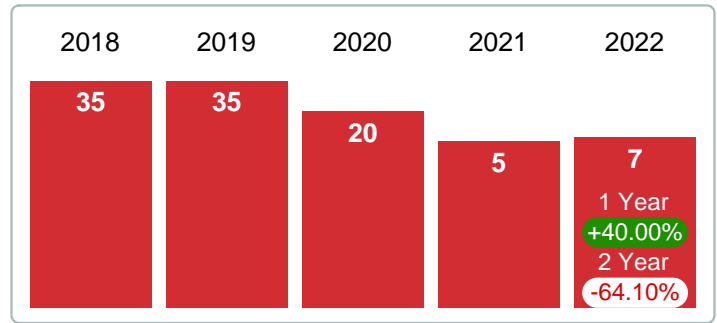
## MEDIAN DAYS ON MARKET TO SALE

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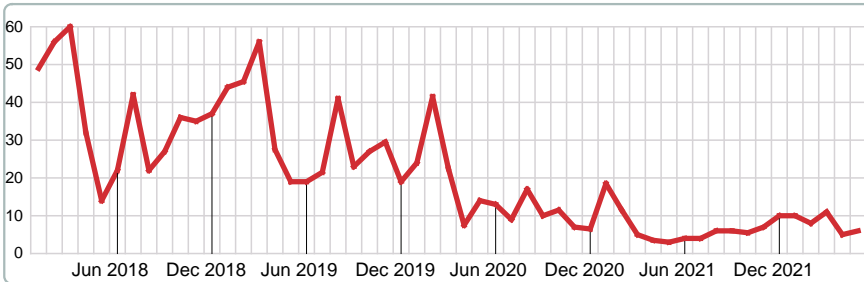
### MAY



### YEAR TO DATE (YTD)

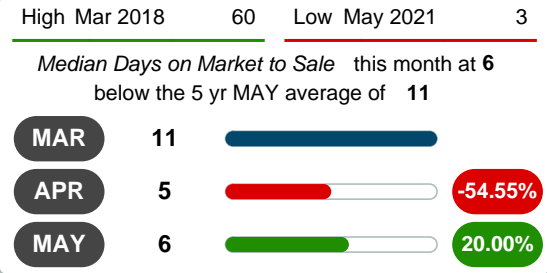


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 11



### MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	5.56%	1	28	1	1	0
\$50,001 - \$100,000	12	13.33%	9	10	8	0	0
\$100,001 - \$125,000	10	11.11%	4	3	4	0	0
\$125,001 - \$200,000	27	30.00%	5	16	4	5	0
\$200,001 - \$250,000	14	15.56%	13	11	36	8	0
\$250,001 - \$300,000	10	11.11%	8	0	15	8	0
\$300,001 and up	12	13.33%	4	0	4	4	0
Median Closed DOM	6		6.0	10	6	6	0
Total Closed Units	90	100%	6.0	15	47	28	
Total Closed Volume	16,884,237			1.56M	7.48M	7.84M	0.00B

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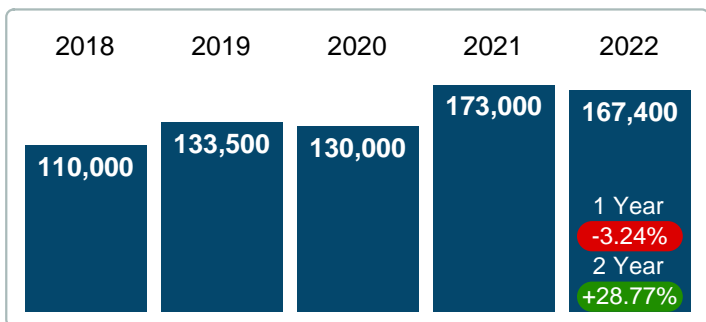
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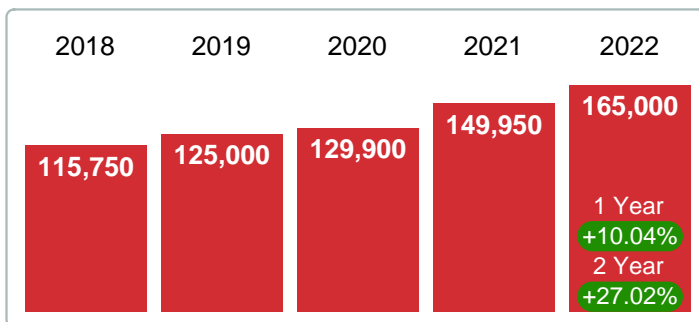
## MEDIAN LIST PRICE AT CLOSING

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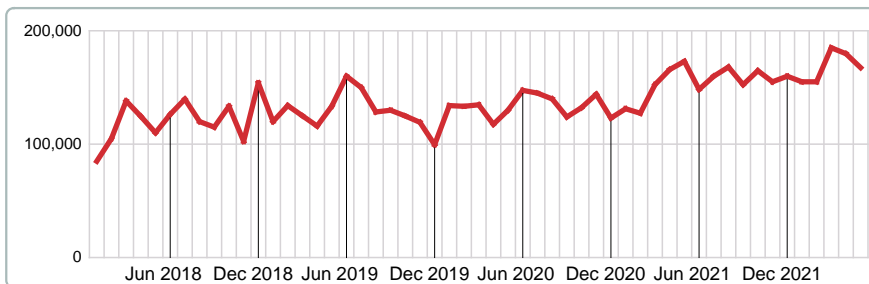
### MAY



### YEAR TO DATE (YTD)

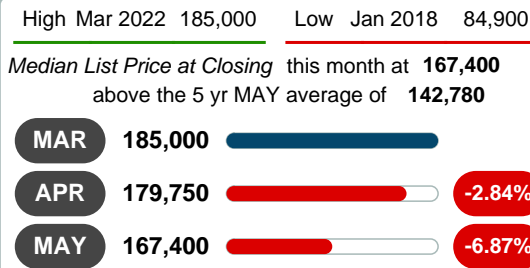


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 142,780



### MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range	%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3.33%	25,000	0	17,500	50,000	0
\$50,001 - \$100,000	17.78%	89,900	65,000	89,900	0	0
\$100,001 - \$125,000	11.11%	114,750	115,000	114,750	0	0
\$125,001 - \$200,000	27.78%	159,000	150,150	150,000	167,400	0
\$200,001 - \$250,000	17.78%	231,000	0	228,990	245,000	0
\$250,001 - \$300,000	10.00%	267,990	0	264,400	267,990	0
\$300,001 and up	12.22%	355,000	0	352,500	355,000	0
<b>Median List Price</b>		<b>167,400</b>	<b>95,000</b>	<b>140,000</b>	<b>260,490</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>167,400</b>	<b>15</b>	<b>47</b>	<b>28</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>16,782,940</b>	<b>1.54M</b>	<b>7.48M</b>	<b>7.76M</b>	<b>0.00B</b>



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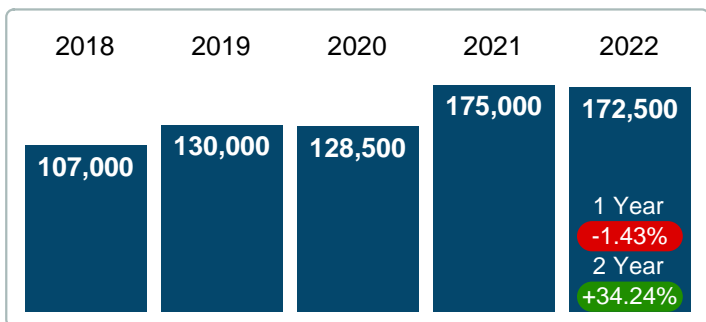
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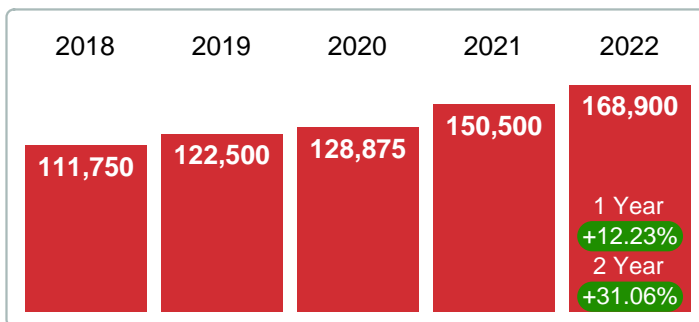
## MEDIAN SOLD PRICE AT CLOSING

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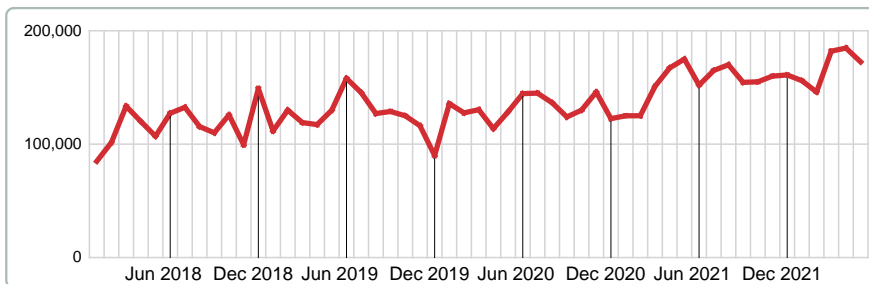
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 142,600

High Apr 2022 184,750    Low Jan 2018 84,900

Median Sold Price at Closing this month at **172,500**  
above the 5 yr MAY average of **142,600**

- MAR: 182,000
- APR: 184,750 (+1.51%)
- MAY: 172,500 (-6.63%)

### MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range	%	M Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5.56%	50,000	50,000	25,000	50,000	0
\$50,001 - \$100,000	13.33%	76,400	68,000	80,000	0	0
\$100,001 - \$125,000	11.11%	112,750	112,850	112,750	0	0
\$125,001 - \$200,000	30.00%	157,000	133,100	150,000	172,500	0
\$200,001 - \$250,000	15.56%	225,000	217,500	225,000	240,000	0
\$250,001 - \$300,000	11.11%	263,500	0	263,500	265,000	0
\$300,001 and up	13.33%	350,900	0	362,800	350,900	0
Median Sold Price		172,500	100,000	145,000	265,000	0
Total Closed Units	100%	90	15	47	28	
Total Closed Volume		16,884,237	1.56M	7.48M	7.84M	0.00B

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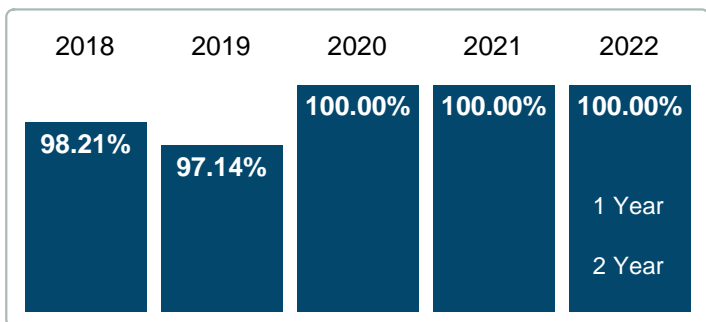
Area Delimited by County Of Washington - Residential Property Type



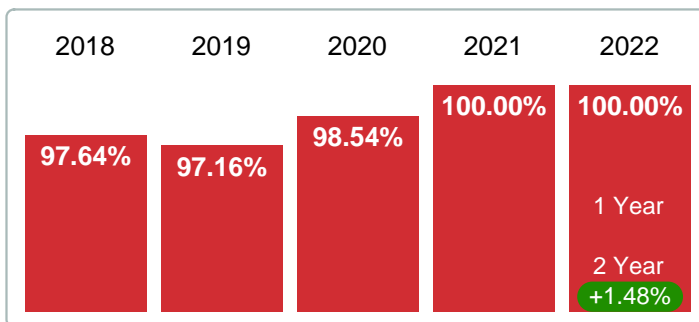
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

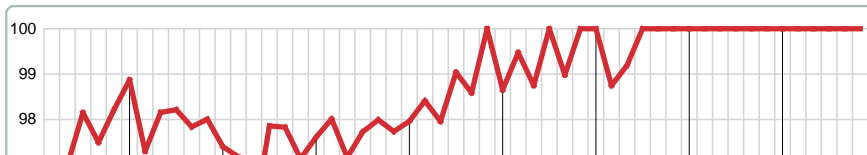
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 99.07%

High May 2022 100.00% Low Feb 2019 95.82%

Median Sold/List Ratio this month at **100.00%** above the 5 yr MAY average of **99.07%**

- 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
\$50,000 and less	5	5.56%	83.33%	76.92%	83.33%	100.00%	0.00%
\$50,001 - \$100,000	12	13.33%	98.21%	98.41%	98.00%	0.00%	0.00%
\$100,001 - \$125,000	10	11.11%	102.59%	113.28%	102.18%	0.00%	0.00%
\$125,001 - \$200,000	27	30.00%	100.56%	99.76%	100.00%	103.17%	0.00%
\$200,001 - \$250,000	14	15.56%	100.00%	108.80%	99.55%	100.00%	0.00%
\$250,001 - \$300,000	10	11.11%	100.78%	0.00%	99.68%	102.32%	0.00%
\$300,001 and up	12	13.33%	99.54%	0.00%	102.55%	99.54%	0.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	0.00%
Total Closed Units		90	100%	100.00%	15	47	28
Total Closed Volume		16,884,237			1.56M	7.48M	7.84M

# May 2022



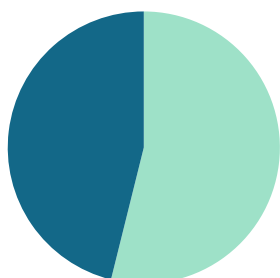
Area Delimited by County Of Washington - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

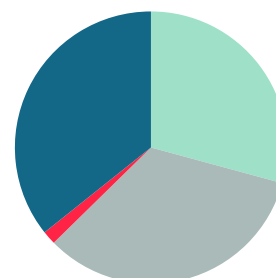


**Inventory**  
 New Listings  
**118 = 53.88%**  
 Start Inventory  
**101**  
 Total Inventory Units  
**219**  
 Volume  
**\$49,805,807**

### Market Activity

Closed Sales  
**90 = 29.22%**  
 Pending Sales  
**103 = 33.44%**  
 Other Off Market  
**5 = 1.62%**  
 Active Inventory  
**110 = 35.71%**

### MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	98	90	-8.16%	368	401	8.97%
Pending Sales	94	103	9.57%	423	424	0.24%
New Listings	116	118	1.72%	472	473	0.21%
Median List Price	173,000	167,400	-3.24%	149,950	165,000	10.04%
Median Sale Price	175,000	172,500	-1.43%	150,500	168,900	12.23%
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	3.00	6.00	100.00%	5.00	7.00	40.00%
Monthly Inventory	83	110	32.53%	83	110	32.53%
Months Supply of Inventory	1.01	1.27	25.78%	1.01	1.27	25.78%

**Absorption:** Last 12 months, an Average of **87** Sales/Month

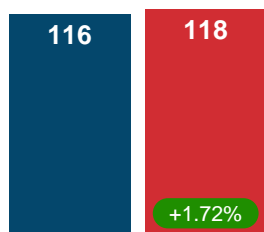
**Inventory** on May 31, 2022 = **110**

**2021** **2022**

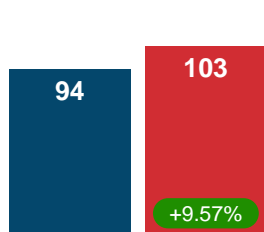
### MAY MARKET

### MEDIAN PRICES

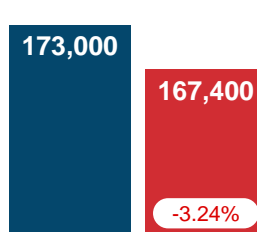
#### New Listings



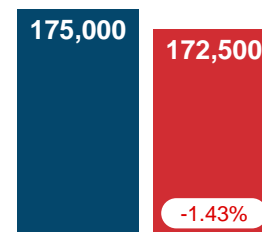
#### Pending Listings



#### List Price



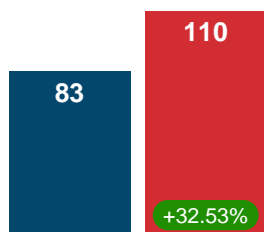
#### Sale Price



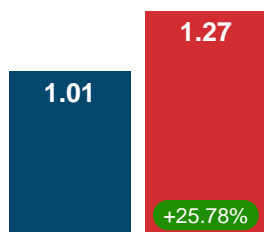
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

