

# July 2019

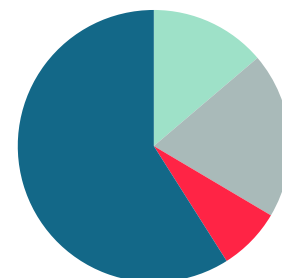
Area Delimited by County Of Creek



## MONTHLY INVENTORY ANALYSIS

Report produced on Aug 12, 2019 for MLS Technology Inc.

| Compared Metrics                               | 2018    | July 2019 | +/-%    |
|--|---------|-----------|---------|
| Closed Listings                                | 82      | 79        | -3.66%  |
| Pending Listings                               | 81      | 113       | 39.51%  |
| New Listings                                   | 137     | 141       | 2.92%   |
| Average List Price                             | 126,224 | 163,394   | 29.45%  |
| Average Sale Price                             | 121,864 | 158,625   | 30.16%  |
| Average Percent of Selling Price to List Price | 95.54%  | 96.52%    | 1.02%   |
| Average Days on Market to Sale                 | 45.55   | 39.99     | -12.21% |
| End of Month Inventory                         | 477     | 338       | -29.14% |
| Months Supply of Inventory                     | 6.77    | 4.57      | -32.42% |



■ Closed (13.79%)  
■ Pending (19.72%)  
■ Other OffMarket (7.50%)  
■ Active (58.99%)

**Absorption:** Last 12 months, an Average of **74** Sales/Month  
**Active Inventory** as of July 31, 2019 = **338**

### Analysis Wrap-Up

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

The total housing inventory at the end of July 2019 decreased **29.14%** to 338 existing homes available for sale. Over the last 12 months this area has had an average of 74 closed sales per month. This represents an unsold inventory index of **4.57** 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 **30.16%** in July 2019 to \$158,625 versus the previous year at \$121,864.

#### Average Days on Market Shortens

The average number of **39.99** days that homes spent on the market before selling decreased by 5.56 days or **12.21%** in July 2019 compared to last year's same month at **45.55** DOM.

#### Sales Success for July 2019 is Positive

Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 141 New Listings in July 2019, up **2.92%** from last year at 137. Furthermore, there were 79 Closed Listings this month versus last year at 82, a **-3.66%** decrease.

Closed versus Listed trends yielded a **56.0%** ratio, down from previous year's, July 2018, at **59.9%**, a **6.39%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

|   |           |
|---|-----------|
| <b>Closed Listings</b>                                | <b>1</b>  |
| <b>Pending Listings</b>                               | <b>2</b>  |
| <b>New Listings</b>                                   | <b>3</b>  |
| <b>Inventory</b>                                      | <b>4</b>  |
| <b>Months Supply of Inventory</b>                     | <b>5</b>  |
| <b>Average Days on Market to Sale</b>                 | <b>6</b>  |
| <b>Average List Price at Closing</b>                  | <b>7</b>  |
| <b>Average Sale Price at Closing</b>                  | <b>8</b>  |
| <b>Average Percent of Selling Price to List Price</b> | <b>9</b>  |
| <b>Market Summary</b>                                 | <b>10</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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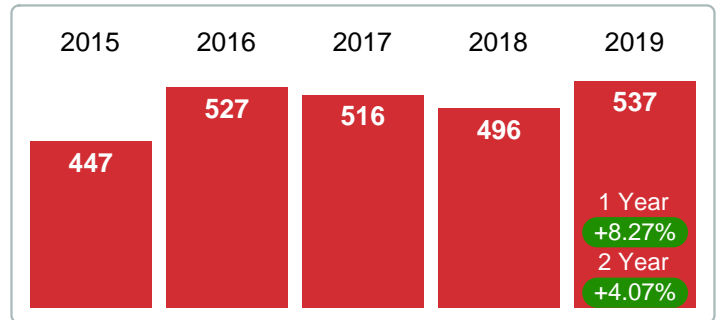
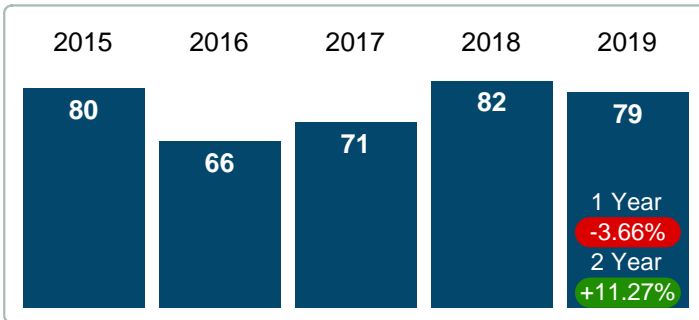


## CLOSED LISTINGS

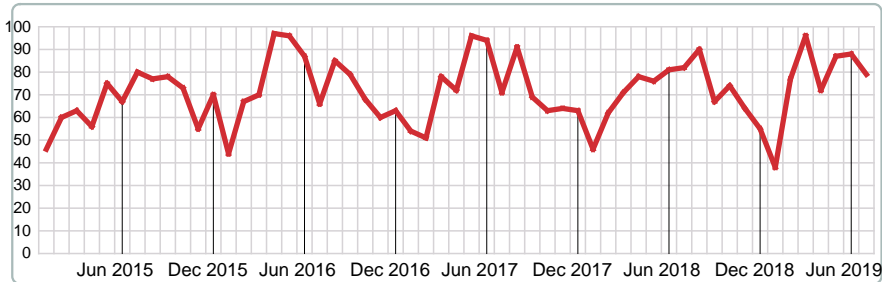
Report produced on Aug 12, 2019 for MLS Technology Inc.

### JULY

### YEAR TO DATE (YTD)

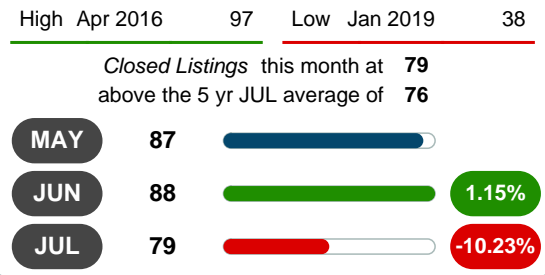


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 76



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range |                   | %           | AVDOM       | 1-2 Beds        | 3 Beds           | 4 Beds           | 5+ Beds          |
|--|-------------------|-------------|-------------|-----------------|------------------|------------------|------------------|
| \$25,000 and less                              | 6                 | 7.59%       | 33.5        | 4               | 2                | 0                | 0                |
| \$25,001 - \$75,000                            | 11                | 13.92%      | 39.5        | 6               | 5                | 0                | 0                |
| \$75,001 - \$125,000                           | 10                | 12.66%      | 59.9        | 2               | 8                | 0                | 0                |
| \$125,001 - \$150,000                          | 12                | 15.19%      | 27.5        | 2               | 7                | 3                | 0                |
| \$150,001 - \$200,000                          | 20                | 25.32%      | 49.0        | 2               | 13               | 5                | 0                |
| \$200,001 - \$275,000                          | 11                | 13.92%      | 25.8        | 1               | 4                | 5                | 1                |
| \$275,001 and up                               | 9                 | 11.39%      | 36.8        | 1               | 5                | 2                | 1                |
| <b>Total Closed Units</b>                      | <b>79</b>         |             |             | <b>18</b>       | <b>44</b>        | <b>15</b>        | <b>2</b>         |
| <b>Total Closed Volume</b>                     | <b>12,531,349</b> | <b>100%</b> | <b>40.0</b> | <b>1.72M</b>    | <b>6.74M</b>     | <b>3.21M</b>     | <b>850.00K</b>   |
| <b>Average Closed Price</b>                    | <b>\$158,625</b>  |             |             | <b>\$95,760</b> | <b>\$153,252</b> | <b>\$214,307</b> | <b>\$425,000</b> |

# July 2019



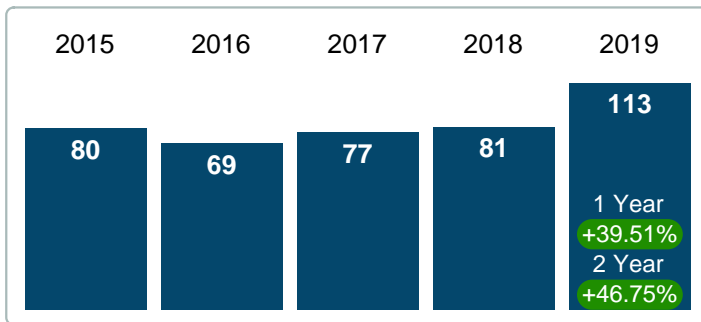
Area Delimited by County Of Creek



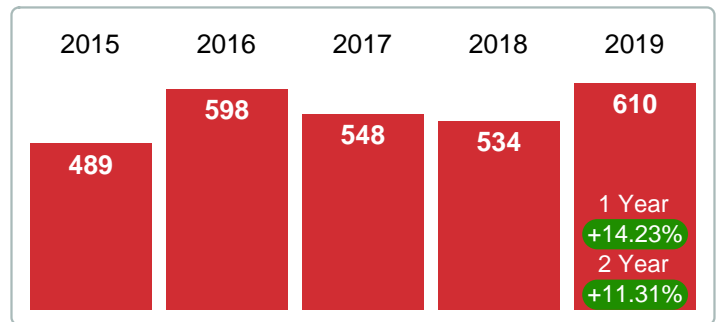
## PENDING LISTINGS

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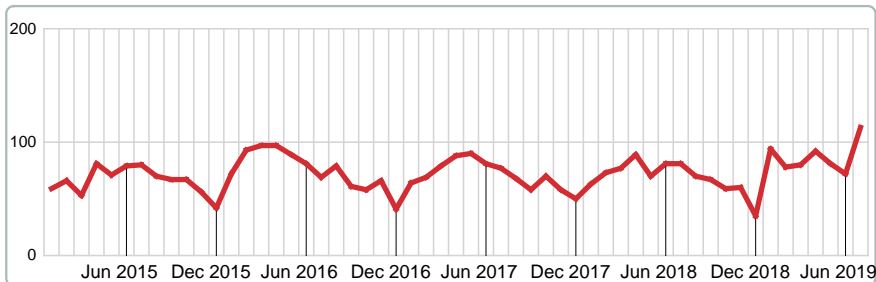
### JULY



### YEAR TO DATE (YTD)

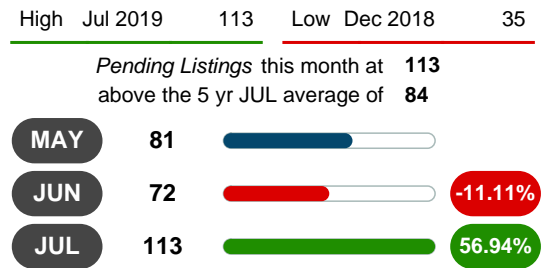


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 84



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range |                   | %           | AVDOM       | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|---|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$40,000 and less                               | 11                | 9.73%       | 62.4        | 6                | 5                | 0                | 0                |
| \$40,001 - \$80,000                             | 13                | 11.50%      | 31.5        | 7                | 6                | 0                | 0                |
| \$80,001 - \$110,000                            | 20                | 17.70%      | 37.2        | 3                | 15               | 2                | 0                |
| \$110,001 - \$160,000                           | 25                | 22.12%      | 33.5        | 2                | 21               | 2                | 0                |
| \$160,001 - \$220,000                           | 18                | 15.93%      | 38.7        | 0                | 15               | 3                | 0                |
| \$220,001 - \$330,000                           | 14                | 12.39%      | 24.3        | 1                | 7                | 4                | 2                |
| \$330,001 and up                                | 12                | 10.62%      | 53.1        | 3                | 5                | 2                | 2                |
| <b>Total Pending Units</b>                      | <b>113</b>        |             |             | <b>22</b>        | <b>74</b>        | <b>13</b>        | <b>4</b>         |
| <b>Total Pending Volume</b>                     | <b>18,652,150</b> | <b>100%</b> | <b>16.2</b> | <b>2.85M</b>     | <b>11.23M</b>    | <b>2.95M</b>     | <b>1.62M</b>     |
| <b>Average Listing Price</b>                    | <b>\$131,920</b>  |             |             | <b>\$129,409</b> | <b>\$151,697</b> | <b>\$227,285</b> | <b>\$406,225</b> |

# July 2019



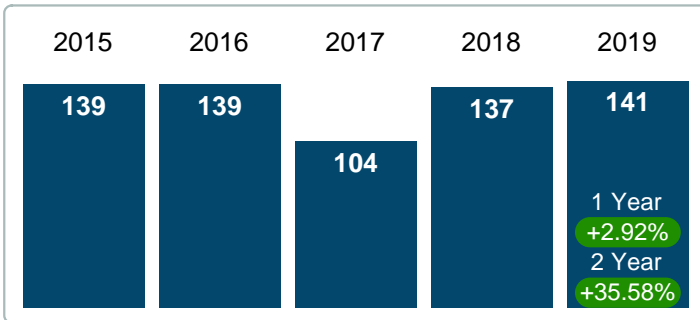
Area Delimited by County Of Creek



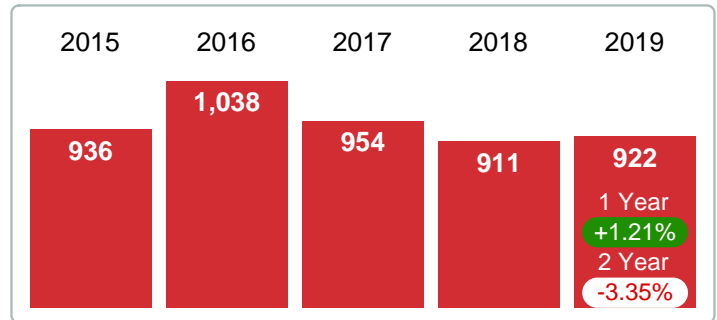
## NEW LISTINGS

Report produced on Aug 12, 2019 for MLS Technology Inc.

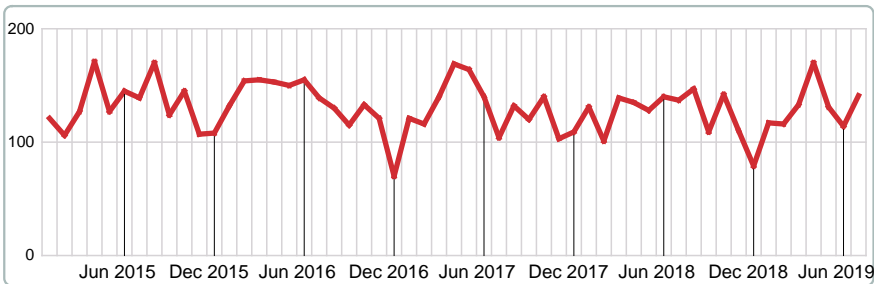
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 132

High Apr 2015 171 Low Dec 2016 70

New Listings this month at 141  
above the 5 yr JUL average of 132



### 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                           | 8                 | 5.67%       | 5                | 3                | 0                | 0                |
| \$50,001 - \$100,000                        | 21                | 14.89%      | 7                | 11               | 1                | 2                |
| \$100,001 - \$125,000                       | 19                | 13.48%      | 7                | 11               | 1                | 0                |
| \$125,001 - \$175,000                       | 33                | 23.40%      | 4                | 24               | 5                | 0                |
| \$175,001 - \$275,000                       | 31                | 21.99%      | 2                | 18               | 9                | 2                |
| \$275,001 - \$425,000                       | 14                | 9.93%       | 5                | 6                | 3                | 0                |
| \$425,001 and up                            | 15                | 10.64%      | 6                | 5                | 2                | 2                |
| <b>Total New Listed Units</b>               | <b>141</b>        |             | <b>36</b>        | <b>78</b>        | <b>21</b>        | <b>6</b>         |
| <b>Total New Listed Volume</b>              | <b>35,569,089</b> | <b>100%</b> | <b>11.16M</b>    | <b>15.51M</b>    | <b>5.50M</b>     | <b>3.40M</b>     |
| <b>Average New Listed Listing Price</b>     | <b>\$209,475</b>  |             | <b>\$309,911</b> | <b>\$198,814</b> | <b>\$261,948</b> | <b>\$567,317</b> |

# July 2019

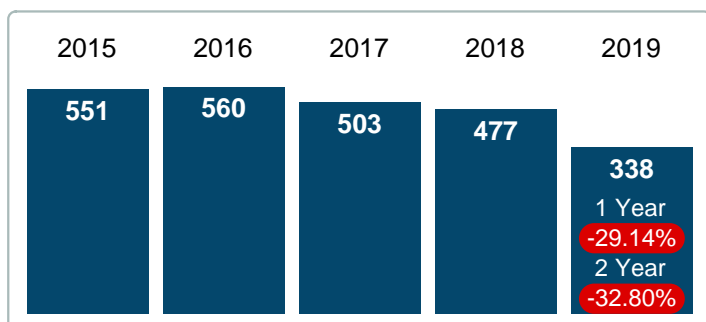
Area Delimited by County Of Creek



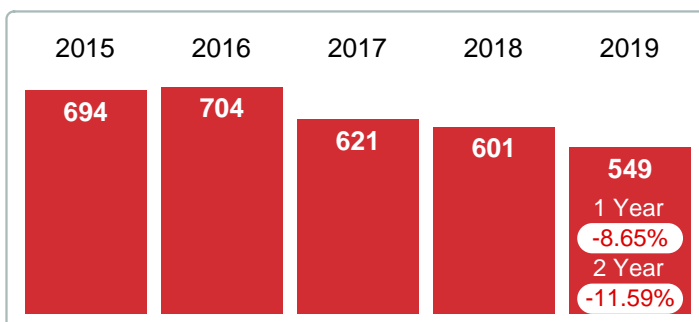
## ACTIVE INVENTORY

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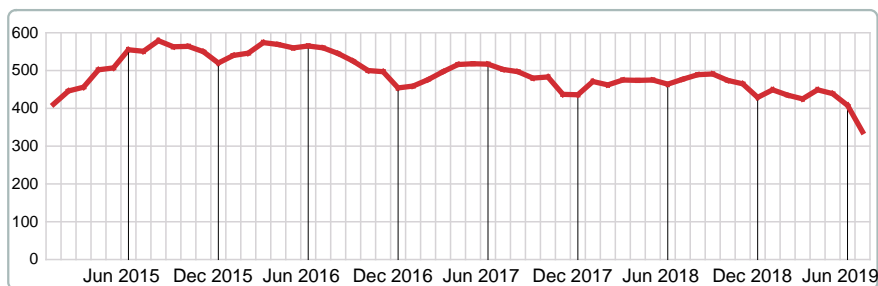
### END OF JULY



### ACTIVE DURING JULY

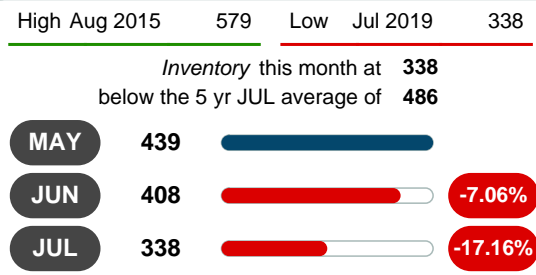


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 486



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range |    | %      | AVDOM      | 1-2 Beds  | 3 Beds    | 4 Beds    | 5+ Beds   |
|--|----|--------|------------|-----------|-----------|-----------|-----------|
| \$25,000 and less                        | 16 | 4.73%  | 97.9       | 12        | 3         | 1         | 0         |
| \$25,001 - \$75,000                      | 47 | 13.91% | 83.2       | 35        | 11        | 1         | 0         |
| \$75,001 - \$125,000                     | 55 | 16.27% | 69.4       | 27        | 23        | 2         | 3         |
| \$125,001 - \$175,000                    | 76 | 22.49% | 66.9       | 32        | 34        | 10        | 0         |
| \$175,001 - \$275,000                    | 66 | 19.53% | 68.0       | 22        | 26        | 16        | 2         |
| \$275,001 - \$475,000                    | 39 | 11.54% | 74.4       | 15        | 9         | 13        | 2         |
| \$475,001 and up                         | 39 | 11.54% | 71.1       | 13        | 5         | 13        | 8         |
| Total Active Inventory by Units          |    |        | 338        | 156       | 111       | 56        | 15        |
| Total Active Inventory by Volume         |    |        | 82,249,633 | 32.31M    | 20.10M    | 20.93M    | 8.92M     |
| Average Active Inventory Listing Price   |    |        | \$243,342  | \$207,087 | \$181,061 | \$373,709 | \$594,573 |

# July 2019

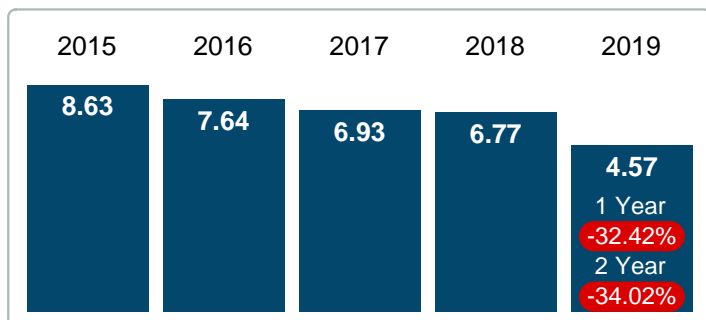
Area Delimited by County Of Creek



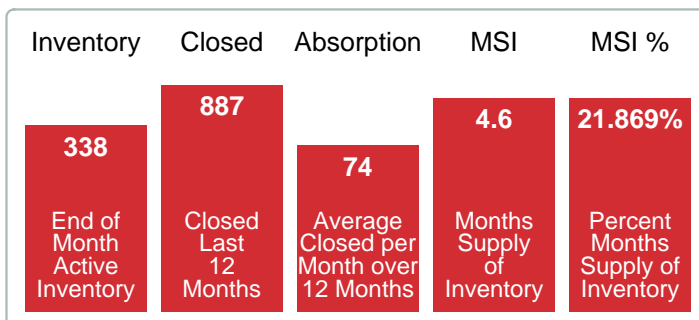
## MONTHS SUPPLY of INVENTORY (MSI)

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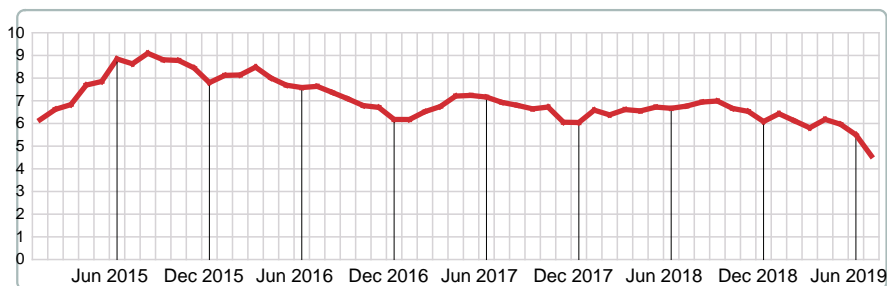
### MSI FOR JULY



### INDICATORS FOR JULY 2019



### 5 YEAR MARKET ACTIVITY TRENDS

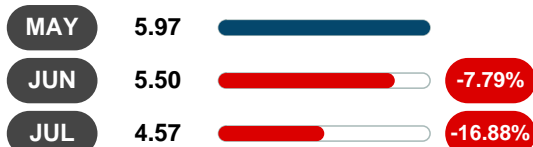


### 3 MONTHS

5 year JUL AVG = 6.91

High Aug 2015 9.09 Low Jul 2019 4.57

Months Supply this month at **4.57**  
below the 5 yr JUL average of **6.91**



### 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 |
|---|------|--------|-------|----------|--------|--------|---------|
| \$25,000 and less                                       | 16   | 4.73%  | 2.53  | 3.69     | 1.09   | 3.00   | 0.00    |
| \$25,001 - \$75,000                                     | 47   | 13.91% | 3.46  | 4.77     | 1.94   | 2.40   | 0.00    |
| \$75,001 - \$125,000                                    | 55   | 16.27% | 3.33  | 6.48     | 2.17   | 1.33   | 12.00   |
| \$125,001 - \$175,000                                   | 76   | 22.49% | 4.13  | 11.64    | 2.63   | 4.29   | 0.00    |
| \$175,001 - \$275,000                                   | 66   | 19.53% | 5.18  | 12.57    | 3.90   | 4.27   | 3.43    |
| \$275,001 - \$475,000                                   | 39   | 11.54% | 7.09  | 60.00    | 5.14   | 4.59   | 3.00    |
| \$475,001 and up  | 39   | 11.54% | 46.80 | 52.00    | 60.00  | 78.00  | 24.00   |
| Market Supply of Inventory (MSI)                        | 4.57 |        |       | 7.90     | 2.75   | 4.94   | 6.21    |
| Total Active Inventory by Units                         | 338  | 100%   | 4.57  | 156      | 111    | 56     | 15      |

# July 2019



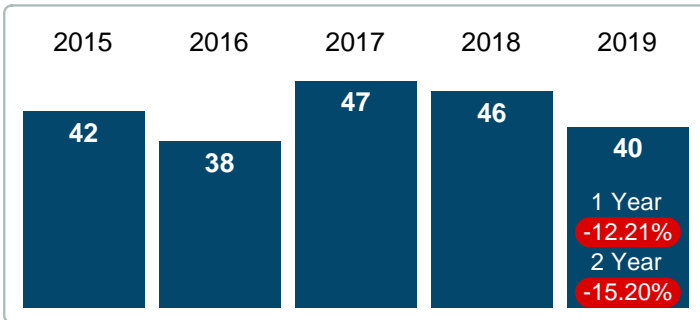
Area Delimited by County Of Creek



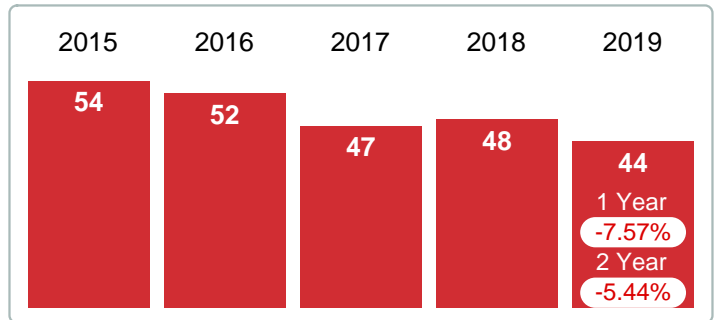
## AVERAGE DAYS ON MARKET TO SALE

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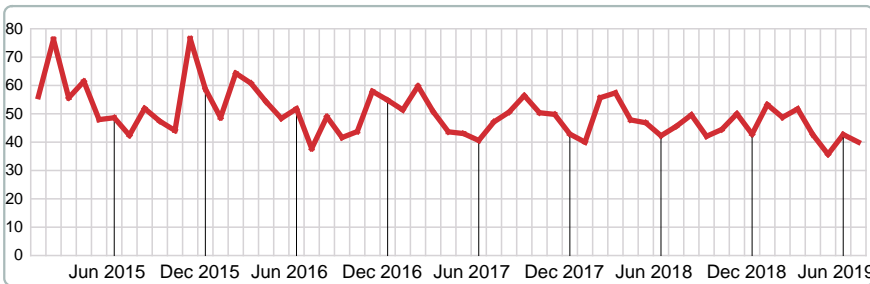
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

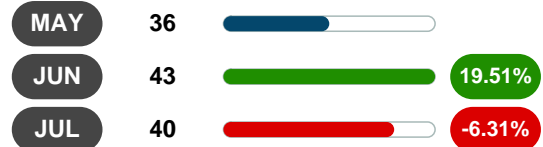


### 3 MONTHS

5 year JUL AVG = 43

High Nov 2015 77 Low May 2019 36

Average Days on Market to Sale this month at 40 below the 5 yr JUL average of 43



### 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 |
|---|--------|------------|----------|--------|--------|---------|
| \$25,000 and less   | 7.59%  | 34         | 21       | 59     | 0      | 0       |
| \$25,001 - \$75,000   | 13.92% | 39         | 49       | 28     | 0      | 0       |
| \$75,001 - \$125,000  | 12.66% | 60         | 55       | 61     | 0      | 0       |
| \$125,001 - \$150,000   | 15.19% | 28         | 13       | 29     | 35     | 0       |
| \$150,001 - \$200,000   | 25.32% | 49         | 87       | 39     | 59     | 0       |
| \$200,001 - \$275,000   | 13.92% | 26         | 7        | 22     | 38     | 1       |
| \$275,001 and up  | 11.39% | 37         | 1        | 62     | 9      | 1       |
| Average Closed DOM  |        | 40         | 39       | 42     | 40     | 1       |
| Total Closed Units  | 100%   | 79         | 18       | 44     | 15     | 2       |
| Total Closed Volume   |        | 12,531,349 | 1.72M    | 6.74M  | 3.21M  | 850.00K |

# July 2019



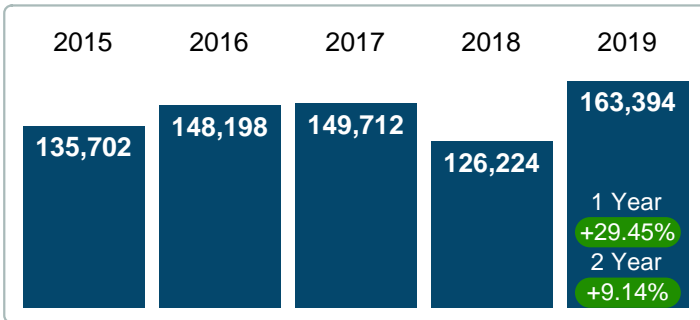
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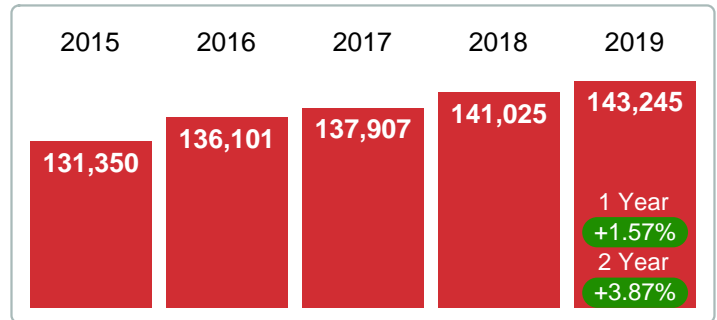
## AVERAGE LIST PRICE AT CLOSING

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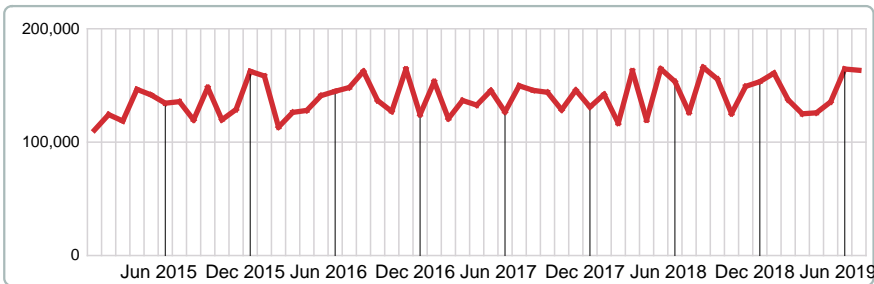
### JULY



### YEAR TO DATE (YTD)

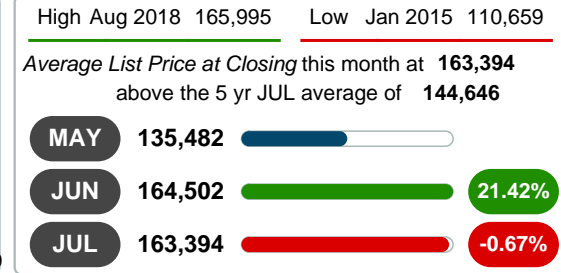


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 144,646



### 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        |
|--|-------------|-------------------|----------------|----------------|----------------|----------------|
| \$25,000 and less  | 7.59%       | 6,771             | 9,694          | 925            | 0              | 0              |
| \$25,001 - \$75,000  | 13.92%      | 58,759            | 56,692         | 61,240         | 0              | 0              |
| \$75,001 - \$125,000   | 11.39%      | 103,389           | 114,200        | 105,200        | 0              | 0              |
| \$125,001 - \$150,000  | 13.92%      | 138,173           | 147,950        | 139,386        | 143,933        | 0              |
| \$150,001 - \$200,000  | 27.85%      | 174,509           | 187,450        | 172,492        | 182,580        | 0              |
| \$200,001 - \$275,000  | 13.92%      | 237,491           | 204,900        | 219,425        | 248,160        | 275,000        |
| \$275,001 and up   | 11.39%      | 368,794           | 365,000        | 328,030        | 372,500        | 569,000        |
| <b>Average List Price</b>                                    |             | <b>163,394</b>    | <b>102,668</b> | <b>156,491</b> | <b>222,033</b> | <b>422,000</b> |
| <b>Total Closed Units</b>                                    | <b>100%</b> | <b>163,394</b>    | <b>18</b>      | <b>44</b>      | <b>15</b>      | <b>2</b>       |
| <b>Total Closed Volume</b>                                   |             | <b>12,908,125</b> | <b>1.85M</b>   | <b>6.89M</b>   | <b>3.33M</b>   | <b>844.00K</b> |



# July 2019

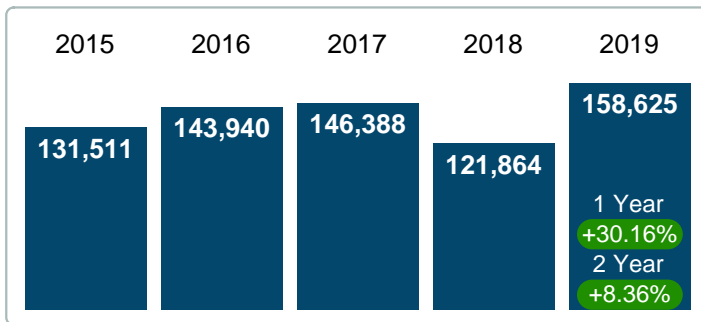
Area Delimited by County Of Creek



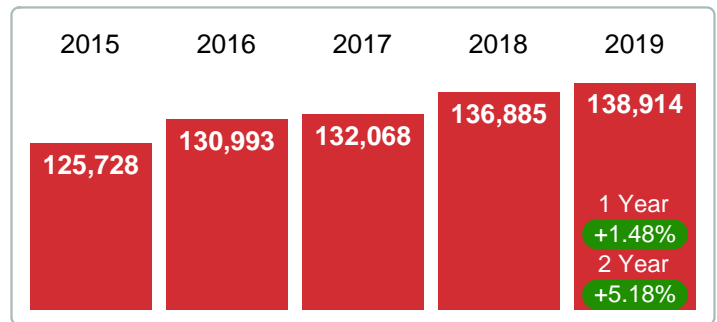
## AVERAGE SOLD PRICE AT CLOSING

Report produced on Aug 12, 2019 for MLS Technology Inc.

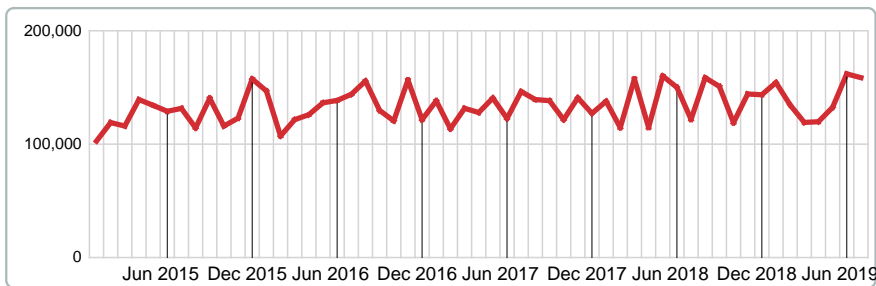
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

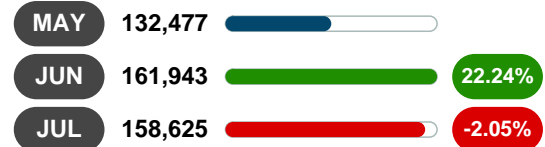


### 3 MONTHS

5 year JUL AVG = 140,466

High Jun 2019 161,943 Low Jan 2015 102,711

Average Sold Price at Closing this month at **158,625** above the 5 yr JUL average of **140,466**



### 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        |
|--|-------------|-------------------|---------------|----------------|----------------|----------------|
| \$25,000 and less  | 7.59%       | 5,583             | 7,906         | 938            | 0              | 0              |
| \$25,001 - \$75,000  | 13.92%      | 54,605            | 50,542        | 59,480         | 0              | 0              |
| \$75,001 - \$125,000   | 12.66%      | 101,440           | 107,450       | 99,938         | 0              | 0              |
| \$125,001 - \$150,000  | 15.19%      | 137,700           | 131,500       | 138,057        | 141,000        | 0              |
| \$150,001 - \$200,000  | 25.32%      | 172,075           | 180,750       | 170,323        | 173,160        | 0              |
| \$200,001 - \$275,000  | 13.92%      | 236,945           | 205,900       | 222,175        | 247,360        | 275,000        |
| \$275,001 and up   | 11.39%      | 353,611           | 343,500       | 315,000        | 344,500        | 575,000        |
| <b>Average Sold Price</b>                                    |             | <b>158,625</b>    | <b>95,760</b> | <b>153,252</b> | <b>214,307</b> | <b>425,000</b> |
| <b>Total Closed Units</b>                                    | <b>100%</b> | <b>158,625</b>    | <b>18</b>     | <b>44</b>      | <b>15</b>      | <b>2</b>       |
| <b>Total Closed Volume</b>                                   |             | <b>12,531,349</b> | <b>1.72M</b>  | <b>6.74M</b>   | <b>3.21M</b>   | <b>850.00K</b> |

# July 2019



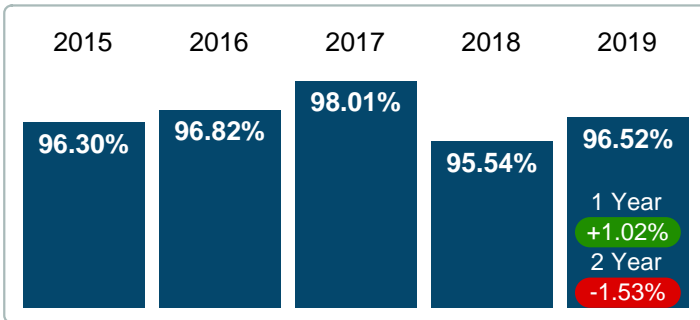
Area Delimited by County Of Creek



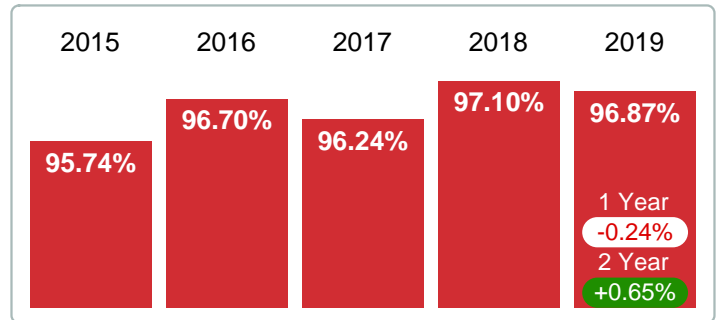
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Aug 12, 2019 for MLS Technology Inc.

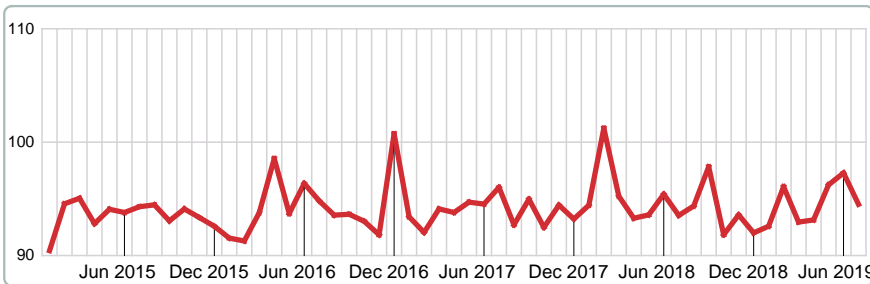
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

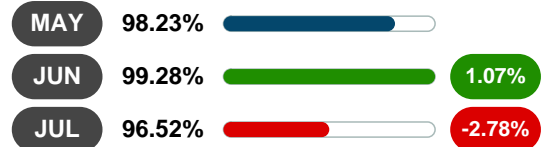


### 3 MONTHS

5 year JUL AVG = 96.64%

High Feb 2018 103.22% Low Jan 2015 92.43%

Average Sold/List Ratio this month at **96.52%** equal to 5 yr JUL average of **96.64%**



### 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 |
|--|----|------------|---------|----------|---------|--------|---------|
| \$25,000 and less                              | 6  | 7.59%      | 93.35%  | 89.42%   | 101.22% | 0.00%  | 0.00%   |
| \$25,001 - \$75,000                            | 11 | 13.92%     | 93.00%  | 89.73%   | 96.92%  | 0.00%  | 0.00%   |
| \$75,001 - \$125,000                           | 10 | 12.66%     | 95.21%  | 95.37%   | 95.17%  | 0.00%  | 0.00%   |
| \$125,001 - \$150,000                          | 12 | 15.19%     | 97.49%  | 89.28%   | 99.17%  | 99.05% | 0.00%   |
| \$150,001 - \$200,000                          | 20 | 25.32%     | 97.66%  | 96.65%   | 98.77%  | 95.19% | 0.00%   |
| \$200,001 - \$275,000                          | 11 | 13.92%     | 100.42% | 100.49%  | 101.41% | 99.70% | 100.00% |
| \$275,001 and up                               | 9  | 11.39%     | 95.75%  | 94.11%   | 96.10%  | 93.06% | 101.05% |
| Average Sold/List Ratio                        |    | 96.50%     |         | 91.85%   | 98.02%  | 97.18% | 100.53% |
| Total Closed Units                             |    | 79         | 100%    | 18       | 44      | 15     | 2       |
| Total Closed Volume                            |    | 12,531,349 |         | 1.72M    | 6.74M   | 3.21M  | 850.00K |

# July 2019

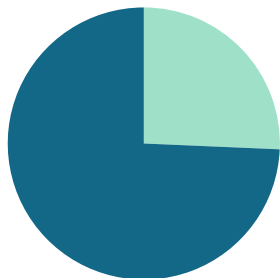
Area Delimited by County Of Creek



## MARKET SUMMARY

Report produced on Aug 12, 2019 for MLS Technology Inc.

### INVENTORY

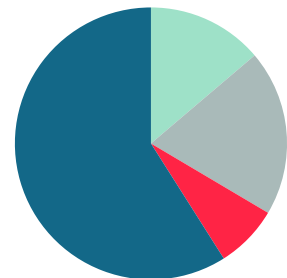


**Inventory**  
 New Listings  
**141 = 25.68%**  
 Start Inventory  
**408**  
 Total Inventory Units  
**549**  
 Volume  
**\$119,712,748**

### Market Activity

Closed Sales  
**79 = 13.79%**  
 Pending Sales  
**113 = 19.72%**  
 Other Off Market  
**43 = 7.50%**  
 Active Inventory  
**338 = 58.99%**

### MARKET ACTIVITY



| Compared Metrics                               | July    |         |         | Year to Date |         |         |
|--|---------|---------|---------|--------------|---------|---------|
|  | 2018    | 2019    | +/-%    | 2018         | 2019    | +/-%    |
| Closed Sales                                   | 82      | 79      | -3.66%  | 496          | 537     | 8.27%   |
| Pending Sales                                  | 81      | 113     | 39.51%  | 534          | 610     | 14.23%  |
| New Listings                                   | 137     | 141     | 2.92%   | 911          | 922     | 1.21%   |
| Average List Price                             | 126,224 | 163,394 | 29.45%  | 141,025      | 143,245 | 1.57%   |
| Average Sale Price                             | 121,864 | 158,625 | 30.16%  | 136,885      | 138,914 | 1.48%   |
| Average Percent of Selling Price to List Price | 95.54%  | 96.52%  | 1.02%   | 97.10%       | 96.87%  | -0.24%  |
| Average Days on Market to Sale                 | 45.55   | 39.99   | -12.21% | 48.02        | 44.38   | -7.57%  |
| Monthly Inventory                              | 477     | 338     | -29.14% | 477          | 338     | -29.14% |
| Months Supply of Inventory                     | 6.77    | 4.57    | -32.42% | 6.77         | 4.57    | -32.42% |

**Absorption:** Last 12 months, an Average of **74** Sales/Month

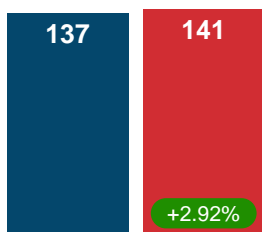
**Inventory** on July 31, 2019 = **338**

**2018** **2019**

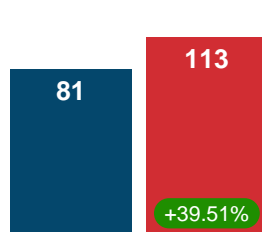
### JULY MARKET

### AVERAGE PRICES

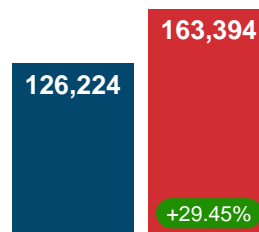
#### New Listings



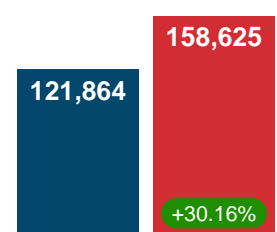
#### Pending Listings



#### List Price



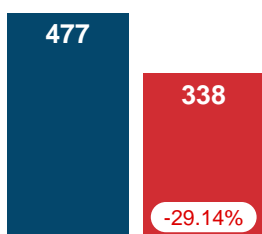
#### Sale Price



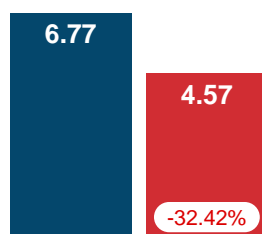
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

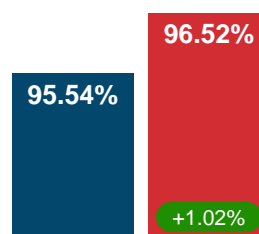
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

