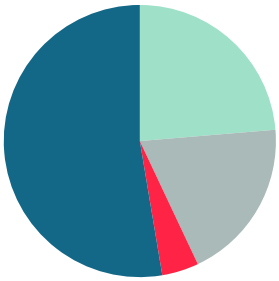
December 2020

Area Delimited by County Of Creek

MONTHLY INVENTORY ANALYSIS

Report produced on Jan 11, 2021 for MLS Technology Inc.

Compared Metrics	December 2019	December 2020	+/-%
Closed Listings	66	103	56.06%
Pending Listings	50	84	68.00%
New Listings	78	67	-14.10%
Average List Price	175,995	176,575	0.33%
Average Sale Price	169,063	174,053	2.95%
Average Percent of Selling Price to List Price	96.57%	101.62%	5.23%
Average Days on Market to Sale	37.89	40.25	6.22%
End of Month Inventory	380	229	-39.74%
Months Supply of Inventory	4.77	2.71	-43.19%



Absorption: Last 12 months, an Average of **84** Sales/Month
Active Inventory as of December 31, 2020 = **229**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2020 decreased **39.74%** to 229 existing homes available for sale. Over the last 12 months this area has had an average of 84 closed sales per month. This represents an unsold inventory index of **2.71** 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 **2.95%** in December 2020 to $174,053 versus the previous year at $169,063.

Average Days on Market Lengthens

The average number of **40.25** days that homes spent on the market before selling increased by 2.36 days or **6.22%** in December 2020 compared to last year's same month at **37.89** DOM.

Sales Success for December 2020 is Positive

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

There were 67 New Listings in December 2020, down **14.10%** from last year at 78. Furthermore, there were 103 Closed Listings this month versus last year at 66, a **56.06%** increase.

Closed versus Listed trends yielded a **153.7%** ratio, up from previous year's, December 2019, at **84.6%**, a **81.68%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

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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

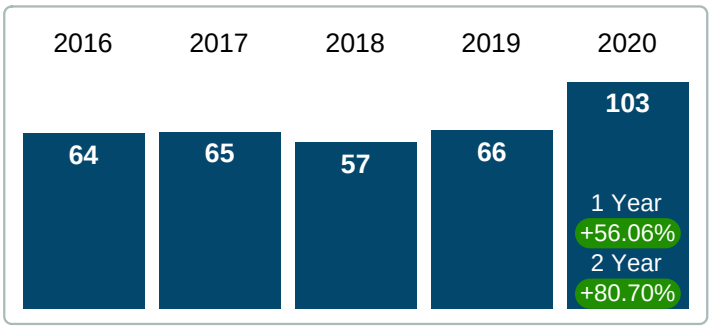
December 2020

Area Delimited by County Of Creek

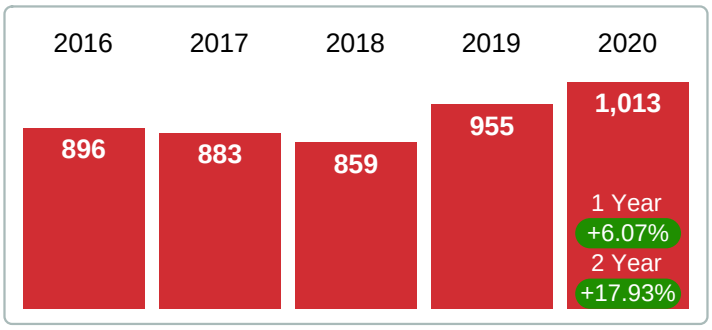
CLOSED LISTINGS

Report produced on Jan 11, 2021 for MLS Technology Inc.

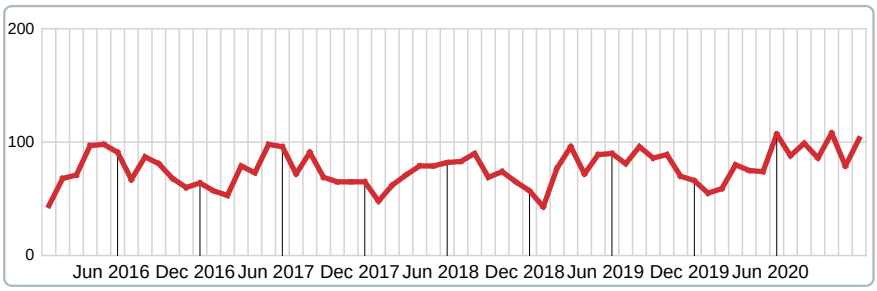
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

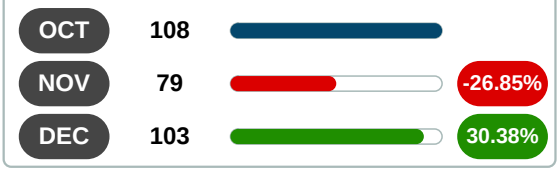


3 MONTHS

5 year DEC AVG = 71

High Oct 2020 108 | Low Jan 2019 43

Closed Listings this month at **103**
above the 5 yr DEC average of **71**



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	3	2.91%	132.7	3	0	0	0
$25,001 $75,000	19	18.45%	48.0	14	2	2	1
$75,001 $100,000	13	12.62%	12.8	7	5	1	0
$100,001 $150,000	26	25.24%	23.0	7	15	4	0
$150,001 $200,000	16	15.53%	37.6	2	13	1	0
$200,001 $350,000	16	15.53%	43.6	4	3	6	3
$350,001 and up	10	9.71%	77.2	2	4	1	3
Total Closed Units	103	100%	40.3	39	42	15	7
Total Closed Volume	17,927,451			4.41M	8.36M	2.97M	2.18M
Average Closed Price	$174,053			$113,187	$199,152	$198,157	$310,914

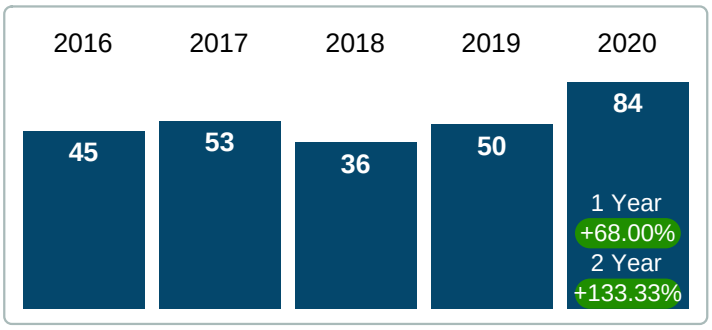
December 2020

Area Delimited by County Of Creek

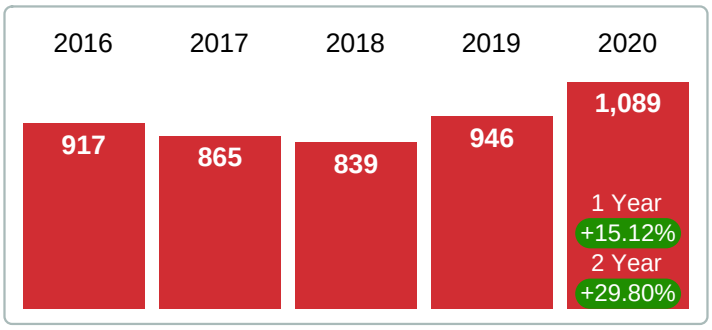
PENDING LISTINGS

Report produced on Jan 11, 2021 for MLS Technology Inc.

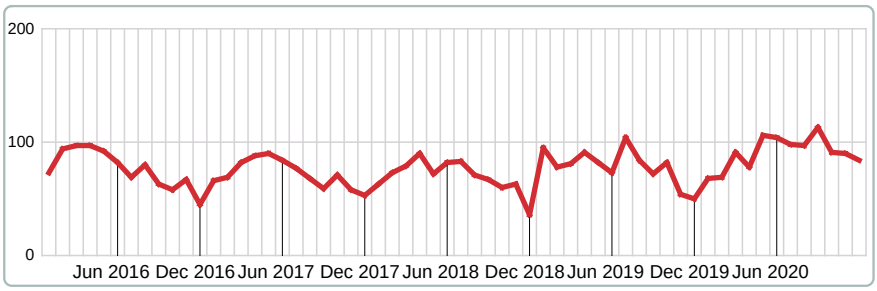
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 54

High Sep 2020 113 | Low Dec 2018 36

Pending Listings this month at **84**
above the 5 yr DEC average of **54**

OCT	91	
NOV	90	-1.10%
DEC	84	-6.67%

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
$50,000 and less	8	9.52%	51.1	6	2	0	0
$50,001 $75,000	13	15.48%	18.9	9	3	1	0
$75,001 $75,000	0	0.00%	0.0	0	0	0	0
$75,001 $150,000	26	30.95%	49.4	6	15	3	2
$150,001 $200,000	16	19.05%	30.2	2	14	0	0
$200,001 $275,000	11	13.10%	64.0	1	6	4	0
$275,001 and up	10	11.90%	87.8	1	2	4	3
Total Pending Units	84	100%	55.0	25	42	12	5
Total Pending Volume	14,112,609			2.33M	6.68M	2.85M	2.25M
Average Listing Price	$173,242			$93,064	$159,041	$237,775	$450,600

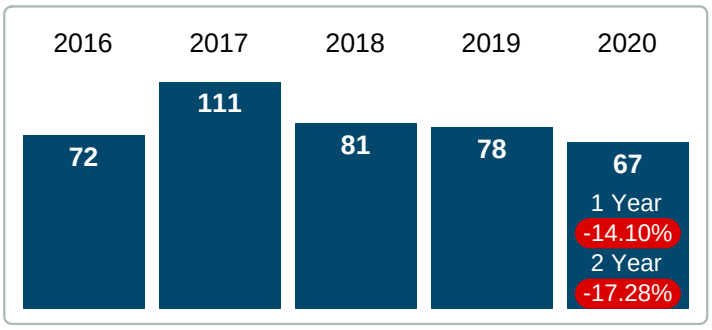
December 2020

Area Delimited by County Of Creek

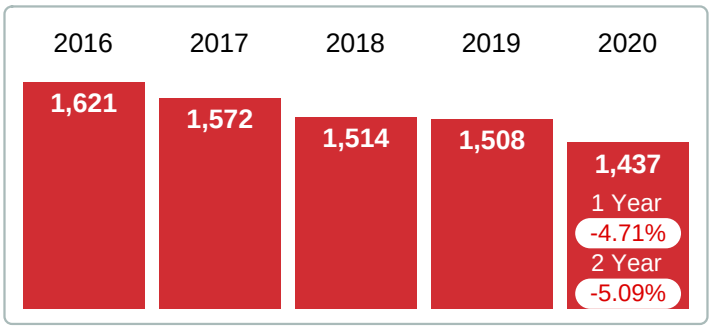
NEW LISTINGS

Report produced on Jan 11, 2021 for MLS Technology Inc.

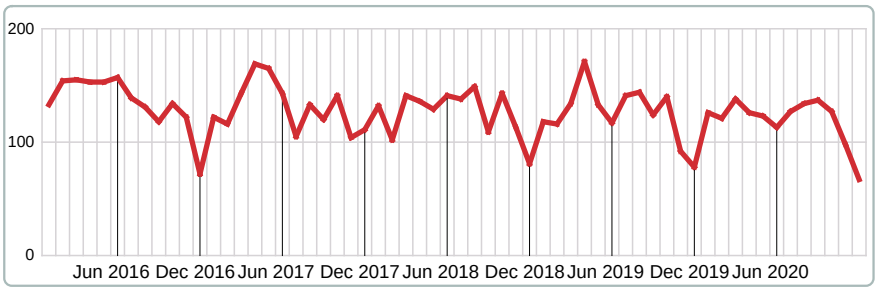
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 82

High Apr 2019 171 | Low Dec 2020 67

New Listings this month at **67**
below the 5 yr DEC average of **82**

OCT	127	
NOV	98	-22.83%
DEC	67	-31.63%

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
$10,000 and less	6	8.96%	5	1	0	0
$10,001 $70,000	10	14.93%	7	3	0	0
$70,001 $90,000	8	11.94%	6	1	1	0
$90,001 $130,000	12	17.91%	5	7	0	0
$130,001 $190,000	15	22.39%	2	12	1	0
$190,001 $270,000	8	11.94%	2	4	2	0
$270,001 and up	8	11.94%	2	2	3	1
Total New Listed Units	67	100%	29	30	7	1
Total New Listed Volume	10,621,380		2.68M	4.57M	2.89M	479.00K
Average New Listed Listing Price	$133,300		$92,499	$152,367	$412,700	$479,000

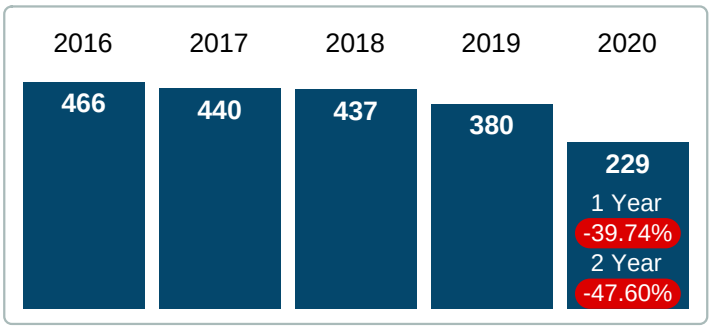
December 2020

Area Delimited by County Of Creek

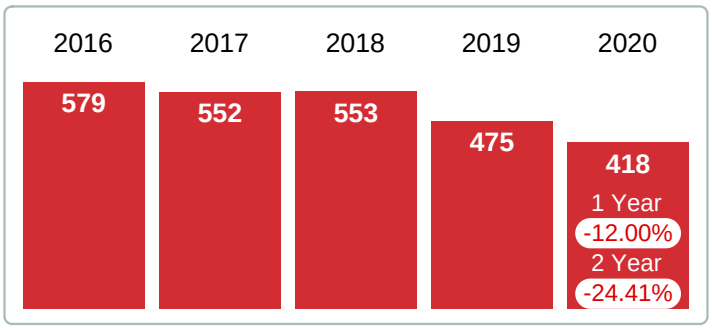
ACTIVE INVENTORY

Report produced on Jan 11, 2021 for MLS Technology Inc.

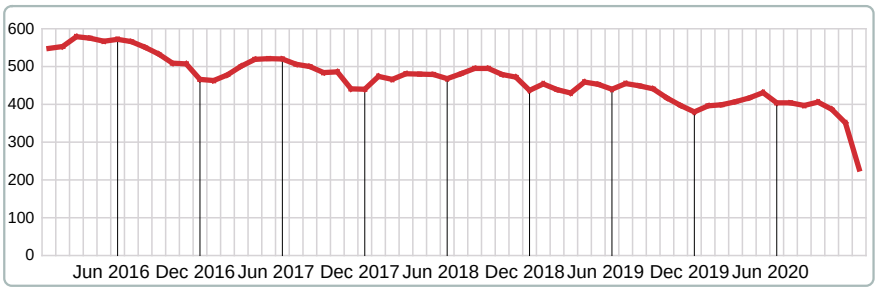
END OF DECEMBER



ACTIVE DURING DECEMBER

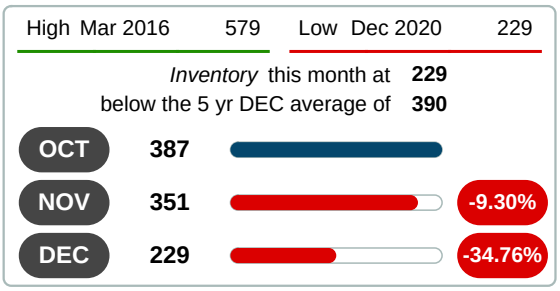


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 390



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
$0 and less	0	0.00%	0.0	0	0	0	0
$1 $50,000	53	23.14%	123.2	39	11	2	1
$50,001 $75,000	21	9.17%	91.2	18	2	1	0
$75,001 $150,000	61	26.64%	83.9	40	20	1	0
$150,001 $200,000	40	17.47%	128.7	23	15	2	0
$200,001 $375,000	28	12.23%	102.8	17	7	2	2
$375,001 and up	26	11.35%	102.9	8	4	8	6
Total Active Inventory by Units	229	100%	106.0	145	59	16	9
Total Active Inventory by Volume	39,856,132			20.00M	9.07M	6.74M	4.04M
Average Active Inventory Listing Price	$174,044			$137,944	$153,761	$421,143	$449,344

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MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Jan 11, 2021 for MLS Technology Inc.

MSI FOR DECEMBER

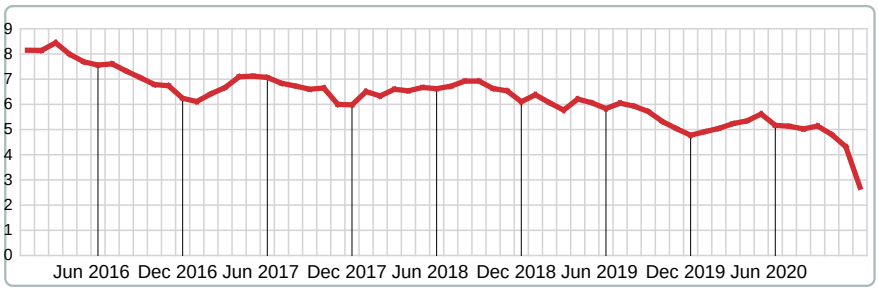
2016	2017	2018	2019	2020
6.24	5.98	6.10	4.77	2.71

1 Year -43.19%
2 Year -55.56%

INDICATORS FOR DECEMBER 2020

Inventory	Closed	Absorption	MSI	MSI %
229	1,013	84	2.71	36.863%
End of Month Active Inventory	Closed Last 12 Months	Average Closed per Month over 12 Months	Months Supply of Inventory	Percent Months Supply of Inventory

5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 5.16

High Mar 2016 8.44 | Low Dec 2020 2.71

Months Supply this month at **2.71**
below the 5 yr DEC average of **5.16**

OCT	4.80	
NOV	4.32	-10.14%
DEC	2.71	-37.14%

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
$0 and less	0	0.00%	nan	0.00	0.00	0.00	0.00
$1 $50,000	53	23.14%	5.39	5.38	5.08	4.80	0.00
$50,001 $90,000	32	13.97%	2.51	3.71	0.77	6.00	0.00
$90,001 $160,000	57	24.89%	2.02	5.91	1.15	0.00	0.00
$160,001 $220,000	38	16.59%	2.29	13.71	0.95	0.97	0.00
$220,001 $390,000	26	11.35%	2.18	12.00	1.04	0.55	1.71
$390,001 and up	23	10.04%	4.45	9.00	3.43	3.11	5.54
Market Supply of Inventory (MSI)	2.71	100%	2.71	6.11	1.29	1.35	3.00
Total Active Inventory by Units	229			145	59	16	9

December 2020

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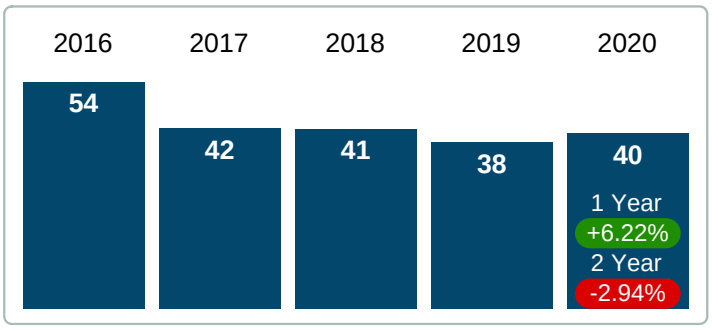
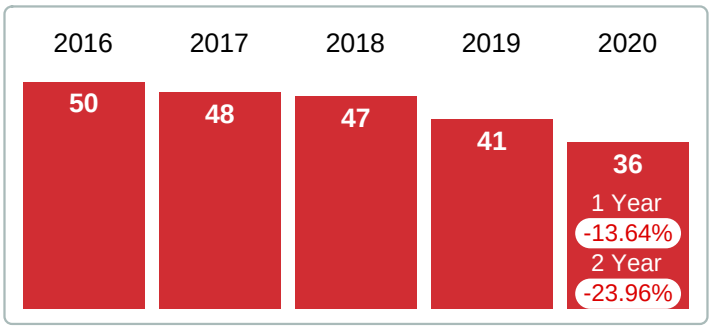
AVERAGE DAYS ON MARKET TO SALE

Report produced on Jan 11, 2021 for MLS Technology Inc.

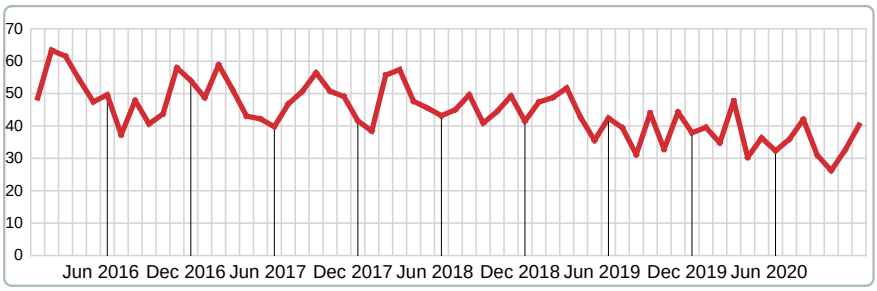
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 43

High Feb 2016 63 | Low Oct 2020 26

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

OCT	26	
NOV	33	24.11%
DEC	40	23.68%

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	3	2.91%	133	133	0	0	0
$25,001 $75,000	19	18.45%	48	37	39	145	27
$75,001 $100,000	13	12.62%	13	8	21	6	0
$100,001 $150,000	26	25.24%	23	36	12	39	0
$150,001 $200,000	16	15.53%	38	201	15	1	0
$200,001 $350,000	16	15.53%	44	86	21	24	50
$350,001 and up	10	9.71%	77	107	44	17	122
Average Closed DOM	40			56	19	41	78
Total Closed Units	103	100%	40	39	42	15	7
Total Closed Volume	17,927,451			4.41M	8.36M	2.97M	2.18M

December 2020

Area Delimited by County Of Creek

AVERAGE LIST PRICE AT CLOSING

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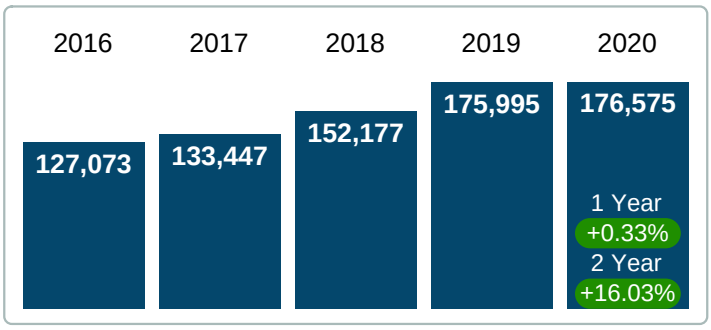
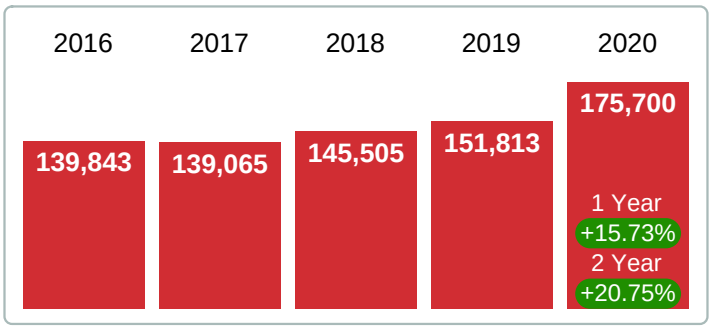
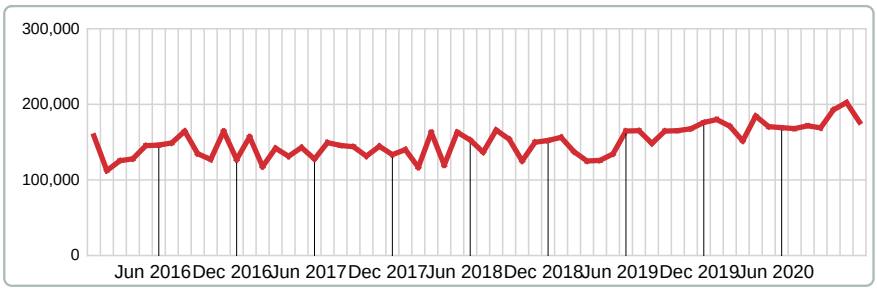
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 153,053

High Nov 2020 202,386 Low Feb 2016 112,368

Average List Price at Closing this month at **176,575** above the 5 yr DEC average of **153,053**

OCT	192,876	
NOV	202,386	4.93%
DEC	176,575	-12.75%

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	4	3.88%	19,875	18,167	0	0	0
$25,001 $75,000	17	16.50%	55,700	55,800	59,600	65,700	75,000
$75,001 $100,000	15	14.56%	89,100	87,143	96,380	99,900	0
$100,001 $150,000	27	26.21%	128,052	126,800	124,120	104,475	0
$150,001 $200,000	14	13.59%	179,600	175,000	175,331	185,000	0
$200,001 $350,000	15	14.56%	260,610	262,263	231,133	264,650	314,600
$350,001 and up	11	10.68%	540,309	432,450	739,875	499,000	418,333
Average List Price	176,575	100%	176,575	117,878	199,883	194,740	324,829
Total Closed Units	103			39	42	15	7
Total Closed Volume	18,187,250			4.60M	8.40M	2.92M	2.27M

December 2020

Area Delimited by County Of Creek

AVERAGE SOLD PRICE AT CLOSING

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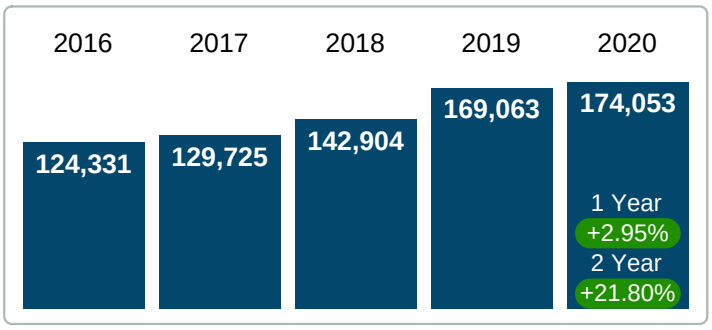
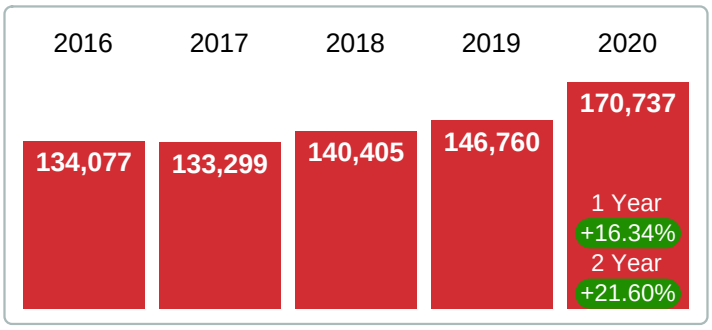
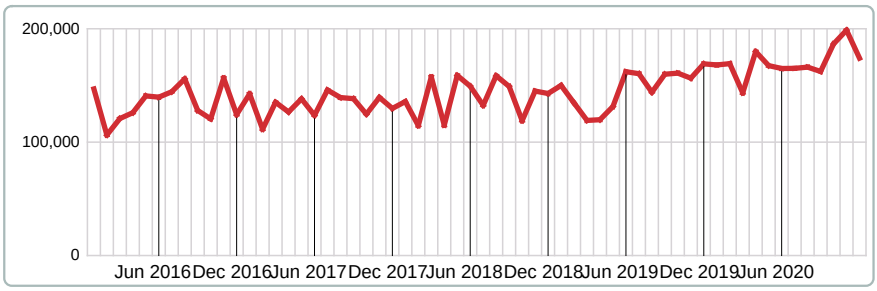
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 148,015

High Nov 2020 198,730 Low Feb 2016 106,315

Average Sold Price at Closing this month at **174,053** above the 5 yr DEC average of **148,015**

OCT	186,578	
NOV	198,730	6.51%
DEC	174,053	-12.42%

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	3	2.91%	14,500	14,500	0	0	0
$25,001 $75,000	19	18.45%	54,334	53,593	52,250	53,776	70,000
$75,001 $100,000	13	12.62%	90,685	87,429	93,400	99,900	0
$100,001 $150,000	26	25.24%	125,223	122,571	125,193	129,975	0
$150,001 $200,000	16	15.53%	174,294	170,000	174,131	185,000	0
$200,001 $350,000	16	15.53%	263,231	258,875	227,433	260,833	309,633
$350,001 and up	10	9.71%	541,650	387,500	742,250	495,000	392,500
Average Sold Price	174,053	100%	174,053	113,187	199,152	198,157	310,914
Total Closed Units	103			39	42	15	7
Total Closed Volume	17,927,451			4.41M	8.36M	2.97M	2.18M

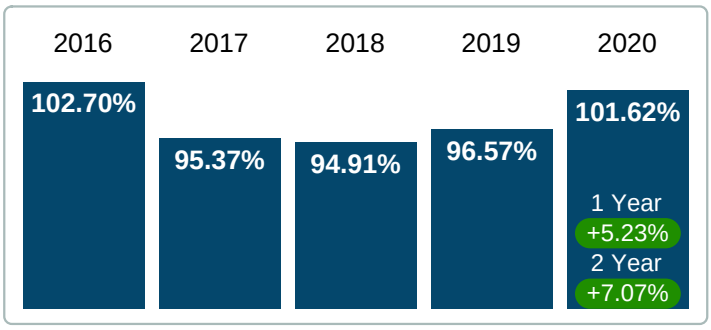
December 2020

Area Delimited by County Of Creek

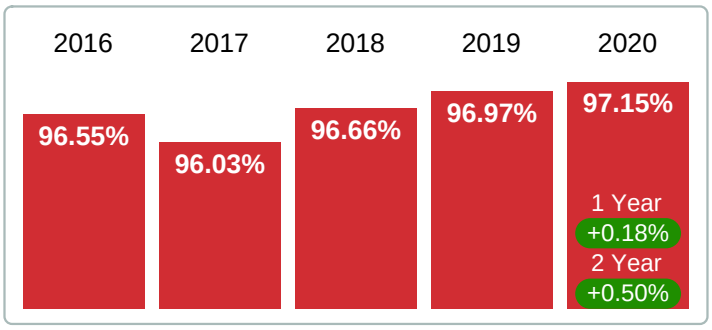
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jan 11, 2021 for MLS Technology Inc.

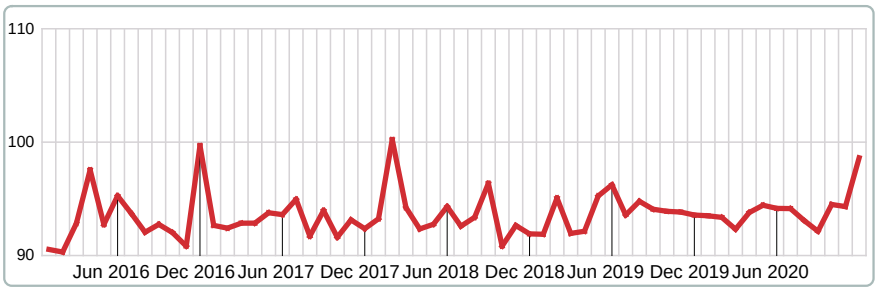
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 98.23%

High Feb 2018 103.22% Low Feb 2016 93.31%

Average Sold/List Ratio this month at **101.62%** above the 5 yr DEC average of **98.23%**

OCT	97.50%	
NOV	97.32%	-0.19%
DEC	101.62%	4.42%

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	3	2.91%	77.18%	77.18%	0.00%	0.00%	0.00%
$25,001 $75,000	19	18.45%	93.77%	96.91%	87.25%	78.54%	93.33%
$75,001 $100,000	13	12.62%	99.11%	100.41%	97.11%	100.00%	0.00%
$100,001 $150,000	26	25.24%	116.72%	97.44%	101.27%	208.41%	0.00%
$150,001 $200,000	16	15.53%	99.20%	97.14%	99.46%	100.00%	0.00%
$200,001 $350,000	16	15.53%	98.64%	98.54%	98.44%	98.91%	98.45%
$350,001 and up	10	9.71%	96.48%	90.19%	100.82%	99.20%	93.99%
Average Sold/List Ratio	101.60%			95.95%	99.30%	125.56%	95.81%
Total Closed Units	103	100%	101.60%	39	42	15	7
Total Closed Volume	17,927,451			4.41M	8.36M	2.97M	2.18M

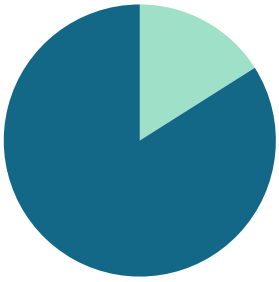
December 2020

Area Delimited by County Of Creek

MARKET SUMMARY

Report produced on Jan 11, 2021 for MLS Technology Inc.

INVENTORY



Inventory

New Listings
67 = 16.03%

Start Inventory
351

Total Inventory Units
418

Volume
$72,446,946

Market Activity

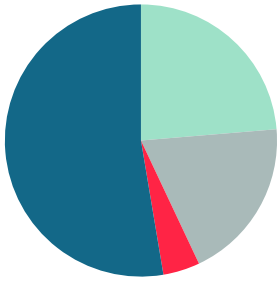
Closed Sales
103 = 23.68%

Pending Sales
84 = 19.31%

Other Off Market
19 = 4.37%

Active Inventory
229 = 52.64%

MARKET ACTIVITY



Compared Metrics	December 2019	December 2020	December +/-%	Year to Date 2019	Year to Date 2020	Year to Date +/-%
Closed Sales	66	103	56.06%	955	1,013	6.07%
Pending Sales	50	84	68.00%	946	1,089	15.12%
New Listings	78	67	-14.10%	1,508	1,437	-4.71%
Average List Price	175,995	176,575	0.33%	151,813	175,700	15.73%
Average Sale Price	169,063	174,053	2.95%	146,760	170,737	16.34%
Average Percent of Selling Price to List Price	96.57%	101.62%	5.23%	96.97%	97.15%	0.18%
Average Days on Market to Sale	37.89	40.25	6.22%	41.15	35.54	-13.64%
Monthly Inventory	380	229	-39.74%	380	229	-39.74%
Months Supply of Inventory	4.77	2.71	-43.19%	4.77	2.71	-43.19%

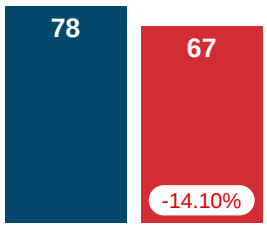
Absorption: Last 12 months, an Average of **84** Sales/Month

Inventory on December 31, 2020 = **229**

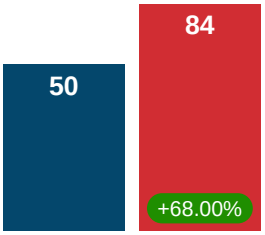
2019 2020

DECEMBER MARKET

New Listings

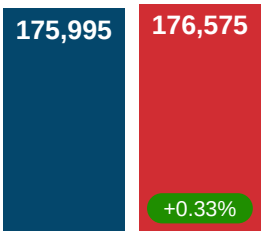


Pending Listings

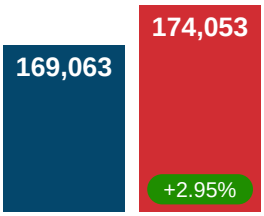


AVERAGE PRICES

List Price

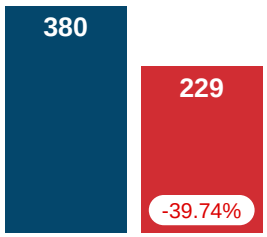


Sale Price

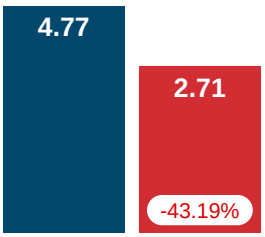


INVENTORY

Active Inventory

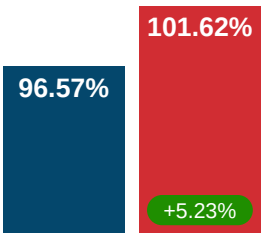


Monthly Supply of Inventory

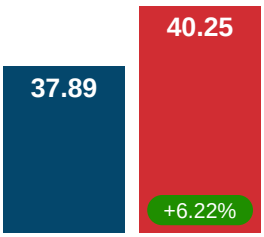


AVERAGE SOLD/LIST RATIO & DOM

Sale/List Ratio



Days on Market



Contact: MLS Technology Inc. **Phone: 918-663-7500** **Email: support@mlstechnology.com**

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