

# February 2020



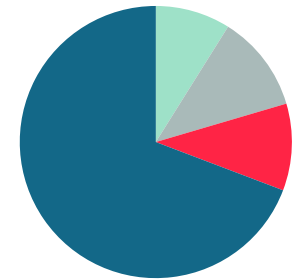
Area Delimited by County Of Muskogee



## MONTHLY INVENTORY ANALYSIS

Report produced on Mar 11, 2020 for MLS Technology Inc.

| Compared Metrics                              | 2019   | February 2020 | +/-%    |
|---|--------|---------------|---------|
| Closed Listings                               | 50     | 44            | -12.00% |
| Pending Listings                              | 55     | 57            | 3.64%   |
| New Listings                                  | 111    | 89            | -19.82% |
| Median List Price                             | 89,950 | 121,290       | 34.84%  |
| Median Sale Price                             | 86,000 | 117,450       | 36.57%  |
| Median Percent of Selling Price to List Price | 95.40% | 97.93%        | 2.65%   |
| Median Days on Market to Sale                 | 27.50  | 38.50         | 40.00%  |
| End of Month Inventory                        | 469    | 342           | -27.08% |
| Months Supply of Inventory                    | 7.78   | 5.61          | -27.88% |



■ Closed (8.91%)  
■ Pending (11.54%)  
■ Other OffMarket (10.32%)  
■ Active (69.23%)

**Absorption:** Last 12 months, an Average of **61** Sales/Month  
**Active Inventory** as of February 29, 2020 = **342**

### Analysis Wrap-Up

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

The total housing inventory at the end of February 2020 decreased **27.08%** to 342 existing homes available for sale. Over the last 12 months this area has had an average of 61 closed sales per month. This represents an unsold inventory index of **5.61** 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 **36.57%** in February 2020 to \$117,450 versus the previous year at \$86,000.

#### Median Days on Market Lengthens

The median number of **38.50** days that homes spent on the market before selling increased by 11.00 days or **40.00%** in February 2020 compared to last year's same month at **27.50** DOM.

#### Sales Success for February 2020 is Positive

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

There were 89 New Listings in February 2020, down **19.82%** from last year at 111. Furthermore, there were 44 Closed Listings this month versus last year at 50, a **-12.00%** decrease.

Closed versus Listed trends yielded a **49.4%** ratio, up from previous year's, February 2019, at **45.0%**, a **9.75%** 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

|  |           |
|--|-----------|
| <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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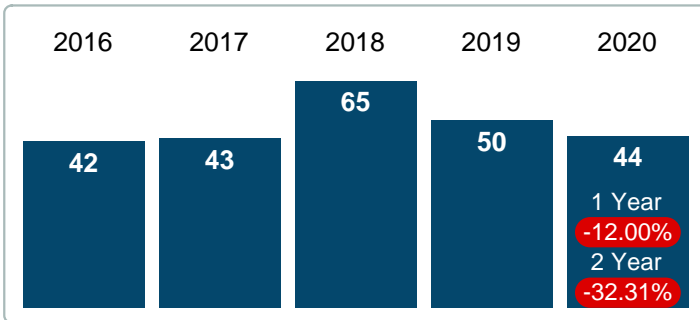
Area Delimited by County Of Muskogee



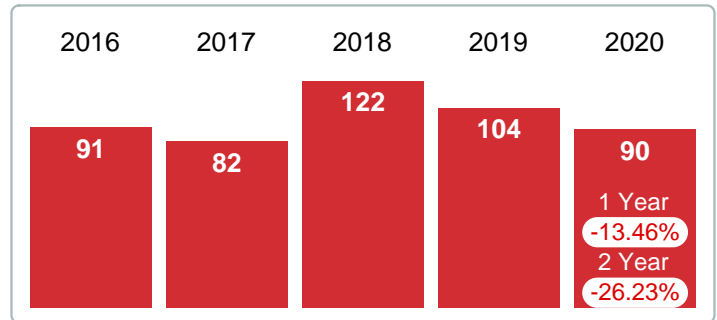
## CLOSED LISTINGS

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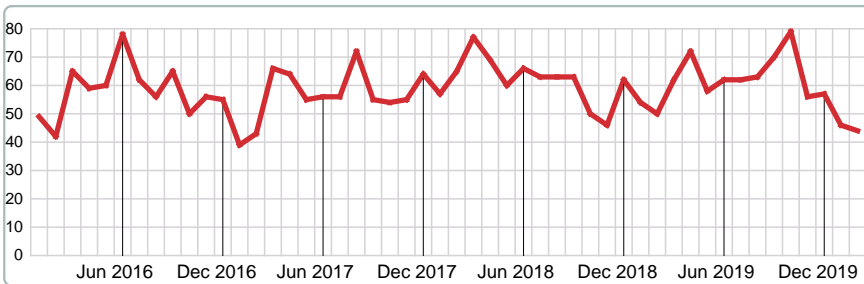
### FEBRUARY



### YEAR TO DATE (YTD)

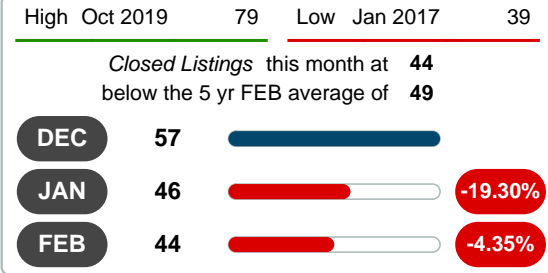


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 49



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range |                  | %           | MDOM        | 1-2 Beds        | 3 Beds           | 4 Beds           | 5+ Beds          |
|--|------------------|-------------|-------------|-----------------|------------------|------------------|------------------|
| \$20,000 and less                              | 3                | 6.82%       | 49.0        | 3               | 0                | 0                | 0                |
| \$20,001 - \$40,000                            | 4                | 9.09%       | 28.0        | 4               | 0                | 0                | 0                |
| \$40,001 - \$70,000                            | 9                | 20.45%      | 52.0        | 5               | 3                | 0                | 1                |
| \$70,001 - \$140,000                           | 11               | 25.00%      | 83.0        | 0               | 8                | 3                | 0                |
| \$140,001 - \$210,000                          | 7                | 15.91%      | 18.0        | 1               | 5                | 1                | 0                |
| \$210,001 - \$250,000                          | 5                | 11.36%      | 19.0        | 0               | 4                | 1                | 0                |
| \$250,001 and up                               | 5                | 11.36%      | 66.0        | 1               | 2                | 1                | 1                |
| <b>Total Closed Units</b>                      | <b>44</b>        |             |             | <b>14</b>       | <b>22</b>        | <b>6</b>         | <b>2</b>         |
| <b>Total Closed Volume</b>                     | <b>6,097,202</b> | <b>100%</b> | <b>38.5</b> | <b>1.29M</b>    | <b>3.37M</b>     | <b>1.05M</b>     | <b>384.75K</b>   |
| <b>Median Closed Price</b>                     | <b>\$117,450</b> |             |             | <b>\$39,500</b> | <b>\$140,200</b> | <b>\$162,950</b> | <b>\$192,375</b> |

# February 2020



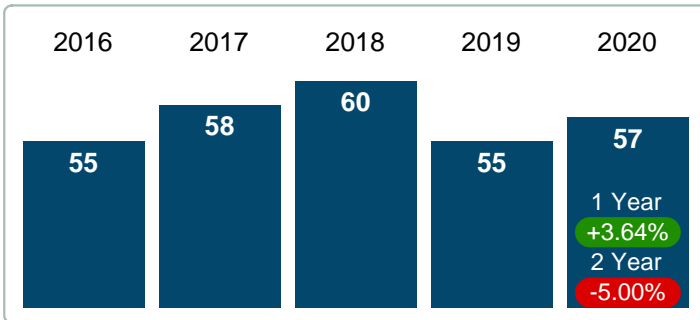
Area Delimited by County Of Muskogee



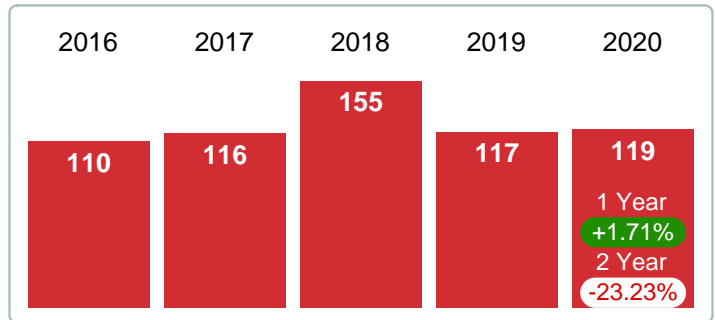
## PENDING LISTINGS

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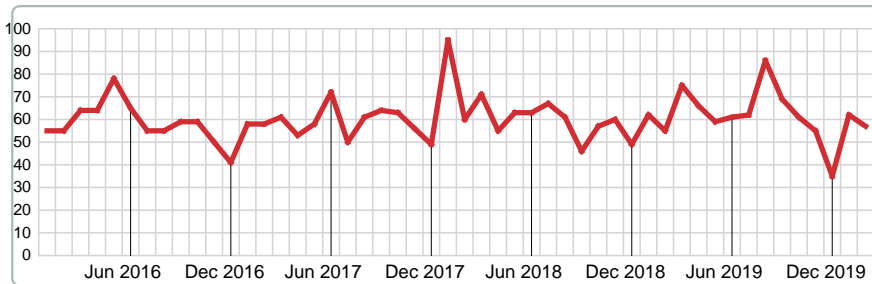
### FEBRUARY



### YEAR TO DATE (YTD)

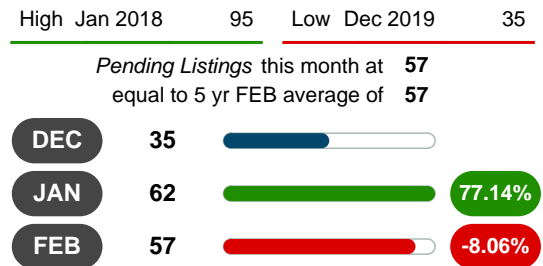


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 57



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range |                   | %           | MDOM        | 1-2 Beds        | 3 Beds           | 4 Beds           | 5+ Beds      |
|---|-------------------|-------------|-------------|-----------------|------------------|------------------|--------------|
| \$30,000 and less                               | 5                 | 8.77%       | 13.0        | 2               | 3                | 0                | 0            |
| \$30,001 - \$50,000                             | 7                 | 12.28%      | 12.0        | 3               | 4                | 0                | 0            |
| \$50,001 - \$90,000                             | 10                | 17.54%      | 15.0        | 5               | 5                | 0                | 0            |
| \$90,001 - \$160,000                            | 12                | 21.05%      | 24.5        | 2               | 8                | 2                | 0            |
| \$160,001 - \$210,000                           | 10                | 17.54%      | 13.5        | 0               | 4                | 6                | 0            |
| \$210,001 - \$270,000                           | 7                 | 12.28%      | 19.0        | 0               | 4                | 3                | 0            |
| \$270,001 and up                                | 6                 | 10.53%      | 30.0        | 2               | 1                | 3                | 0            |
| <b>Total Pending Units</b>                      | <b>57</b>         |             |             | <b>14</b>       | <b>29</b>        | <b>14</b>        | <b>0</b>     |
| <b>Total Pending Volume</b>                     | <b>10,960,879</b> | <b>100%</b> | <b>17.0</b> | <b>4.07M</b>    | <b>3.60M</b>     | <b>3.29M</b>     | <b>0.00B</b> |
| <b>Median Listing Price</b>                     | <b>\$134,900</b>  |             |             | <b>\$55,450</b> | <b>\$105,000</b> | <b>\$189,900</b> | <b>\$0</b>   |

# February 2020



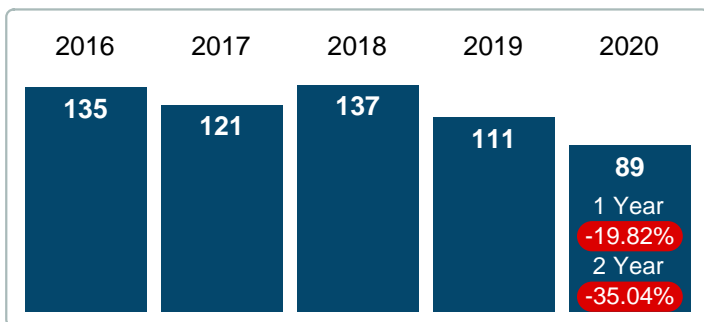
Area Delimited by County Of Muskogee



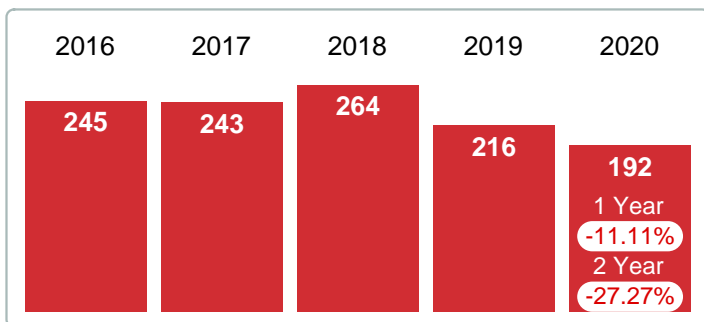
## NEW LISTINGS

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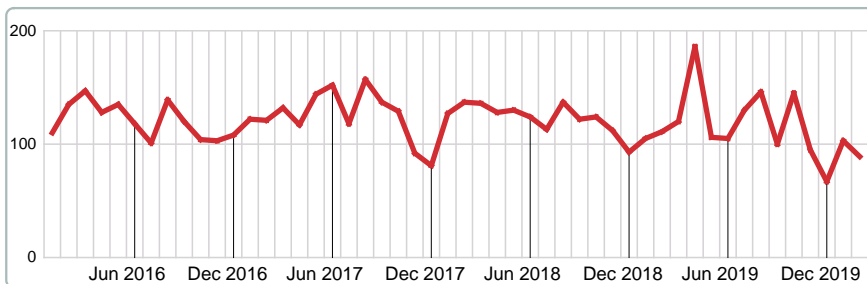
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 119

High Apr 2019 186 Low Dec 2019 67

New Listings this month at **89**  
below the 5 yr FEB average of **119**



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of New Listings by Price Range |                   | %           | 1-2 Beds        | 3 Beds           | 4 Beds           | 5+ Beds          |
|---|-------------------|-------------|-----------------|------------------|------------------|------------------|
| \$20,000 and less                           | 7                 | 7.87%       | 6               | 1                | 0                | 0                |
| \$20,001 - \$60,000                         | 10                | 11.24%      | 8               | 2                | 0                | 0                |
| \$60,001 - \$90,000                         | 13                | 14.61%      | 8               | 4                | 1                | 0                |
| \$90,001 - \$170,000                        | 25                | 28.09%      | 4               | 16               | 4                | 1                |
| \$170,001 - \$260,000                       | 11                | 12.36%      | 2               | 6                | 2                | 1                |
| \$260,001 - \$420,000                       | 14                | 15.73%      | 5               | 5                | 3                | 1                |
| \$420,001 and up                            | 9                 | 10.11%      | 4               | 3                | 1                | 1                |
| <b>Total New Listed Units</b>               | <b>89</b>         |             | <b>37</b>       | <b>37</b>        | <b>11</b>        | <b>4</b>         |
| <b>Total New Listed Volume</b>              | <b>19,177,500</b> | <b>100%</b> | <b>8.65M</b>    | <b>6.71M</b>     | <b>2.60M</b>     | <b>1.22M</b>     |
| <b>Median New Listed Listing Price</b>      | <b>\$140,000</b>  |             | <b>\$85,000</b> | <b>\$140,000</b> | <b>\$174,900</b> | <b>\$294,750</b> |

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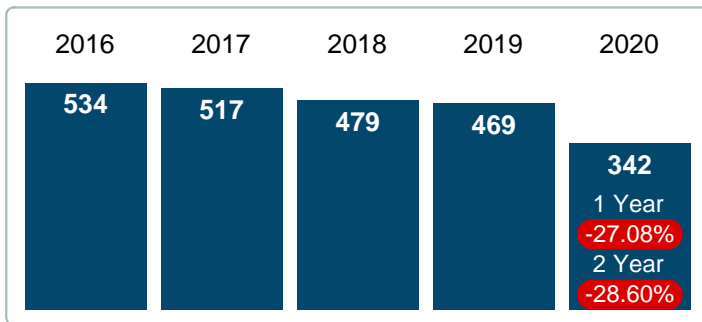
Area Delimited by County Of Muskogee



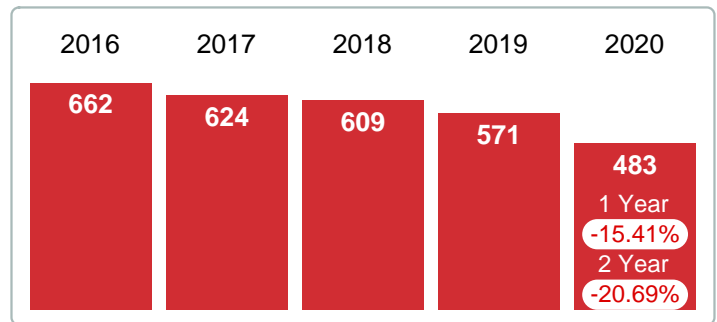
## ACTIVE INVENTORY

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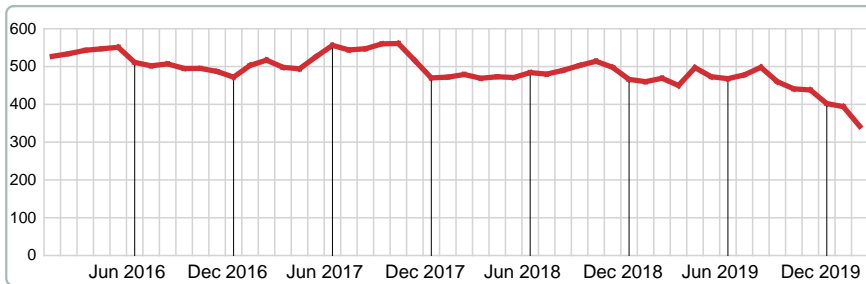
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

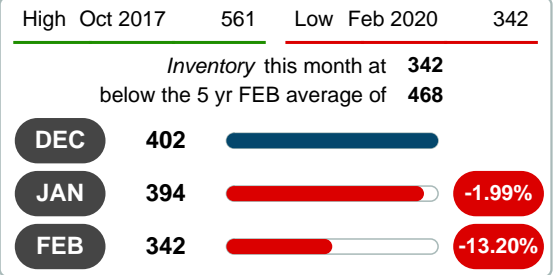


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 468



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range     |                   | %           | MDOM        | 1-2 Beds        | 3 Beds           | 4 Beds           | 5+ Beds          |
|--|-------------------|-------------|-------------|-----------------|------------------|------------------|------------------|
| \$10,000 and less                            | 15                | 4.39%       | 71.0        | 15              | 0                | 0                | 0                |
| \$10,001 - \$20,000                          | 51                | 14.91%      | 139.0       | 49              | 1                | 1                | 0                |
| \$20,001 - \$50,000                          | 48                | 14.04%      | 73.0        | 41              | 7                | 0                | 0                |
| \$50,001 - \$140,000                         | 97                | 28.36%      | 67.0        | 51              | 38               | 7                | 1                |
| \$140,001 - \$260,000                        | 54                | 15.79%      | 75.5        | 18              | 28               | 6                | 2                |
| \$260,001 - \$420,000                        | 42                | 12.28%      | 86.5        | 21              | 8                | 10               | 3                |
| \$420,001 and up                             | 35                | 10.23%      | 96.0        | 22              | 9                | 2                | 2                |
| <b>Total Active Inventory by Units</b>       | <b>342</b>        |             |             | <b>217</b>      | <b>91</b>        | <b>26</b>        | <b>8</b>         |
| <b>Total Active Inventory by Volume</b>      | <b>67,581,013</b> | <b>100%</b> | <b>85.5</b> | <b>37.51M</b>   | <b>20.91M</b>    | <b>6.67M</b>     | <b>2.49M</b>     |
| <b>Median Active Inventory Listing Price</b> | <b>\$105,000</b>  |             |             | <b>\$58,000</b> | <b>\$140,000</b> | <b>\$228,200</b> | <b>\$337,450</b> |

# February 2020



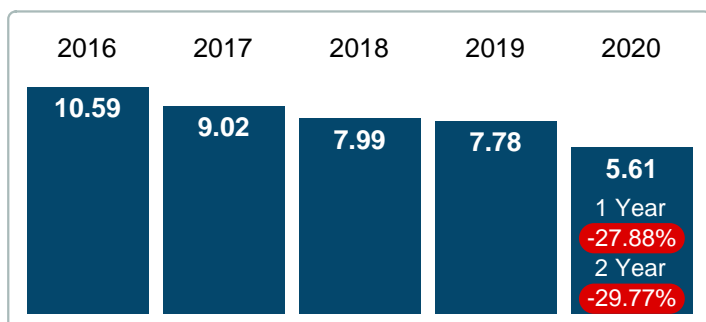
Area Delimited by County Of Muskogee



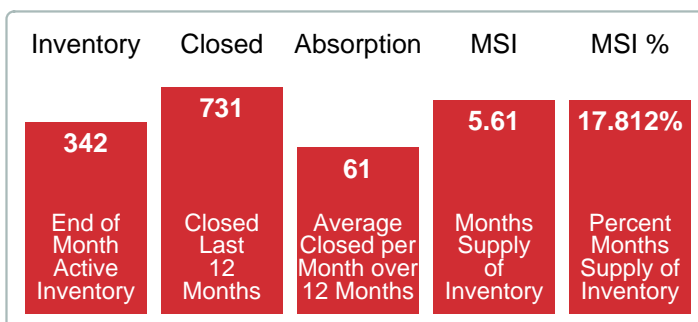
## MONTHS SUPPLY of INVENTORY (MSI)

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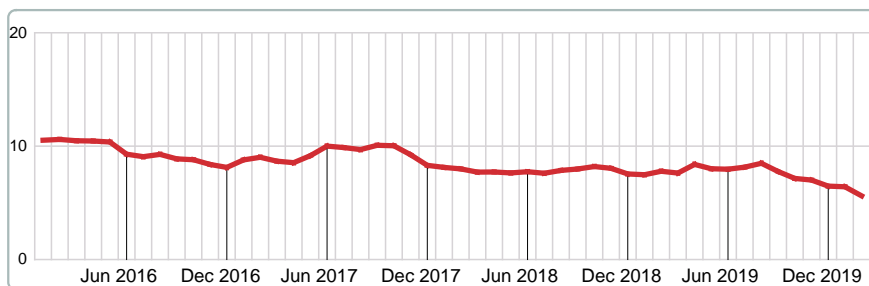
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2020

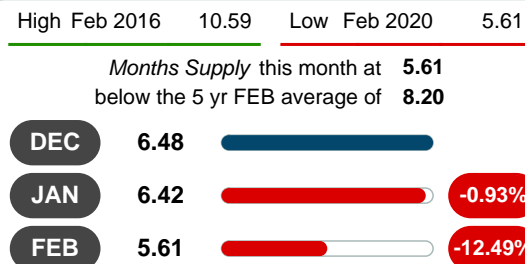


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 8.20



### 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 |
|---|----|--------|-------|----------|--------|--------|---------|
| \$10,000 and less                                       | 15 | 4.39%  | 11.25 | 18.00    | 0.00   | 0.00   | 0.00    |
| \$10,001 - \$20,000                                     | 51 | 14.91% | 15.30 | 23.52    | 0.80   | 0.00   | 0.00    |
| \$20,001 - \$50,000                                     | 48 | 14.04% | 5.65  | 8.34     | 2.47   | 0.00   | 0.00    |
| \$50,001 - \$140,000                                    | 97 | 28.36% | 3.59  | 10.20    | 2.14   | 1.79   | 3.00    |
| \$140,001 - \$260,000                                   | 54 | 15.79% | 3.56  | 16.62    | 3.08   | 1.33   | 4.00    |
| \$260,001 - \$420,000                                   | 42 | 12.28% | 9.00  | 13.26    | 10.67  | 5.45   | 6.00    |
| \$420,001 and up  | 35 | 10.23% | 38.18 | 33.00    | 54.00  | 0.00   | 24.00   |
| Market Supply of Inventory (MSI)                        |    |        | 5.61  | 13.42    | 2.83   | 2.38   | 4.80    |
| Total Active Inventory by Units                         |    | 100%   | 5.61  | 217      | 91     | 26     | 8       |

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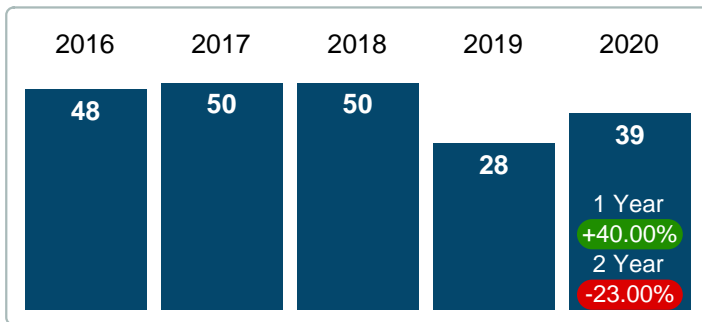
Area Delimited by County Of Muskogee



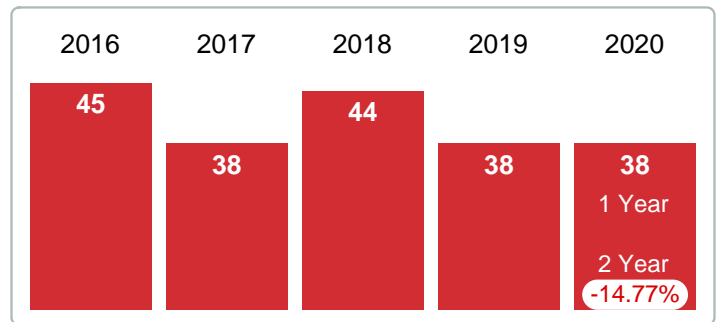
## MEDIAN DAYS ON MARKET TO SALE

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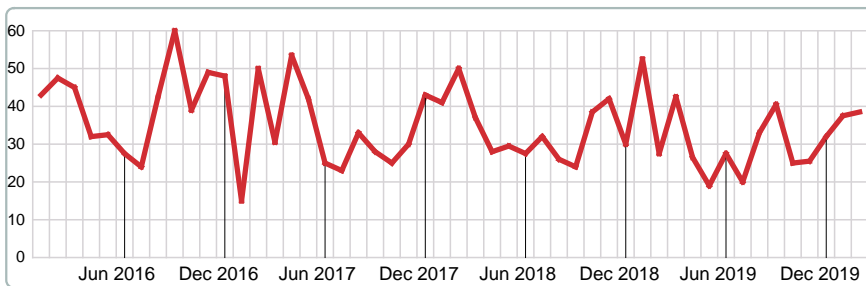
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

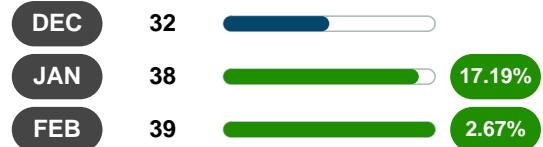


### 3 MONTHS

5 year FEB AVG = 43

High Sep 2016 60 Low Jan 2017 15

Median Days on Market to Sale this month at 39 below the 5 yr FEB average of 43



### 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 |         |
|--|--------|-----------|----------|--------|--------|---------|---------|
| \$20,000 and less  | 6.82%  | 49        | 49       | 0      | 0      | 0       |         |
| \$20,001 \$40,000  | 9.09%  | 28        | 28       | 0      | 0      | 0       |         |
| \$40,001 \$70,000  | 20.45% | 52        | 52       | 87     | 0      | 20      |         |
| \$70,001 \$140,000   | 25.00% | 83        | 0        | 70     | 83     | 0       |         |
| \$140,001 \$210,000  | 15.91% | 18        | 18       | 10     | 20     | 0       |         |
| \$210,001 \$250,000  | 11.36% | 19        | 0        | 24     | 12     | 0       |         |
| \$250,001 and up   | 11.36% | 66        | 112      | 11     | 66     | 92      |         |
| Median Closed DOM  |        | 39        |          | 50     | 24     | 46      | 56      |
| Total Closed Units   |        | 44        |          | 14     | 22     | 6       | 2       |
| Total Closed Volume  |        | 6,097,202 |          | 1.29M  | 3.37M  | 1.05M   | 384.75K |

# February 2020



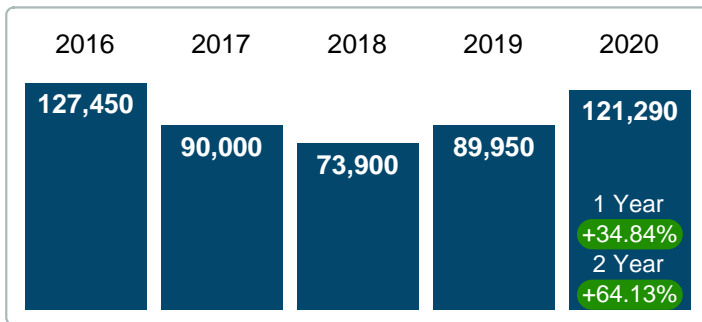
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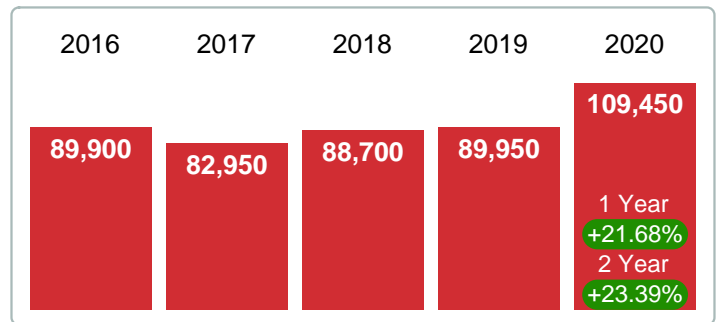
## MEDIAN LIST PRICE AT CLOSING

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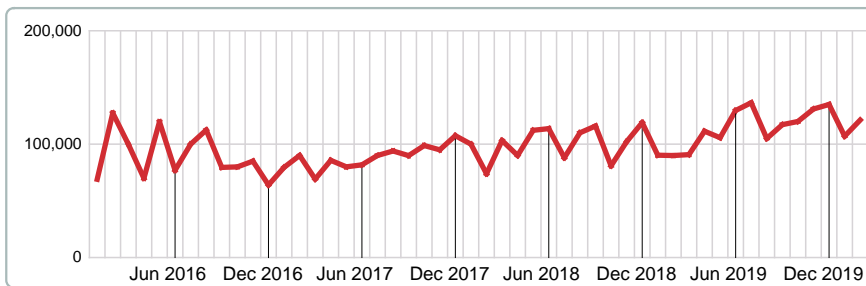
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 100,518

High Jul 2019 136,500 Low Dec 2016 64,000

Median List Price at Closing this month at **121,290**  
above the 5 yr FEB average of **100,518**



### 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        |
|---|-------------|------------------|---------------|----------------|----------------|----------------|
| \$20,000 and less   | 6.82%       | 17,500           | 17,500        | 0              | 0              | 0              |
| \$20,001 - \$40,000   | 6.82%       | 24,900           | 24,900        | 0              | 0              | 0              |
| \$40,001 - \$70,000   | 18.18%      | 57,200           | 49,900        | 67,200         | 0              | 46,900         |
| \$70,001 - \$140,000  | 29.55%      | 92,000           | 90,000        | 89,900         | 134,500        | 0              |
| \$140,001 - \$210,000                                       | 11.36%      | 179,500          | 0             | 171,700        | 185,900        | 0              |
| \$210,001 - \$250,000                                       | 15.91%      | 219,900          | 215,000       | 219,900        | 221,000        | 0              |
| \$250,001 and up  | 11.36%      | 334,000          | 735,000       | 297,000        | 268,700        | 365,000        |
| <b>Median List Price</b>                                    |             | <b>121,290</b>   | <b>44,500</b> | <b>144,686</b> | <b>162,700</b> | <b>205,950</b> |
| <b>Total Closed Units</b>                                   | <b>100%</b> | <b>121,290</b>   | <b>14</b>     | <b>22</b>      | <b>6</b>       | <b>2</b>       |
| <b>Total Closed Volume</b>                                  |             | <b>6,360,851</b> | <b>1.44M</b>  | <b>3.45M</b>   | <b>1.06M</b>   | <b>411.90K</b> |



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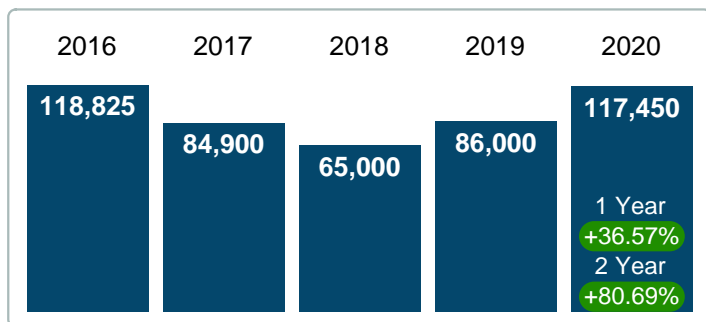
Area Delimited by County Of Muskogee



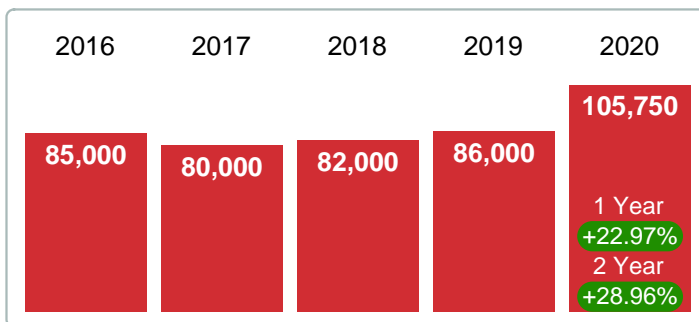
## MEDIAN SOLD PRICE AT CLOSING

Report produced on Mar 11, 2020 for MLS Technology Inc.

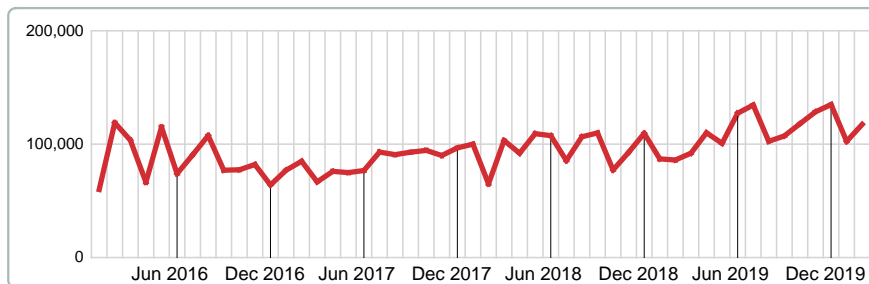
### FEBRUARY



### YEAR TO DATE (YTD)

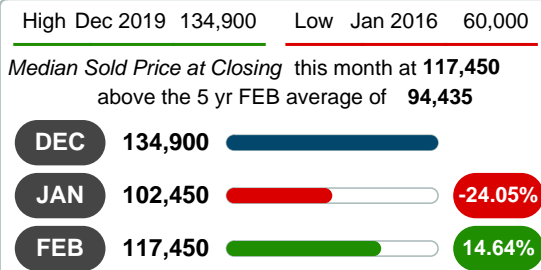


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 94,435



### 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 |         |   |
|---|----|-----------|----------|---------|---------|---------|---------|---|
| \$20,000 and less   | 3  | 6.82%     | 15,000   | 15,000  | 0       | 0       |         |   |
| \$20,001 - \$40,000   | 4  | 9.09%     | 25,700   | 25,700  | 0       | 0       |         |   |
| \$40,001 - \$70,000   | 9  | 20.45%    | 62,500   | 60,000  | 63,000  | 0       |         |   |
| \$70,001 - \$140,000  | 11 | 25.00%    | 114,900  | 0       | 92,800  | 122,500 |         |   |
| \$140,001 - \$210,000                                       | 7  | 15.91%    | 184,900  | 188,000 | 170,000 | 185,900 |         |   |
| \$210,001 - \$250,000                                       | 5  | 11.36%    | 221,000  | 0       | 225,500 | 221,000 |         |   |
| \$250,001 and up  | 5  | 11.36%    | 315,000  | 670,000 | 285,000 | 268,000 |         |   |
| Median Sold Price   |    | 117,450   |          | 39,500  | 140,200 | 162,950 | 192,375 |   |
| Total Closed Units  |    | 44        | 100%     | 117,450 | 14      | 22      | 6       | 2 |
| Total Closed Volume   |    | 6,097,202 |          | 1.29M   | 3.37M   | 1.05M   | 384.75K |   |

# February 2020



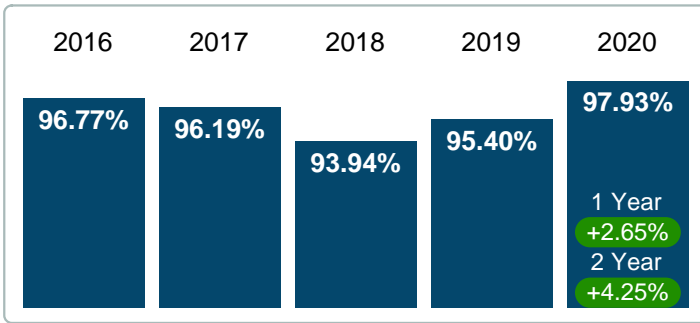
Area Delimited by County Of Muskogee



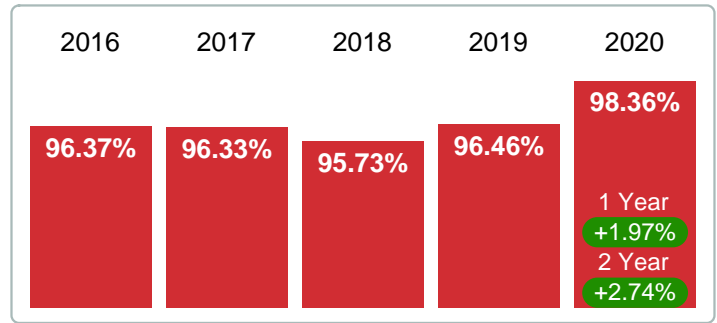
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Mar 11, 2020 for MLS Technology Inc.

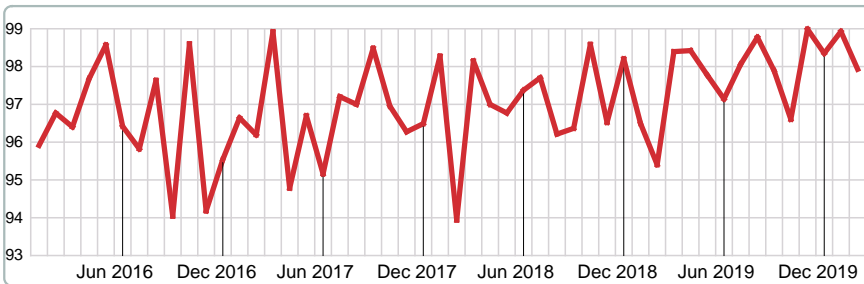
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

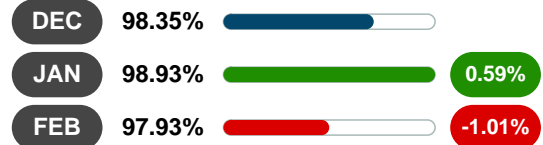


### 3 MONTHS

5 year FEB AVG = 96.05%

High Nov 2019 98.99% Low Feb 2018 93.94%

Median Sold/List Ratio this month at **97.93%**  
above the 5 yr FEB average of **96.05%**



## MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Sold/List Ratio by Price Range |    | %         | M S/L%  | 1-2 Beds | 3 Beds  | 4 Beds  | 5+ Beds |
|--|----|-----------|---------|----------|---------|---------|---------|
| \$20,000 and less                              | 3  | 6.82%     | 96.30%  | 96.30%   | 0.00%   | 0.00%   | 0.00%   |
| \$20,001 \$40,000                              | 4  | 9.09%     | 98.98%  | 98.98%   | 0.00%   | 0.00%   | 0.00%   |
| \$40,001 \$70,000                              | 9  | 20.45%    | 94.74%  | 91.11%   | 96.40%  | 0.00%   | 95.42%  |
| \$70,001 \$140,000                             | 11 | 25.00%    | 100.00% | 0.00%    | 100.06% | 100.00% | 0.00%   |
| \$140,001 \$210,000                            | 7  | 15.91%    | 100.00% | 87.44%   | 100.00% | 100.00% | 0.00%   |
| \$210,001 \$250,000                            | 5  | 11.36%    | 98.19%  | 0.00%    | 97.30%  | 100.00% | 0.00%   |
| \$250,001 and up                               | 5  | 11.36%    | 94.31%  | 91.16%   | 98.16%  | 99.74%  | 93.15%  |
| Median Sold/List Ratio                         |    | 97.93%    |         | 92.95%   | 99.09%  | 100.00% | 94.28%  |
| Total Closed Units                             |    | 44        | 100%    | 14       | 22      | 6       | 2       |
| Total Closed Volume                            |    | 6,097,202 |         | 1.29M    | 3.37M   | 1.05M   | 384.75K |

# February 2020

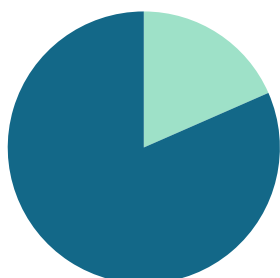
Area Delimited by County Of Muskogee



## MARKET SUMMARY

Report produced on Mar 11, 2020 for MLS Technology Inc.

### INVENTORY

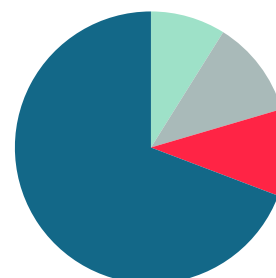


**Inventory**  
 New Listings  
**89 = 18.43%**  
 Start Inventory  
**394**  
 Total Inventory Units  
**483**  
 Volume  
**\$93,088,962**

### Market Activity

Closed Sales  
**44 = 8.91%**  
 Pending Sales  
**57 = 11.54%**  
 Other Off Market  
**51 = 10.32%**  
 Active Inventory  
**342 = 69.23%**

### MARKET ACTIVITY



| Compared Metrics                              | February |         |         | Year to Date |         |         |
|---|----------|---------|---------|--------------|---------|---------|
|   | 2019     | 2020    | +/-%    | 2019         | 2020    | +/-%    |
| Closed Sales                                  | 50       | 44      | -12.00% | 104          | 90      | -13.46% |
| Pending Sales                                 | 55       | 57      | 3.64%   | 117          | 119     | 1.71%   |
| New Listings                                  | 111      | 89      | -19.82% | 216          | 192     | -11.11% |
| Median List Price                             | 89,950   | 121,290 | 34.84%  | 89,950       | 109,450 | 21.68%  |
| Median Sale Price                             | 86,000   | 117,450 | 36.57%  | 86,000       | 105,750 | 22.97%  |
| Median Percent of Selling Price to List Price | 95.40%   | 97.93%  | 2.65%   | 96.46%       | 98.36%  | 1.97%   |
| Median Days on Market to Sale                 | 27.50    | 38.50   | 40.00%  | 37.50        | 37.50   | 0.00%   |
| Monthly Inventory                             | 469      | 342     | -27.08% | 469          | 342     | -27.08% |
| Months Supply of Inventory                    | 7.78     | 5.61    | -27.88% | 7.78         | 5.61    | -27.88% |

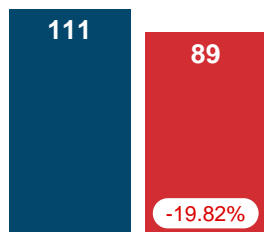
**Absorption:** Last 12 months, an Average of **61** Sales/Month

**Inventory** on February 29, 2020 = **342** 2019 2020

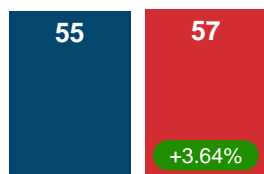
### FEBRUARY MARKET

### MEDIAN PRICES

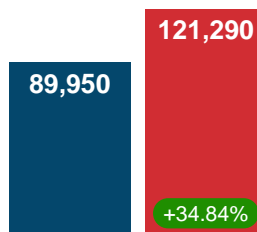
#### New Listings



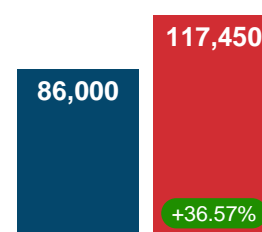
#### Pending Listings



#### List Price



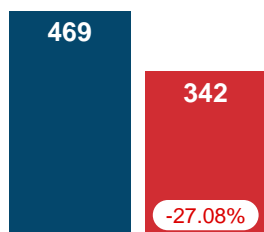
#### Sale Price



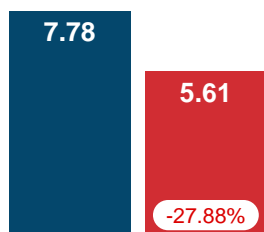
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

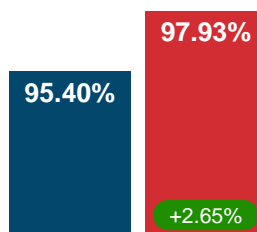
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

