

May 2020

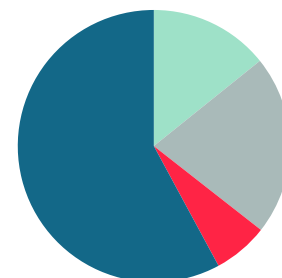
Area Delimited by County Of Creek



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	May 2020	+/-%
Closed Listings	88	74	-15.91%
Pending Listings	81	111	37.04%
New Listings	132	123	-6.82%
Median List Price	123,250	141,500	14.81%
Median Sale Price	123,750	141,750	14.55%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	15.00	17.50	16.67%
End of Month Inventory	452	301	-33.41%
Months Supply of Inventory	6.13	3.93	-35.87%



■ Closed (14.23%)
■ Pending (21.35%)
■ Other OffMarket (6.54%)
■ Active (57.88%)

Absorption: Last 12 months, an Average of **77** Sales/Month
Active Inventory as of May 31, 2020 = **301**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2020 decreased **33.41%** to 301 existing homes available for sale. Over the last 12 months this area has had an average of 77 closed sales per month. This represents an unsold inventory index of **3.93** 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 **14.55%** in May 2020 to \$141,750 versus the previous year at \$123,750.

Median Days on Market Lengthens

The median number of **17.50** days that homes spent on the market before selling increased by 2.50 days or **16.67%** in May 2020 compared to last year's same month at **15.00** DOM.

Sales Success for May 2020 is Positive

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

There were 123 New Listings in May 2020, down **6.82%** from last year at 132. Furthermore, there were 74 Closed Listings this month versus last year at 88, a **-15.91%** decrease.

Closed versus Listed trends yielded a **60.2%** ratio, down from previous year's, May 2019, at **66.7%**, a **9.76%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

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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

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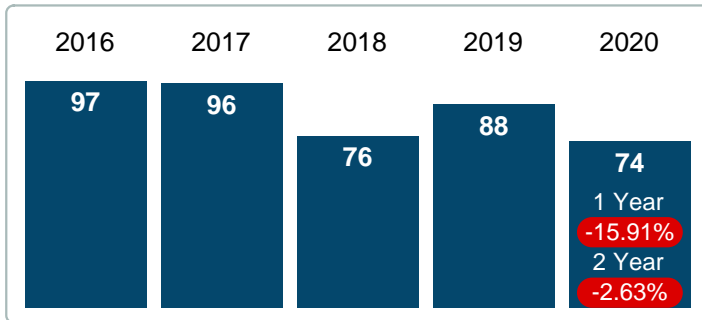
Area Delimited by County Of Creek



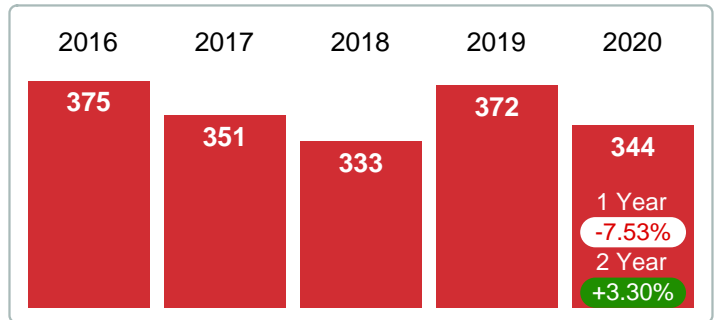
CLOSED LISTINGS

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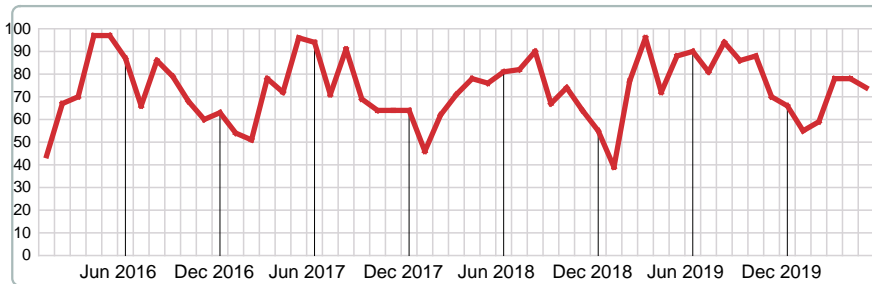
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

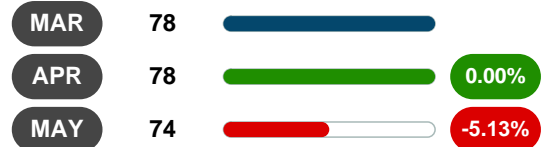


3 MONTHS

5 year MAY AVG = 86

High May 2016 97 Low Jan 2019 39

Closed Listings this month at 74
below the 5 yr MAY average of 86



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	8	10.81%	37.5	4	3	1	0
\$40,001 - \$80,000	8	10.81%	24.0	6	2	0	0
\$80,001 - \$110,000	10	13.51%	4.5	3	7	0	0
\$110,001 - \$170,000	19	25.68%	15.0	0	17	2	0
\$170,001 - \$200,000	10	13.51%	43.0	0	8	2	0
\$200,001 - \$280,000	10	13.51%	34.0	0	7	3	0
\$280,001 and up	9	12.16%	17.0	0	2	6	1
Total Closed Units	74			13	46	14	1
Total Closed Volume	11,913,457	100%	17.5	688.30K	6.97M	3.95M	307.40K
Median Closed Price	\$141,750			\$51,000	\$143,500	\$226,000	\$307,400

May 2020



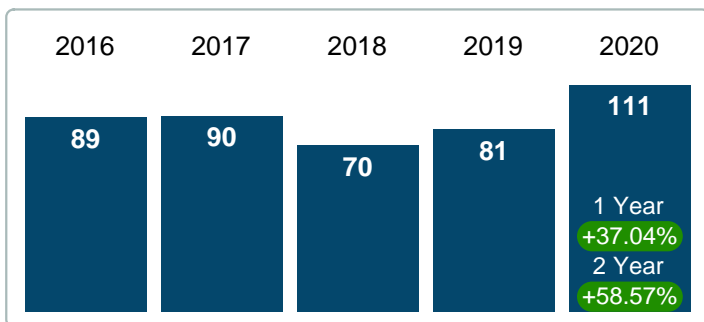
Area Delimited by County Of Creek



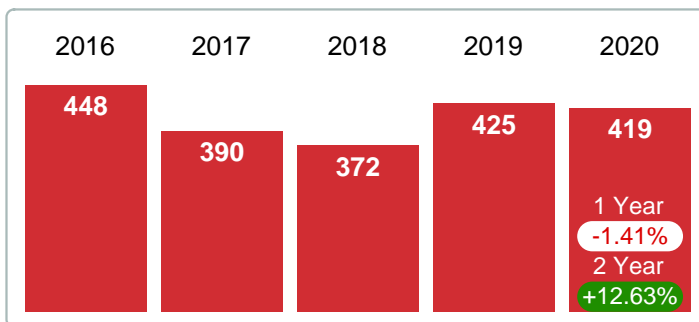
PENDING LISTINGS

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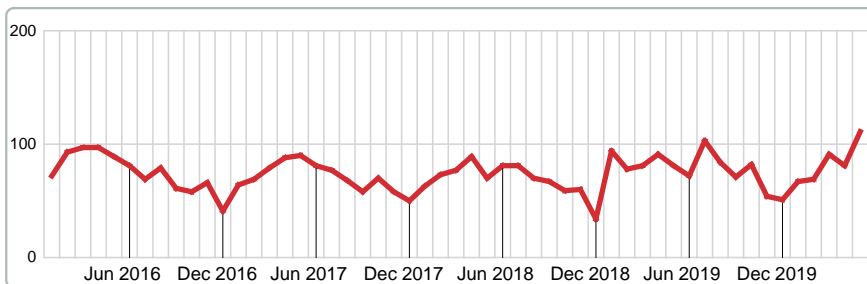
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 88

High May 2020: 111 | Low Dec 2018: 34

Pending Listings this month at 111
 above the 5 yr MAY average of 88



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	11	9.91%	29.0	11	0	0	0
\$50,001 - \$75,000	5	4.50%	39.0	2	3	0	0
\$75,001 - \$125,000	24	21.62%	21.5	8	15	1	0
\$125,001 - \$175,000	27	24.32%	18.0	6	14	6	1
\$175,001 - \$200,000	14	12.61%	7.5	1	11	2	0
\$200,001 - \$275,000	13	11.71%	31.0	0	9	4	0
\$275,001 and up	17	15.32%	27.0	1	6	9	1
Total Pending Units	111			29	58	22	2
Total Pending Volume	18,959,100	100%	20.0	2.63M	9.80M	6.04M	489.90K
Median Listing Price	\$154,900			\$79,900	\$160,500	\$215,750	\$244,950

May 2020



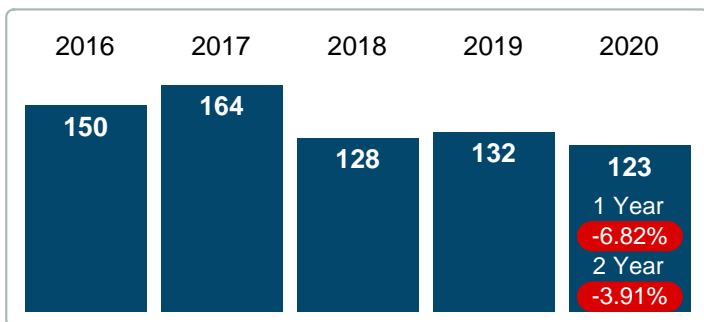
Area Delimited by County Of Creek



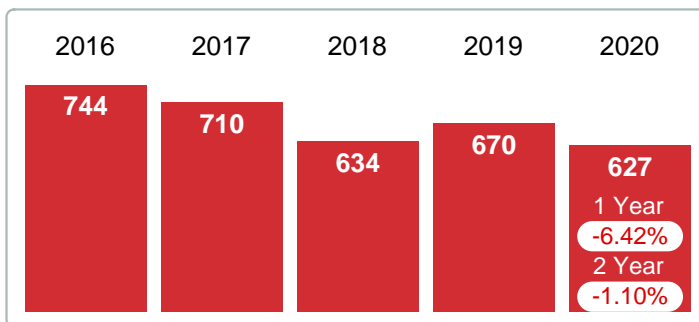
NEW LISTINGS

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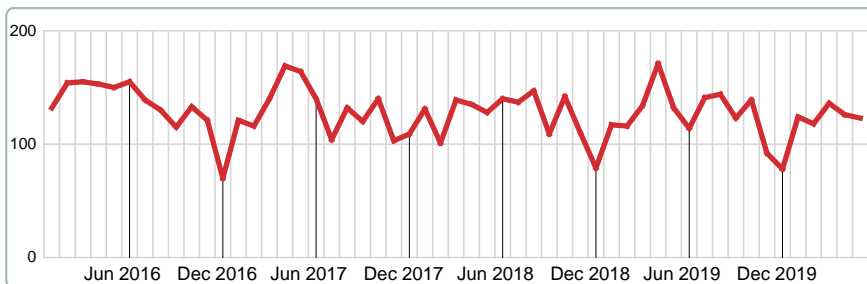
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 139

High Apr 2019 171 Low Dec 2016 70

New Listings this month at 123
below the 5 yr MAY average of 139



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	12	9.76%	8	1	3	0
\$20,001 - \$60,000	15	12.20%	14	1	0	0
\$60,001 - \$110,000	18	14.63%	8	9	0	1
\$110,001 - \$150,000	27	21.95%	9	17	1	0
\$150,001 - \$220,000	23	18.70%	2	15	6	0
\$220,001 - \$440,000	15	12.20%	1	8	6	0
\$440,001 and up	13	10.57%	7	0	4	2
Total New Listed Units	123		49	51	20	3
Total New Listed Volume	23,952,275	100%	9.30M	7.76M	5.83M	1.06M
Median New Listed Listing Price	\$135,000		\$65,000	\$142,500	\$244,750	\$470,000

May 2020



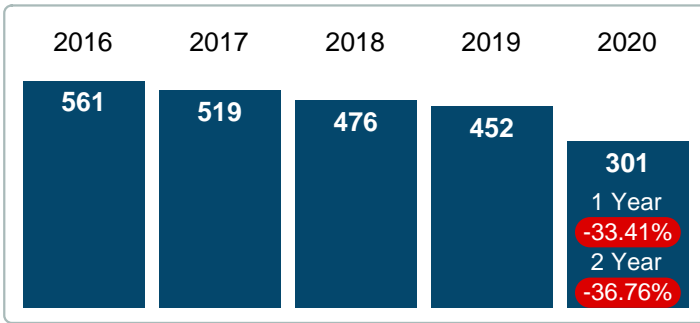
Area Delimited by County Of Creek



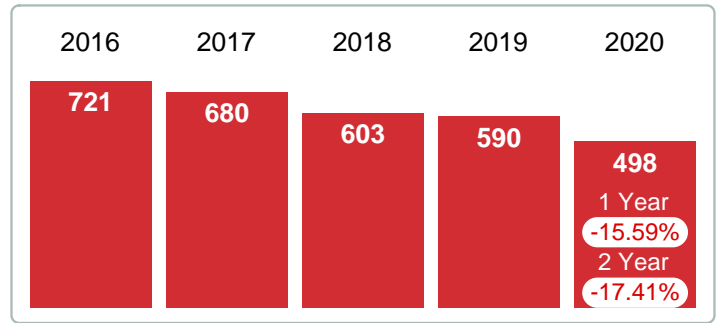
ACTIVE INVENTORY

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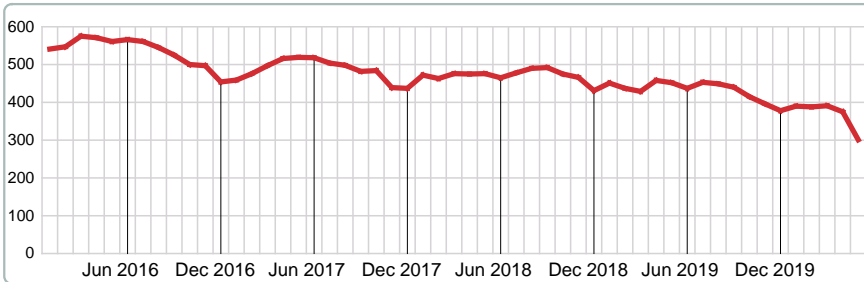
END OF MAY



ACTIVE DURING MAY

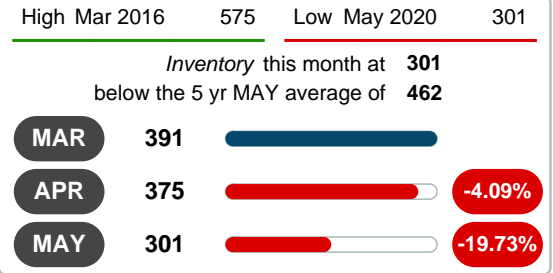


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 462



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	31	10.30%	46.0	24	3	4	0
\$30,001 - \$50,000	24	7.97%	52.0	20	4	0	0
\$50,001 - \$90,000	60	19.93%	80.0	41	13	3	3
\$90,001 - \$170,000	73	24.25%	55.0	42	28	3	0
\$170,001 - \$240,000	44	14.62%	55.0	25	15	3	1
\$240,001 - \$450,000	40	13.29%	79.0	18	7	8	7
\$450,001 and up	29	9.63%	38.0	8	1	14	6
Total Active Inventory by Units	301			178	71	35	17
Total Active Inventory by Volume	59,148,213	100%	64.0	28.02M	10.64M	13.07M	7.42M
Median Active Inventory Listing Price	\$129,900			\$92,500	\$134,000	\$385,000	\$420,000

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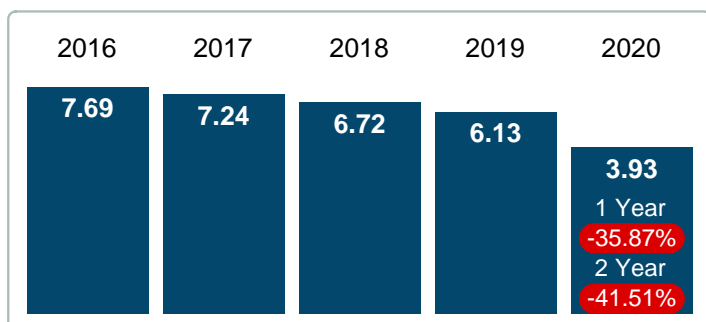
Area Delimited by County Of Creek



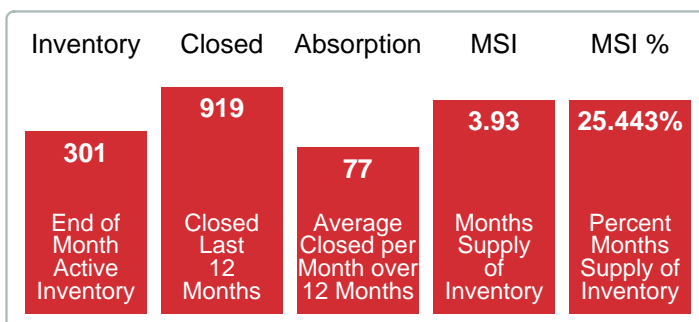
MONTHS SUPPLY of INVENTORY (MSI)

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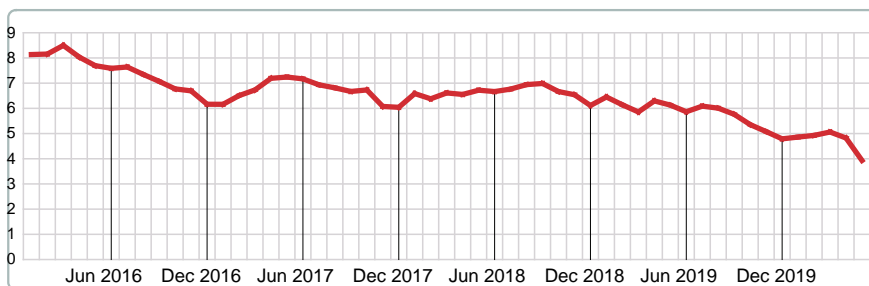
MSI FOR MAY



INDICATORS FOR MAY 2020

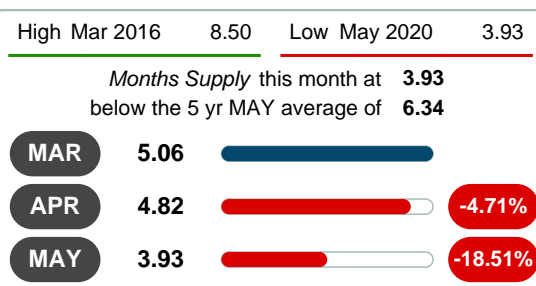


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 6.34



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
\$30,000 and less	31	10.30%	4.71	8.00	0.92	12.00	0.00
\$30,001 - \$50,000	24	7.97%	5.65	7.27	2.82	0.00	0.00
\$50,001 - \$90,000	60	19.93%	5.29	7.03	2.52	9.00	0.00
\$90,001 - \$170,000	73	24.25%	2.51	8.84	1.35	0.82	0.00
\$170,001 - \$240,000	44	14.62%	3.22	17.65	1.54	1.20	0.00
\$240,001 - \$450,000	40	13.29%	4.00	24.00	1.91	1.78	6.46
\$450,001 and up	29	9.63%	17.40	13.71	6.00	21.00	24.00
Market Supply of Inventory (MSI)			3.93	9.33	1.61	2.90	12.75
Total Active Inventory by Units		100%	3.93	178	71	35	17

May 2020

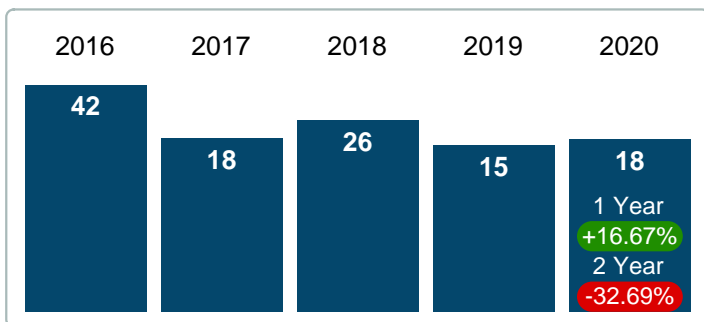
Area Delimited by County Of Creek



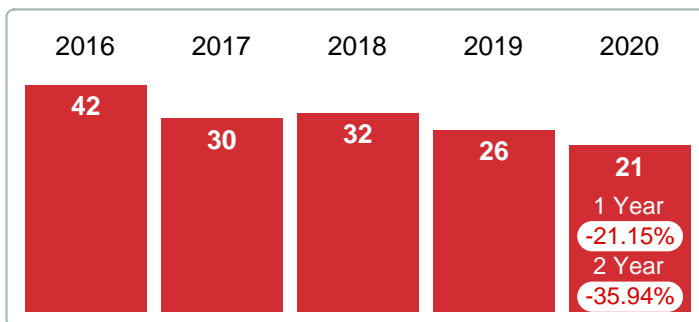
MEDIAN DAYS ON MARKET TO SALE

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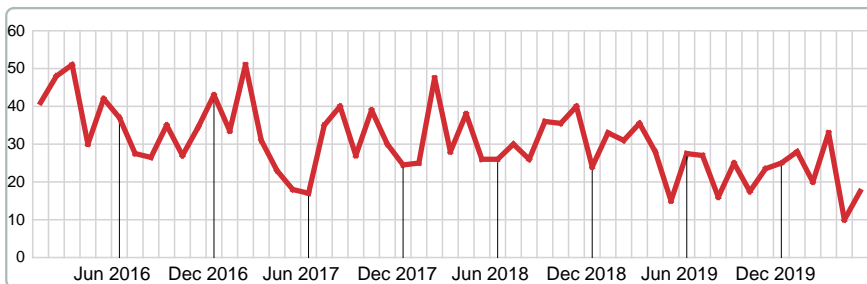
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 24

High Feb 2017 51 Low Apr 2020 10

Median Days on Market to Sale this month at 18 below the 5 yr MAY average of 24



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
\$40,000 and less	8	10.81%	38	40	71	3	0
\$40,001 - \$80,000	8	10.81%	24	39	15	0	0
\$80,001 - \$110,000	10	13.51%	5	1	5	0	0
\$110,001 - \$170,000	19	25.68%	15	0	14	50	0
\$170,001 - \$200,000	10	13.51%	43	0	47	7	0
\$200,001 - \$280,000	10	13.51%	34	0	18	54	0
\$280,001 and up	9	12.16%	17	0	63	16	17
Median Closed DOM			18	23	17	30	17
Total Closed Units		100%	74	13	46	14	1
Total Closed Volume			11,913,457	688.30K	6.97M	3.95M	307.40K

May 2020



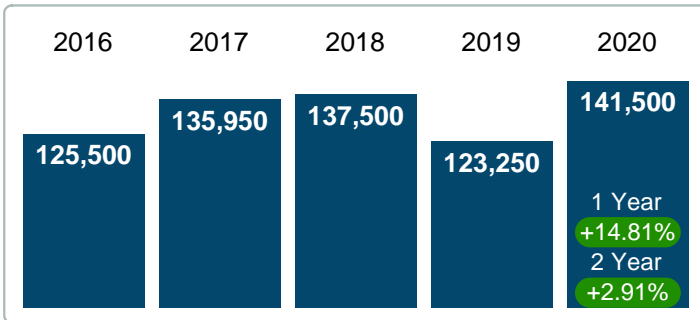
Area Delimited by County Of Creek



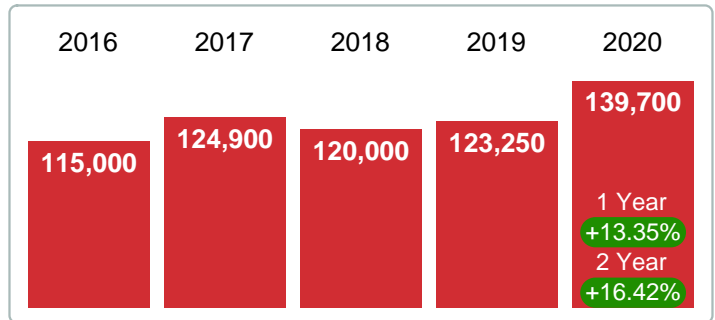
MEDIAN LIST PRICE AT CLOSING

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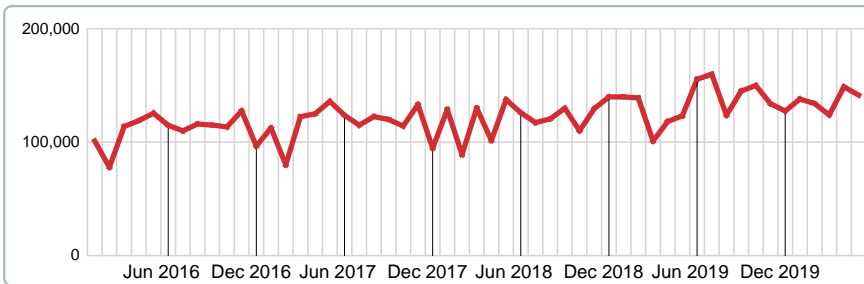
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

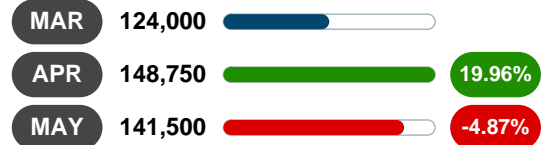


3 MONTHS

5 year MAY AVG = 132,740

High Jul 2019 159,900 Low Feb 2016 77,900

Median List Price at Closing this month at **141,500**
 above the 5 yr MAY average of **132,740**



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
\$40,000 and less	7	9.46%	24,000	31,250	12,600	1,100	0
\$40,001 - \$80,000	10	13.51%	66,000	62,500	72,900	0	0
\$80,001 - \$110,000	7	9.46%	98,000	95,100	98,000	0	0
\$110,001 - \$170,000	22	29.73%	139,700	0	139,500	139,900	0
\$170,001 - \$200,000	8	10.81%	177,750	0	175,600	180,500	0
\$200,001 - \$280,000	11	14.86%	224,900	0	224,950	217,500	0
\$280,001 and up	9	12.16%	449,000	0	342,950	449,950	316,900
Median List Price			141,500	60,900	145,000	233,750	316,900
Total Closed Units		100%	141,500	13	46	14	1
Total Closed Volume			12,138,100	728.60K	7.08M	4.02M	316.90K

May 2020



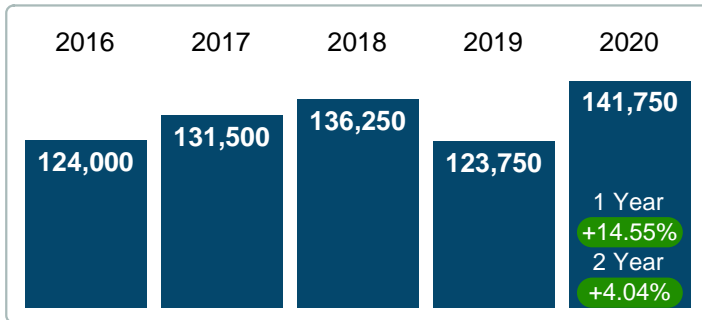
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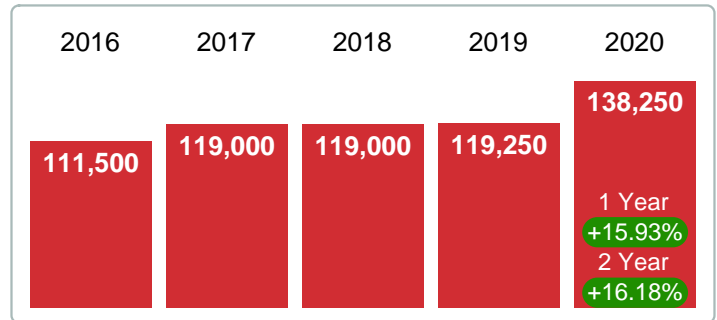
MEDIAN SOLD PRICE AT CLOSING

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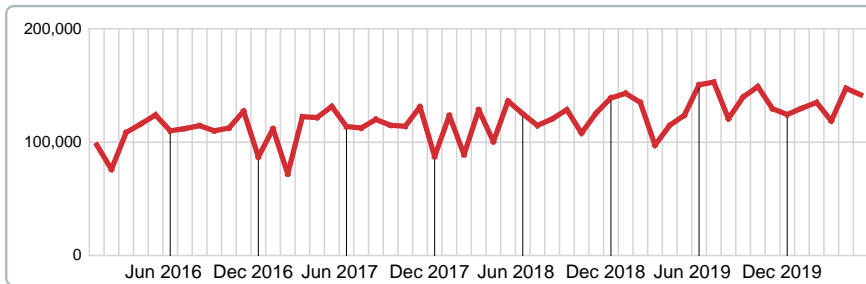
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

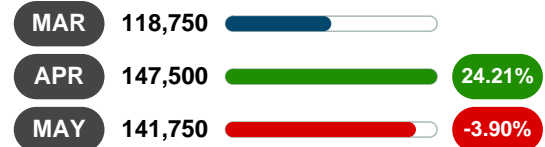


3 MONTHS

5 year MAY AVG = 131,450

High Jul 2019 153,000 Low Feb 2017 72,000

Median Sold Price at Closing this month at **141,750** above the 5 yr MAY average of **131,450**



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
\$40,000 and less	10.81%	24,500	27,000	24,000	1,100	0
\$40,001 - \$80,000	10.81%	55,750	53,000	76,806	0	0
\$80,001 - \$110,000	13.51%	89,450	82,000	89,900	0	0
\$110,001 - \$170,000	25.68%	141,000	0	141,500	129,500	0
\$170,001 - \$200,000	13.51%	179,250	0	179,250	181,750	0
\$200,001 - \$280,000	13.51%	219,000	0	220,000	206,000	0
\$280,001 and up	12.16%	435,000	0	341,450	438,500	307,400
Median Sold Price		141,750	51,000	143,500	226,000	307,400
Total Closed Units	100%	141,750	13	46	14	1
Total Closed Volume		11,913,457	688.30K	6.97M	3.95M	307.40K

May 2020



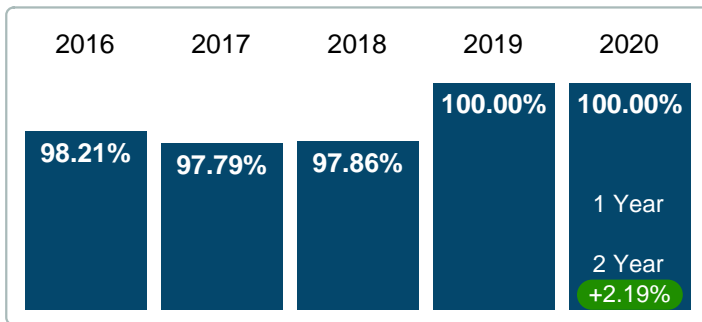
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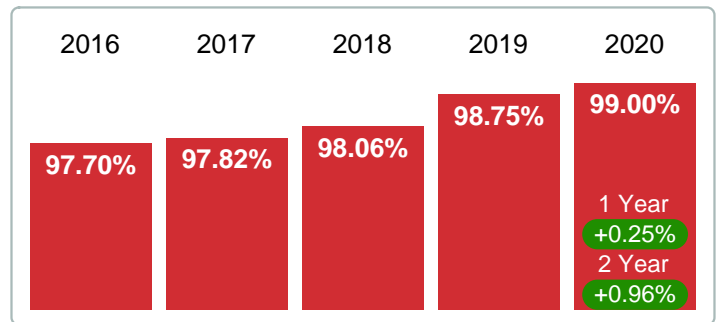
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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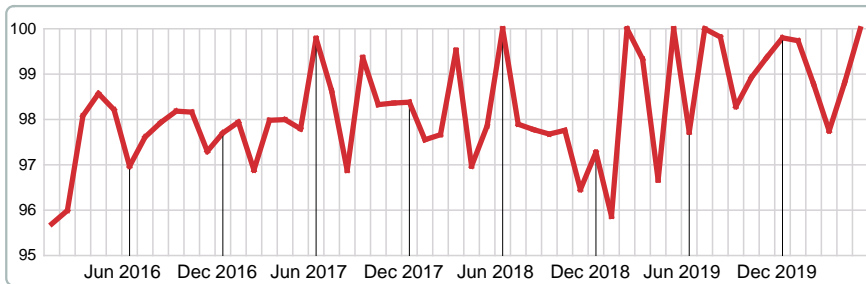
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

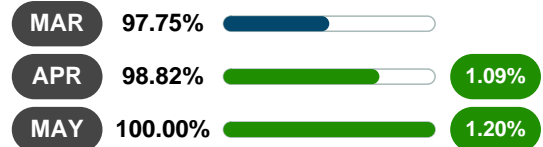


3 MONTHS

5 year MAY AVG = 98.77%

High May 2020 100.00% Low Jan 2016 95.70%

Median Sold/List Ratio this month at **100.00%** above the 5 yr MAY average of **98.77%**



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
\$40,000 and less	8	10.81%	95.45%	90.57%	100.00%	100.00%	0.00%
\$40,001 - \$80,000	8	10.81%	93.07%	90.83%	103.89%	0.00%	0.00%
\$80,001 - \$110,000	10	13.51%	100.00%	100.00%	100.00%	0.00%	0.00%
\$110,001 - \$170,000	19	25.68%	100.00%	0.00%	100.00%	97.03%	0.00%
\$170,001 - \$200,000	10	13.51%	100.00%	0.00%	100.00%	103.69%	0.00%
\$200,001 - \$280,000	10	13.51%	98.22%	0.00%	100.00%	98.05%	0.00%
\$280,001 and up	9	12.16%	97.78%	0.00%	99.48%	97.46%	97.00%
Median Sold/List Ratio		100.00%		91.25%	100.00%	97.91%	97.00%
Total Closed Units		74	100%	13	46	14	1
Total Closed Volume		11,913,457		688.30K	6.97M	3.95M	307.40K

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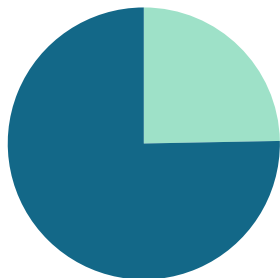
Area Delimited by County Of Creek



MARKET SUMMARY

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

INVENTORY

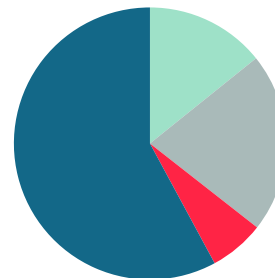


Inventory
 New Listings
123 = 24.70%
 Start Inventory
375
 Total Inventory Units
498
 Volume
\$93,760,853

Market Activity

Closed Sales
74 = 14.23%
 Pending Sales
111 = 21.35%
 Other Off Market
34 = 6.54%
 Active Inventory
301 = 57.88%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	88	74	-15.91%	372	344	-7.53%
Pending Sales	81	111	37.04%	425	419	-1.41%
New Listings	132	123	-6.82%	670	627	-6.42%
Median List Price	123,250	141,500	14.81%	123,250	139,700	13.35%
Median Sale Price	123,750	141,750	14.55%	119,250	138,250	15.93%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	98.75%	99.00%	0.25%
Median Days on Market to Sale	15.00	17.50	16.67%	26.00	20.50	-21.15%
Monthly Inventory	452	301	-33.41%	452	301	-33.41%
Months Supply of Inventory	6.13	3.93	-35.87%	6.13	3.93	-35.87%

Absorption: Last 12 months, an Average of **77** Sales/Month

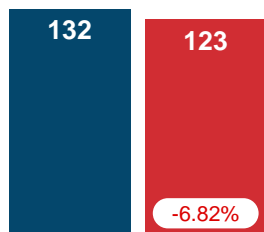
Inventory on May 31, 2020 = **301**

2019 **2020**

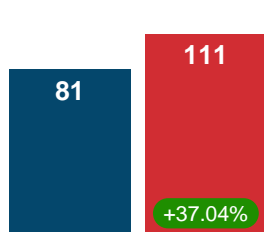
MAY MARKET

MEDIAN PRICES

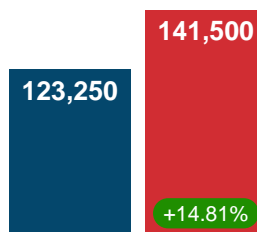
New Listings



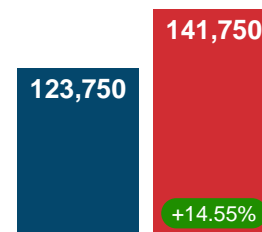
Pending Listings



List Price



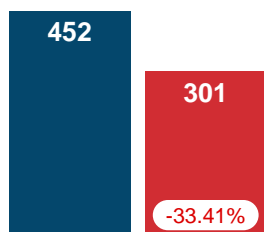
Sale Price



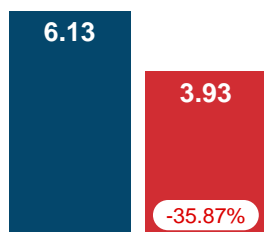
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

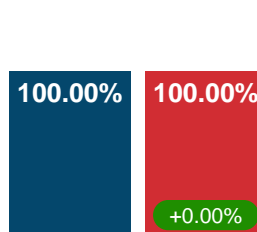
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

