

July 2018

Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner

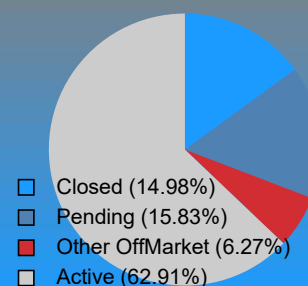


MONTHLY INVENTORY ANALYSIS

Report produced on Aug 13, 2018 for MLS Technology Inc.

| Compared Metrics | July | | |
|---|---------|---------|--------|
| | 2017 | 2018 | +/-% |
| Closed Listings | 1,257 | 1,404 | 11.69% |
| Pending Listings | 1,288 | 1,484 | 15.22% |
| New Listings | 2,167 | 2,299 | 6.09% |
| Median List Price | 169,500 | 168,000 | -0.88% |
| Median Sale Price | 165,000 | 164,950 | -0.03% |
| Median Percent of List Price to Selling Price | 98.52% | 98.62% | 0.11% |
| Median Days on Market to Sale | 22.00 | 24.00 | 9.09% |
| End of Month Inventory | 5,490 | 5,896 | 7.40% |
| Months Supply of Inventory | 4.48 | 4.76 | 6.38% |

MARKET ACTIVITY



Absorption: Last 12 months, an Average of **1,238** Sales/Month
Active Inventory as of July 31, 2018 = **5,896**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2018 rose **7.40%** to 5,896 existing homes available for sale. Over the last 12 months this area has had an average of 1,238 closed sales per month. This represents an unsold inventory index of **4.76** MSI for this period.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **0.03%** in July 2018 to \$164,950 versus the previous year at \$165,000.

Median Days on Market Lengthens

The median number of **24.00** days that homes spent on the market before selling increased by 2.00 days or **9.09%** in July 2018 compared to last year's same month at **22.00** DOM.

Sales Success for July 2018 is Positive

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

There were 2,299 New Listings in July 2018, up **6.09%** from last year at 2,167. Furthermore, there were 1,404 Closed Listings this month versus last year at 1,257, a **11.69%** increase.

Closed versus Listed trends yielded a **61.1%** ratio, up from previous year's, July 2017, at **58.0%**, a **5.28%** upswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

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

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®

Visit www.tulsarealtors.com to find a REALTOR® today.

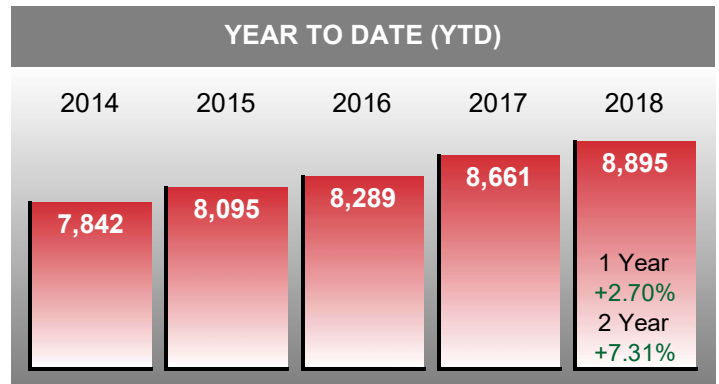
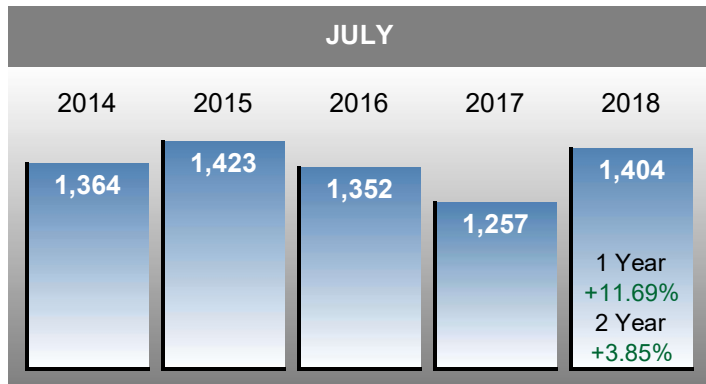
July 2018

Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner



CLOSED LISTINGS

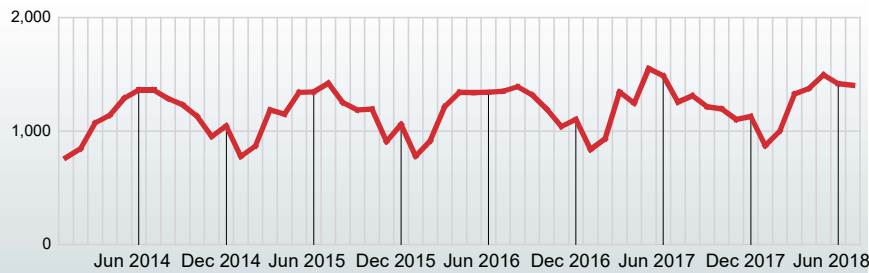
Report produced on Aug 13, 2018 for MLS Technology Inc.



5 YEAR MARKET ACTIVITY TRENDS

5yr JUL AVG = 1,360

3 MONTHS



High
May 2017 = 1,553
Low
Jan 2014 = 765
Closed Listings
this month at **1,404**,
above the 5 yr JUL
average of **1,360**

| | |
|-----|--------|
| MAY | 1,496 |
| JUN | 1,419 |
| | -5.15% |
| JUL | 1,404 |
| | -1.06% |

CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range | | % | MDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|--------------------|-------------|-------------|-----------------|------------------|------------------|------------------|
| \$50,000 and less | 105 | 7.48% | 29.0 | 67 | 33 | 4 | 1 |
| \$50,001 - \$100,000 | 189 | 13.46% | 21.0 | 56 | 119 | 13 | 1 |
| \$100,001 - \$125,000 | 130 | 9.26% | 22.0 | 16 | 102 | 12 | 0 |
| \$125,001 - \$175,000 | 362 | 25.78% | 16.5 | 21 | 274 | 64 | 3 |
| \$175,001 - \$225,000 | 222 | 15.81% | 22.5 | 15 | 125 | 77 | 5 |
| \$225,001 - \$325,000 | 237 | 16.88% | 34.0 | 7 | 82 | 137 | 11 |
| \$325,001 and up | 159 | 11.32% | 35.0 | 5 | 23 | 104 | 27 |
| Total Closed Units | 1,404 | | | 187 | 758 | 411 | 48 |
| Total Closed Volume | 274,144,891 | 100% | 24.0 | 18.14M | 121.87M | 113.15M | 20.99M |
| Median Closed Price | \$164,950 | | | \$65,000 | \$149,033 | \$240,000 | \$340,000 |

Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

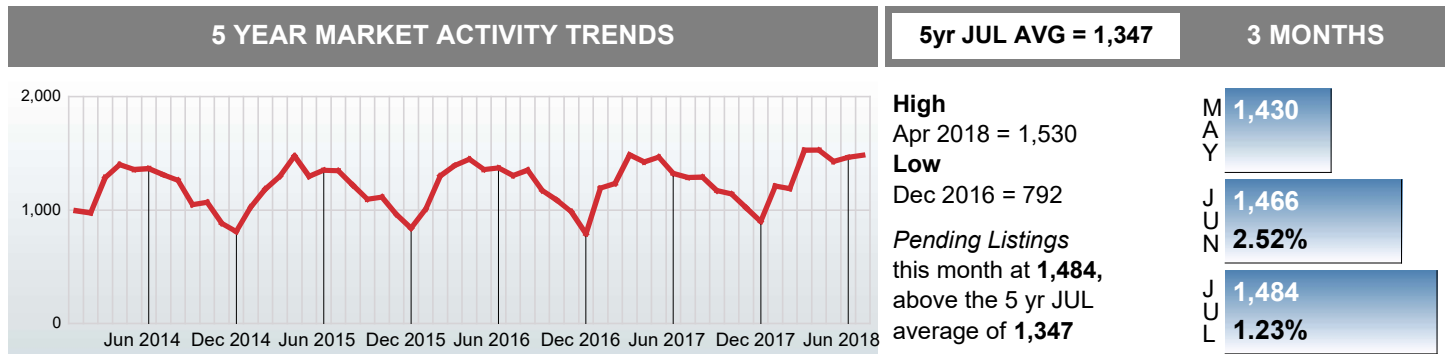
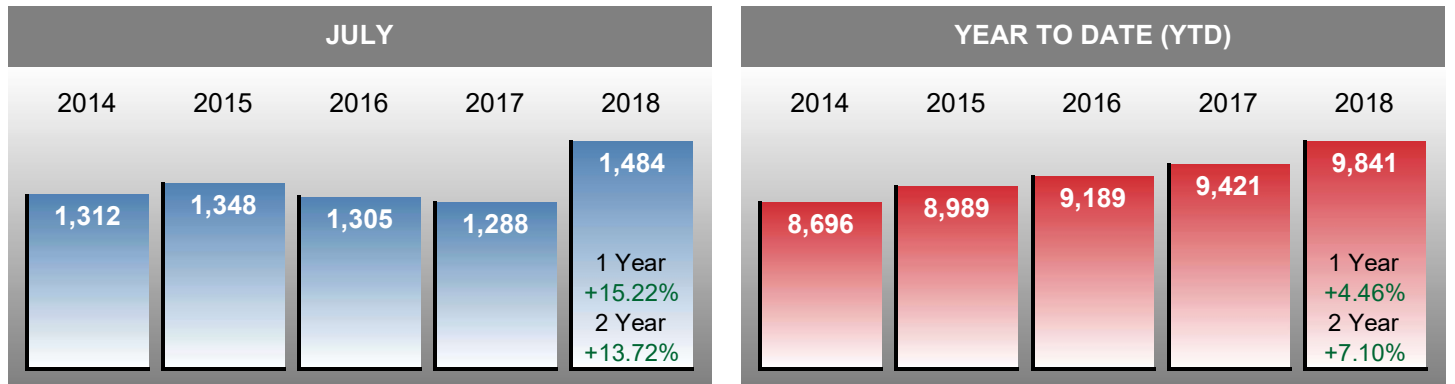
July 2018

Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner



PENDING LISTINGS

Report produced on Aug 13, 2018 for MLS Technology Inc.



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 | 98 | 6.60% | 35.0 | 53 | 38 | 6 | 1 |
| \$50,001 - \$100,000 | 194 | 13.07% | 24.5 | 79 | 101 | 13 | 1 |
| \$100,001 - \$125,000 | 129 | 8.69% | 18.0 | 21 | 94 | 14 | 0 |
| \$125,001 - \$175,000 | 385 | 25.94% | 18.0 | 23 | 294 | 62 | 6 |
| \$175,001 - \$250,000 | 331 | 22.30% | 32.0 | 16 | 165 | 139 | 11 |
| \$250,001 - \$350,000 | 182 | 12.26% | 38.0 | 8 | 47 | 105 | 22 |
| \$350,001 and up | 165 | 11.12% | 44.0 | 14 | 30 | 97 | 24 |
| Total Pending Units | 1,484 | | | 214 | 769 | 436 | 65 |
| Total Pending Volume | 306,518,797 | 100% | 28.0 | 29.50M | 126.85M | 124.35M | 25.82M |
| Median Listing Price | \$168,700 | | | \$80,170 | \$149,900 | \$245,000 | \$320,000 |

Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

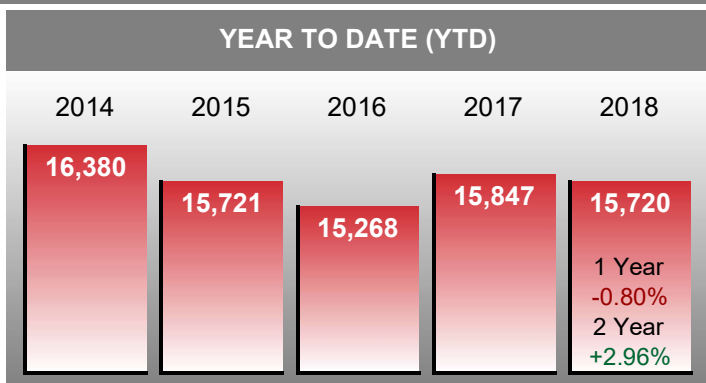
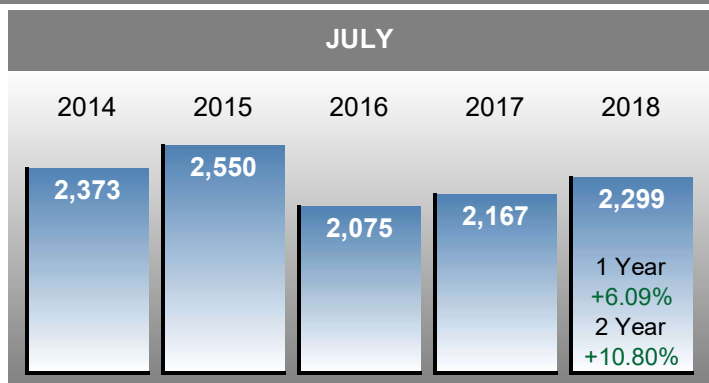
July 2018

Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner



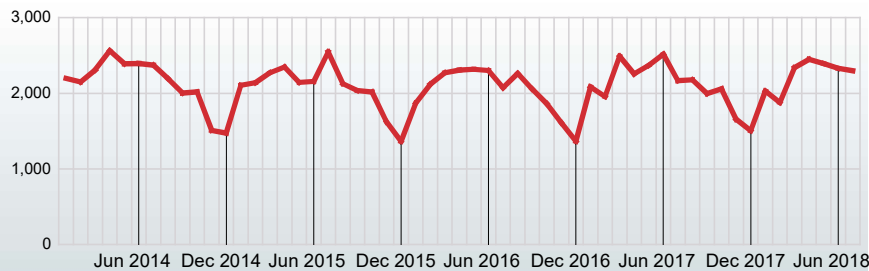
NEW LISTINGS

Report produced on Aug 13, 2018 for MLS Technology Inc.



5 YEAR MARKET ACTIVITY TRENDS

5yr JUL AVG = 2,293 **3 MONTHS**



High
Apr 2014 = 2,563
Low
Dec 2015 = 1,365
New Listings
this month at **2,299**,
above the 5 yr JUL
average of **2,293**

| | |
|-----|-----------------|
| MAY | 2,394 |
| JUN | 2,331 -2.63% |
| JUL | 2,299 -1.37% |

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 | 196 | 8.53% | 147 | 46 | 3 | 0 |
| \$50,001 - \$75,000 | 141 | 6.13% | 71 | 58 | 12 | 0 |
| \$75,001 - \$125,000 | 363 | 15.79% | 118 | 216 | 27 | 2 |
| \$125,001 - \$200,000 | 642 | 27.93% | 61 | 456 | 114 | 11 |
| \$200,001 - \$275,000 | 365 | 15.88% | 19 | 163 | 162 | 21 |
| \$275,001 - \$425,000 | 345 | 15.01% | 25 | 104 | 164 | 52 |
| \$425,001 and up | 247 | 10.74% | 33 | 41 | 110 | 63 |
| Total New Listed Units | 2,299 | | 474 | 1,084 | 592 | 149 |
| Total New Listed Volume | 578,621,773 | 100% | 89.28M | 202.20M | 195.94M | 91.20M |
| Median New Listed Listing Price | \$176,000 | | \$81,470 | \$159,900 | \$269,900 | \$381,900 |

Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

July 2018

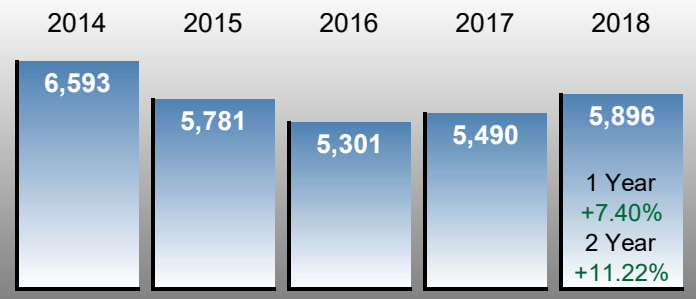
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner



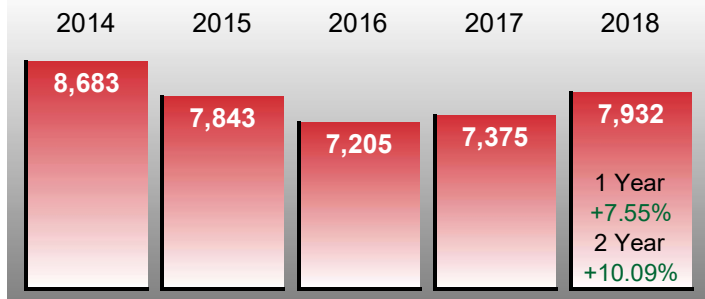
ACTIVE INVENTORY

Report produced on Aug 13, 2018 for MLS Technology Inc.

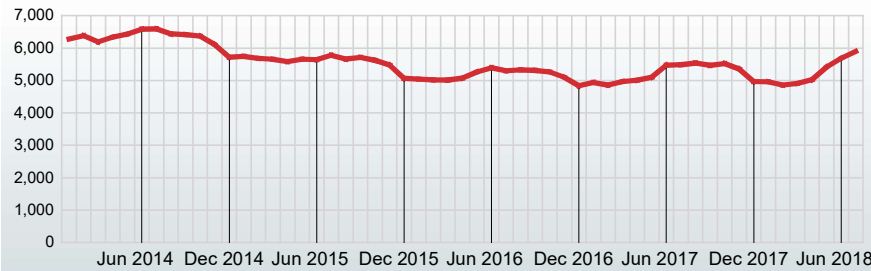
END OF JULY



ACTIVE DURING JULY



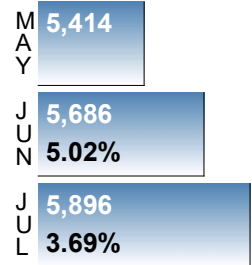
5 YEAR MARKET ACTIVITY TRENDS



5yr JUL AVG = 5,812

3 MONTHS

High
Jul 2014 = 6,593
Low
Dec 2016 = 4,839
Inventory
this month at **5,896**,
above the 5 yr JUL
average of **5,812**



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range | | % | MDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|----------------------|-------------|-------------|-----------------|------------------|------------------|------------------|
| \$25,000 and less | 238 | 4.04% | 85.0 | 228 | 9 | 1 | 0 |
| \$25,001 - \$75,000 | 826 | 14.01% | 75.0 | 585 | 214 | 27 | 0 |
| \$75,001 - \$150,000 | 1,144 | 19.40% | 55.0 | 388 | 638 | 109 | 9 |
| \$150,001 - \$250,000 | 1,464 | 24.83% | 50.5 | 218 | 754 | 451 | 41 |
| \$250,001 - \$350,000 | 899 | 15.25% | 57.0 | 82 | 253 | 467 | 97 |
| \$350,001 - \$575,000 | 734 | 12.45% | 60.0 | 76 | 140 | 379 | 139 |
| \$575,001 and up | 591 | 10.02% | 83.0 | 143 | 58 | 213 | 177 |
| Total Active Inventory by Units | 5,896 | | | 1,720 | 2,066 | 1,647 | 463 |
| Total Active Inventory by Volume | 1,790,052,344 | 100% | 60.0 | 440.79M | 419.51M | 620.11M | 309.64M |
| Median Active Inventory Listing Price | \$195,000 | | | \$82,500 | \$168,000 | \$295,000 | \$460,000 |

Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

July 2018

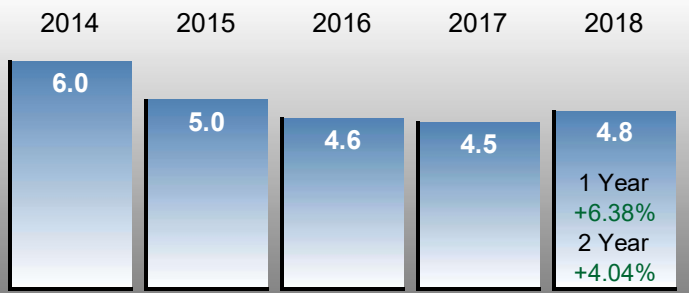
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner



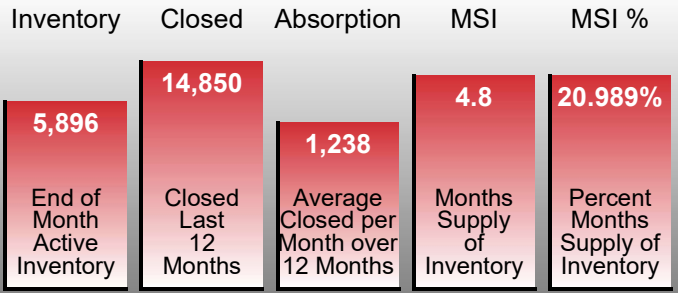
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Aug 13, 2018 for MLS Technology Inc.

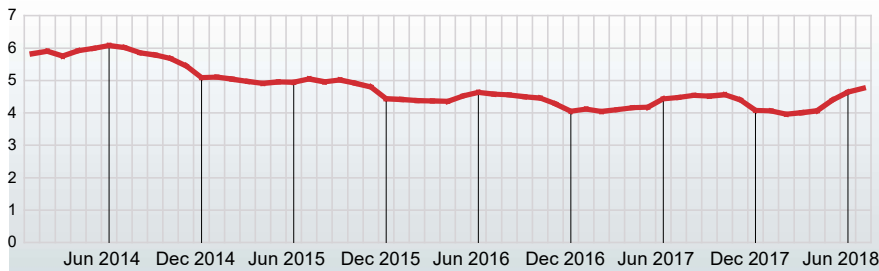
MSI FOR JULY



INDICATORS FOR JULY 2018



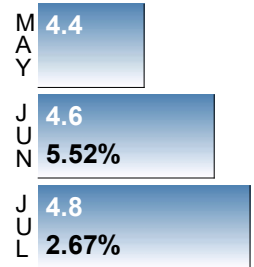
5 YEAR MARKET ACTIVITY TRENDS



5yr JUL AVG = 5.0

3 MONTHS

High
Jun 2014 = 6.1
Low
Feb 2018 = 4.0
Months Supply
this month at **4.8**,
equal to 5 yr JUL
average of **5.0**



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 | 238 | 4.04% | 6.7 | 8.5 | 1.2 | 0.9 | 0.0 |
| \$25,001 - \$75,000 | 826 | 14.01% | 5.4 | 8.0 | 3.0 | 3.1 | 0.0 |
| \$75,001 - \$150,000 | 1,144 | 19.40% | 3.1 | 7.7 | 2.3 | 3.0 | 2.3 |
| \$150,001 - \$250,000 | 1,464 | 24.83% | 3.6 | 9.5 | 3.1 | 3.4 | 4.2 |
| \$250,001 - \$350,000 | 899 | 15.25% | 5.8 | 12.5 | 5.2 | 5.5 | 6.3 |
| \$350,001 - \$575,000 | 734 | 12.45% | 8.8 | 22.8 | 8.7 | 7.7 | 9.3 |
| \$575,001 and up | 591 | 10.02% | 20.1 | 55.4 | 15.1 | 15.3 | 19.5 |
| Market Supply of Inventory (MSI) | 4.8 | 100% | 4.8 | 9.2 | 3.1 | 5.0 | 8.6 |
| Total Active Inventory by Units | 5,896 | | | 1,720 | 2,066 | 1,647 | 463 |

Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

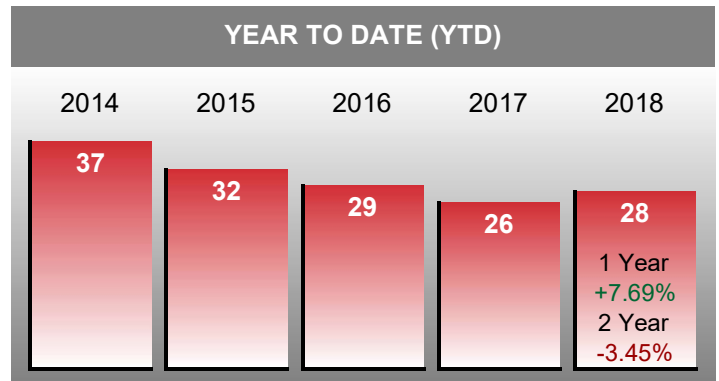
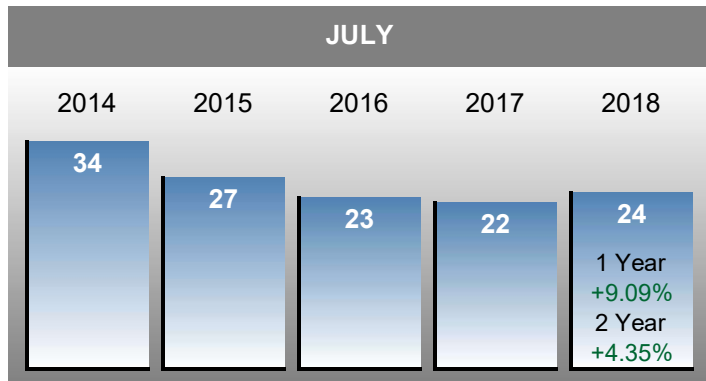
July 2018

Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner

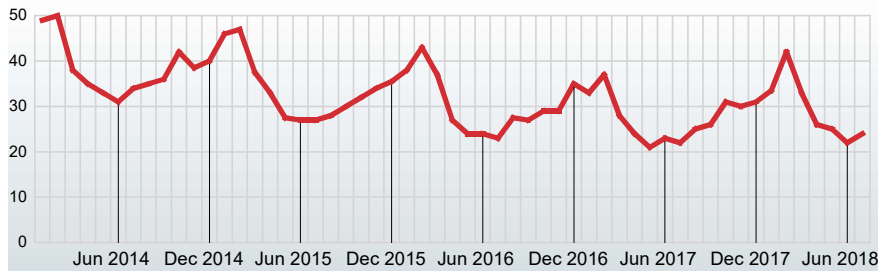


MEDIAN DAYS ON MARKET TO SALE

Report produced on Aug 13, 2018 for MLS Technology Inc.



5 YEAR MARKET ACTIVITY TRENDS



5yr JUL AVG = 26 **3 MONTHS**

| | |
|---|---------------|
| High | Feb 2014 = 50 |
| Low | May 2017 = 21 |
| Median Days on Market this month at 24 , below the 5 yr JUL average of 26 | |
| MAY | 25 |
| JUN | 22 -12.00% |
| JUL | 24 9.09% |

MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Median Days on Market to Sale by Price Range | | % | MDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|-------------|--------|------|----------|---------|---------|---------|
| \$50,000 and less | 105 | 7.48% | 29.0 | 21.0 | 33.0 | 87.0 | 15.0 |
| \$50,001 - \$100,000 | 189 | 13.46% | 21.0 | 24.0 | 23.0 | 10.0 | 24.0 |
| \$100,001 - \$125,000 | 130 | 9.26% | 22.0 | 22.0 | 21.0 | 33.5 | 0.0 |
| \$125,001 - \$175,000 | 362 | 25.78% | 16.5 | 35.0 | 16.0 | 13.0 | 22.0 |
| \$175,001 - \$225,000 | 222 | 15.81% | 22.5 | 61.0 | 22.0 | 21.0 | 46.0 |
| \$225,001 - \$325,000 | 237 | 16.88% | 34.0 | 8.0 | 19.5 | 41.0 | 25.0 |
| \$325,001 and up | 159 | 11.32% | 35.0 | 7.0 | 24.0 | 31.5 | 49.0 |
| Median Closed DOM | 24.0 | | | 26.0 | 19.0 | 28.0 | 43.5 |
| Total Closed Units | 1,404 | 100% | 24.0 | 187 | 758 | 411 | 48 |
| Total Closed Volume | 274,144,891 | | | 18.14M | 121.87M | 113.15M | 20.99M |

Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

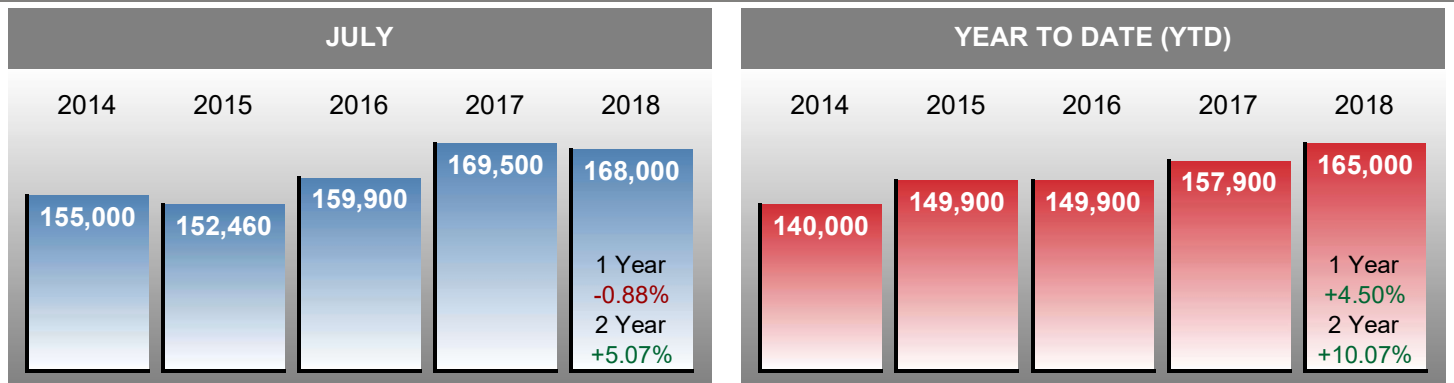
July 2018

Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner



MEDIAN LIST PRICE AT CLOSING

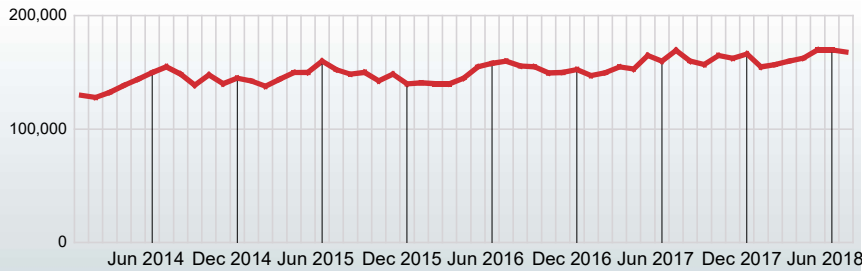
Report produced on Aug 13, 2018 for MLS Technology Inc.



5 YEAR MARKET ACTIVITY TRENDS

5yr JUL AVG = 160,972

3 MONTHS



High
Jun 2018 = 169,900
Low
Feb 2014 = 128,000
Median List Price
this month at **168,000**,
above the 5 yr JUL
average of **160,972**

| | |
|-----|---------|
| MAY | 169,900 |
| JUN | 169,900 |
| JUL | 0.00% |
| JUL | 168,000 |
| JUL | -1.12% |

MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Median List Price at Closing by Price Range | | % | MLPrice | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|---|-------------|--------|---------|----------|---------|---------|---------|
| \$50,000 and less | 99 | 7.05% | 34,900 | 30,000 | 39,500 | 37,400 | 32,500 |
| \$50,001 - \$100,000 | 181 | 12.89% | 79,500 | 69,500 | 81,950 | 88,000 | 88,000 |
| \$100,001 - \$125,000 | 127 | 9.05% | 115,000 | 114,900 | 115,000 | 117,850 | 0 |
| \$125,001 - \$175,000 | 360 | 25.64% | 150,433 | 148,750 | 150,000 | 159,200 | 165,000 |
| \$175,001 - \$225,000 | 227 | 16.17% | 199,500 | 215,000 | 192,000 | 199,900 | 199,950 |
| \$225,001 - \$325,000 | 238 | 16.95% | 259,900 | 250,950 | 258,573 | 260,000 | 294,500 |
| \$325,001 and up | 172 | 12.25% | 419,250 | 435,155 | 395,000 | 418,850 | 475,000 |
| Median List Price | 168,000 | | | 69,500 | 150,000 | 244,999 | 349,900 |
| Total Closed Units | 1,404 | 100% | 168,000 | 187 | 758 | 411 | 48 |
| Total Closed Volume | 281,686,722 | | | 19.31M | 124.60M | 115.67M | 22.11M |

Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

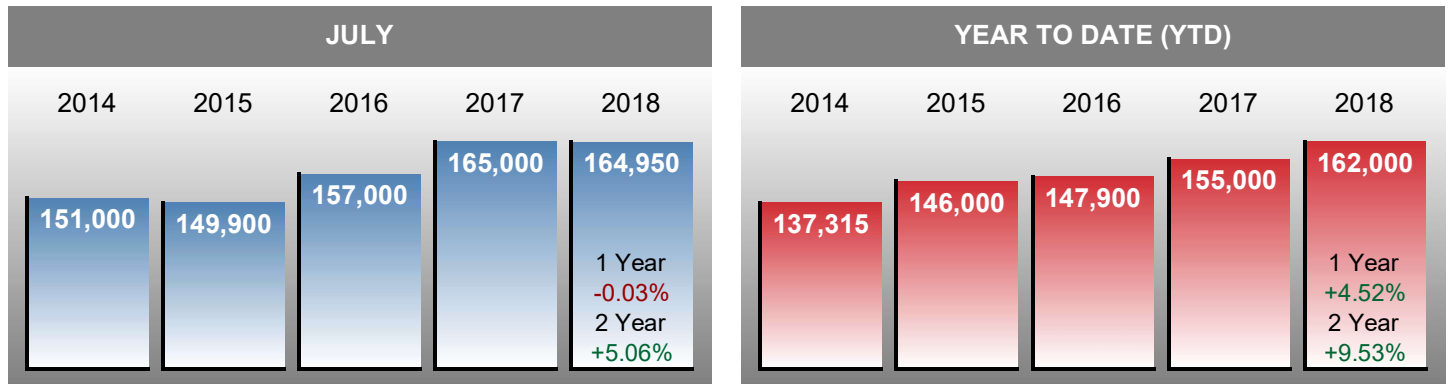
July 2018

Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner



MEDIAN SOLD PRICE AT CLOSING

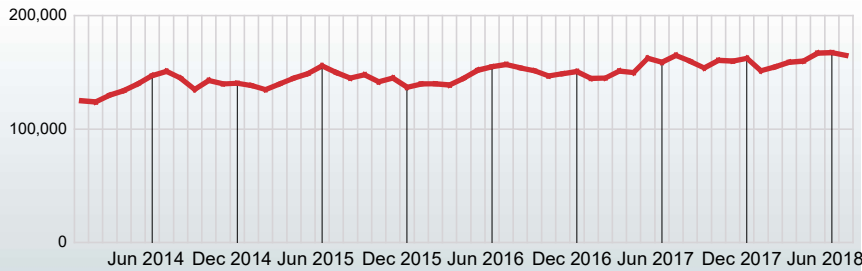
Report produced on Aug 13, 2018 for MLS Technology Inc.



5 YEAR MARKET ACTIVITY TRENDS

5yr JUL AVG = 157,570

3 MONTHS



High
Jun 2018 = 167,500
Low
Feb 2014 = 124,000
Median Sold Price
this month at **164,950**,
above the 5 yr JUL
average of **157,570**

| | |
|-------|---------|
| MAY | 167,000 |
| JUN | 167,500 |
| JUL | 164,950 |
| 0.30% | |
| JUL | -1.52% |

MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Median Sold Price at Closing by Price Range | | % | M Sale | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|---|-------------|--------|---------|----------|---------|---------|---------|
| \$50,000 and less | 105 | 7.48% | 32,000 | 30,000 | 40,007 | 29,750 | 31,000 |
| \$50,001 - \$100,000 | 189 | 13.46% | 79,000 | 65,750 | 82,000 | 83,000 | 82,500 |
| \$100,001 - \$125,000 | 130 | 9.26% | 114,900 | 111,500 | 114,900 | 114,600 | 0 |
| \$125,001 - \$175,000 | 362 | 25.78% | 150,238 | 145,000 | 150,000 | 158,424 | 170,500 |
| \$175,001 - \$225,000 | 222 | 15.81% | 199,250 | 216,000 | 197,000 | 200,000 | 199,000 |
| \$225,001 - \$325,000 | 237 | 16.88% | 259,500 | 260,000 | 257,000 | 260,000 | 290,500 |
| \$325,001 and up | 159 | 11.32% | 419,000 | 432,500 | 417,000 | 413,500 | 460,000 |
| Median Sold Price | 164,950 | | | 65,000 | 149,033 | 240,000 | 340,000 |
| Total Closed Units | 1,404 | 100% | 164,950 | 187 | 758 | 411 | 48 |
| Total Closed Volume | 274,144,891 | | | 18.14M | 121.87M | 113.15M | 20.99M |

Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

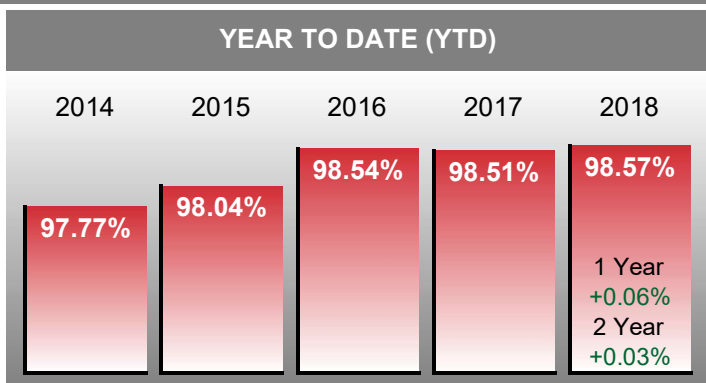
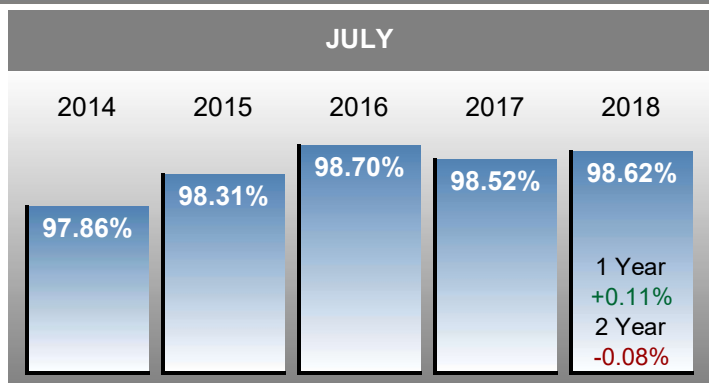
July 2018

Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner



MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

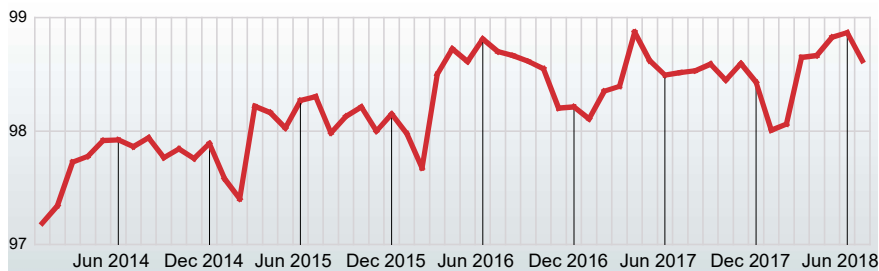
Report produced on Aug 13, 2018 for MLS Technology Inc.



5 YEAR MARKET ACTIVITY TRENDS

5yr JUL AVG = 98.40%

3 MONTHS



High
Apr 2017 = 98.87%
Low
Jan 2014 = 97.19%
Median Sold/List Ratio
this month at **98.62%**,
above the 5 yr JUL
average of **98.40%**

| | |
|-----|--------|
| MAY | 98.83% |
| JUN | 98.87% |
| JUL | 98.62% |
| JUL | -0.25% |

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 |
|--|-------------|--------|--------|----------|---------|---------|---------|
| \$50,000 and less | 105 | 7.48% | 92.22% | 92.22% | 92.50% | 82.64% | 95.38% |
| \$50,001 - \$100,000 | 189 | 13.46% | 96.97% | 95.83% | 97.07% | 97.18% | 93.75% |
| \$100,001 - \$125,000 | 130 | 9.26% | 97.53% | 98.06% | 96.80% | 100.00% | 0.00% |
| \$125,001 - \$175,000 | 362 | 25.78% | 99.41% | 97.35% | 99.39% | 100.00% | 100.00% |
| \$175,001 - \$225,000 | 222 | 15.81% | 99.89% | 96.74% | 100.00% | 99.55% | 99.11% |
| \$225,001 - \$325,000 | 237 | 16.88% | 98.44% | 98.11% | 97.90% | 98.62% | 98.64% |
| \$325,001 and up | 159 | 11.32% | 98.44% | 97.25% | 97.33% | 98.53% | 99.21% |
| Median Sold/List Ratio | | | 98.62% | 96.01% | 98.62% | 99.02% | 99.15% |
| Total Closed Units | 1,404 | 100% | 98.62% | 187 | 758 | 411 | 48 |
| Total Closed Volume | 274,144,891 | | | 18.14M | 121.87M | 113.15M | 20.99M |

Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

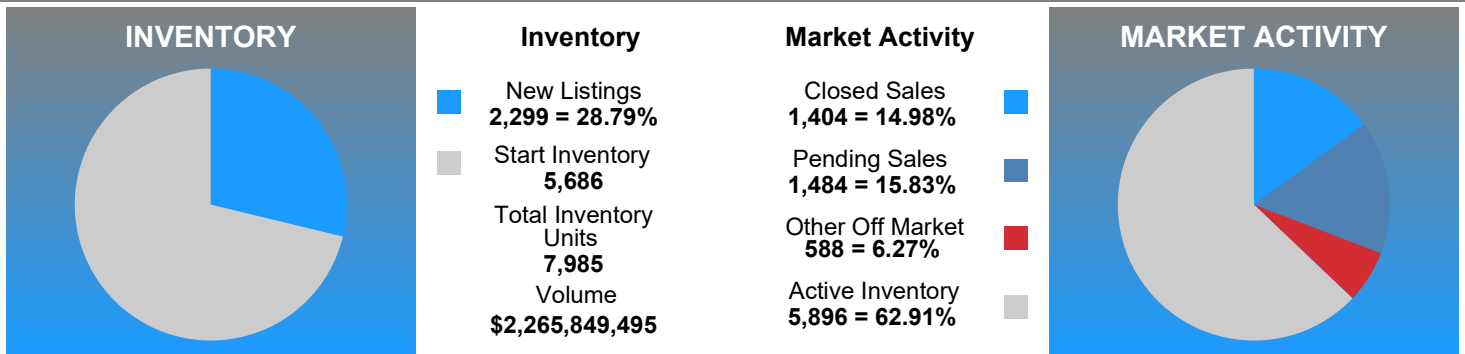
July 2018

Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner



MARKET SUMMARY

Report produced on Aug 13, 2018 for MLS Technology Inc.

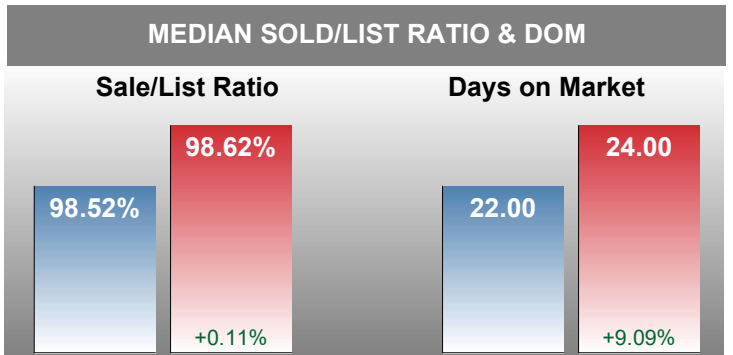
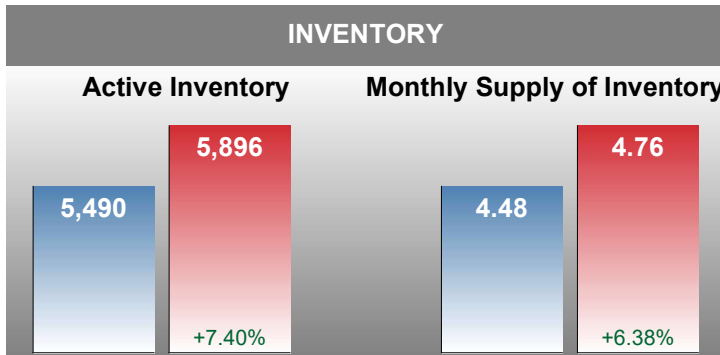
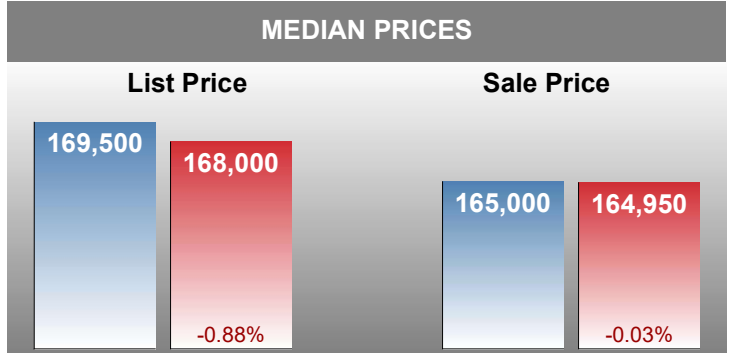
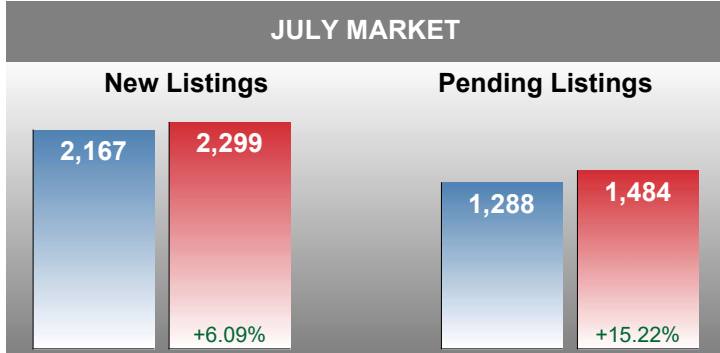


| Compared Metrics | July | | | Year to Date | | |
|---|---------|---------|--------|--------------|---------|--------|
| | 2017 | 2018 | +/-% | 2017 | 2018 | +/-% |
| Closed Sales | 1,257 | 1,404 | 11.69% | 8,661 | 8,895 | 2.70% |
| Pending Sales | 1,288 | 1,484 | 15.22% | 9,421 | 9,841 | 4.46% |
| New Listings | 2,167 | 2,299 | 6.09% | 15,847 | 15,720 | -0.80% |
| Median List Price | 169,500 | 168,000 | -0.88% | 157,900 | 165,000 | 4.50% |
| Median Sale Price | 165,000 | 164,950 | -0.03% | 155,000 | 162,000 | 4.52% |
| Median Percent of Selling Price to List Price | 98.52% | 98.62% | 0.11% | 98.51% | 98.57% | 0.06% |
| Median Days on Market to Sale | 22.00 | 24.00 | 9.09% | 26.00 | 28.00 | 7.69% |
| Monthly Inventory | 5,490 | 5,896 | 7.40% | 5,490 | 5,896 | 7.40% |
| Months Supply of Inventory | 4.48 | 4.76 | 6.38% | 4.48 | 4.76 | 6.38% |

Absorption: Last 12 months, an Average of **1,238** Sales/Month

Inventory on July 31, 2018 = **5,896**

2017 2018



Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®