



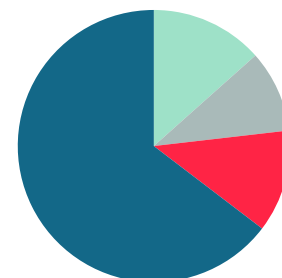
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jul 19, 2023 for MLS Technology Inc.

Compared Metrics	December		
	2017	2018	+/-%
Closed Listings	44	44	0.00%
Pending Listings	41	32	-21.95%
New Listings	75	59	-21.33%
Average List Price	158,836	171,895	8.22%
Average Sale Price	156,855	162,186	3.40%
Average Percent of Selling Price to List Price	98.47%	95.94%	-2.57%
Average Days on Market to Sale	44.75	39.36	-12.04%
End of Month Inventory	217	212	-2.30%
Months Supply of Inventory	3.52	3.68	4.62%



■ Closed (13.41%)
■ Pending (9.76%)
■ Other OffMarket (12.20%)
■ Active (64.63%)

Absorption: Last 12 months, an Average of **58** Sales/Month
Active Inventory as of December 31, 2018 = **212**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2018 decreased **2.30%** to 212 existing homes available for sale. Over the last 12 months this area has had an average of 58 closed sales per month. This represents an unsold inventory index of **3.68** 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 **3.40%** in December 2018 to \$162,186 versus the previous year at \$156,855.

Average Days on Market Shortens

The average number of **39.36** days that homes spent on the market before selling decreased by 5.39 days or **12.04%** in December 2018 compared to last year's same month at **44.75** DOM.

Sales Success for December 2018 is Positive

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

There were 59 New Listings in December 2018, down **21.33%** from last year at 75. Furthermore, there were 44 Closed Listings this month versus last year at 44, a **0.00%** decrease.

Closed versus Listed trends yielded a **74.6%** ratio, up from previous year's, December 2017, at **58.7%**, a **27.12%** upswing. 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

December 2018



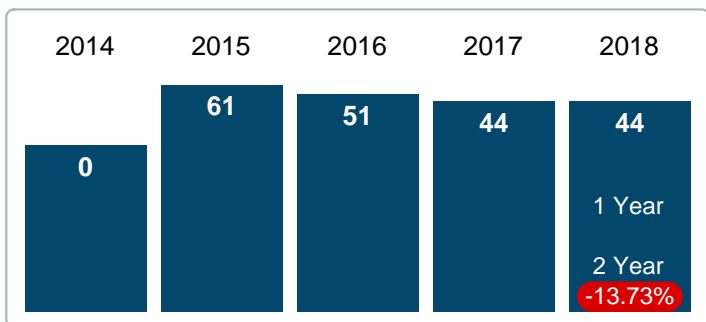
Area Delimited by County Of Creek - Residential Property Type



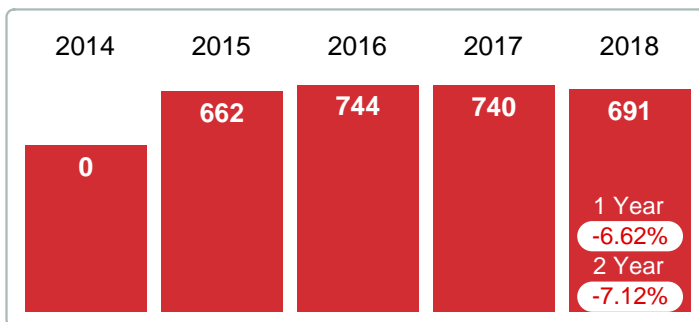
CLOSED LISTINGS

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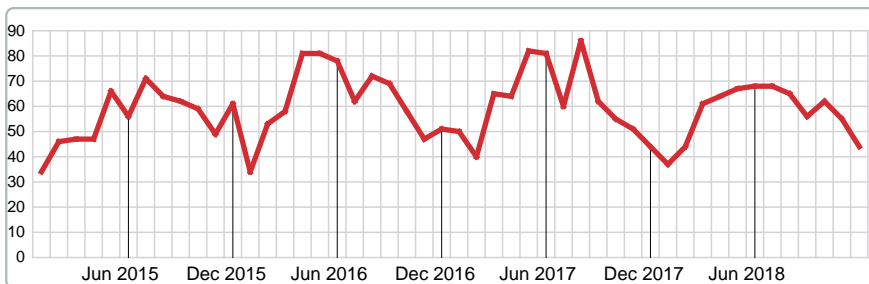
DECEMBER



YEAR TO DATE (YTD)

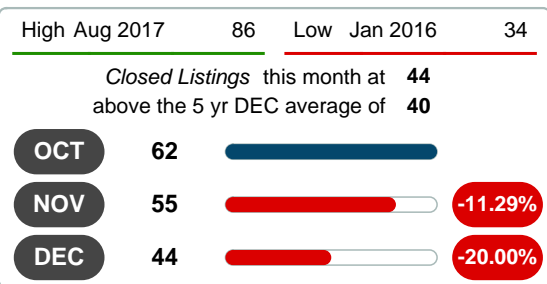


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 40



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	6.82%	26.0	1	2	0	0
\$50,001 - \$75,000	7	15.91%	52.6	0	5	2	0
\$75,001 - \$125,000	7	15.91%	45.1	0	6	1	0
\$125,001 - \$175,000	8	18.18%	32.8	0	7	0	1
\$175,001 - \$225,000	9	20.45%	22.0	0	6	3	0
\$225,001 - \$275,000	4	9.09%	23.8	0	3	1	0
\$275,001 and up	6	13.64%	69.2	0	4	2	0
Total Closed Units	44			1	33	9	1
Total Closed Volume	7,136,199	100%	39.4	36.00K	5.26M	1.69M	153.00K
Average Closed Price	\$162,186			\$36,000	\$159,358	\$187,600	\$153,000

December 2018



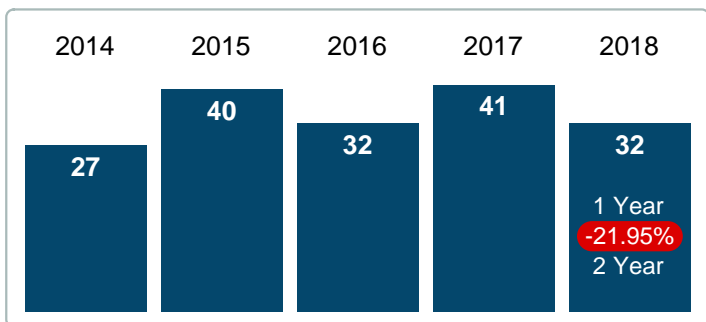
Area Delimited by County Of Creek - Residential Property Type



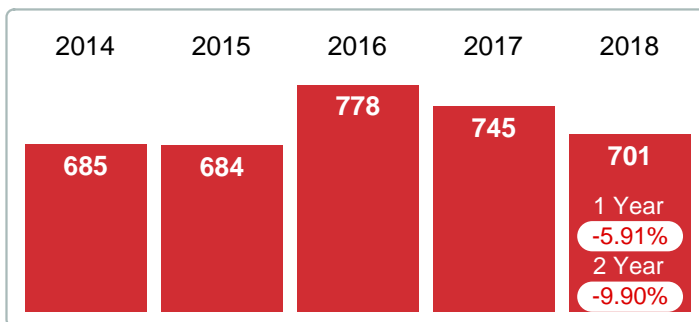
PENDING LISTINGS

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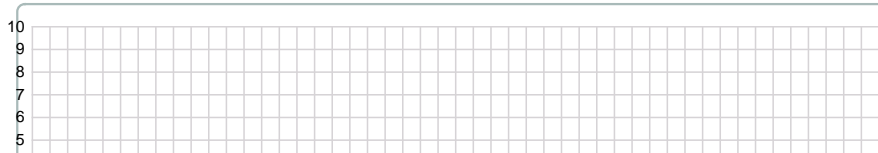
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 34

High Dec 2018: 0 Low Dec 2018: 0

Pending Listings this month at **32**
below the 5 yr DEC average of **34**

- OCT: 0
- NOV: 0
- DEC: 0

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	1	3.13%	21.0	1	0	0	0
\$50,001 - \$75,000	4	12.50%	56.8	1	3	0	0
\$75,001 - \$125,000	6	18.75%	55.7	1	3	2	0
\$125,001 - \$175,000	11	34.38%	55.4	0	11	0	0
\$175,001 - \$175,000	0	0.00%	0.0	0	0	0	0
\$175,001 - \$200,000	5	15.63%	72.4	1	2	1	1
\$200,001 and up	5	15.63%	80.6	0	3	2	0
Total Pending Units	32			4	22	5	1
Total Pending Volume	5,133,860	100%	61.9	389.80K	3.27M	1.28M	189.90K
Average Listing Price	\$160,956			\$97,450	\$148,807	\$256,080	\$189,900

December 2018



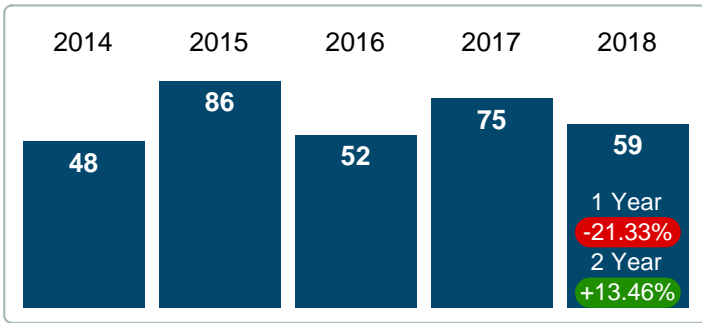
Area Delimited by County Of Creek - Residential Property Type



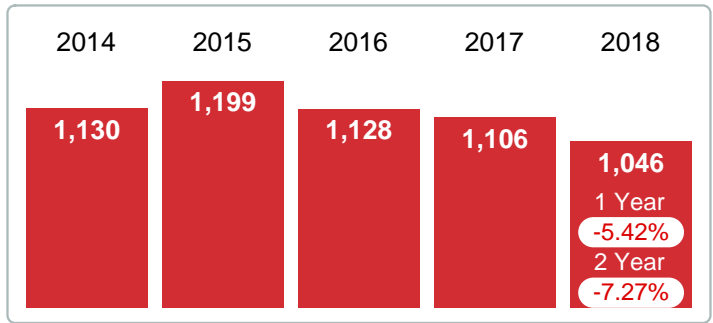
NEW LISTINGS

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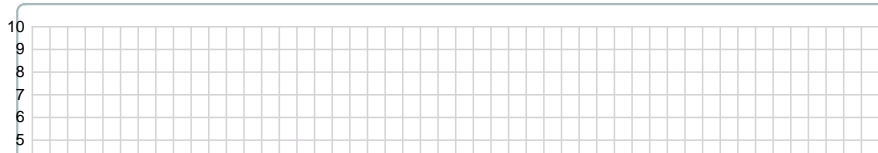
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 64

High Dec 2018: 0 | Low Dec 2018: 0

New Listings this month at **59**
below the 5 yr DEC average of **64**

OCT: 0
NOV: 0
DEC: 0

nan%
nan%

Distribution of New Listings by Price Range

Price Range	Count	%
\$60,000 and less	5	8.47%
\$60,001 - \$70,000	4	6.78%
\$70,001 - \$90,000	12	20.34%
\$90,001 - \$150,000	15	25.42%
\$150,001 - \$210,000	8	13.56%
\$210,001 - \$250,000	9	15.25%
\$250,001 and up	6	10.17%

	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	4	1	0	0
\$60,001 - \$70,000	4	0	0	0
\$70,001 - \$90,000	2	10	0	0
\$90,001 - \$150,000	1	13	0	1
\$150,001 - \$210,000	1	6	1	0
\$210,001 - \$250,000	0	7	2	0
\$250,001 and up	1	2	3	0
Total	13	39	6	1
Total New Listed Volume	1.57M	5.83M	3.87M	139.00K
Average New Listed Listing Price	\$120,808	\$149,419	\$644,817	\$139,000

Total New Listed Units	59	
Total New Listed Volume	11,405,760	100%
Average New Listed Listing Price	\$127,427	

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@milstechnology.com

December 2018



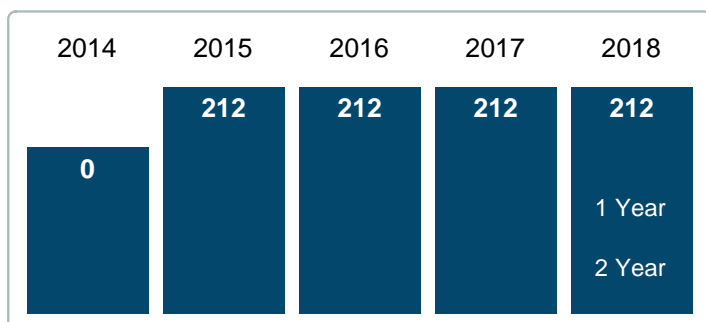
Area Delimited by County Of Creek - Residential Property Type



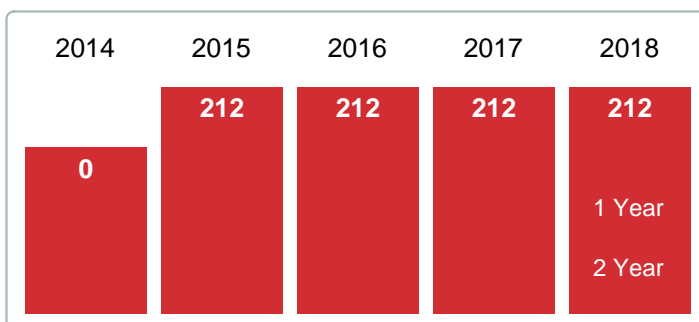
ACTIVE INVENTORY

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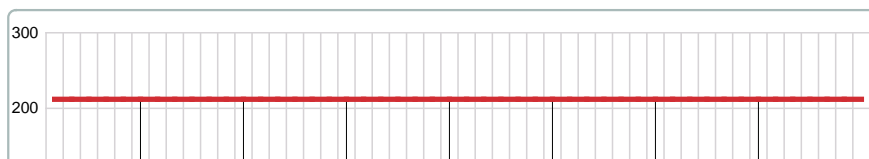
END OF DECEMBER



ACTIVE DURING DECEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 170

Month	Inventory	High Dec 2018	Low Dec 2018
OCT	212	212	212
NOV	212	212	212
DEC	212	212	212

Inventory this month at **212**
above the 5 yr DEC average of **170**

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	21	9.91%	88.7	12	9	0	0
\$50,001 - \$75,000	25	11.79%	92.2	14	11	0	0
\$75,001 - \$100,000	30	14.15%	73.9	6	23	0	1
\$100,001 - \$175,000	58	27.36%	139.7	5	41	9	3
\$175,001 - \$225,000	26	12.26%	71.2	2	15	9	0
\$225,001 - \$325,000	22	10.38%	76.7	0	11	11	0
\$325,001 and up	30	14.15%	75.8	1	6	16	7
Total Active Inventory by Units	212			40	116	45	11
Total Active Inventory by Volume	40,147,265	100%	95.8	3.68M	17.21M	14.75M	4.50M
Average Active Inventory Listing Price	\$189,374			\$92,085	\$148,393	\$327,738	\$409,277

December 2018



Area Delimited by County Of Creek - Residential Property Type



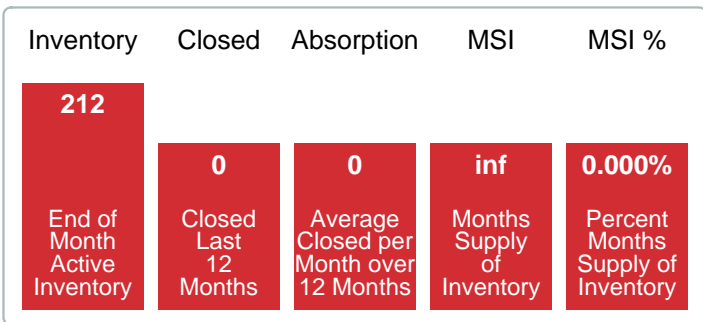
MONTHS SUPPLY of INVENTORY (MSI)

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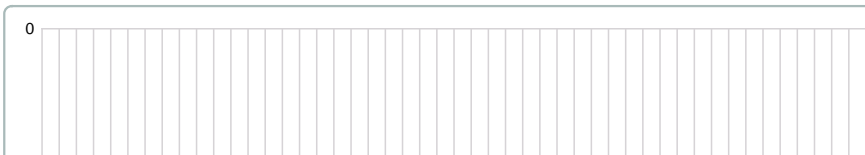
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2018

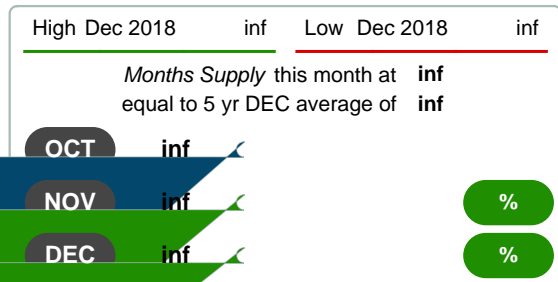


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = inf



Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	21	9.91%	3.65	4.65	3.00	0.00	0.00
\$50,001 - \$70,000	18	8.49%	4.15	7.30	2.00	0.00	0.00
\$70,001 - \$100,000	37	17.45%	4.44	4.50	4.86	0.00	12.00
\$100,001 - \$170,000	52	24.53%	2.20	3.75	2.06	2.10	4.00
\$170,001 - \$240,000	36	16.98%	4.45	8.00	3.65	5.76	0.00
\$240,001 - \$340,000	26	12.26%	5.29	0.00	5.22	6.00	2.40
\$340,001 and up	22	10.38%	8.52	0.00	9.60	6.95	10.29
Market Supply of Inventory (MSI)			3.68	5.33	3.08	4.22	6.29
Total Active Inventory by Units		100%	3.68	40	116	45	11

December 2018



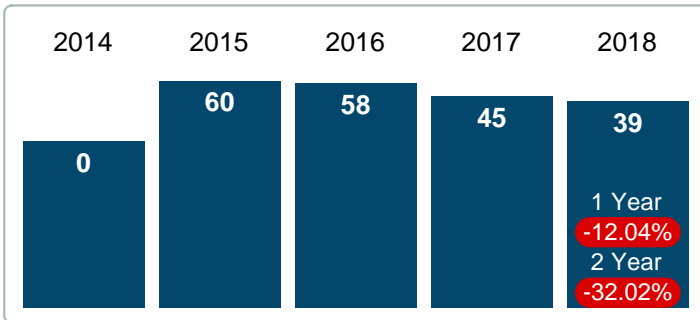
Area Delimited by County Of Creek - Residential Property Type



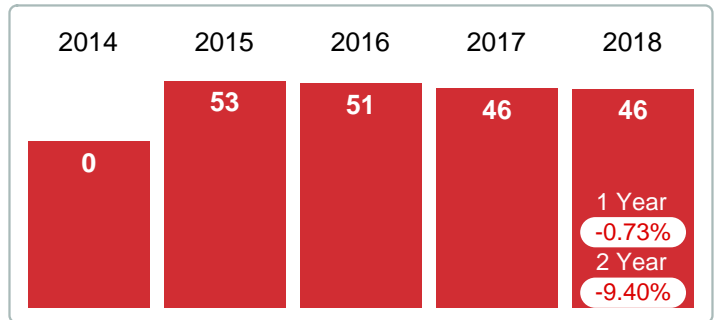
AVERAGE DAYS ON MARKET TO SALE

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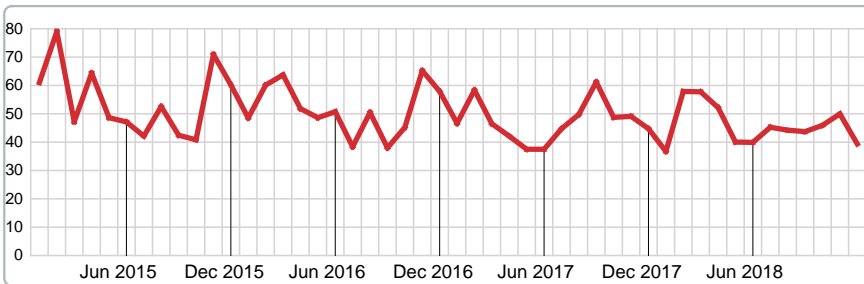
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

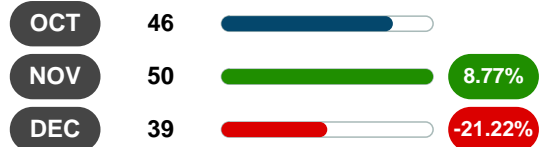


3 MONTHS

5 year DEC AVG = 40

High Feb 2015 79 Low Jan 2018 37

Average Days on Market to Sale this month at 39 below the 5 yr DEC average of 40



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
\$50,000 and less	6.82%	26	21	29	0	0
\$50,001 - \$75,000	15.91%	53	0	70	10	0
\$75,001 - \$125,000	15.91%	45	0	52	5	0
\$125,001 - \$175,000	18.18%	33	0	35	0	14
\$175,001 - \$225,000	20.45%	22	0	28	9	0
\$225,001 - \$275,000	9.09%	24	0	27	15	0
\$275,001 and up	13.64%	69	0	83	41	0
Average Closed DOM		39				
Total Closed Units	100%	39	1	33	9	1
Total Closed Volume		7,136,199	36.00K	5.26M	1.69M	153.00K

December 2018



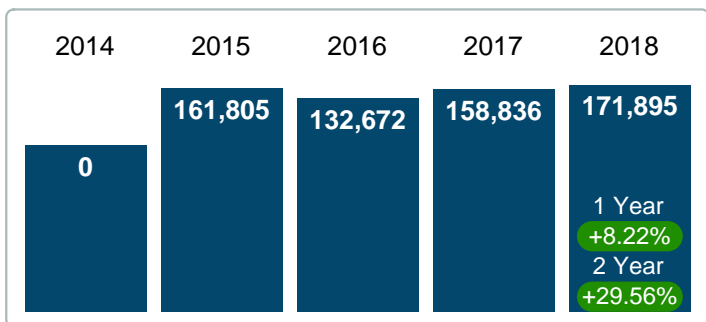
Area Delimited by County Of Creek - Residential Property Type



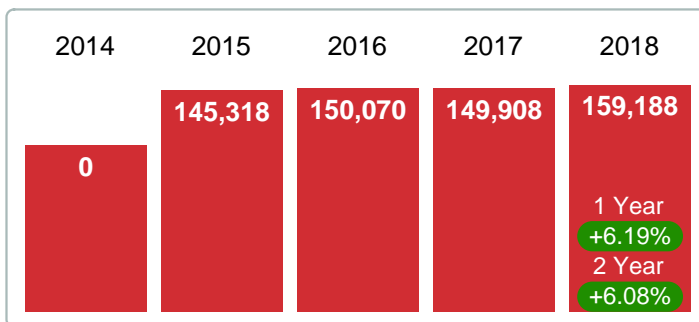
AVERAGE LIST PRICE AT CLOSING

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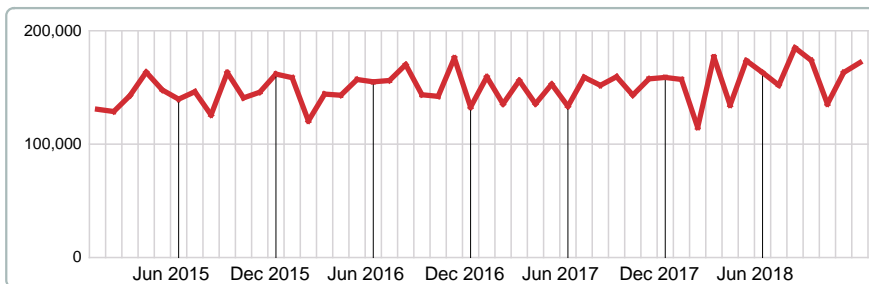
DECEMBER



YEAR TO DATE (YTD)

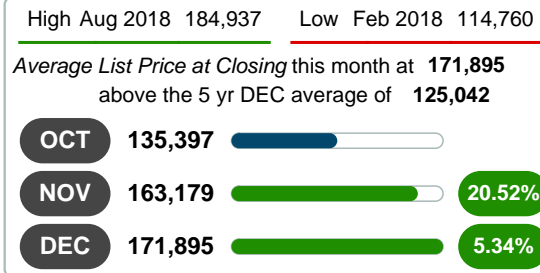


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 125,042



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
\$50,000 and less	4.55%	35,000	45,000	49,388	0	0
\$50,001 - \$75,000	18.18%	68,547	0	68,860	66,900	0
\$75,001 - \$125,000	13.64%	97,833	0	97,250	135,000	0
\$125,001 - \$175,000	18.18%	150,400	0	156,157	0	155,000
\$175,001 - \$225,000	18.18%	200,225	0	215,000	204,633	0
\$225,001 - \$275,000	9.09%	242,950	0	281,267	244,900	0
\$275,001 and up	18.18%	322,650	0	348,125	294,900	0
Average List Price		171,895	45,000	171,090	190,822	155,000
Total Closed Units	100%	171,895	1	33	9	1
Total Closed Volume		7,563,373	45.00K	5.65M	1.72M	155.00K

December 2018



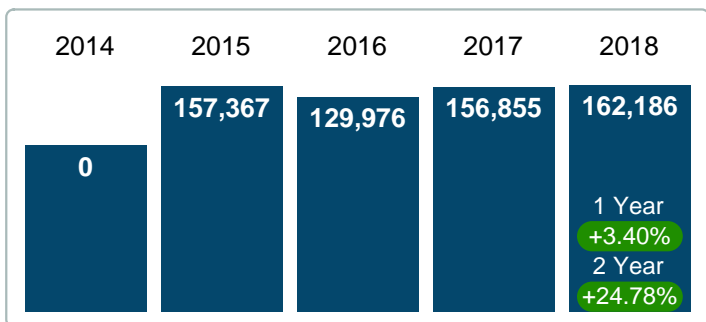
Area Delimited by County Of Creek - Residential Property Type



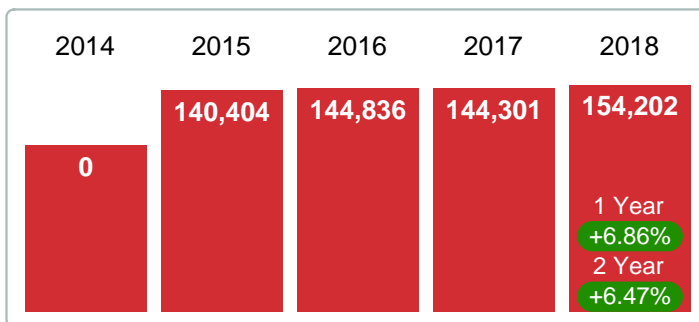
AVERAGE SOLD PRICE AT CLOSING

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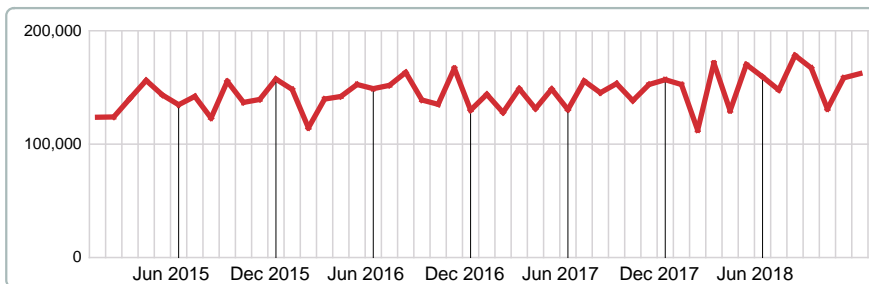
DECEMBER



YEAR TO DATE (YTD)

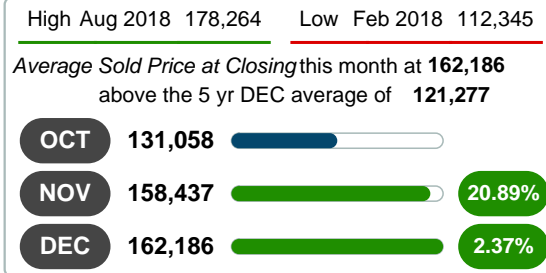


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 121,277



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
\$50,000 and less	3	6.82%	37,000	36,000	37,500	0	0
\$50,001 - \$75,000	7	15.91%	67,557	0	68,160	66,050	0
\$75,001 - \$125,000	7	15.91%	100,643	0	96,583	125,000	0
\$125,001 - \$175,000	8	18.18%	150,688	0	150,357	0	153,000
\$175,001 - \$225,000	9	20.45%	205,656	0	206,167	204,633	0
\$225,001 - \$275,000	4	9.09%	243,725	0	243,333	244,900	0
\$275,001 and up	6	13.64%	302,750	0	311,000	286,250	0
Average Sold Price			162,186	36,000	159,358	187,600	153,000
Total Closed Units		100%	162,186	1	33	9	1
Total Closed Volume			7,136,199	36.00K	5.26M	1.69M	153.00K

December 2018



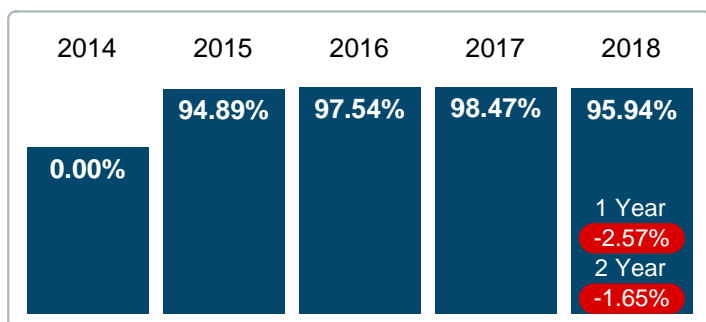
Area Delimited by County Of Creek - Residential Property Type



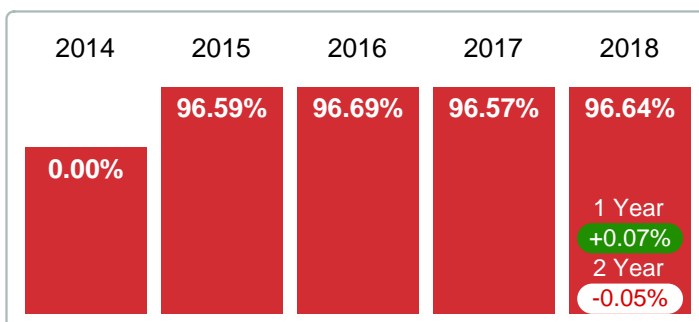
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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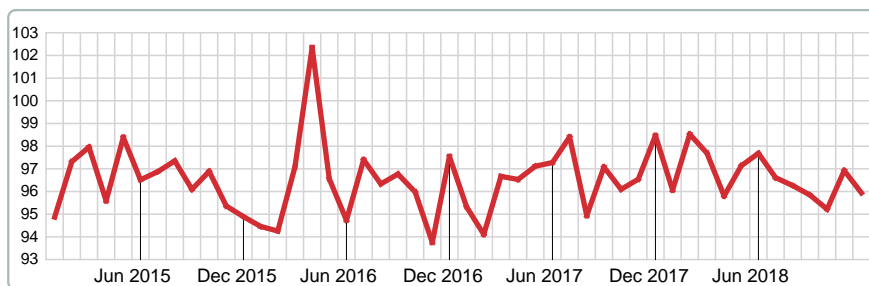
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

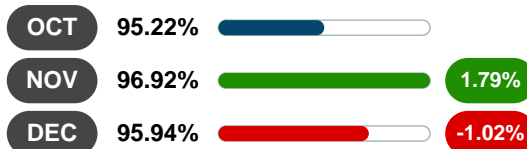


3 MONTHS

5 year DEC AVG = 77.37%

High Apr 2016 102.35% Low Nov 2016 93.76%

Average Sold/List Ratio this month at **95.94%** above the 5 yr DEC average of **77.37%**



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
\$50,000 and less	3	6.82%	91.41%	80.00%	97.11%	0.00%	0.00%
\$50,001 - \$75,000	7	15.91%	98.95%	0.00%	99.11%	98.55%	0.00%
\$75,001 - \$125,000	7	15.91%	98.39%	0.00%	99.36%	92.59%	0.00%
\$125,001 - \$175,000	8	18.18%	96.70%	0.00%	96.41%	0.00%	98.71%
\$175,001 - \$225,000	9	20.45%	97.41%	0.00%	96.08%	100.06%	0.00%
\$225,001 - \$275,000	4	9.09%	90.41%	0.00%	87.22%	100.00%	0.00%
\$275,001 and up	6	13.64%	92.29%	0.00%	89.89%	97.09%	0.00%
Average Sold/List Ratio		95.90%		80.00%	95.71%	98.23%	98.71%
Total Closed Units		44	100%	1	33	9	1
Total Closed Volume		7,136,199		36.00K	5.26M	1.69M	153.00K

December 2018



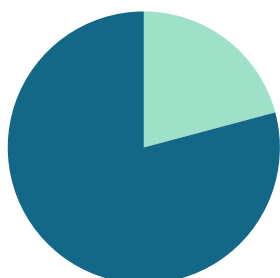
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Jul 19, 2023 for MLS Technology Inc.

INVENTORY

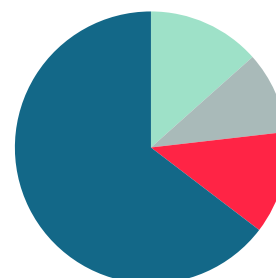


Inventory
 New Listings
59 = 20.85%
 Start Inventory
224
 Total Inventory Units
283
 Volume
\$55,116,045

Market Activity

Closed Sales
44 = 13.41%
 Pending Sales
32 = 9.76%
 Other Off Market
40 = 12.20%
 Active Inventory
212 = 64.63%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2017	2018	+/-%	2017	2018	+/-%
Closed Sales	44	44	0.00%	740	691	-6.62%
Pending Sales	41	32	-21.95%	745	701	-5.91%
New Listings	75	59	-21.33%	1,106	1,046	-5.42%
Average List Price	158,836	171,895	8.22%	149,908	159,188	6.19%
Average Sale Price	156,855	162,186	3.40%	144,301	154,202	6.86%
Average Percent of Selling Price to List Price	98.47%	95.94%	-2.57%	96.57%	96.64%	0.07%
Average Days on Market to Sale	44.75	39.36	-12.04%	46.49	46.15	-0.73%
Monthly Inventory	217	212	-2.30%	217	212	-2.30%
Months Supply of Inventory	3.52	3.68	4.62%	3.52	3.68	4.62%

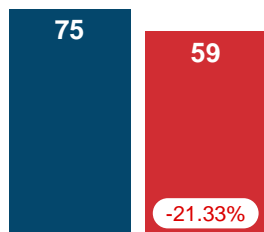
Absorption: Last 12 months, an Average of **58** Sales/Month

Inventory on December 31, 2018 = **212** 2017 2018

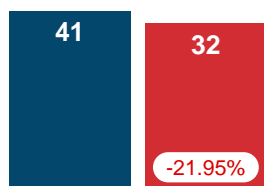
DECEMBER MARKET

AVERAGE PRICES

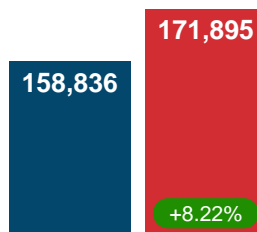
New Listings



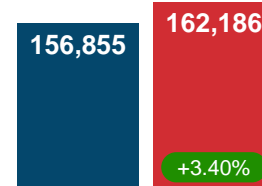
Pending Listings



List Price



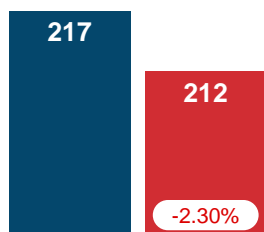
Sale Price



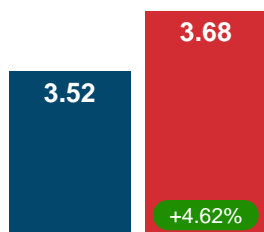
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

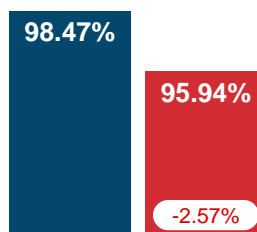
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

