

December 2018



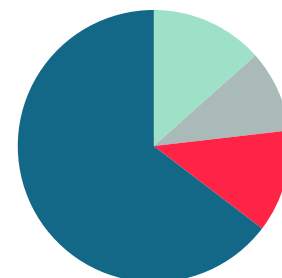
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	119,750	159,500	33.19%
Median Sale Price	116,500	154,000	32.19%
Median Percent of Selling Price to List Price	100.00%	98.06%	-1.94%
Median Days on Market to Sale	29.00	17.00	-41.38%
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.

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 **32.19%** in December 2018 to \$154,000 versus the previous year at \$116,500.

Median Days on Market Shortens

The median number of **17.00** days that homes spent on the market before selling decreased by 12.00 days or **41.38%** in December 2018 compared to last year's same month at **29.00** DOM.

Sales Success for December 2018 is Positive

Overall, with Median 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

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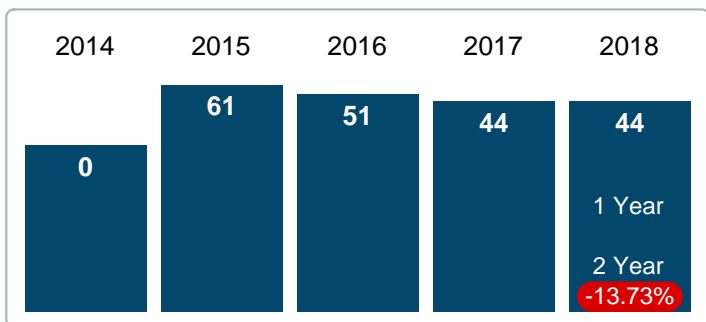
Area Delimited by County Of Creek - Residential Property Type



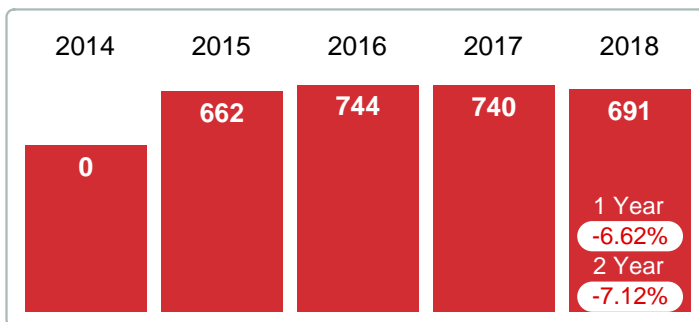
CLOSED LISTINGS

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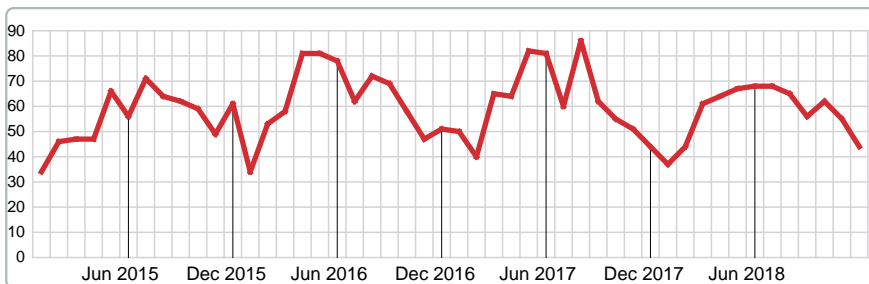
DECEMBER



YEAR TO DATE (YTD)

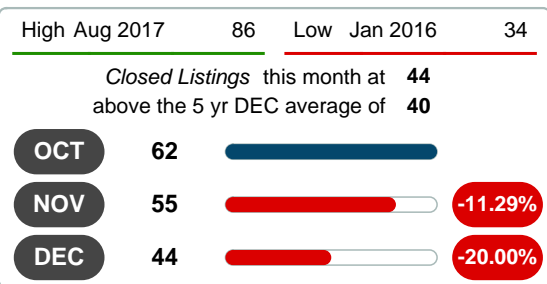


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 40



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	6.82%	21.0	1	2	0	0
\$50,001 - \$75,000	7	15.91%	19.0	0	5	2	0
\$75,001 - \$125,000	7	15.91%	14.0	0	6	1	0
\$125,001 - \$175,000	8	18.18%	30.0	0	7	0	1
\$175,001 - \$225,000	9	20.45%	15.0	0	6	3	0
\$225,001 - \$275,000	4	9.09%	15.5	0	3	1	0
\$275,001 and up	6	13.64%	71.5	0	4	2	0
Total Closed Units	44			1	33	9	1
Total Closed Volume	7,136,199	100%	17.0	36.00K	5.26M	1.69M	153.00K
Median Closed Price	\$154,000			\$36,000	\$148,000	\$204,000	\$153,000

December 2018



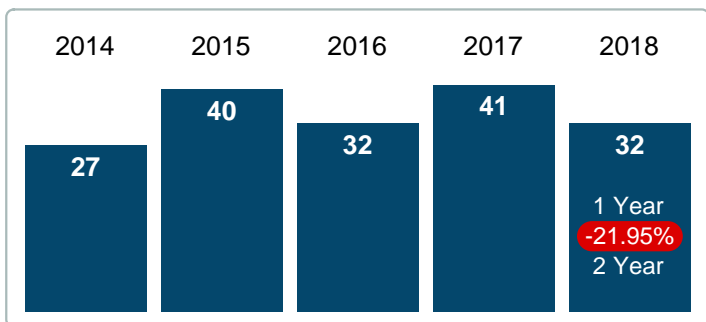
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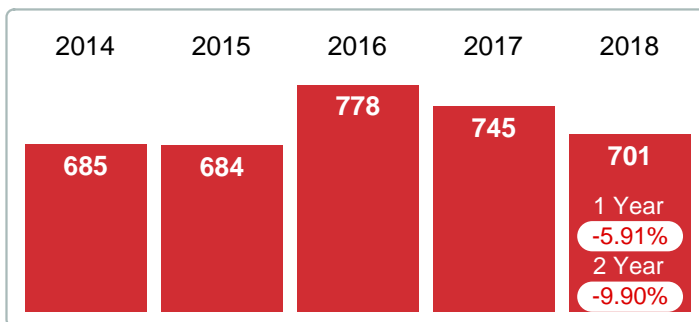
PENDING LISTINGS

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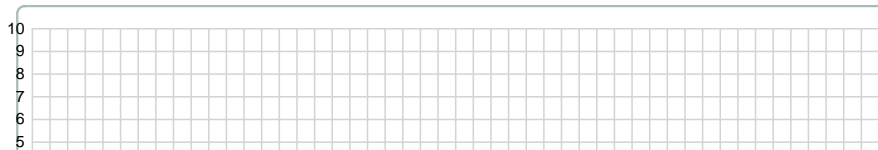
DECEMBER



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

nan%
nan%

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	4	12.50%	25.5	2	2	0	0
\$70,001 - \$90,000	3	9.38%	98.0	1	2	0	0
\$90,001 - \$130,000	5	15.63%	31.0	0	3	2	0
\$130,001 - \$170,000	8	25.00%	37.5	0	8	0	0
\$170,001 - \$190,000	4	12.50%	78.5	0	2	1	1
\$190,001 - \$210,000	3	9.38%	72.0	1	2	0	0
\$210,001 and up	5	15.63%	55.0	0	3	2	0
Total Pending Units	32			4	22	5	1
Total Pending Volume	5,133,860	100%	52.0	389.80K	3.27M	1.28M	189.90K
Median Listing Price	\$147,900			\$72,450	\$147,900	\$177,500	\$189,900

December 2018



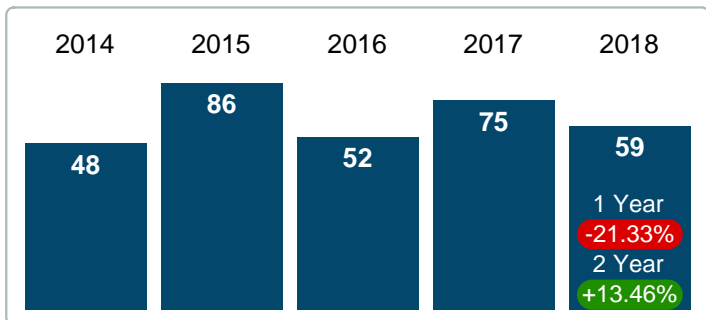
Area Delimited by County Of Creek - Residential Property Type



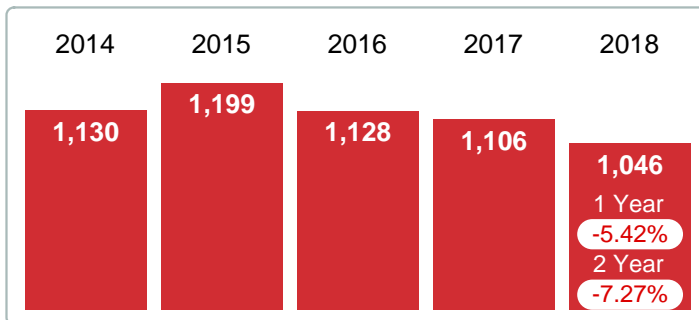
NEW LISTINGS

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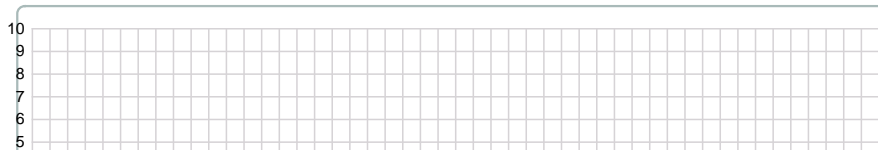
DECEMBER



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
Median New Listed Listing Price	\$69,900	\$127,500	\$252,950	\$139,000

Total New Listed Units	59	
Total New Listed Volume	11,405,760	100%
Median New Listed Listing Price	\$125,000	

December 2018



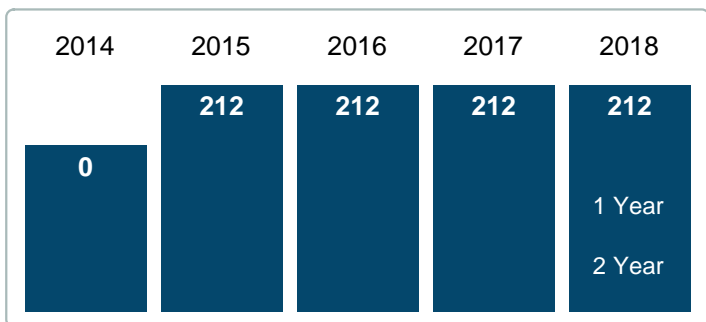
Area Delimited by County Of Creek - Residential Property Type



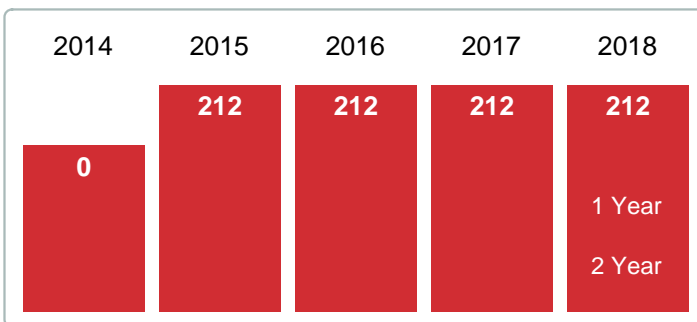
ACTIVE INVENTORY

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

END OF DECEMBER



ACTIVE DURING DECEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 170

High Dec 2018	212	Low Dec 2018	212
Inventory this month at 212 above the 5 yr DEC average of 170			
OCT	212		
NOV	212		0.00%
DEC	212		0.00%

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	21	9.91%	80.0	12	9	0	0
\$50,001 - \$70,000	18	8.49%	47.5	14	4	0	0
\$70,001 - \$100,000	37	17.45%	70.0	6	30	0	1
\$100,001 - \$170,000	52	24.53%	76.0	5	38	7	2
\$170,001 - \$240,000	36	16.98%	91.0	2	21	12	1
\$240,001 - \$340,000	26	12.26%	75.5	0	10	15	1
\$340,001 and up	22	10.38%	65.5	1	4	11	6
Total Active Inventory by Units	212			40	116	45	11
Total Active Inventory by Volume	40,147,265	100%	74.0	3.68M	17.21M	14.75M	4.50M
Median Active Inventory Listing Price	\$144,923			\$65,250	\$135,500	\$255,900	\$423,000

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Area Delimited by County Of Creek - Residential Property Type



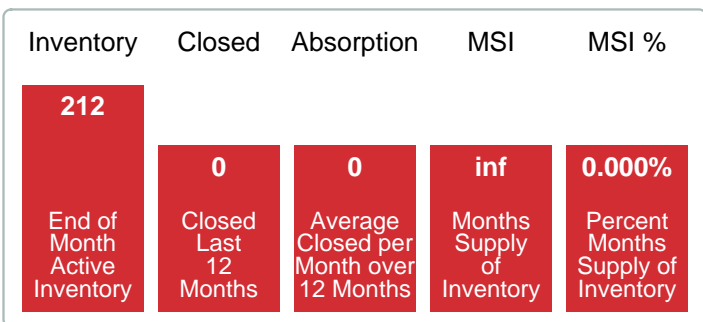
MONTHS SUPPLY of INVENTORY (MSI)

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MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2018

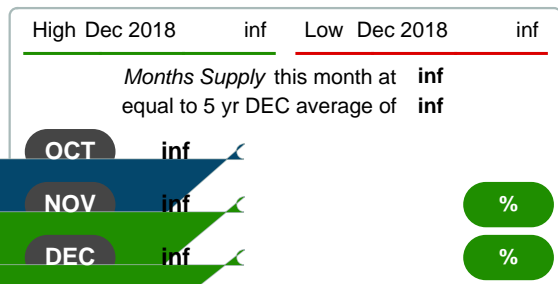


5 YEAR MARKET ACTIVITY TRENDS



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

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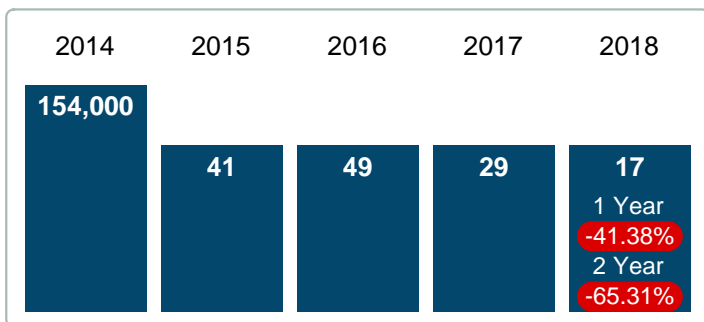
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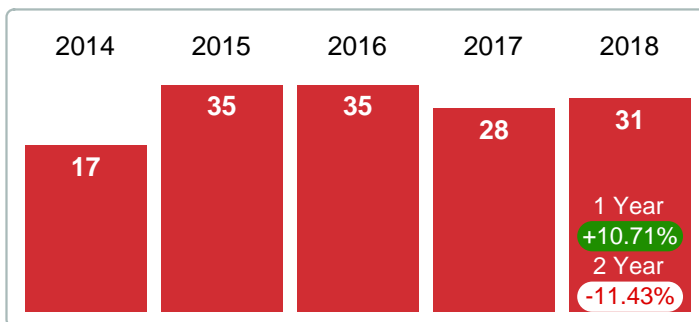
MEDIAN DAYS ON MARKET TO SALE

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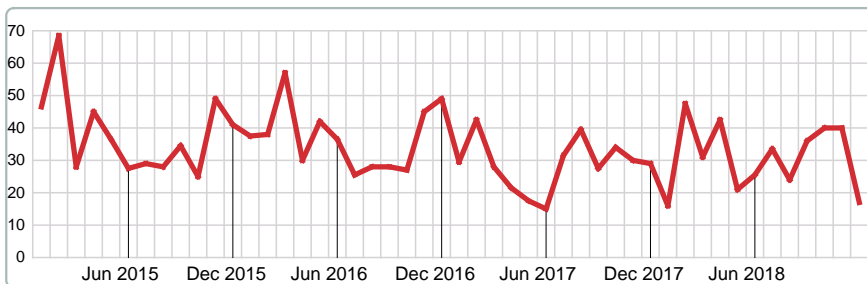
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

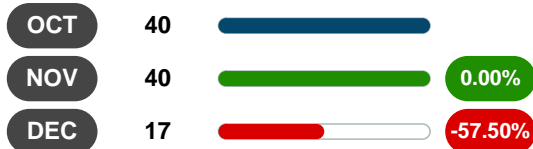


3 MONTHS

5 year DEC AVG = 30,827

High Feb 2015 69 Low Jun 2017 15

Median Days on Market to Sale this month at 17 below the 5 yr DEC average of 30,827



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	6.82%	21	21	29	0	0
\$50,001 - \$75,000	15.91%	19	0	70	10	0
\$75,001 - \$125,000	15.91%	14	0	15	5	0
\$125,001 - \$175,000	18.18%	30	0	31	0	14
\$175,001 - \$225,000	20.45%	15	0	20	12	0
\$225,001 - \$275,000	9.09%	16	0	16	15	0
\$275,001 and up	13.64%	72	0	92	41	0
Median Closed DOM		17	21	24	10	14
Total Closed Units	100%	44	1	33	9	1
Total Closed Volume		7,136,199	36.00K	5.26M	1.69M	153.00K

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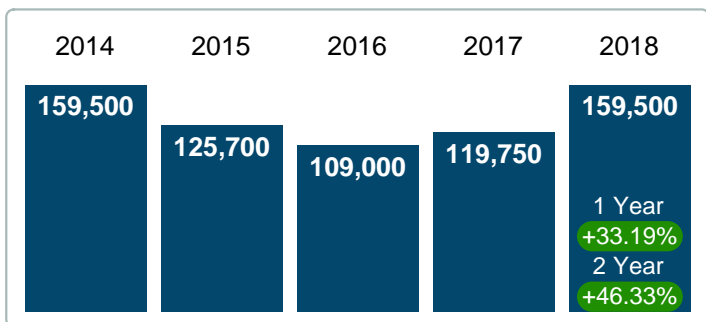
Area Delimited by County Of Creek - Residential Property Type



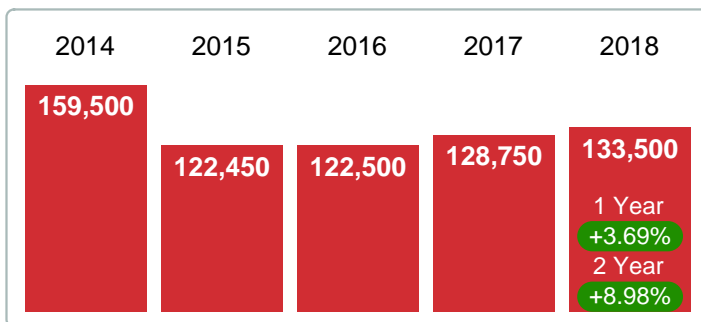
MEDIAN LIST PRICE AT CLOSING

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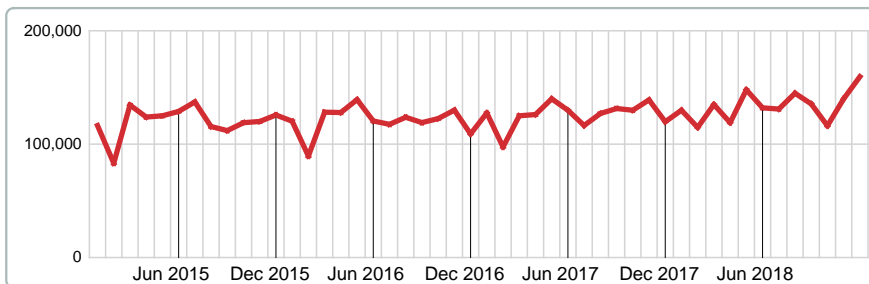
DECEMBER



YEAR TO DATE (YTD)

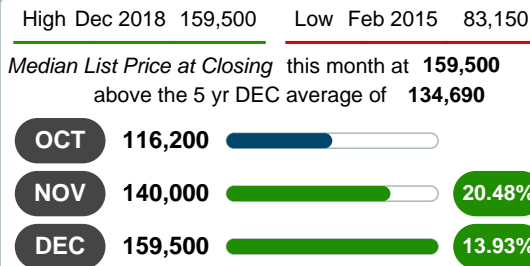


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 134,690



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	4.55%	35,000	45,000	25,000	0	0
\$50,001 - \$75,000	18.18%	71,838	0	71,838	66,900	0
\$75,001 - \$125,000	13.64%	99,250	0	99,250	0	0
\$125,001 - \$175,000	18.18%	154,950	0	157,200	135,000	155,000
\$175,001 - \$225,000	18.18%	199,500	0	195,000	204,000	0
\$225,001 - \$275,000	9.09%	244,900	0	244,900	244,900	0
\$275,001 and up	18.18%	299,950	0	320,000	294,900	0
Median List Price		159,500	45,000	159,500	204,000	155,000
Total Closed Units	100%	159,500	1	33	9	1
Total Closed Volume		7,563,373	45.00K	5.65M	1.72M	155.00K

December 2018



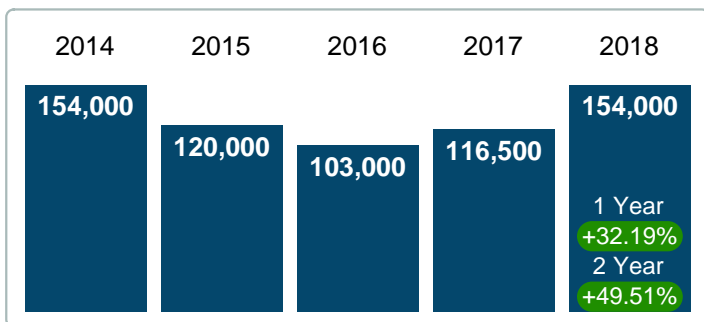
Area Delimited by County Of Creek - Residential Property Type



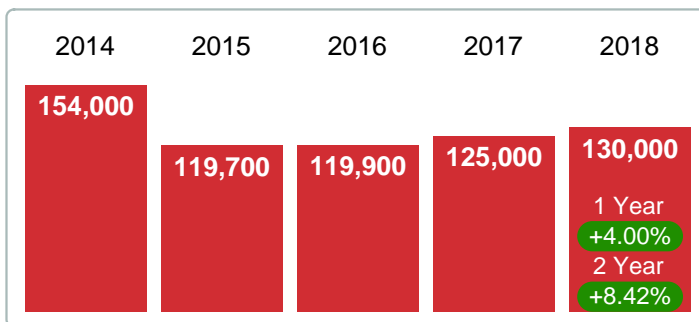
MEDIAN SOLD PRICE AT CLOSING

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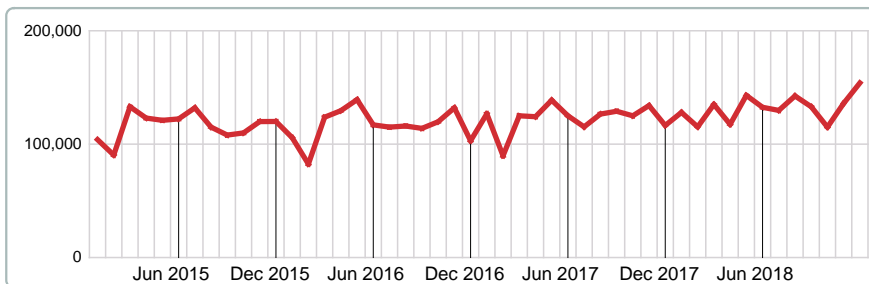
DECEMBER



YEAR TO DATE (YTD)

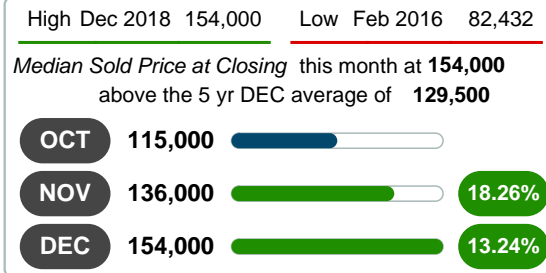


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 129,500



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	6.82%	36,000	36,000	37,500	0	0
\$50,001 - \$75,000	15.91%	69,900	0	69,900	66,050	0
\$75,001 - \$125,000	15.91%	98,500	0	94,250	125,000	0
\$125,001 - \$175,000	18.18%	150,500	0	148,000	0	153,000
\$175,001 - \$225,000	20.45%	213,000	0	214,000	204,000	0
\$225,001 - \$275,000	9.09%	242,450	0	240,000	244,900	0
\$275,001 and up	13.64%	291,250	0	307,500	286,250	0
Median Sold Price		154,000	36,000	148,000	204,000	153,000
Total Closed Units	100%	154,000	1	33	9	1
Total Closed Volume		7,136,199	36.00K	5.26M	1.69M	153.00K

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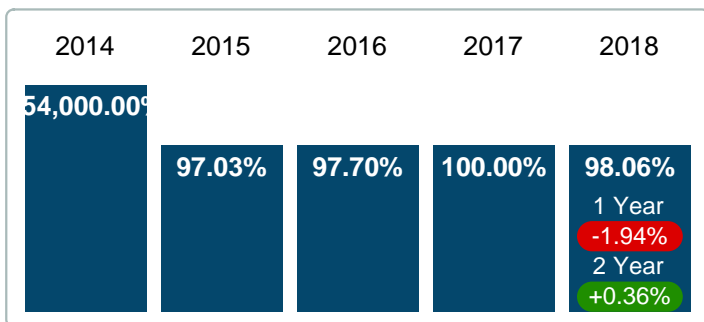
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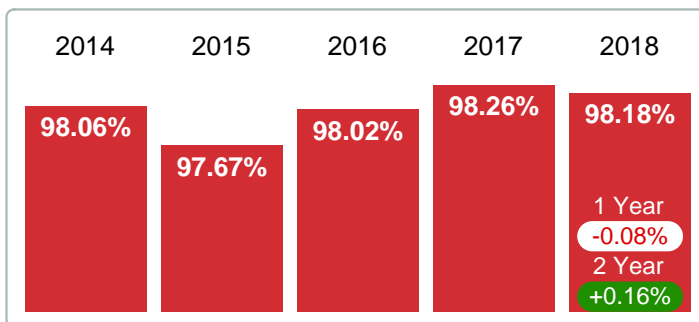
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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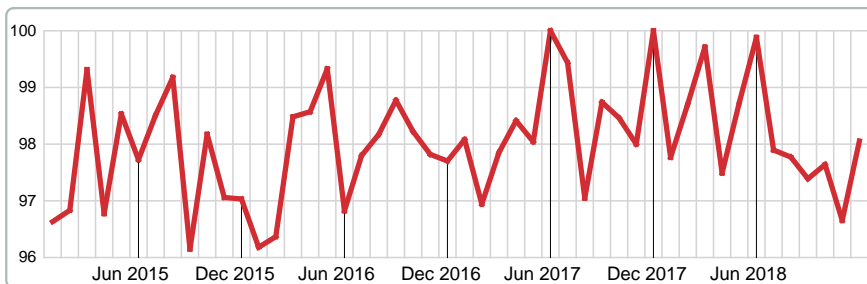
DECEMBER



YEAR TO DATE (YTD)

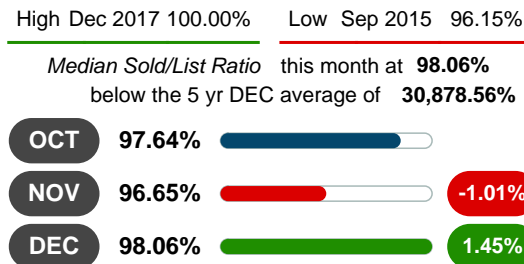


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 30,878.56%



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	3	6.82%	80.00%	80.00%	97.11%	0.00%	0.00%
\$50,001 - \$75,000	7	15.91%	100.00%	0.00%	100.00%	98.55%	0.00%
\$75,001 - \$125,000	7	15.91%	98.11%	0.00%	99.48%	92.59%	0.00%
\$125,001 - \$175,000	8	18.18%	97.99%	0.00%	97.28%	0.00%	98.71%
\$175,001 - \$225,000	9	20.45%	99.11%	0.00%	96.52%	100.00%	0.00%
\$225,001 - \$275,000	4	9.09%	92.48%	0.00%	86.96%	100.00%	0.00%
\$275,001 and up	6	13.64%	94.99%	0.00%	93.42%	97.09%	0.00%
Median Sold/List Ratio		98.06%		80.00%	97.30%	99.11%	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



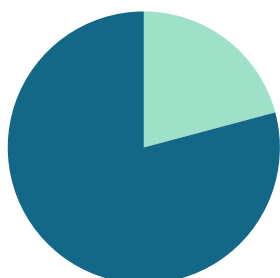
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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INVENTORY

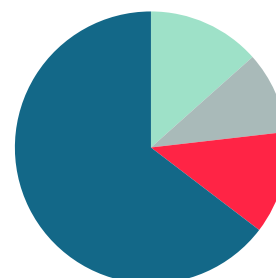


Inventory
 New Listings
59 = 20.85%
 Start Inventory
224
 Total Inventory Units
283
 Volume
\$55,116,045

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%
Median List Price	119,750	159,500	33.19%	128,750	133,500	3.69%
Median Sale Price	116,500	154,000	32.19%	125,000	130,000	4.00%
Median Percent of Selling Price to List Price	100.00%	98.06%	-1.94%	98.26%	98.18%	-0.08%
Median Days on Market to Sale	29.00	17.00	-41.38%	28.00	31.00	10.71%
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

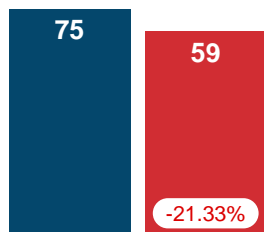
Inventory on December 31, 2018 = **212**

2017 **2018**

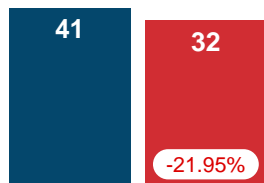
DECEMBER MARKET

MEDIAN PRICES

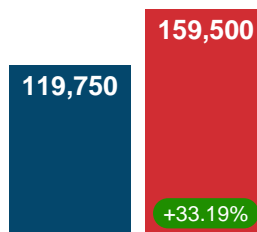
New Listings



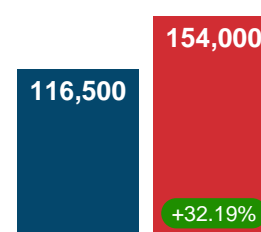
Pending Listings



List Price



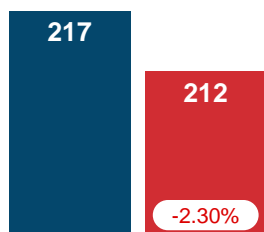
Sale Price



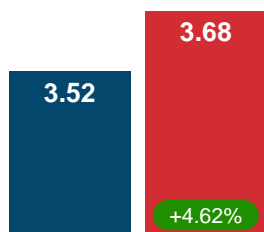
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

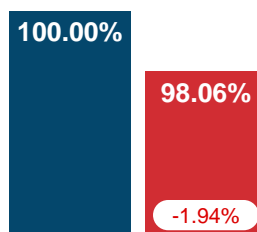
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

