



Area Delimited by County Of Creek - Residential Property Type

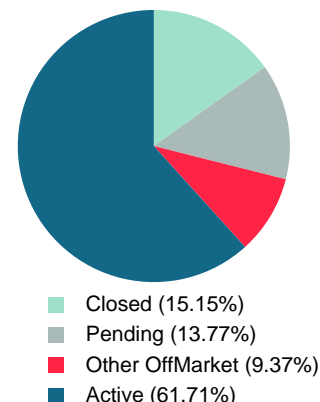


## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2017	November 2018	+/- %
Closed Listings	51	55	7.84%
Pending Listings	50	50	0.00%
New Listings	76	73	-3.95%
Average List Price	157,577	163,179	3.55%
Average Sale Price	152,584	158,437	3.84%
Average Percent of Selling Price to List Price	96.54%	96.92%	0.40%
Average Days on Market to Sale	49.10	49.96	1.76%
End of Month Inventory	211	224	6.16%
Months Supply of Inventory	3.39	3.89	14.76%

**Absorption:** Last 12 months, an Average of **58** Sales/Month  
**Active Inventory** as of November 30, 2018 = **224**



### Analysis Wrap-Up

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

The total housing inventory at the end of November 2018 rose **6.16%** to 224 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 **3.89** 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 **3.84%** in November 2018 to \$158,437 versus the previous year at \$152,584.

#### Average Days on Market Lengthens

The average number of **49.96** days that homes spent on the market before selling increased by 0.87 days or **1.76%** in November 2018 compared to last year's same month at **49.10** DOM.

#### Sales Success for November 2018 is Positive

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

There were 73 New Listings in November 2018, down **3.95%** from last year at 76. Furthermore, there were 55 Closed Listings this month versus last year at 51, a **7.84%** increase.

Closed versus Listed trends yielded a **75.3%** ratio, up from previous year's, November 2017, at **67.1%**, a **12.28%** upswing. This will certainly create pressure on an increasing 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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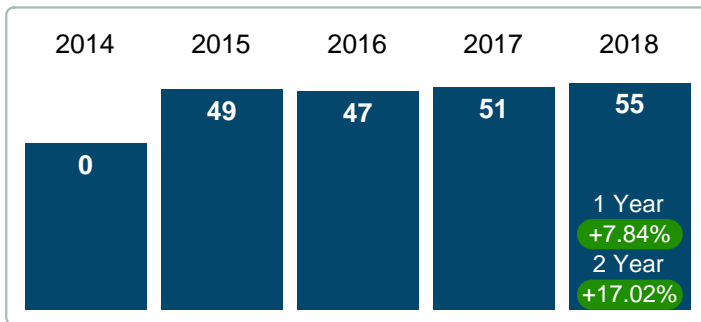


## November 2018

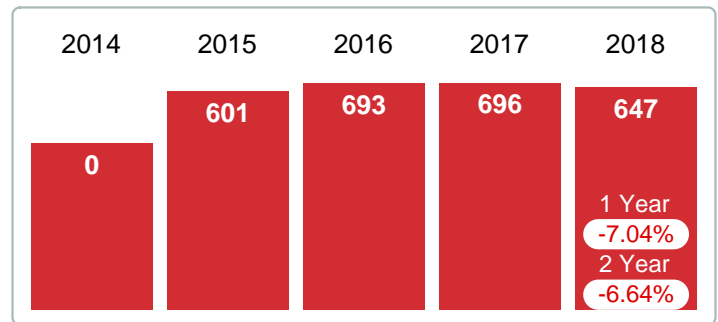
### CLOSED LISTINGS

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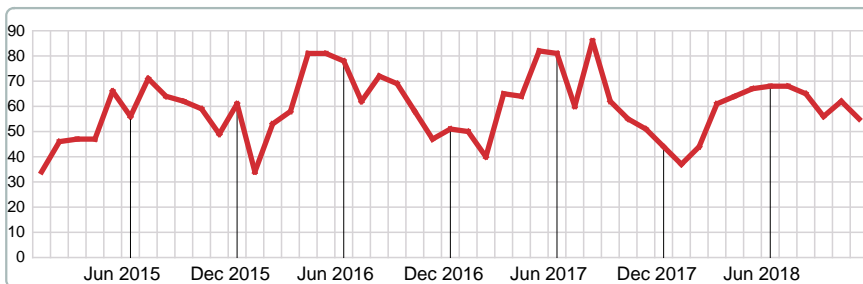
#### NOVEMBER



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year NOV AVG = 40

High Aug 2017 86 Low Jan 2016 34

Closed Listings this month at **55**  
above the 5 yr NOV average of **40**

SEP	56	
OCT	62	10.71%
NOV	55	-11.29%

#### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0	0.00%	0.0	0	0	0	0
\$25,001 - \$75,000	9	16.36%	56.4	3	6	0	0
\$75,001 - \$100,000	5	9.09%	68.6	2	3	0	0
\$100,001 - \$150,000	16	29.09%	38.4	2	12	2	0
\$150,001 - \$175,000	11	20.00%	43.0	0	7	3	1
\$175,001 - \$275,000	7	12.73%	68.7	0	3	4	0
\$275,001 and up	7	12.73%	46.9	0	2	4	1
Total Closed Units	55			7	33	13	2
Total Closed Volume	8,714,021	100%	50.0	521.74K	4.34M	3.30M	550.30K
Average Closed Price	\$158,437			\$74,534	\$131,600	\$253,785	\$275,150

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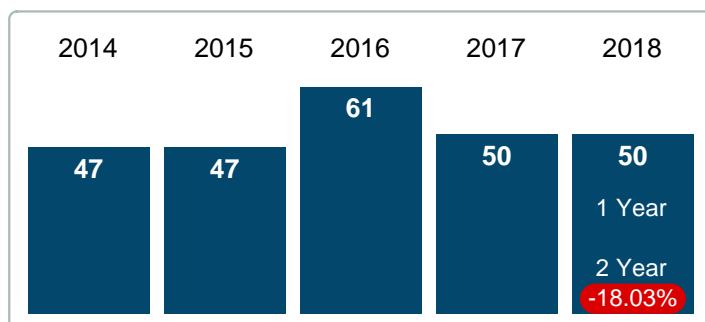


## November 2018

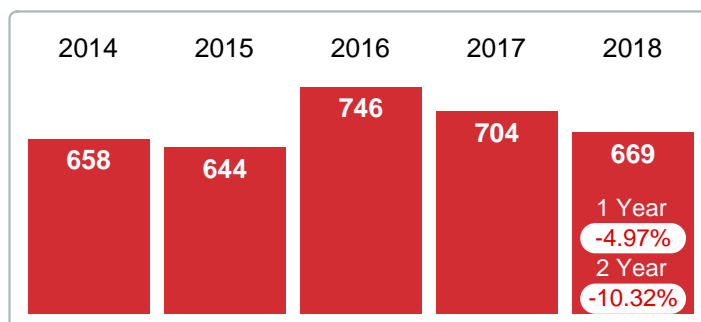
### PENDING LISTINGS

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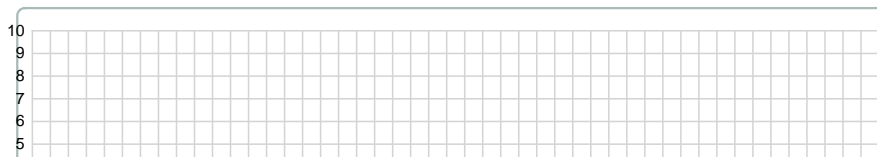
#### NOVEMBER



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year NOV AVG = 51

High Nov 2018 0 Low Nov 2018 0

Pending Listings this month at **50**  
below the 5 yr NOV average of **51**

SEP 0  
OCT 0  
NOV 0

nan%

nan%

Distribution of Pending Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2			4.00%	13.5	0	2	0	0
\$50,001 - \$75,000	7			14.00%	76.4	1	6	0	0
\$75,001 - \$125,000	8			16.00%	85.5	0	8	0	0
\$125,001 - \$175,000	10			20.00%	22.4	1	7	1	1
\$175,001 - \$225,000	8			16.00%	31.0	0	4	4	0
\$225,001 - \$325,000	10			20.00%	29.8	0	6	4	0
\$325,001 and up	5			10.00%	80.6	0	4	0	1
Total Pending Units	50					2	37	9	2
Total Pending Volume	8,907,573				100%	184.90K	6.10M	2.08M	545.00K
Average Listing Price	\$178,151					\$92,450	\$164,853	\$230,900	\$272,500

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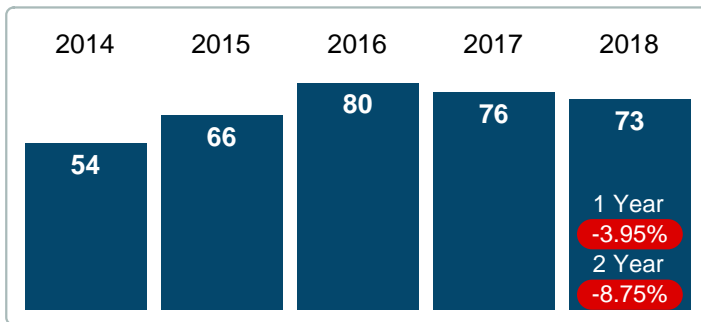
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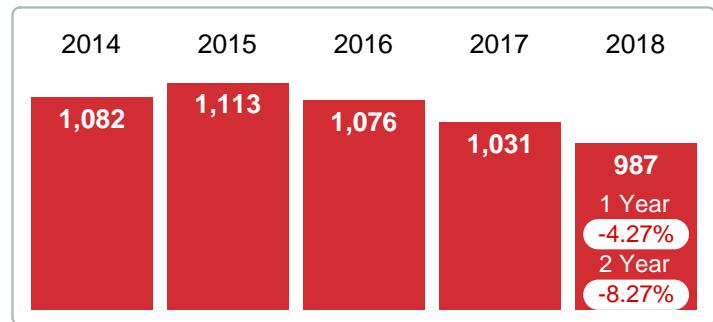
## NEW LISTINGS

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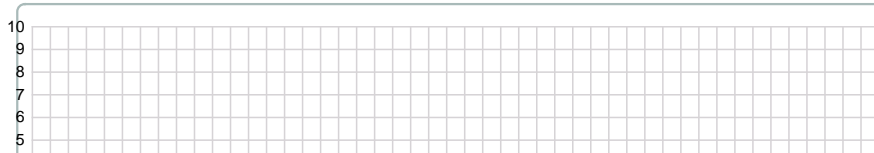
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 70

High Nov 2018 0 Low Nov 2018 0

New Listings this month at **73**  
above the 5 yr NOV average of **70**

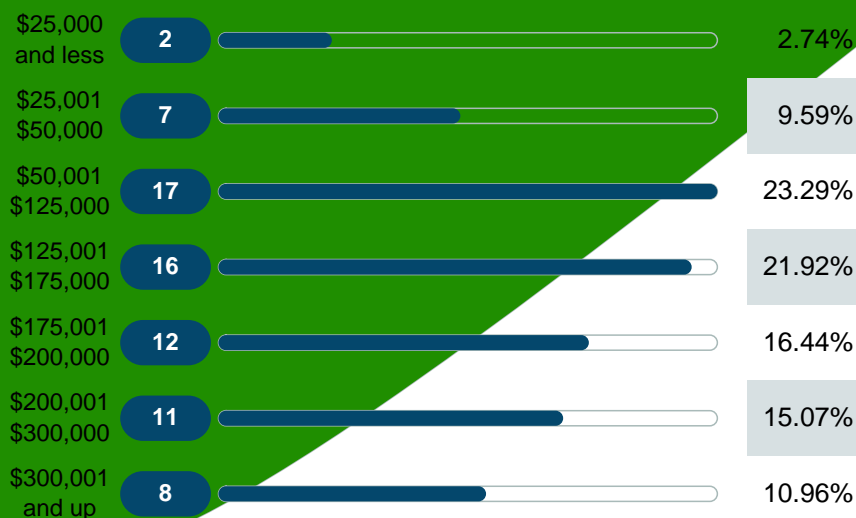
SEP 0  
OCT 0  
NOV 0

nan%

nan%

### Distribution of New Listings by Price Range

%



1-2 Beds	3 Beds	4 Beds	5+ Beds
1	1	0	0
4	3	0	0
5	11	1	0
1	13	1	1
1	10	1	0
0	5	6	0
0	1	5	2
12	44	14	3
831.90K	6.48M	4.02M	1.25M
\$69,325	\$147,304	\$287,400	\$417,967

Total New Listed Units	73	
Total New Listed Volume	12,590,754	100%
Average New Listed Listing Price	\$153,506	

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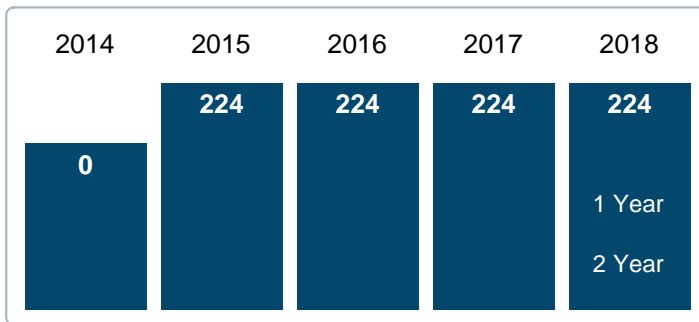


## November 2018

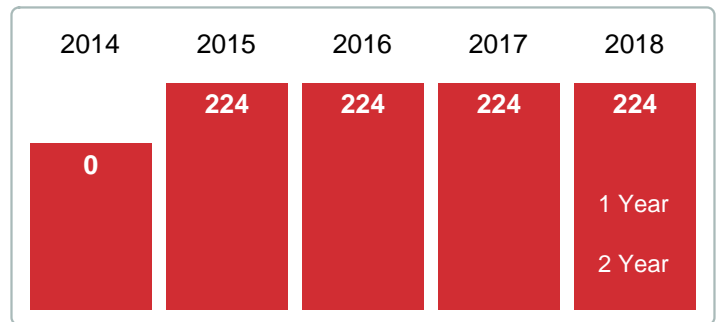
### ACTIVE INVENTORY

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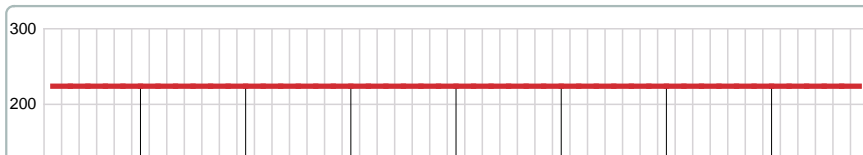
#### END OF NOVEMBER



#### ACTIVE DURING NOVEMBER



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year NOV AVG = 179

High Nov 2018 224 Low Nov 2018 224

Inventory this month at 224  
above the 5 yr NOV average of 179

SEP 224

OCT 224

NOV 224

0.00%

0.00%

Distribution of Inventory by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	22		9.82%	122.1	13	8	1	0
\$50,001 \$75,000	27		12.05%	92.7	13	14	0	0
\$75,001 \$100,000	22		9.82%	93.1	4	17	0	1
\$100,001 \$175,000	65		29.02%	147.6	4	44	14	3
\$175,001 \$225,000	29		12.95%	64.2	3	17	8	1
\$225,001 \$325,000	27		12.05%	70.4	0	14	11	2
\$325,001 and up	32		14.29%	71.9	1	4	19	8
Total Active Inventory by Units			224		38	118	53	15
Total Active Inventory by Volume			43,710,285	100%	3.50M	17.83M	16.63M	5.74M
Average Active Inventory Listing Price			\$195,135		\$92,164	\$151,130	\$313,817	\$382,830

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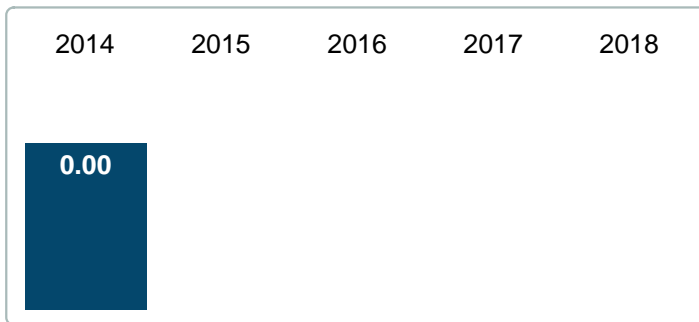
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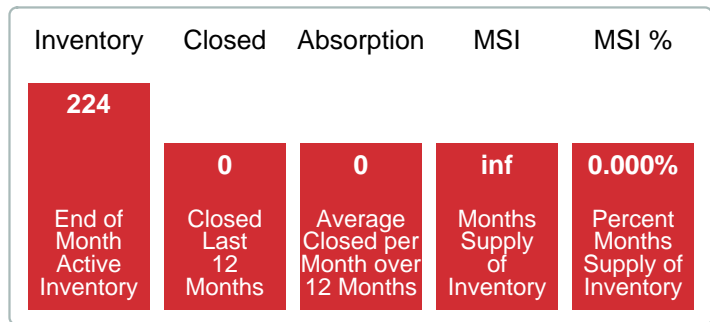
## MONTHS SUPPLY of INVENTORY (MSI)

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### MSI FOR NOVEMBER



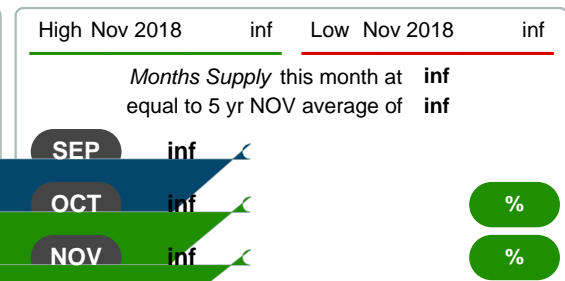
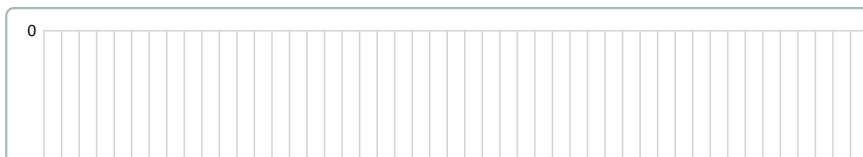
### INDICATORS FOR NOVEMBER 2018



### 5 YEAR MARKET ACTIVITY TRENDS

### 3 MONTHS

5 year NOV 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	22			9.82%	3.72	4.73	2.67	6.00	0.00
\$50,001 \$70,000	19			8.48%	4.15	6.50	2.67	0.00	0.00
\$70,001 \$120,000	43			19.20%	2.88	2.50	2.98	2.25	6.00
\$120,001 \$180,000	55			24.55%	2.92	4.00	2.57	3.69	7.20
\$180,001 \$240,000	31			13.84%	5.31	18.00	4.75	4.80	0.00
\$240,001 \$340,000	30			13.39%	6.43	0.00	7.20	6.43	5.14
\$340,001 and up	24			10.71%	8.47	12.00	4.80	8.40	10.50
Market Supply of Inventory (MSI)				3.89		4.85	3.17	5.01	7.50
Total Active Inventory by Units				224		38	118	53	15

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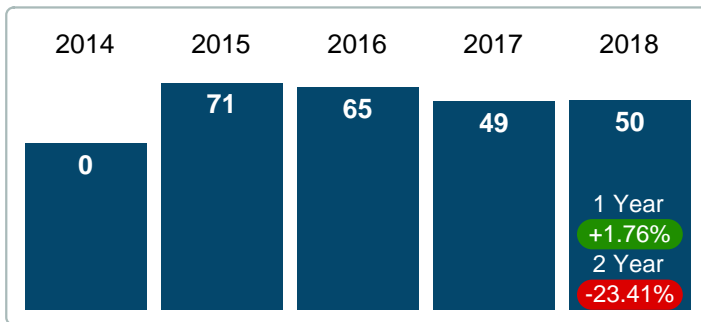


## November 2018

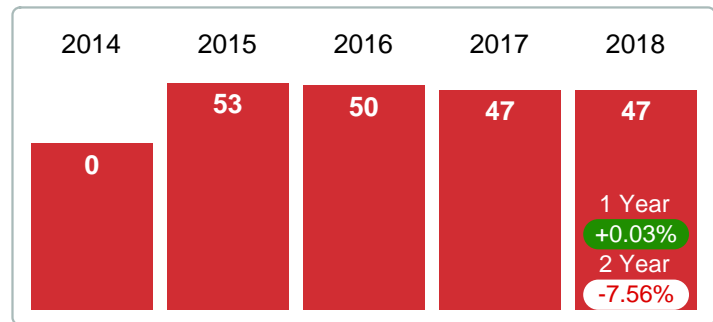
### AVERAGE DAYS ON MARKET TO SALE

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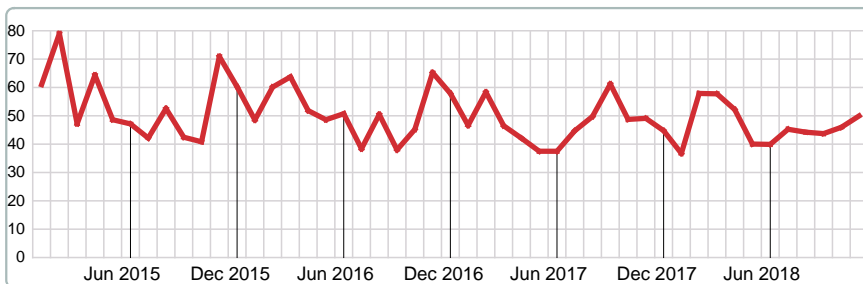
#### NOVEMBER



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year NOV AVG = 47

High Feb 2015 79 Low Jan 2018 37

Average Days on Market to Sale this month at 50  
above the 5 yr NOV average of 47

SEP	44		
OCT	46		5.08%
NOV	50		8.77%

#### 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
\$25,000 and less	0	0.00%	0	0	0	0	0
\$25,001 - \$75,000	9	16.36%	56	66	52	0	0
\$75,001 - \$100,000	5	9.09%	69	24	98	0	0
\$100,001 - \$150,000	16	29.09%	38	63	34	40	0
\$150,001 - \$175,000	11	20.00%	43	0	45	49	9
\$175,001 - \$275,000	7	12.73%	69	0	41	90	0
\$275,001 and up	7	12.73%	47	0	43	32	117
Average Closed DOM	50			53	47	55	63
Total Closed Units	55	100%	50	7	33	13	2
Total Closed Volume	8,714,021			521.74K	4.34M	3.30M	550.30K



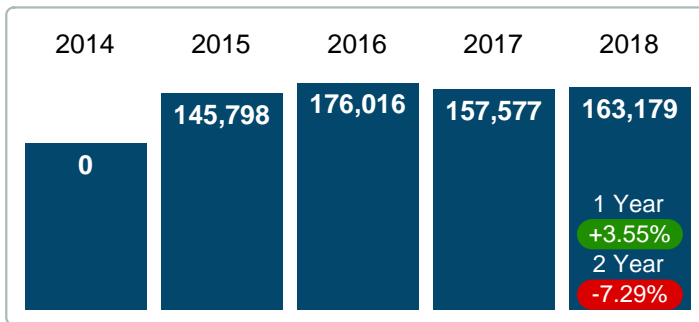
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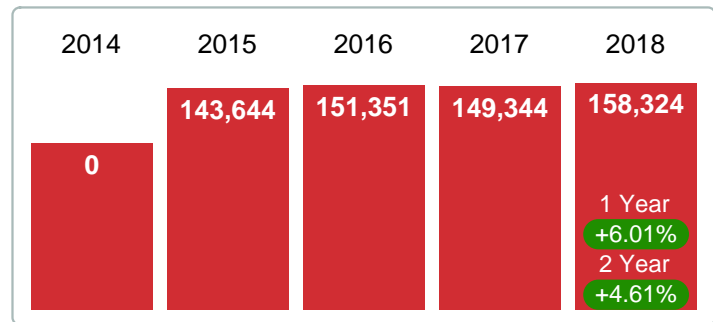
## AVERAGE LIST PRICE AT CLOSING

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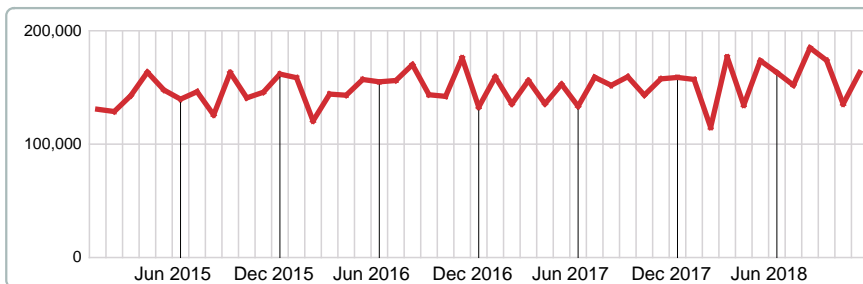
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 128,514

High Aug 2018 184,937 Low Feb 2018 114,760

Average List Price at Closing this month at **163,179**  
above the 5 yr NOV average of **128,514**

SEP	173,842	
OCT	135,397	-22.11%
NOV	163,179	20.52%

### 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
\$25,000 and less	0	0.00%	0	0	0	0	0
\$25,001 - \$75,000	9	16.36%	48,300	48,300	48,300	0	0
\$75,001 - \$100,000	4	7.27%	87,175	96,900	86,267	0	0
\$100,001 - \$150,000	18	32.73%	125,891	119,500	129,127	120,480	0
\$150,001 - \$175,000	8	14.55%	161,663	0	166,543	160,583	148,400
\$175,001 - \$275,000	9	16.36%	206,467	0	197,667	223,800	0
\$275,001 and up	7	12.73%	396,271	0	312,000	436,225	405,000
Average List Price			163,179	82,529	135,786	258,678	276,700
Total Closed Units		100%	163,179	7	33	13	2
Total Closed Volume			8,974,834	577.70K	4.48M	3.36M	553.40K

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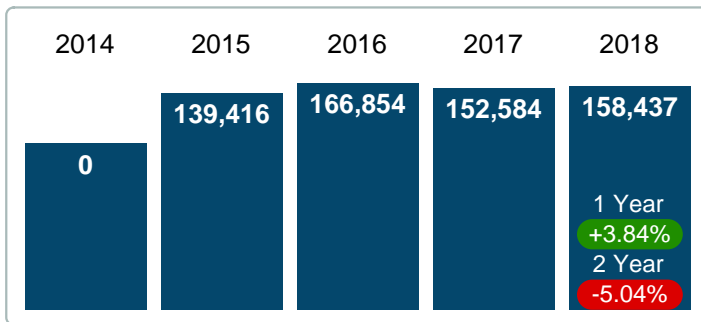
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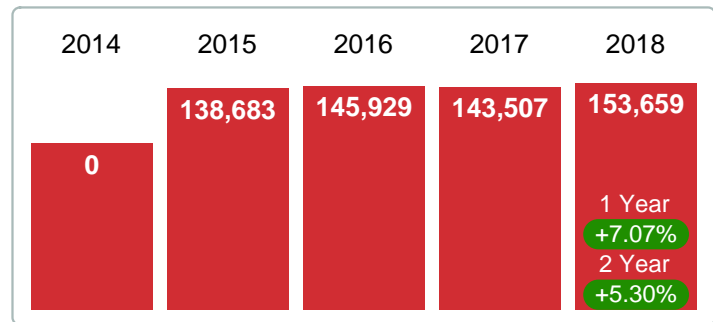
## AVERAGE SOLD PRICE AT CLOSING

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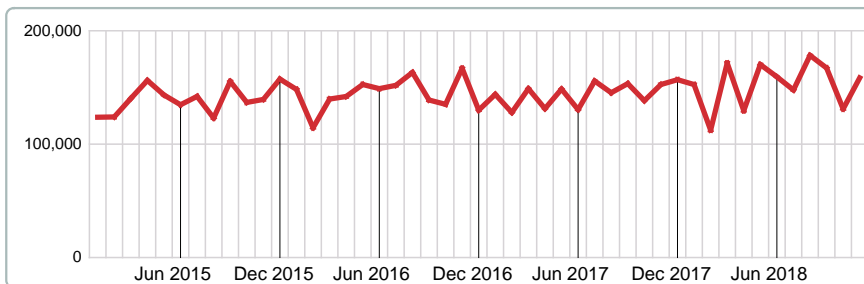
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 123,458

High Aug 2018 178,264 Low Feb 2018 112,345

Average Sold Price at Closing this month at **158,437**  
above the 5 yr NOV average of **123,458**

SEP	167,167	
OCT	131,058	-21.60%
NOV	158,437	20.89%

### 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
\$25,000 and less	0	0.00%	0	0	0	0	0
\$25,001 - \$75,000	9	16.36%	44,177	36,746	47,893	0	0
\$75,001 - \$100,000	5	9.09%	86,180	90,500	83,300	0	0
\$100,001 - \$150,000	16	29.09%	122,783	115,250	124,335	121,000	0
\$150,001 - \$175,000	11	20.00%	163,436	0	162,857	164,167	165,300
\$175,001 - \$275,000	7	12.73%	207,343	0	193,667	217,600	0
\$275,001 and up	7	12.73%	381,686	0	296,250	423,575	385,000
Average Sold Price			158,437	74,534	131,600	253,785	275,150
Total Closed Units		100%	158,437	7	33	13	2
Total Closed Volume			8,714,021	521.74K	4.34M	3.30M	550.30K



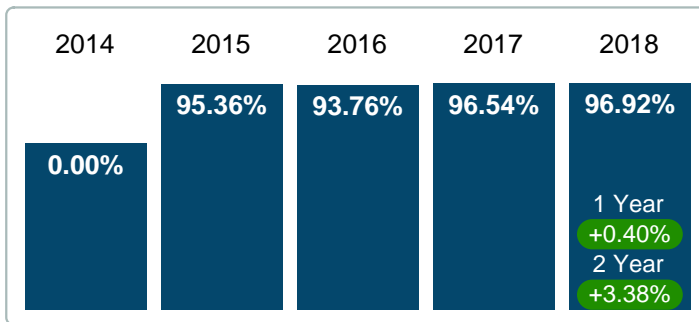
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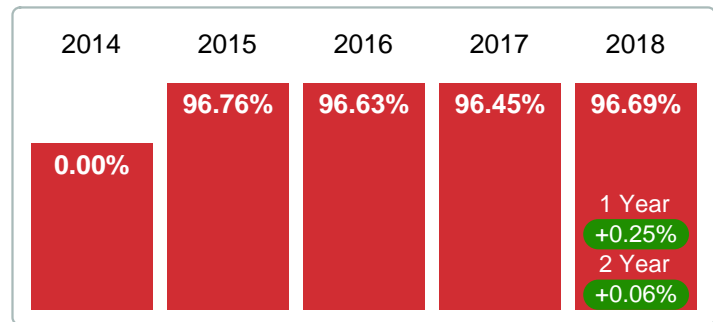
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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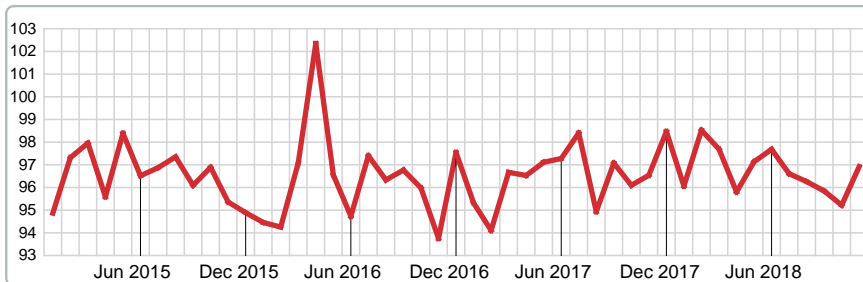
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 76.52%

High Apr 2016 102.35% Low Nov 2016 93.76%

Average Sold/List Ratio this month at **96.92%**  
above the 5 yr NOV average of **76.52%**

SEP	95.85%	
OCT	95.22%	-0.65%
NOV	96.92%	1.79%

### 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
\$25,000 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$25,001 - \$75,000	9	16.36%	93.46%	77.17%	101.60%	0.00%	0.00%
\$75,001 - \$100,000	5	9.09%	95.33%	93.40%	96.62%	0.00%	0.00%
\$100,001 - \$150,000	16	29.09%	96.92%	96.24%	96.45%	100.45%	0.00%
\$150,001 - \$175,000	11	20.00%	100.57%	0.00%	97.88%	103.22%	111.39%
\$175,001 - \$275,000	7	12.73%	97.62%	0.00%	97.98%	97.34%	0.00%
\$275,001 and up	7	12.73%	96.09%	0.00%	94.91%	96.94%	95.06%
Average Sold/List Ratio		96.90%		87.25%	97.75%	99.05%	103.22%
Total Closed Units		55	100%	7	33	13	2
Total Closed Volume		8,714,021		521.74K	4.34M	3.30M	550.30K

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Email: support@mlstechnology.com



Area Delimited by County Of Creek - Residential Property Type

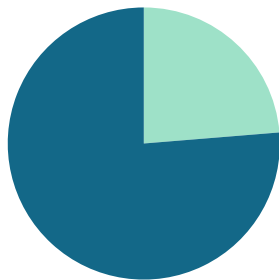


## November 2018

### MARKET SUMMARY

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

#### INVENTORY



#### Inventory

New Listings  
**73 = 23.70%**

Start Inventory  
**235**

Total Inventory Units  
**308**

Volume  
**\$60,851,108**

#### Market Activity

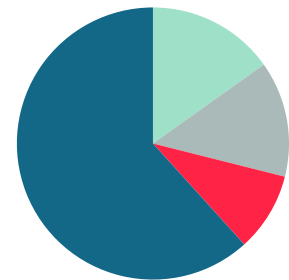
Closed Sales  
**55 = 15.15%**

Pending Sales  
**50 = 13.77%**

Other Off Market  
**34 = 9.37%**

Active Inventory  
**224 = 61.71%**

#### MARKET ACTIVITY



Compared Metrics	2017	November 2018	+/-%	Year to Date 2017	Year to Date 2018	+/-%
Closed Sales	51	55	7.84%	696	647	-7.04%
Pending Sales	50	50	0.00%	704	669	-4.97%
New Listings	76	73	-3.95%	1,031	987	-4.27%
Average List Price	157,577	163,179	3.55%	149,344	158,324	6.01%
Average Sale Price	152,584	158,437	3.84%	143,507	153,659	7.07%
Average Percent of Selling Price to List Price	96.54%	96.92%	0.40%	96.45%	96.69%	0.25%
Average Days on Market to Sale	49.10	49.96	1.76%	46.60	46.62	0.03%
Monthly Inventory	211	224	6.16%	211	224	6.16%
Months Supply of Inventory	3.39	3.89	14.76%	3.39	3.89	14.76%

Absorption: Last 12 months, an Average of **58** Sales/MonthInventory on November 30, 2018 = **224**

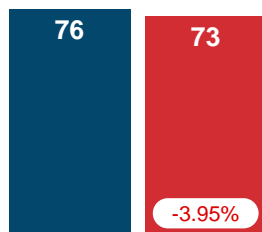
2017

2018

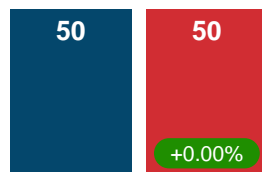
#### NOVEMBER MARKET

#### AVERAGE PRICES

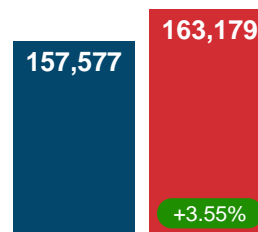
##### New Listings



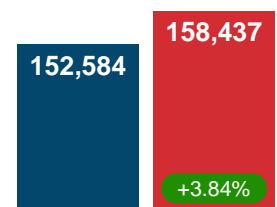
##### Pending Listings



##### List Price



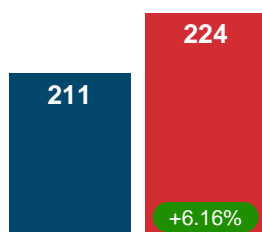
##### Sale Price



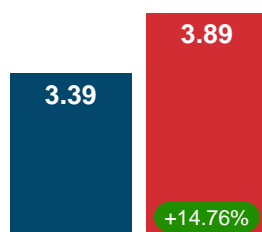
#### INVENTORY

#### AVERAGE SOLD/LIST RATIO & DOM

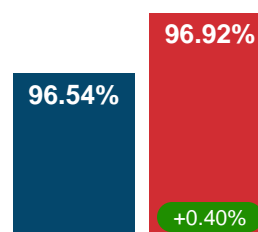
##### Active Inventory



##### Monthly Supply of Inventory



##### Sale/List Ratio



##### Days on Market

