

November 2018



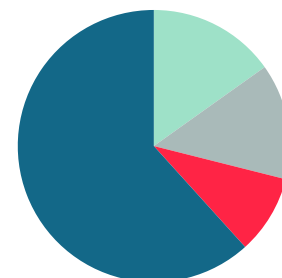
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2017	2018	+/-%
Closed Listings	51	55	7.84%
Pending Listings	50	50	0.00%
New Listings	76	73	-3.95%
Median List Price	139,000	140,000	0.72%
Median Sale Price	134,000	136,000	1.49%
Median Percent of Selling Price to List Price	98.00%	96.65%	-1.37%
Median Days on Market to Sale	30.00	40.00	33.33%
End of Month Inventory	211	224	6.16%
Months Supply of Inventory	3.39	3.89	14.76%



■ Closed (15.15%)
■ Pending (13.77%)
■ Other OffMarket (9.37%)
■ Active (61.71%)

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.

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 **1.49%** in November 2018 to \$136,000 versus the previous year at \$134,000.

Median Days on Market Lengthens

The median number of **40.00** days that homes spent on the market before selling increased by 10.00 days or **33.33%** in November 2018 compared to last year's same month at **30.00** DOM.

Sales Success for November 2018 is Positive

Overall, with Median 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.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

November 2018



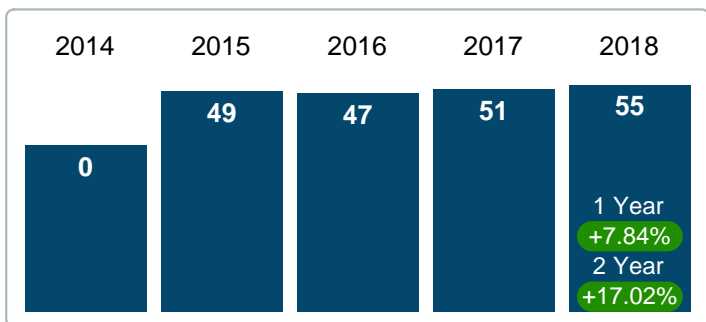
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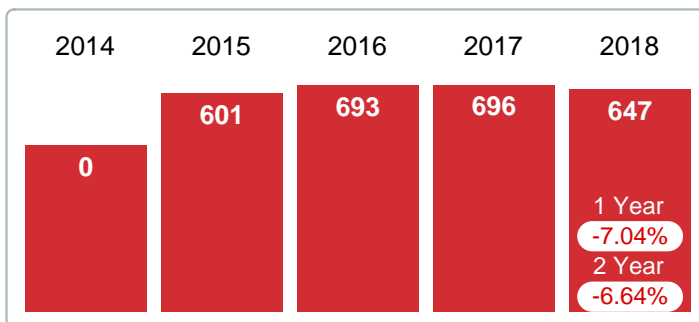
CLOSED LISTINGS

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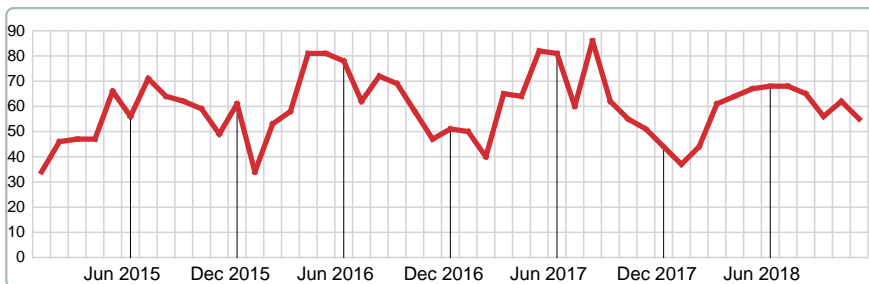
NOVEMBER



YEAR TO DATE (YTD)

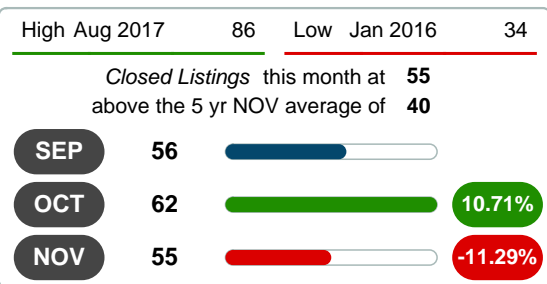


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV 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
\$40,000 and less	3	5.45%	28.0	2	1	0	0
\$40,001 - \$80,000	7	12.73%	92.0	1	6	0	0
\$80,001 - \$120,000	11	20.00%	49.0	3	8	0	0
\$120,001 - \$160,000	14	25.45%	32.0	1	10	3	0
\$160,001 - \$190,000	7	12.73%	12.0	0	3	3	1
\$190,001 - \$280,000	7	12.73%	83.0	0	4	3	0
\$280,001 and up	6	10.91%	59.0	0	1	4	1
Total Closed Units	55			7	33	13	2
Total Closed Volume	8,714,021	100%	40.0	521.74K	4.34M	3.30M	550.30K
Median Closed Price	\$136,000			\$84,000	\$131,400	\$210,000	\$275,150

November 2018



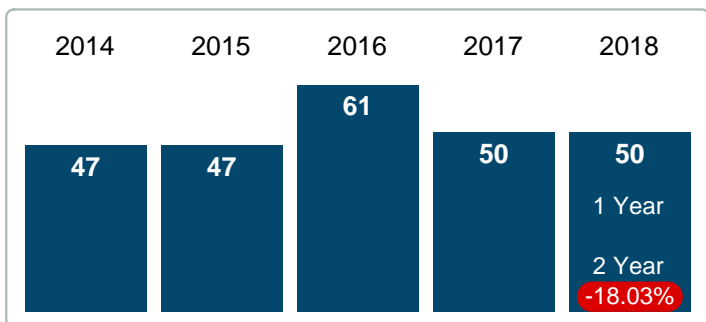
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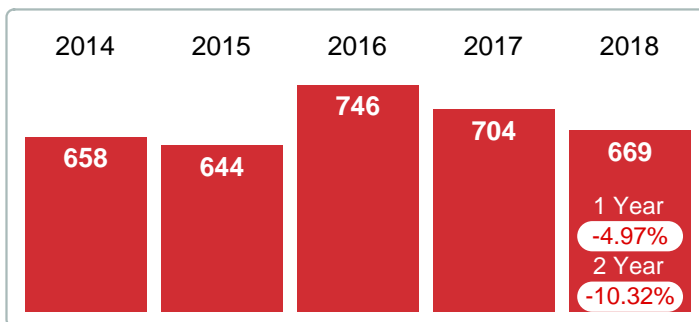
PENDING LISTINGS

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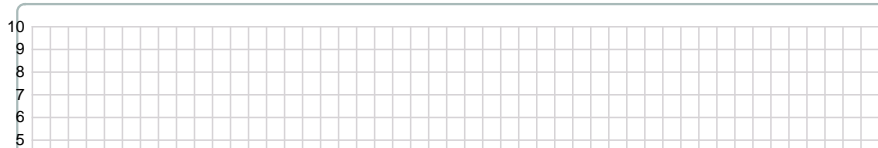
NOVEMBER



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	nan%
NOV	0	nan%

Distribution of Pending Listings by Price Range		%	MDOM	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%	66.0	1	6	0	0
\$75,001 - \$125,000	8	16.00%	70.0	0	8	0	0
\$125,001 - \$175,000	10	20.00%	14.0	1	7	1	1
\$175,001 - \$225,000	8	16.00%	16.5	0	4	4	0
\$225,001 - \$325,000	10	20.00%	12.0	0	6	4	0
\$325,001 and up	5	10.00%	65.0	0	4	0	1
Total Pending Units	50			2	37	9	2
Total Pending Volume	8,907,573	100%	33.0	184.90K	6.10M	2.08M	545.00K
Median Listing Price	\$164,900			\$92,450	\$154,900	\$224,900	\$272,500

November 2018



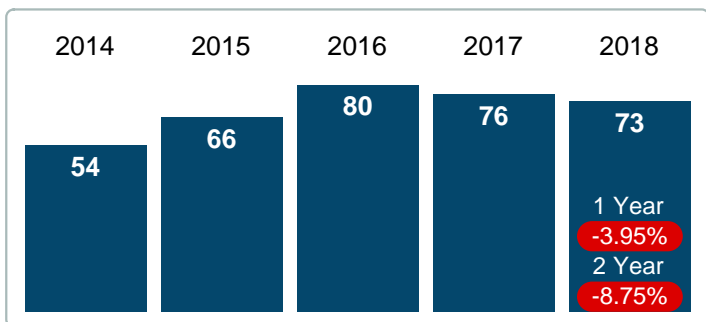
Area Delimited by County Of Creek - Residential Property Type



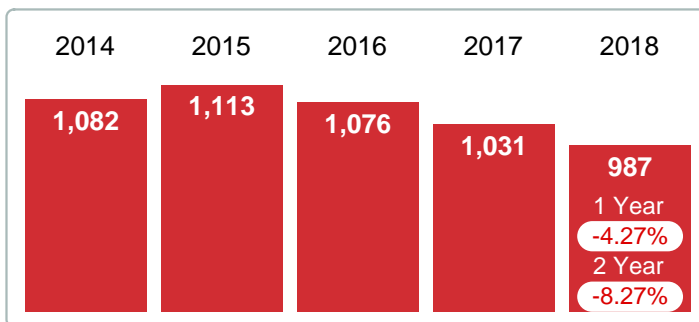
NEW LISTINGS

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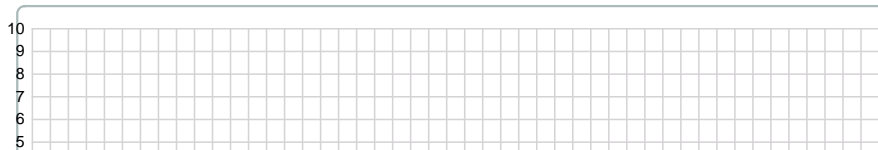
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 70

High Nov 2018: 0 Low Nov 2018: 0

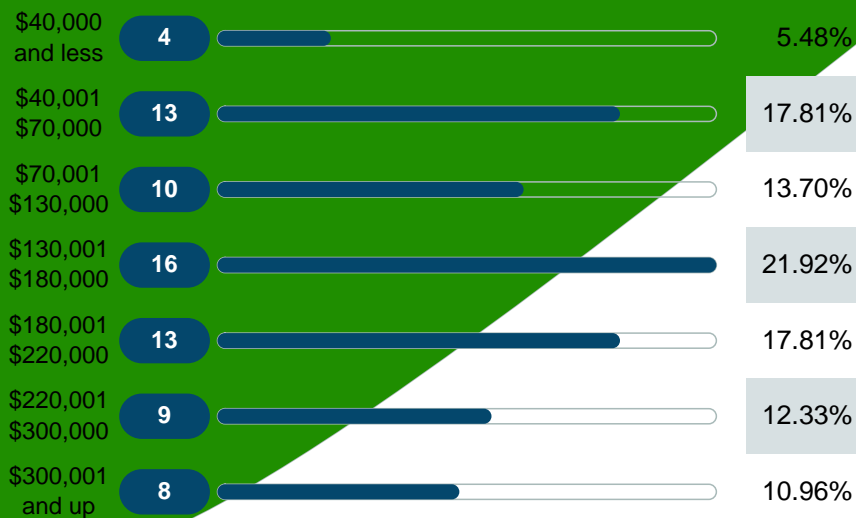
New Listings this month at **73**
above the 5 yr NOV average of **70**

SEP: 0
OCT: 0
NOV: 0

nan%
nan%

Distribution of New Listings by Price Range

%



	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	1	3	0	0
\$40,001 - \$70,000	9	4	0	0
\$70,001 - \$130,000	1	8	1	0
\$130,001 - \$180,000	0	14	1	1
\$180,001 - \$220,000	1	10	2	0
\$220,001 - \$300,000	0	4	5	0
\$300,001 and up	0	1	5	2
Total	12	44	14	3
Total New Listed Volume	831.90K	6.48M	4.02M	1.25M
Median New Listed Listing Price	\$53,700	\$145,325	\$274,400	\$499,900

Total New Listed Units	73	
Total New Listed Volume	12,590,754	100%
Median New Listed Listing Price	\$149,350	

November 2018



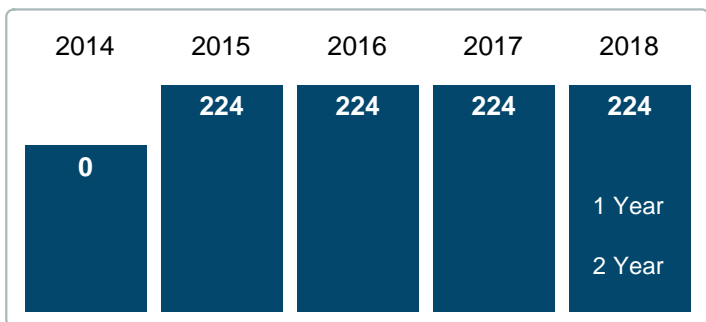
Area Delimited by County Of Creek - Residential Property Type



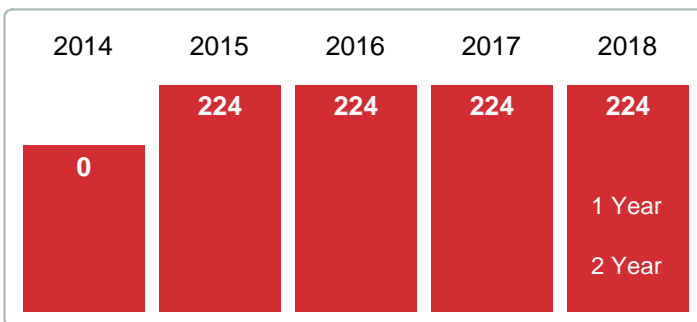
ACTIVE INVENTORY

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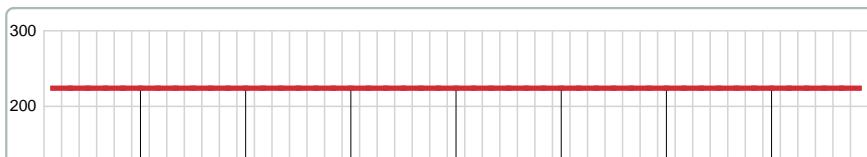
END OF NOVEMBER



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	22	9.82%	68.0	13	8	1	0
\$50,001 - \$70,000	19	8.48%	51.0	13	6	0	0
\$70,001 - \$120,000	43	19.20%	92.0	5	34	3	1
\$120,001 - \$180,000	55	24.55%	84.0	3	37	12	3
\$180,001 - \$240,000	31	13.84%	60.0	3	19	8	1
\$240,001 - \$340,000	30	13.39%	57.0	0	12	15	3
\$340,001 and up	24	10.71%	80.5	1	2	14	7
Total Active Inventory by Units	224			38	118	53	15
Total Active Inventory by Volume	43,710,285	100%	72.5	3.50M	17.83M	16.63M	5.74M
Median Active Inventory Listing Price	\$149,900			\$60,000	\$144,673	\$255,900	\$335,000

November 2018



Area Delimited by County Of Creek - Residential Property Type



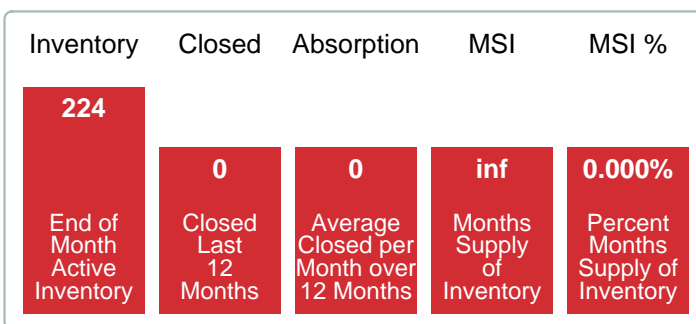
MONTHS SUPPLY of INVENTORY (MSI)

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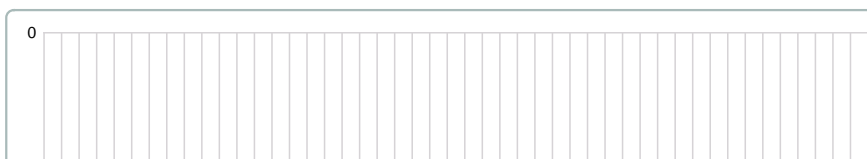
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2018

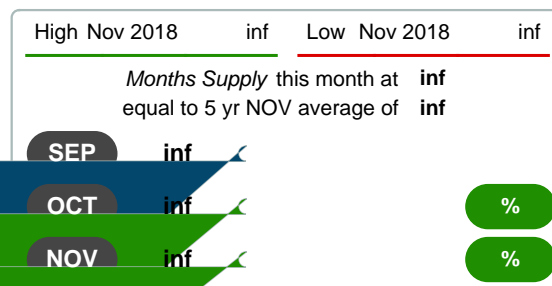


5 YEAR MARKET ACTIVITY TRENDS



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		100%	3.89	38	118	53	15

November 2018



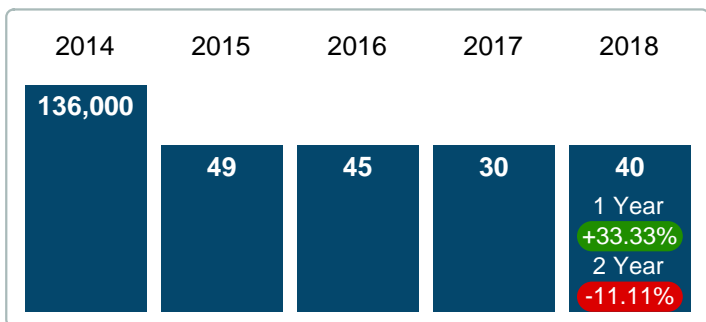
Area Delimited by County Of Creek - Residential Property Type



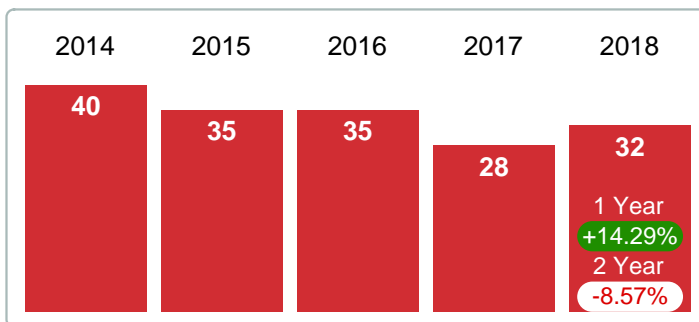
MEDIAN DAYS ON MARKET TO SALE

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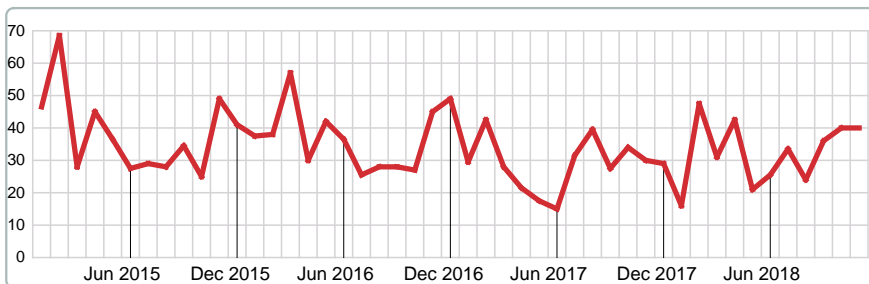
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

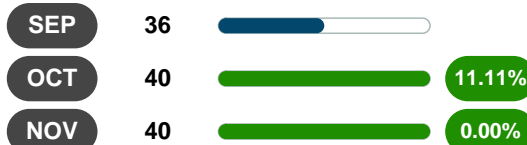


3 MONTHS

5 year NOV AVG = 27,233

High Feb 2015 69 Low Jun 2017 15

Median Days on Market to Sale this month at 40 below the 5 yr NOV average of 27,233



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	5.45%	28	52	28	0	0
\$40,001 - \$80,000	12.73%	92	93	66	0	0
\$80,001 - \$120,000	20.00%	49	33	57	0	0
\$120,001 - \$160,000	25.45%	32	74	21	65	0
\$160,001 - \$190,000	12.73%	12	0	53	11	9
\$190,001 - \$280,000	12.73%	83	0	20	103	0
\$280,001 and up	10.91%	59	0	84	20	117
Median Closed DOM		40	52	40	35	63
Total Closed Units	100%	55	7	33	13	2
Total Closed Volume		8,714,021	521.74K	4.34M	3.30M	550.30K



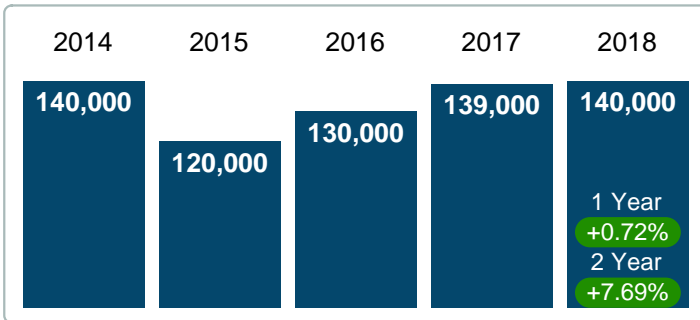
Area Delimited by County Of Creek - Residential Property Type



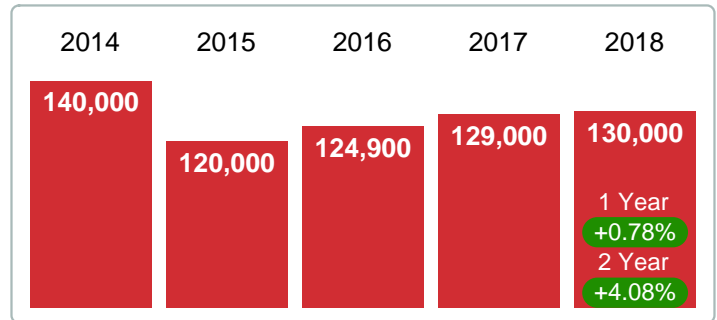
MEDIAN LIST PRICE AT CLOSING

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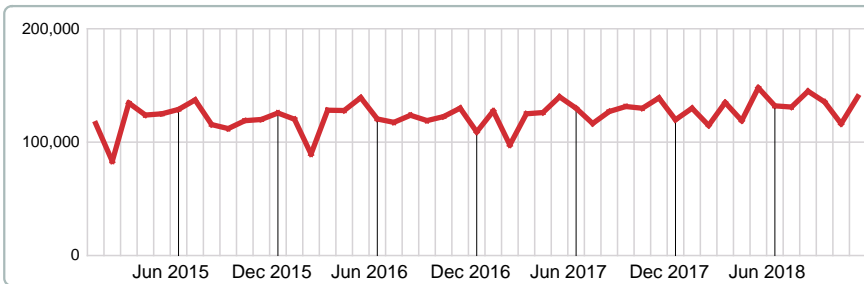
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

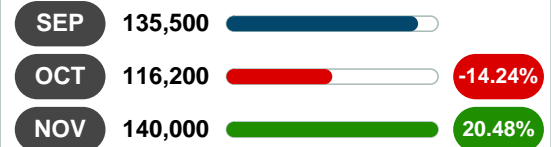


3 MONTHS

5 year NOV AVG = 133,800

High May 2018 147,900 Low Feb 2015 83,150

Median List Price at Closing this month at 140,000 above the 5 yr NOV average of 133,800



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	3	30,000	39,900	28,450	0	0
\$40,001 - \$80,000	7	55,000	52,500	62,500	0	0
\$80,001 - \$120,000	11	114,500	103,900	115,000	119,000	0
\$120,001 - \$160,000	15	140,225	129,000	141,113	139,250	148,400
\$160,001 - \$190,000	6	176,950	0	171,950	182,450	0
\$190,001 - \$280,000	6	214,250	0	197,000	229,900	0
\$280,001 and up	7	358,000	0	312,000	378,500	405,000
Median List Price		140,000	89,900	137,500	229,500	276,700
Total Closed Units		55	7	33	13	2
Total Closed Volume		8,974,834	577.70K	4.48M	3.36M	553.40K

November 2018



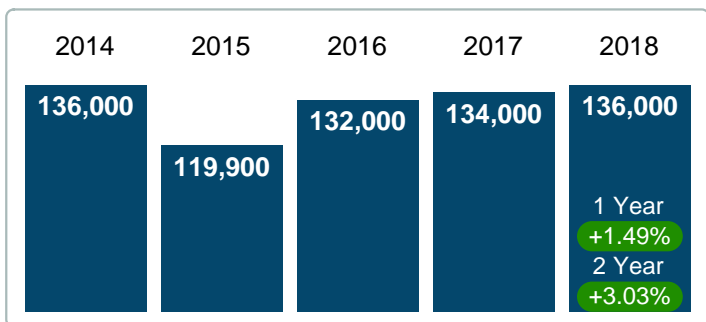
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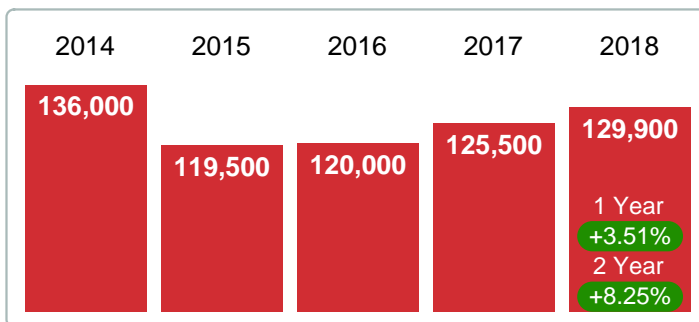
MEDIAN SOLD PRICE AT CLOSING

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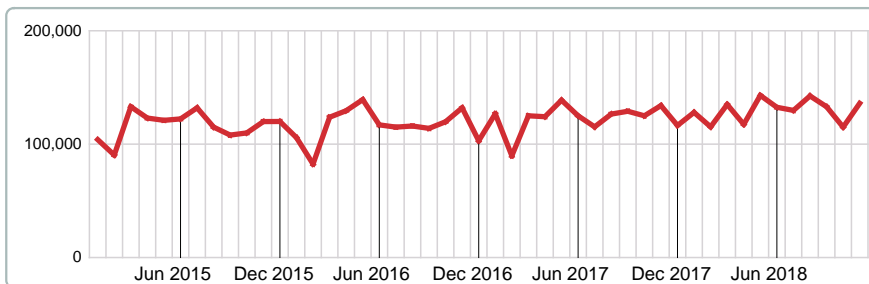
NOVEMBER



YEAR TO DATE (YTD)

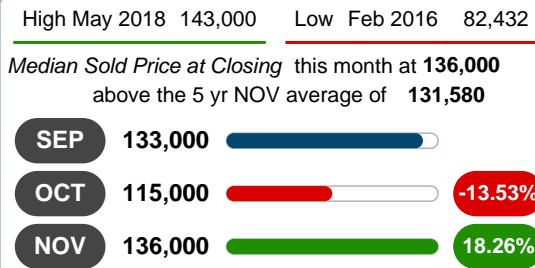


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 131,580



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	3	5.45%	30,000	33,619	26,000	0	
\$40,001 - \$80,000	7	12.73%	49,000	43,000	55,750	0	
\$80,001 - \$120,000	11	20.00%	107,500	97,000	112,750	0	
\$120,001 - \$160,000	14	25.45%	138,113	127,500	141,113	121,000	
\$160,001 - \$190,000	7	12.73%	170,000	0	170,000	174,000	
\$190,001 - \$280,000	7	12.73%	210,000	0	194,500	217,500	
\$280,001 and up	6	10.91%	366,500	0	315,000	366,500	
Median Sold Price		136,000		84,000	131,400	210,000	
Total Closed Units		55	100%	136,000	7	33	13
Total Closed Volume		8,714,021		521.74K	4.34M	3.30M	

November 2018



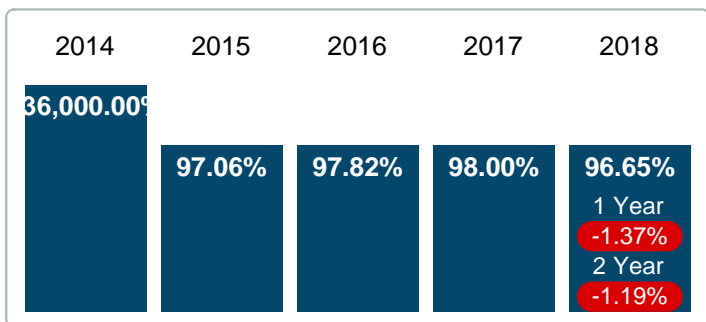
Area Delimited by County Of Creek - Residential Property Type



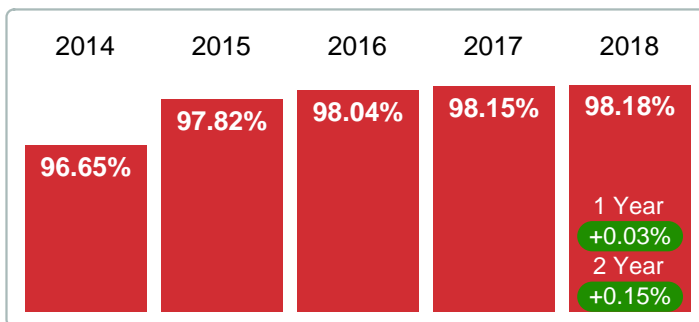
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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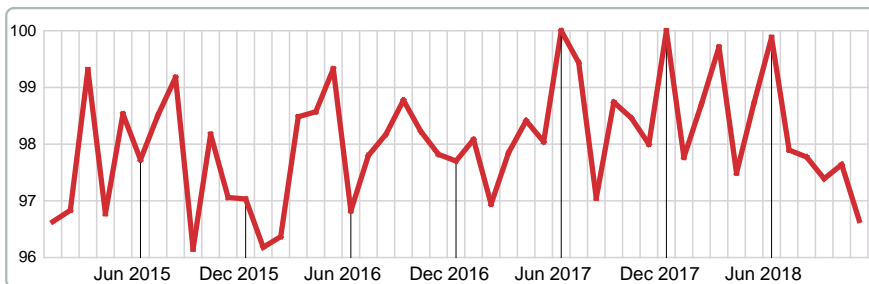
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

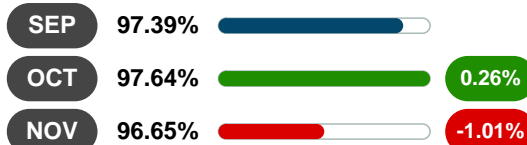


3 MONTHS

5 year NOV AVG = 27,277.91%

High Dec 2017 100.00% Low Sep 2015 96.15%

Median Sold/List Ratio this month at **96.65%**
below the 5 yr NOV average of **27,277.91%**



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	3	5.45%	93.33%	76.66%	96.65%	0.00%	0.00%
\$40,001 - \$80,000	7	12.73%	93.90%	78.18%	96.00%	0.00%	0.00%
\$80,001 - \$120,000	11	20.00%	94.98%	93.44%	96.70%	0.00%	0.00%
\$120,001 - \$160,000	14	25.45%	99.33%	98.84%	99.17%	100.00%	0.00%
\$160,001 - \$190,000	7	12.73%	97.70%	0.00%	95.64%	101.67%	111.39%
\$190,001 - \$280,000	7	12.73%	96.48%	0.00%	96.97%	94.61%	0.00%
\$280,001 and up	6	10.91%	95.91%	0.00%	95.74%	96.96%	95.06%
Median Sold/List Ratio		96.65%		93.36%	97.39%	98.60%	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

November 2018



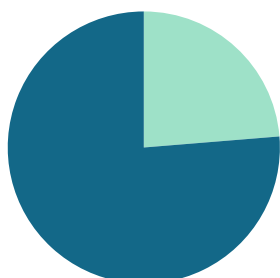
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

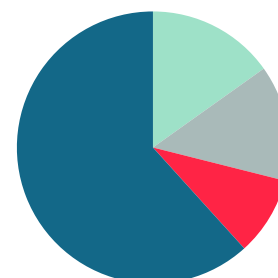


Inventory
 New Listings
73 = 23.70%
 Start Inventory
235
 Total Inventory Units
308
 Volume
\$60,851,108

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	November			Year to Date		
	2017	2018	+/-%	2017	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%
Median List Price	139,000	140,000	0.72%	129,000	130,000	0.78%
Median Sale Price	134,000	136,000	1.49%	125,500	129,900	3.51%
Median Percent of Selling Price to List Price	98.00%	96.65%	-1.37%	98.15%	98.18%	0.03%
Median Days on Market to Sale	30.00	40.00	33.33%	28.00	32.00	14.29%
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/Month

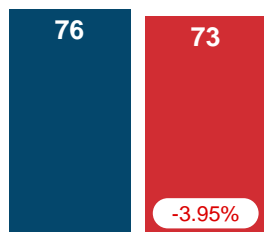
Inventory on November 30, 2018 = **224**

2017 **2018**

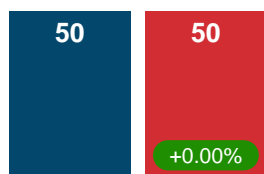
NOVEMBER MARKET

MEDIAN PRICES

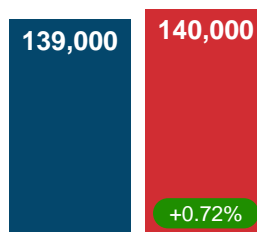
New Listings



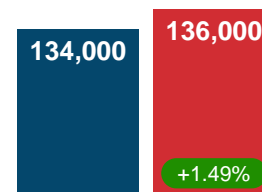
Pending Listings



List Price



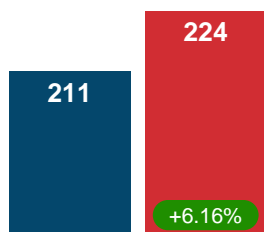
Sale Price



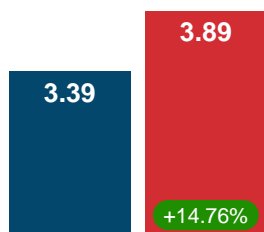
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

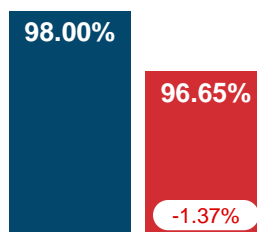
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

