

August 2019



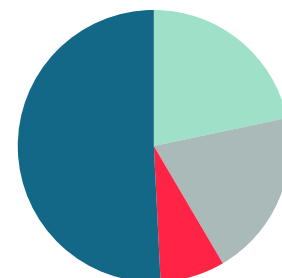
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jul 20, 2023 for MLS Technology Inc.

Compared Metrics	2018	August 2019	+/-%
Closed Listings	65	82	26.15%
Pending Listings	62	75	20.97%
New Listings	99	95	-4.04%
Median List Price	144,900	128,750	-11.15%
Median Sale Price	142,500	125,500	-11.93%
Median Percent of Selling Price to List Price	97.77%	99.05%	1.31%
Median Days on Market to Sale	24.00	14.00	-41.67%
End of Month Inventory	245	192	-21.63%
Months Supply of Inventory	4.29	3.12	-27.15%



■ Closed (21.69%)
■ Pending (19.84%)
■ Other OffMarket (7.67%)
■ Active (50.79%)

Absorption: Last 12 months, an Average of **62** Sales/Month
Active Inventory as of August 31, 2019 = **192**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2019 decreased **21.63%** to 192 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **3.12** 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 **11.93%** in August 2019 to \$125,500 versus the previous year at \$142,500.

Median Days on Market Shortens

The median number of **14.00** days that homes spent on the market before selling decreased by 10.00 days or **41.67%** in August 2019 compared to last year's same month at **24.00** DOM.

Sales Success for August 2019 is Positive

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

There were 95 New Listings in August 2019, down **4.04%** from last year at 99. Furthermore, there were 82 Closed Listings this month versus last year at 65, a **26.15%** increase.

Closed versus Listed trends yielded a **86.3%** ratio, up from previous year's, August 2018, at **65.7%**, a **31.47%** 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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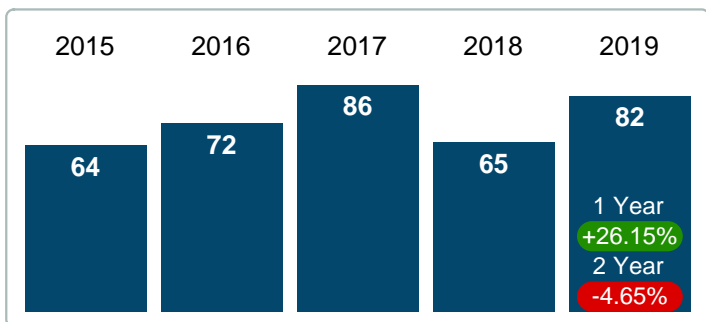
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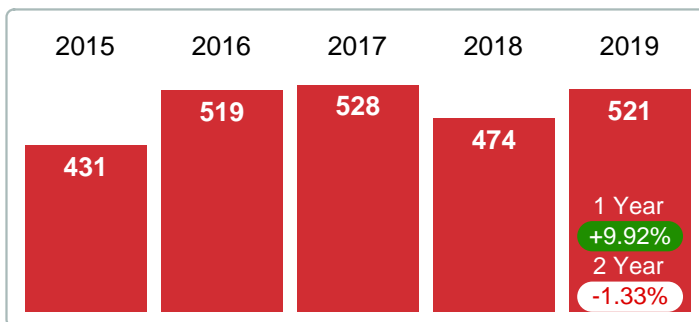
CLOSED LISTINGS

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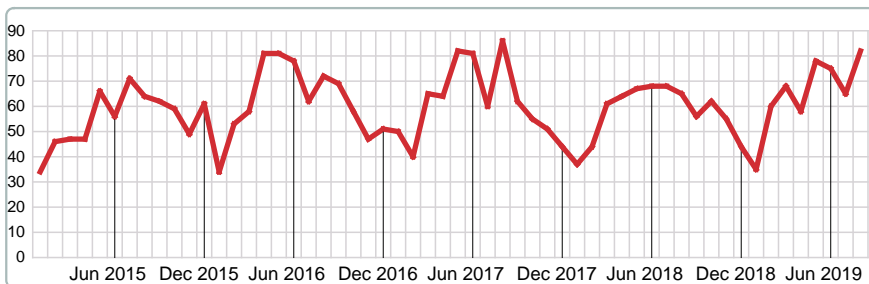
AUGUST



YEAR TO DATE (YTD)

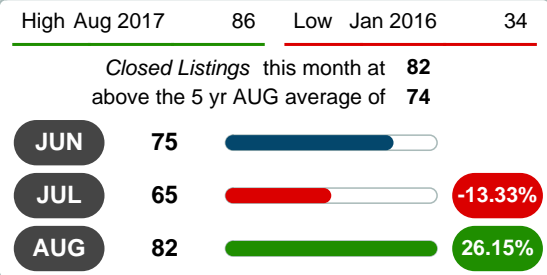


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 74



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	8	9.76%	24.0	3	5	0	0
\$70,001 - \$90,000	10	12.20%	23.0	4	6	0	0
\$90,001 - \$110,000	11	13.41%	9.0	2	8	1	0
\$110,001 - \$160,000	23	28.05%	8.0	2	19	2	0
\$160,001 - \$190,000	11	13.41%	25.0	0	9	2	0
\$190,001 - \$290,000	11	13.41%	12.0	1	6	4	0
\$290,001 and up	8	9.76%	21.5	1	2	4	1
Total Closed Units	82			13	55	13	1
Total Closed Volume	12,552,500	100%	14.0	1.74M	7.46M	3.06M	295.00K
Median Closed Price	\$125,500			\$90,000	\$125,000	\$235,000	\$295,000

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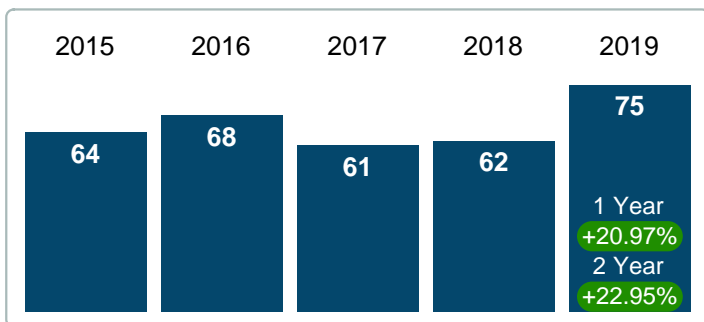
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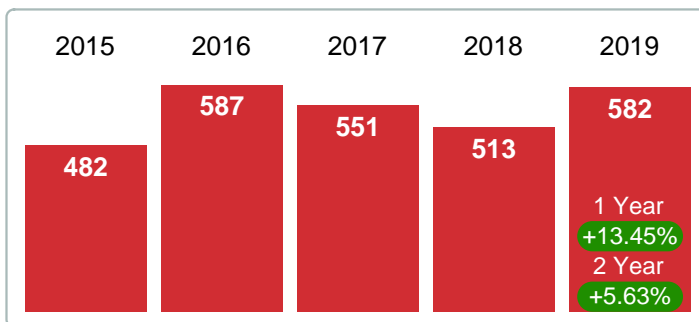
PENDING LISTINGS

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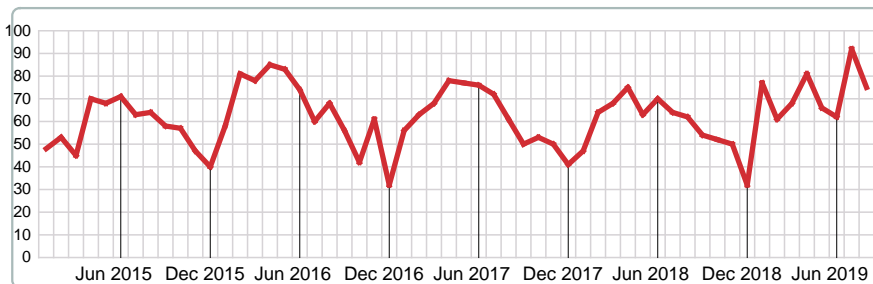
AUGUST



YEAR TO DATE (YTD)

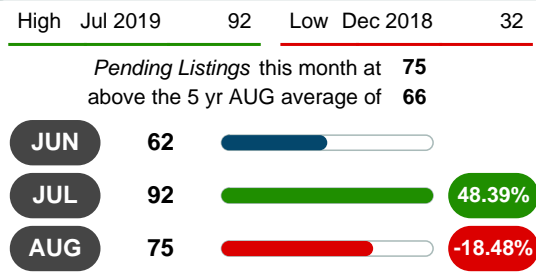


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 66



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	10.67%	18.5	2	6	0	0
\$75,001 - \$100,000	4	5.33%	16.5	0	4	0	0
\$100,001 - \$125,000	7	9.33%	84.0	0	6	1	0
\$125,001 - \$150,000	14	18.67%	14.5	1	10	3	0
\$150,001 - \$200,000	24	32.00%	17.0	1	20	3	0
\$200,001 - \$275,000	9	12.00%	38.0	0	5	4	0
\$275,001 and up	9	12.00%	82.0	0	2	7	0
Total Pending Units	75			4	53	18	0
Total Pending Volume	13,356,400	100%	27.0	402.00K	8.03M	4.93M	0.00B
Median Listing Price	\$158,200			\$96,500	\$151,000	\$237,450	\$0

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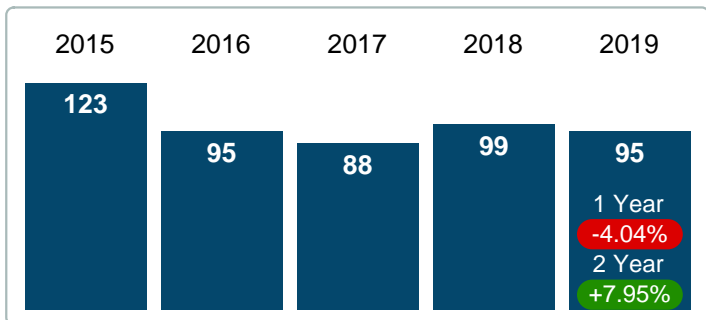
Area Delimited by County Of Creek - Residential Property Type



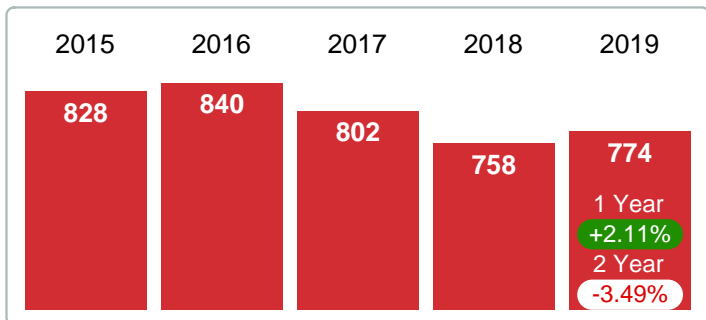
NEW LISTINGS

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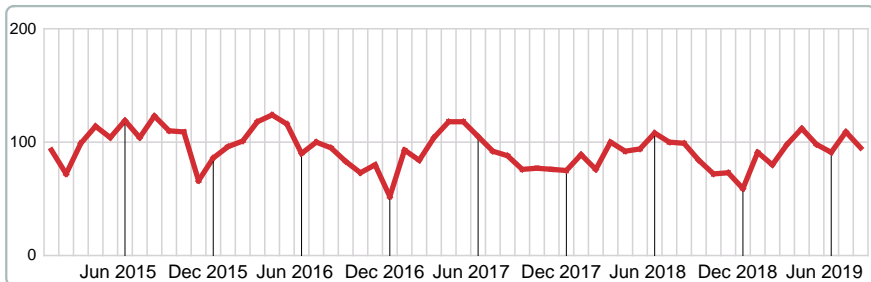
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 100

High Apr 2016 124 Low Dec 2016 52

New Listings this month at 95
below the 5 yr AUG average of 100



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	3	3.16%	1	2	0	0
\$50,001 - \$75,000	10	10.53%	2	6	2	0
\$75,001 - \$125,000	17	17.89%	5	10	2	0
\$125,001 - \$175,000	28	29.47%	3	18	7	0
\$175,001 - \$225,000	14	14.74%	0	10	4	0
\$225,001 - \$350,000	13	13.68%	0	8	5	0
\$350,001 and up	10	10.53%	1	1	8	0
Total New Listed Units	95		12	55	28	0
Total New Listed Volume	17,857,798	100%	1.54M	8.88M	7.44M	0.00B
Median New Listed Listing Price	\$155,000		\$107,450	\$150,000	\$207,500	\$0

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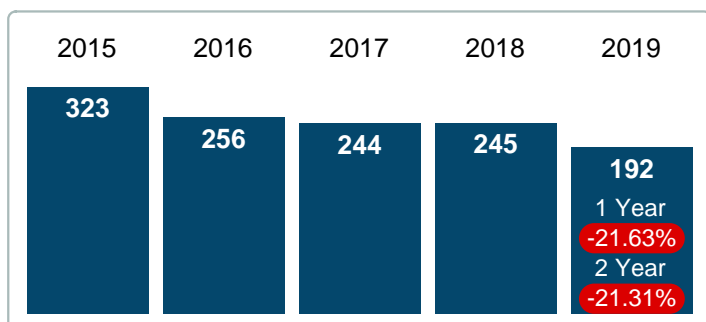
Area Delimited by County Of Creek - Residential Property Type



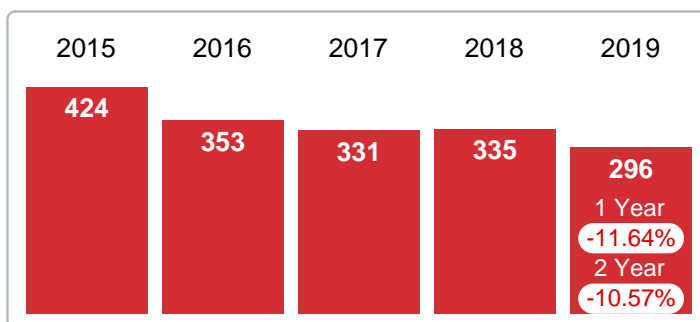
ACTIVE INVENTORY

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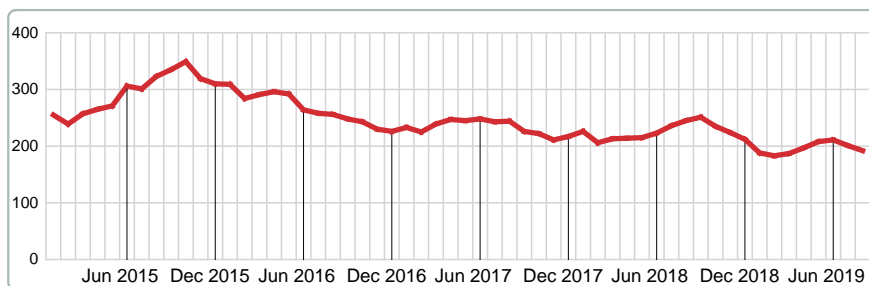
END OF AUGUST



ACTIVE DURING AUGUST

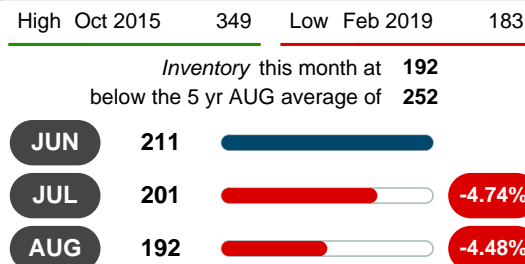


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 252



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	7	3.65%	44.0	3	3	1	0
\$50,001 - \$100,000	37	19.27%	40.0	11	20	3	3
\$100,001 - \$125,000	17	8.85%	44.0	3	9	5	0
\$125,001 - \$225,000	60	31.25%	41.0	5	35	19	1
\$225,001 - \$300,000	26	13.54%	53.5	0	14	12	0
\$300,001 - \$575,000	26	13.54%	60.0	2	6	15	3
\$575,001 and up	19	9.90%	71.0	0	5	7	7
Total Active Inventory by Units	192			24	92	62	14
Total Active Inventory by Volume	51,726,398	100%	46.0	3.14M	18.32M	21.70M	8.57M
Median Active Inventory Listing Price	\$170,000			\$99,500	\$156,500	\$249,700	\$587,000

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Area Delimited by County Of Creek - Residential Property Type



MONTHS SUPPLY of INVENTORY (MSI)

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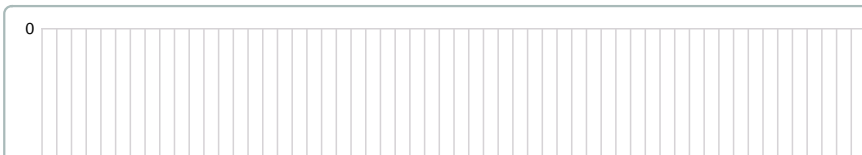
MSI FOR AUGUST

2015	2016	2017	2018	2019

INDICATORS FOR AUGUST 2019

Inventory	Closed	Absorption	MSI	MSI %
192	0	0	inf	0.000%
End of Month Active Inventory	Closed Last 12 Months	Average Closed per Month over 12 Months	Months Supply of Inventory	Percent Months Supply of Inventory

5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = inf

High Aug 2019	inf	Low Aug 2019	inf
Months Supply this month at inf equal to 5 yr AUG average of inf			
JUN	inf		%
JUL	inf		%
AUG	inf		%

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	7	3.65%	1.33	1.50	0.95	12.00	0.00
\$50,001 - \$100,000	37	19.27%	2.67	2.93	2.18	4.50	12.00
\$100,001 - \$125,000	17	8.85%	2.27	4.00	1.71	3.75	0.00
\$125,001 - \$225,000	60	31.25%	2.35	3.16	1.86	4.07	2.00
\$225,001 - \$300,000	26	13.54%	4.73	0.00	5.42	5.14	0.00
\$300,001 - \$575,000	26	13.54%	7.09	24.00	5.54	8.18	4.50
\$575,001 and up	19	9.90%	114.00	0.00	0.00	84.00	84.00
Market Supply of Inventory (MSI)			3.12	2.94	2.30	5.64	6.22
Total Active Inventory by Units		100%	3.12	24	92	62	14

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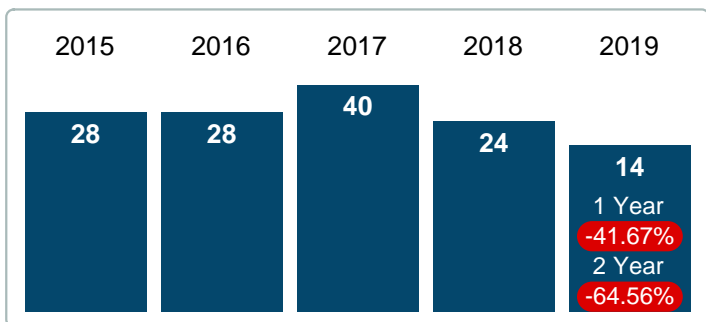
Area Delimited by County Of Creek - Residential Property Type



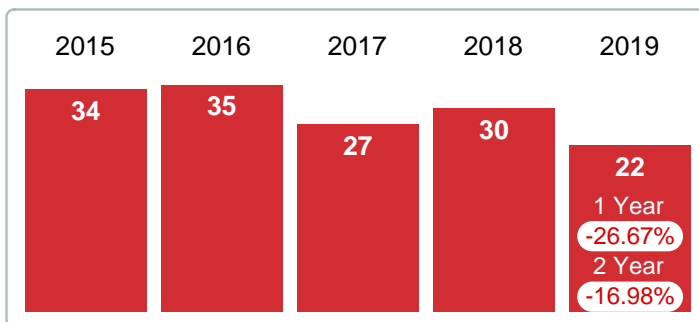
MEDIAN DAYS ON MARKET TO SALE

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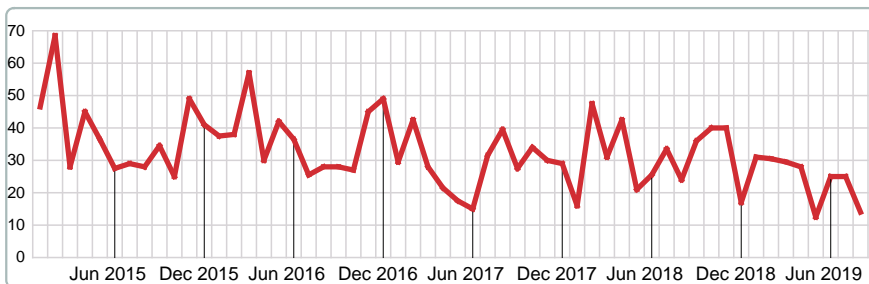
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

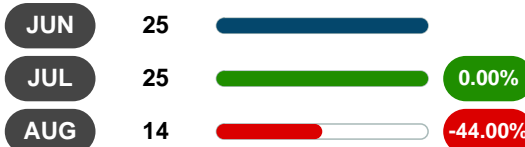


3 MONTHS

5 year AUG AVG = 27

High Feb 2015 69 Low May 2019 13

Median Days on Market to Sale this month at 14 below the 5 yr AUG average of 27



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
\$70,000 and less	9.76%	24	21	27	0	0
\$70,001 - \$90,000	12.20%	23	36	16	0	0
\$90,001 - \$110,000	13.41%	9	14	9	37	0
\$110,001 - \$160,000	28.05%	8	10	7	49	0
\$160,001 - \$190,000	13.41%	25	0	25	43	0
\$190,001 - \$290,000	13.41%	12	12	6	21	0
\$290,001 and up	9.76%	22	23	9	45	118
Median Closed DOM		14	21	11	30	118
Total Closed Units	100%	14.0	13	55	13	1
Total Closed Volume		12,552,500	1.74M	7.46M	3.06M	295.00K

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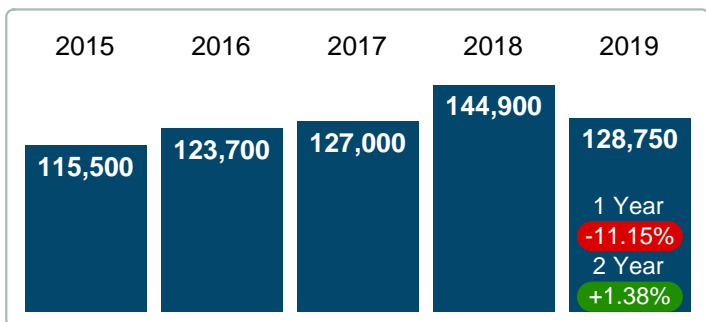
Area Delimited by County Of Creek - Residential Property Type



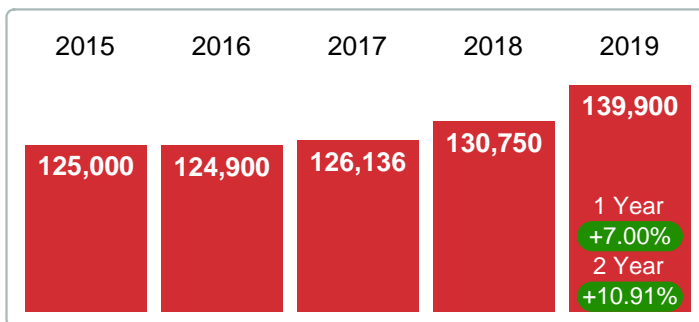
MEDIAN LIST PRICE AT CLOSING

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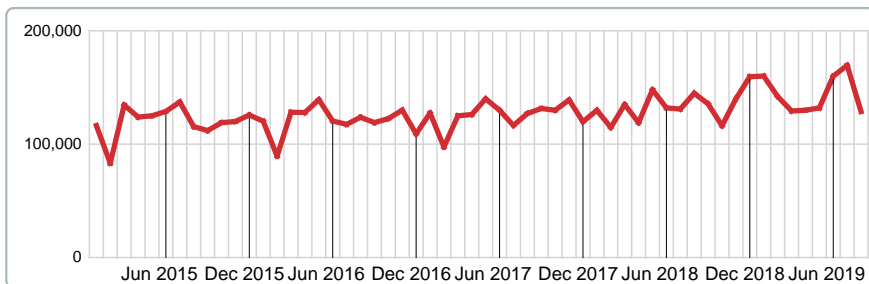
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

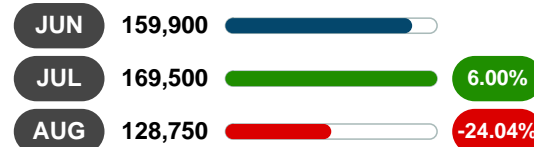


3 MONTHS

5 year AUG AVG = 127,970

High Jul 2019 169,500 Low Feb 2015 83,150

Median List Price at Closing this month at **128,750**
above the 5 yr AUG average of **127,970**



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
\$70,000 and less	8	37,200	64,900	31,000	0	0
\$70,001 - \$90,000	10	83,700	84,900	82,500	0	0
\$90,001 - \$110,000	13	102,900	102,900	99,950	105,000	0
\$110,001 - \$160,000	20	128,750	129,000	129,700	118,250	0
\$160,001 - \$190,000	12	179,250	0	179,500	169,000	0
\$190,001 - \$290,000	9	225,000	219,900	235,000	225,000	0
\$290,001 and up	10	335,950	639,500	328,950	326,950	339,900
Median List Price		128,750	100,000	127,500	235,000	339,900
Total Closed Units	82	100%	13	55	13	1
Total Closed Volume	12,954,150		1.88M	7.56M	3.17M	339.90K

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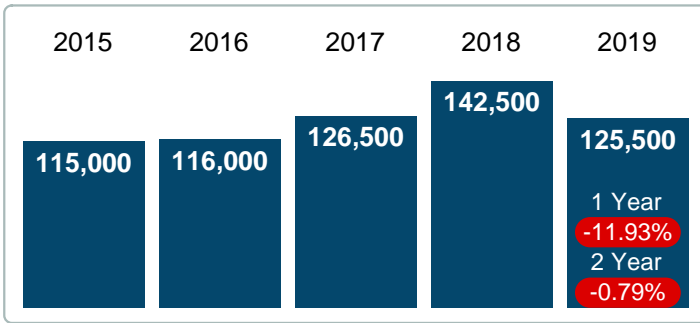
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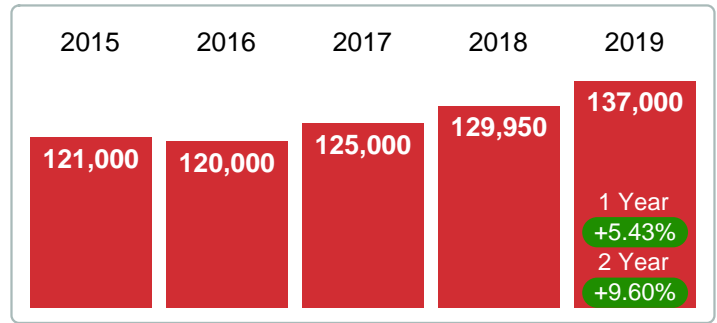
MEDIAN SOLD PRICE AT CLOSING

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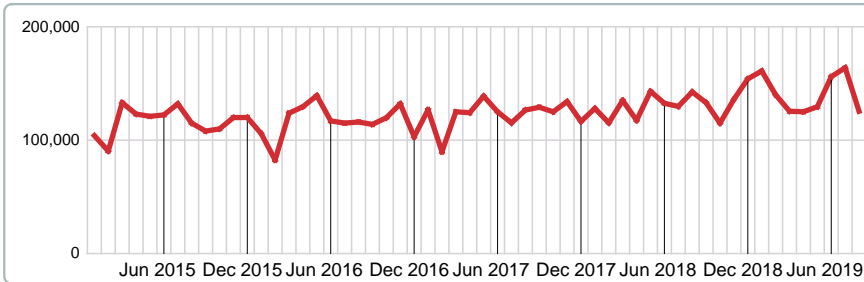
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

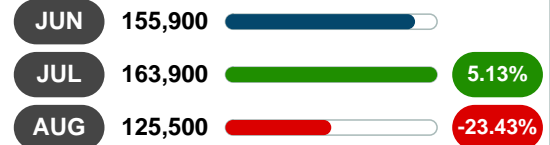


3 MONTHS

5 year AUG AVG = 125,100

High Jul 2019 163,900 Low Feb 2016 82,432

Median Sold Price at Closing this month at 125,500 above the 5 yr AUG average of 125,100



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
\$70,000 and less	8	9.76%	34,950	62,000	26,000	0	0
\$70,001 - \$90,000	10	12.20%	81,200	85,450	76,250	0	0
\$90,001 - \$110,000	11	13.41%	100,000	103,500	99,000	105,000	0
\$110,001 - \$160,000	23	28.05%	125,000	127,500	126,000	115,000	0
\$160,001 - \$190,000	11	13.41%	175,000	0	176,500	170,000	0
\$190,001 - \$290,000	11	13.41%	225,000	224,100	220,000	260,000	0
\$290,001 and up	8	9.76%	334,000	530,000	322,000	339,450	295,000
Median Sold Price			125,500	90,000	125,000	235,000	295,000
Total Closed Units		100%	82	13	55	13	1
Total Closed Volume			12,552,500	1.74M	7.46M	3.06M	295.00K

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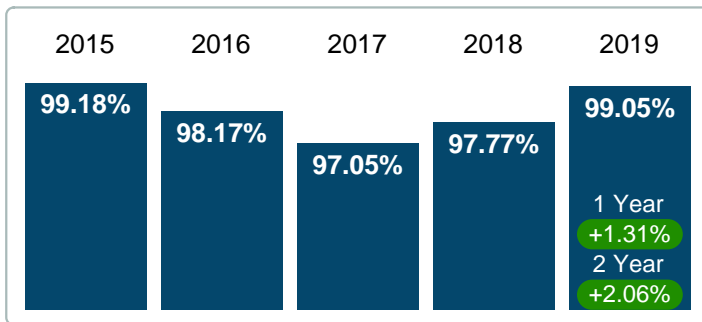
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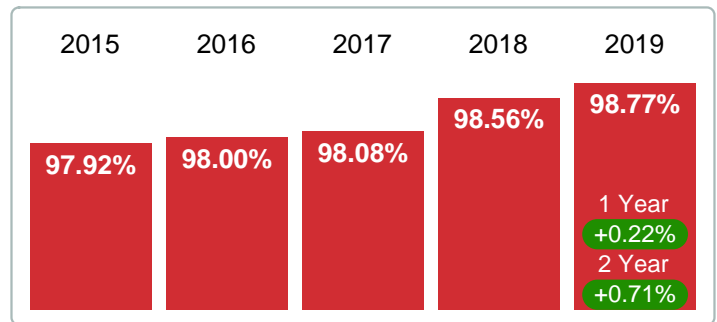
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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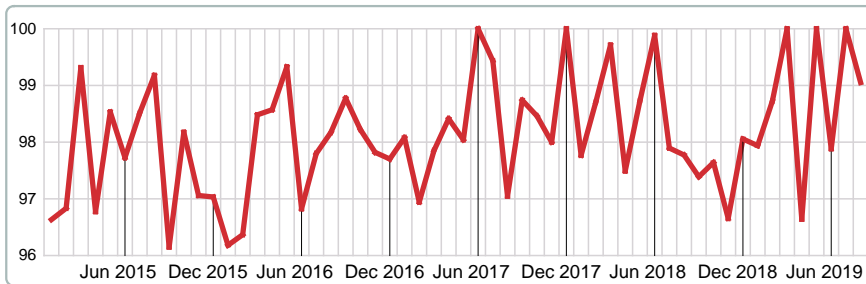
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YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

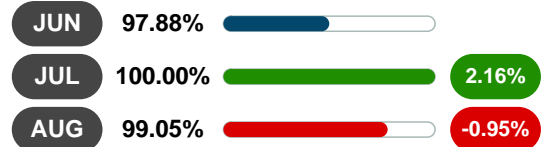


3 MONTHS

5 year AUG AVG = 98.24%

High Jul 2019 100.00% Low Sep 2015 96.15%

Median Sold/List Ratio this month at **99.05%**
above the 5 yr AUG average of **98.24%**



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
\$70,000 and less	8	9.76%	98.00%	100.00%	96.00%	0.00%	0.00%
\$70,001 - \$90,000	10	12.20%	96.23%	96.23%	98.00%	0.00%	0.00%
\$90,001 - \$110,000	11	13.41%	100.00%	97.18%	100.00%	100.00%	0.00%
\$110,001 - \$160,000	23	28.05%	100.00%	98.83%	100.00%	97.38%	0.00%
\$160,001 - \$190,000	11	13.41%	98.42%	0.00%	98.42%	93.05%	0.00%
\$190,001 - \$290,000	11	13.41%	99.09%	101.91%	99.17%	93.59%	0.00%
\$290,001 and up	8	9.76%	98.69%	82.88%	97.88%	99.27%	86.79%
Median Sold/List Ratio		99.05%		97.66%	99.25%	99.01%	86.79%
Total Closed Units	82	100%	99.05%	13	55	13	1
Total Closed Volume	12,552,500			1.74M	7.46M	3.06M	295.00K

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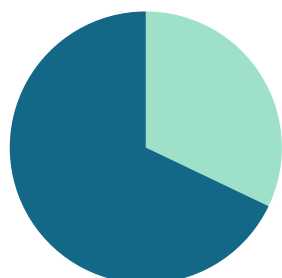
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Jul 20, 2023 for MLS Technology Inc.

INVENTORY

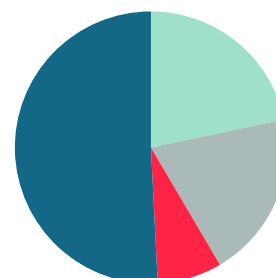


Inventory
 New Listings
95 = 32.09%
 Start Inventory
201
 Total Inventory Units
296
 Volume
\$70,974,948

Market Activity

Closed Sales
82 = 21.69%
 Pending Sales
75 = 19.84%
 Other Off Market
29 = 7.67%
 Active Inventory
192 = 50.79%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	65	82	26.15%	474	521	9.92%
Pending Sales	62	75	20.97%	513	582	13.45%
New Listings	99	95	-4.04%	758	774	2.11%
Median List Price	144,900	128,750	-11.15%	130,750	139,900	7.00%
Median Sale Price	142,500	125,500	-11.93%	129,950	137,000	5.43%
Median Percent of Selling Price to List Price	97.77%	99.05%	1.31%	98.56%	98.77%	0.22%
Median Days on Market to Sale	24.00	14.00	-41.67%	30.00	22.00	-26.67%
Monthly Inventory	245	192	-21.63%	245	192	-21.63%
Months Supply of Inventory	4.29	3.12	-27.15%	4.29	3.12	-27.15%

Absorption: Last 12 months, an Average of **62** Sales/Month

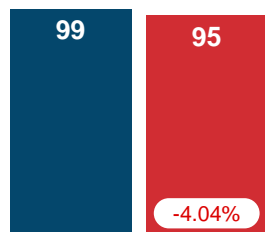
Inventory on August 31, 2019 = **192**

2018 **2019**

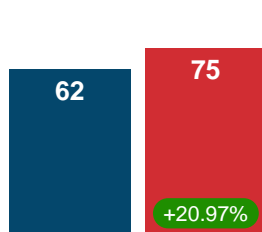
AUGUST MARKET

MEDIAN PRICES

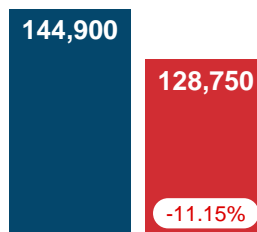
New Listings



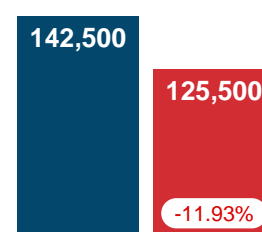
Pending Listings



List Price



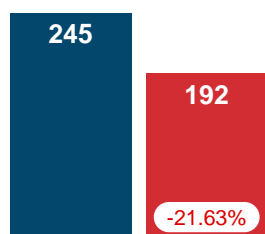
Sale Price



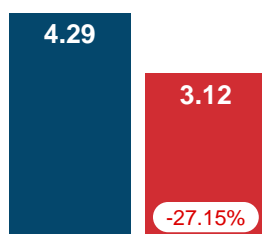
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

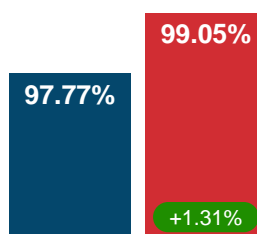
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

