



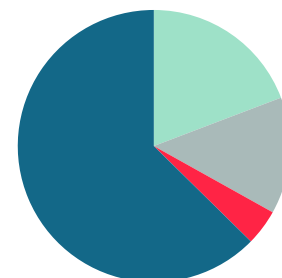
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jul 26, 2023 for MLS Technology Inc.

Compared Metrics	December		
	2018	2019	+/-%
Closed Listings	44	54	22.73%
Pending Listings	32	39	21.88%
New Listings	59	53	-10.17%
Median List Price	159,500	136,250	-14.58%
Median Sale Price	154,000	134,500	-12.66%
Median Percent of Selling Price to List Price	98.06%	99.80%	1.78%
Median Days on Market to Sale	17.00	23.00	35.29%
End of Month Inventory	212	176	-16.98%
Months Supply of Inventory	3.68	2.71	-26.26%



■ Closed (19.22%)
■ Pending (13.88%)
■ Other OffMarket (4.27%)
■ Active (62.63%)

Absorption: Last 12 months, an Average of **65 Sales/Month Active Inventory** as of December 31, 2019 = **176**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2019 decreased **16.98%** to 176 existing homes available for sale. Over the last 12 months this area has had an average of 65 closed sales per month. This represents an unsold inventory index of **2.71** 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 **12.66%** in December 2019 to \$134,500 versus the previous year at \$154,000.

Median Days on Market Lengthens

The median number of **23.00** days that homes spent on the market before selling increased by 6.00 days or **35.29%** in December 2019 compared to last year's same month at **17.00** DOM.

Sales Success for December 2019 is Positive

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

There were 53 New Listings in December 2019, down **10.17%** from last year at 59. Furthermore, there were 54 Closed Listings this month versus last year at 44, a **22.73%** increase.

Closed versus Listed trends yielded a **101.9%** ratio, up from previous year's, December 2018, at **74.6%**, a **36.62%** 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 2019



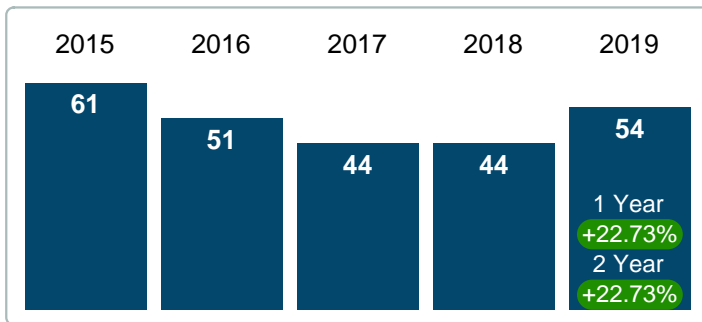
Area Delimited by County Of Creek - Residential Property Type



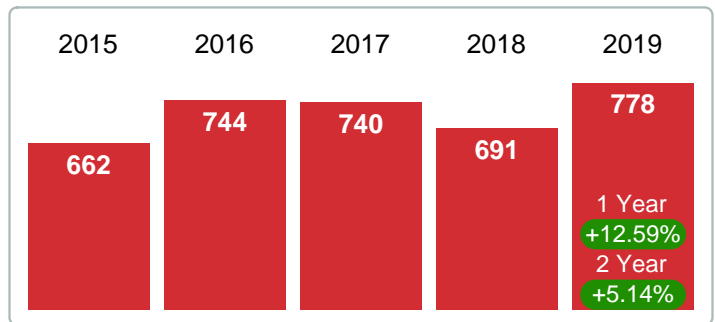
CLOSED LISTINGS

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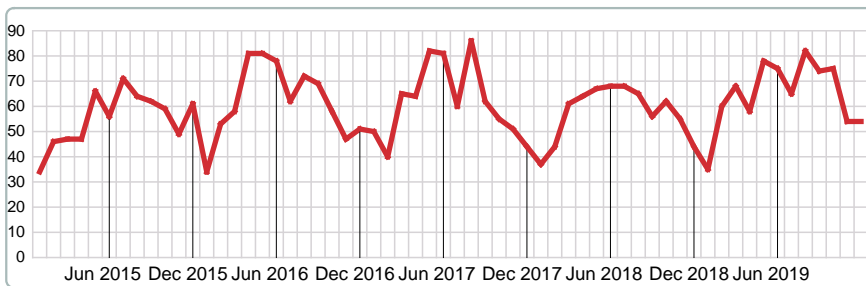
DECEMBER



YEAR TO DATE (YTD)

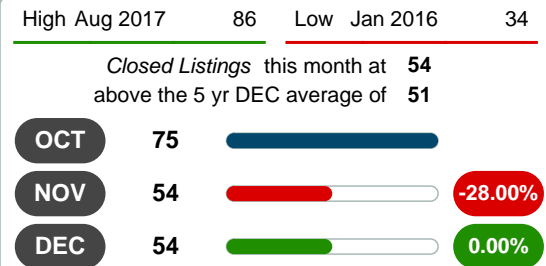


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 51



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	5	9.26%	12.0	4	1	0	0
\$50,001 - \$90,000	7	12.96%	8.0	0	6	1	0
\$90,001 - \$120,000	8	14.81%	12.0	3	5	0	0
\$120,001 - \$160,000	13	24.07%	13.0	2	9	2	0
\$160,001 - \$220,000	7	12.96%	36.0	2	3	2	0
\$220,001 - \$300,000	8	14.81%	49.5	1	3	4	0
\$300,001 and up	6	11.11%	26.5	0	0	4	2
Total Closed Units	54			12	27	13	2
Total Closed Volume	8,774,898	100%	23.0	1.27M	3.49M	3.22M	798.00K
Median Closed Price	\$134,500			\$107,750	\$123,750	\$225,000	\$399,000

December 2019



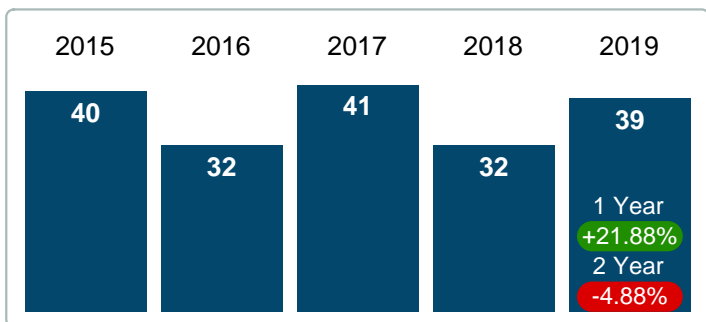
Area Delimited by County Of Creek - Residential Property Type



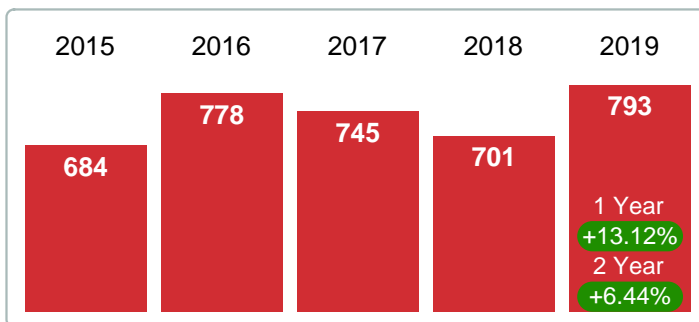
PENDING LISTINGS

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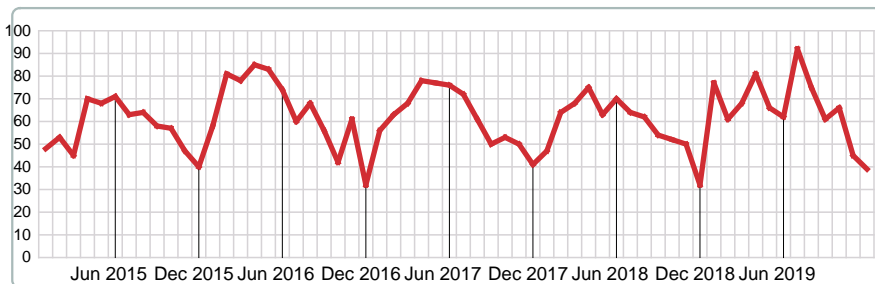
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 37

High Jul 2019 92 Low Dec 2018 32

Pending Listings this month at **39**
above the 5 yr DEC average of **37**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	5.13%	19.0	1	1	0	0
\$50,001 - \$100,000	6	15.38%	30.5	1	4	1	0
\$100,001 - \$125,000	2	5.13%	69.0	0	1	1	0
\$125,001 - \$200,000	14	35.90%	39.5	2	12	0	0
\$200,001 - \$225,000	4	10.26%	33.5	1	2	1	0
\$225,001 - \$275,000	7	17.95%	71.0	0	6	1	0
\$275,001 and up	4	10.26%	39.5	0	2	1	1
Total Pending Units	39			5	28	5	1
Total Pending Volume	7,316,600	100%	36.0	619.00K	4.88M	1.08M	735.00K
Median Listing Price	\$170,000			\$135,000	\$167,400	\$218,500	\$735,000

December 2019



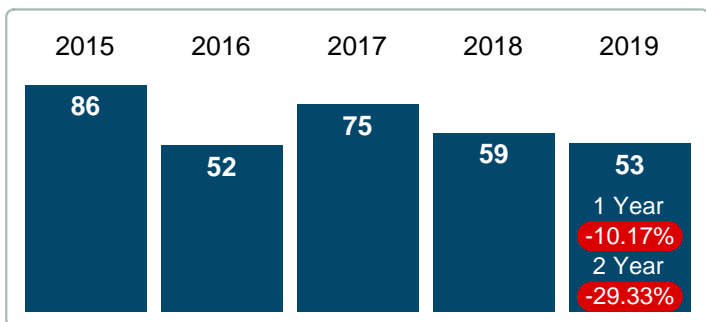
Area Delimited by County Of Creek - Residential Property Type



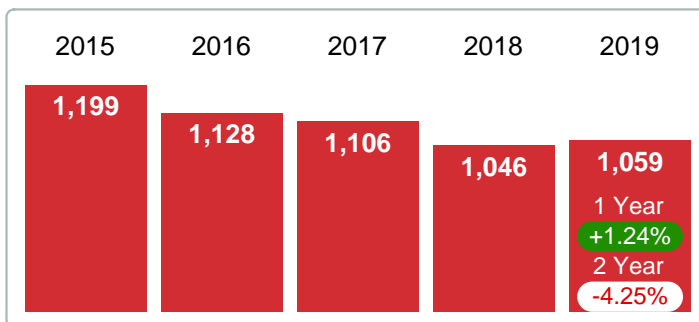
NEW LISTINGS

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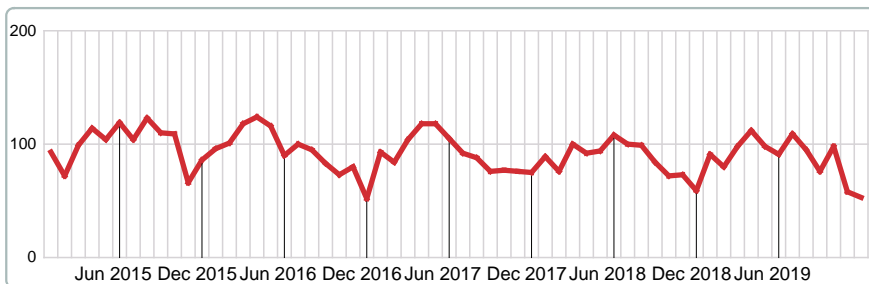
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 65

High Apr 2016 124 Low Dec 2016 52

New Listings this month at 53
below the 5 yr DEC average of 65



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	5	9.43%	2	2	1	0
\$70,001 - \$90,000	5	9.43%	1	4	0	0
\$90,001 - \$120,000	8	15.09%	0	8	0	0
\$120,001 - \$190,000	14	26.42%	3	10	1	0
\$190,001 - \$240,000	10	18.87%	0	8	2	0
\$240,001 - \$370,000	6	11.32%	0	3	2	1
\$370,001 and up	5	9.43%	1	0	4	0
Total New Listed Units	53		7	35	10	1
Total New Listed Volume	12,029,935	100%	1.15M	5.38M	5.14M	355.00K
Median New Listed Listing Price	\$147,500		\$135,000	\$135,000	\$319,500	\$355,000

December 2019



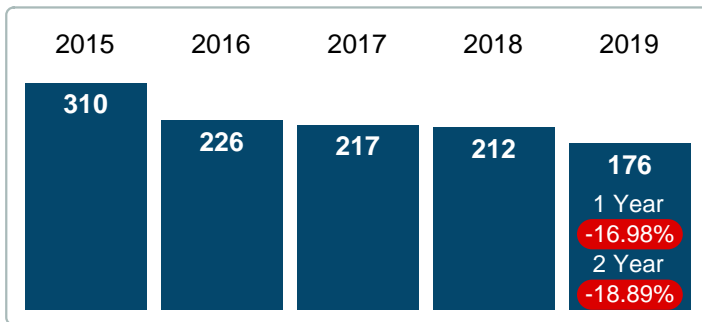
Area Delimited by County Of Creek - Residential Property Type



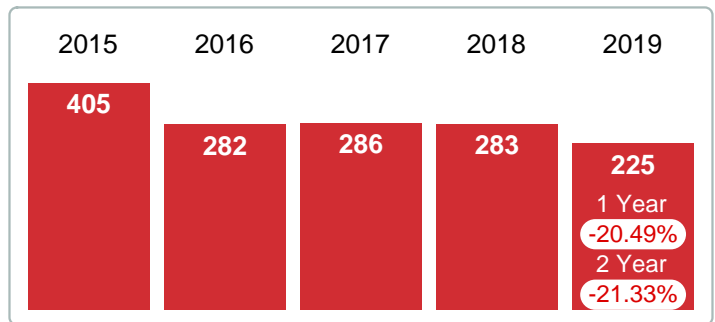
ACTIVE INVENTORY

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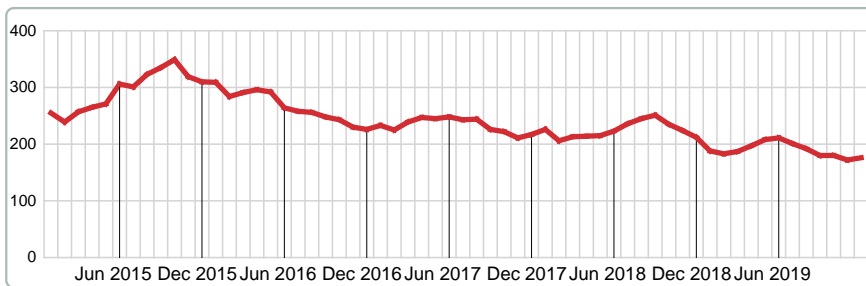
END OF DECEMBER



ACTIVE DURING DECEMBER

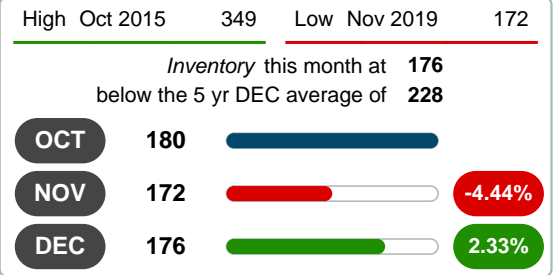


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 228



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	10	5.68%	67.0	5	3	2	0
\$50,001 - \$75,000	16	9.09%	77.5	2	11	3	0
\$75,001 - \$125,000	37	21.02%	64.0	6	28	1	2
\$125,001 - \$175,000	37	21.02%	63.0	2	29	6	0
\$175,001 - \$275,000	36	20.45%	62.0	0	23	12	1
\$275,001 - \$475,000	19	10.80%	88.0	1	6	7	5
\$475,001 and up	21	11.93%	116.0	1	2	15	3
Total Active Inventory by Units	176			17	102	46	11
Total Active Inventory by Volume	41,649,229	100%	71.0	2.06M	16.25M	17.87M	5.47M
Median Active Inventory Listing Price	\$159,450			\$82,000	\$138,000	\$262,950	\$399,900

December 2019



Area Delimited by County Of Creek - Residential Property Type



MONTHS SUPPLY of INVENTORY (MSI)

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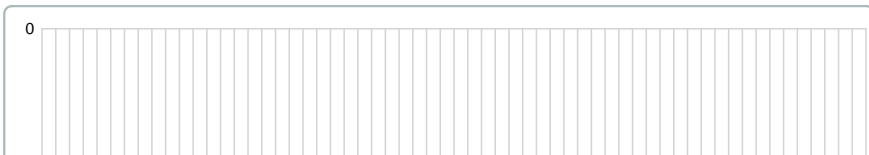
MSI FOR DECEMBER

2015	2016	2017	2018	2019
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INDICATORS FOR DECEMBER 2019

Inventory	Closed	Absorption	MSI	MSI %
176	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 DEC AVG = inf

High Dec 2019	inf	Low Dec 2019	inf
Months Supply this month at inf equal to 5 yr DEC average of inf			
OCT	inf		%
NOV	inf		%
DEC	inf		%

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	10	5.68%	1.97	2.73	0.97	12.00	0.00
\$50,001 - \$75,000	16	9.09%	2.82	1.00	3.14	36.00	0.00
\$75,001 - \$125,000	37	21.02%	2.35	1.89	2.58	0.67	8.00
\$125,001 - \$175,000	37	21.02%	1.96	1.33	2.02	2.06	0.00
\$175,001 - \$275,000	36	20.45%	2.73	0.00	2.85	3.06	1.71
\$275,001 - \$475,000	19	10.80%	3.35	0.00	3.27	2.15	8.57
\$475,001 and up	21	11.93%	31.50	12.00	24.00	60.00	12.00
Market Supply of Inventory (MSI)			2.71	1.85	2.44	3.81	6.00
Total Active Inventory by Units		100%	2.71	17	102	46	11

December 2019



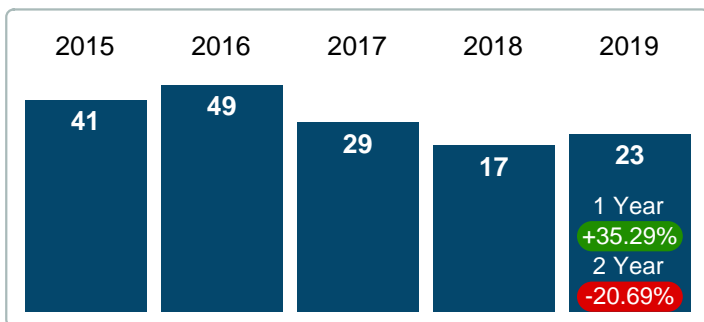
Area Delimited by County Of Creek - Residential Property Type



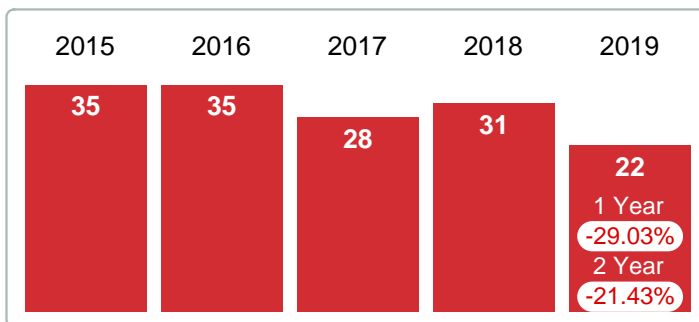
MEDIAN DAYS ON MARKET TO SALE

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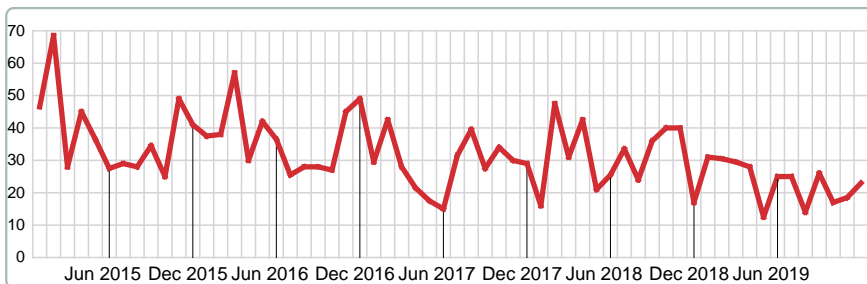
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

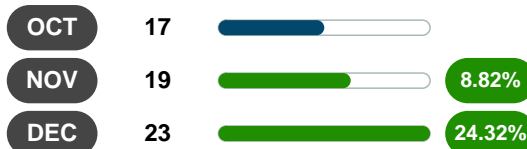


3 MONTHS

5 year DEC AVG = 32

High Feb 2015 69 Low May 2019 13

Median Days on Market to Sale this month at 23 below the 5 yr DEC average of 32



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	9.26%	12	15	12	0	0
\$50,001 - \$90,000	12.96%	8	0	8	23	0
\$90,001 - \$120,000	14.81%	12	8	23	0	0
\$120,001 - \$160,000	24.07%	13	38	7	48	0
\$160,001 - \$220,000	12.96%	36	52	67	27	0
\$220,001 - \$300,000	14.81%	50	54	5	53	0
\$300,001 and up	11.11%	27	0	0	32	27
Median Closed DOM		23				
Total Closed Units		54				
Total Closed Volume		8,774,898				
			100%			
				23.0		
					15	12
						32
						27
					12	27
					13	2
					1.27M	3.49M
					3.22M	798.00K

December 2019



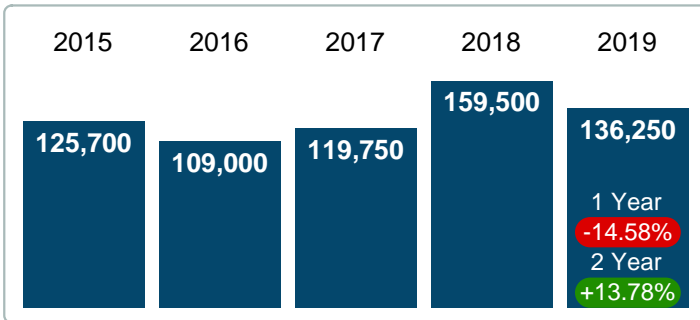
Area Delimited by County Of Creek - Residential Property Type



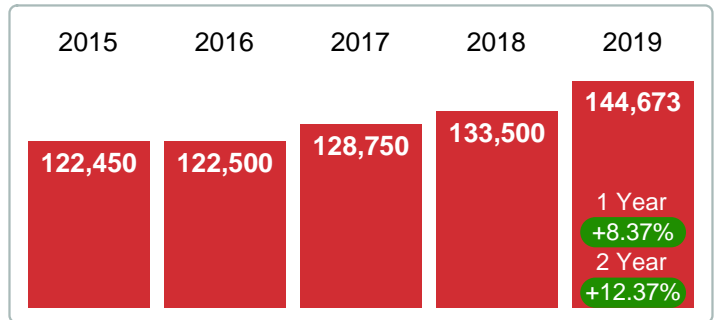
MEDIAN LIST PRICE AT CLOSING

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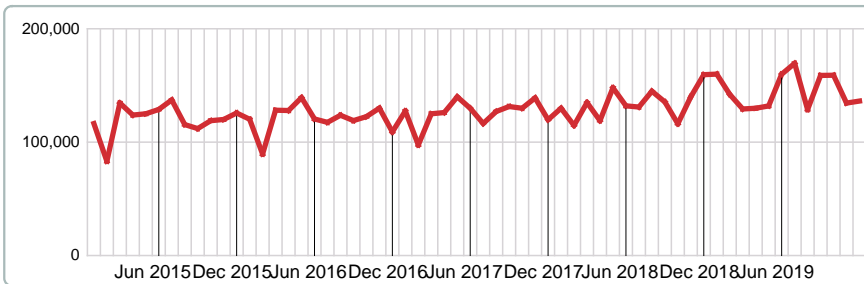
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 130,040

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

Median List Price at Closing this month at **136,250**
 above the 5 yr DEC average of **130,040**



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	7.41%	36,250	35,000	40,000	0	0
\$50,001 - \$90,000	6	11.11%	67,000	52,900	69,000	0	0
\$90,001 - \$120,000	11	20.37%	109,900	93,750	117,400	95,000	0
\$120,001 - \$160,000	12	22.22%	136,250	135,000	135,000	139,950	0
\$160,001 - \$220,000	8	14.81%	184,450	179,900	182,000	219,500	0
\$220,001 - \$300,000	7	12.96%	250,000	0	239,500	264,900	0
\$300,001 and up	6	11.11%	399,000	0	0	389,750	399,000
Median List Price			136,250	109,950	120,000	225,000	399,000
Total Closed Units		100%	136,250	12	27	13	2
Total Closed Volume			9,006,000	1.33M	3.59M	3.30M	798.00K

December 2019



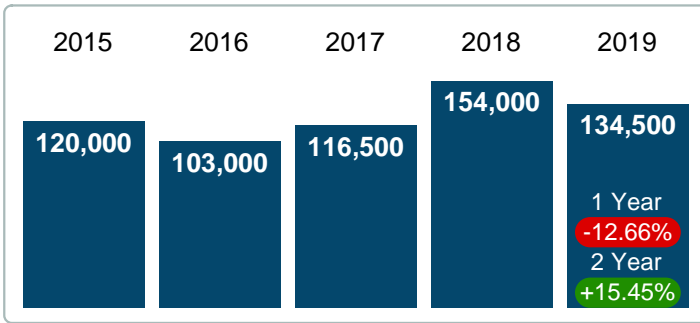
Area Delimited by County Of Creek - Residential Property Type



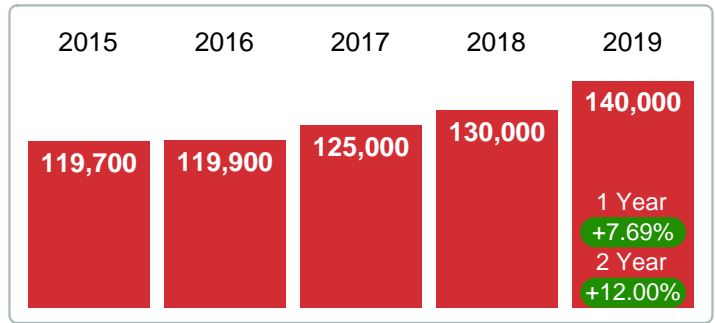
MEDIAN SOLD PRICE AT CLOSING

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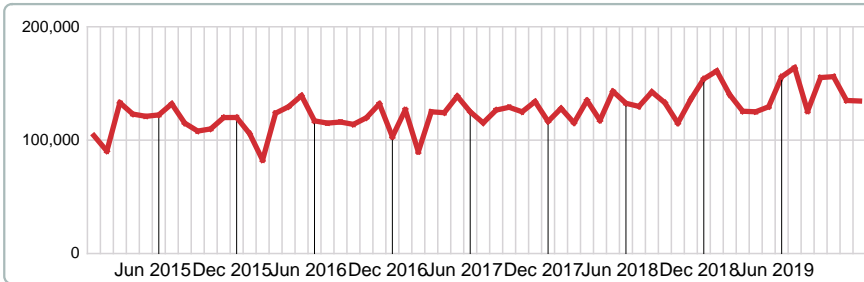
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

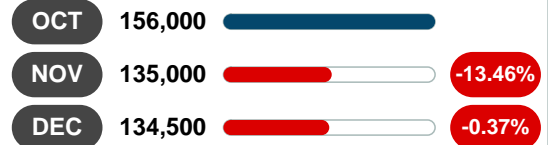


3 MONTHS

5 year DEC AVG = 125,600

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

Median Sold Price at Closing this month at **134,500** above the 5 yr DEC average of **125,600**



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	9.26%	35,000	33,500	37,948	0	0
\$50,001 - \$90,000	12.96%	78,000	0	70,250	85,000	0
\$90,001 - \$120,000	14.81%	102,500	95,500	105,000	0	0
\$120,001 - \$160,000	24.07%	134,000	131,750	133,000	136,950	0
\$160,001 - \$220,000	12.96%	175,000	166,500	178,000	188,750	0
\$220,001 - \$300,000	14.81%	239,000	221,000	249,000	243,750	0
\$300,001 and up	11.11%	399,000	0	0	387,250	399,000
Median Sold Price		134,500	107,750	123,750	225,000	399,000
Total Closed Units	100%	54	12	27	13	2
Total Closed Volume		8,774,898	1.27M	3.49M	3.22M	798.00K

December 2019



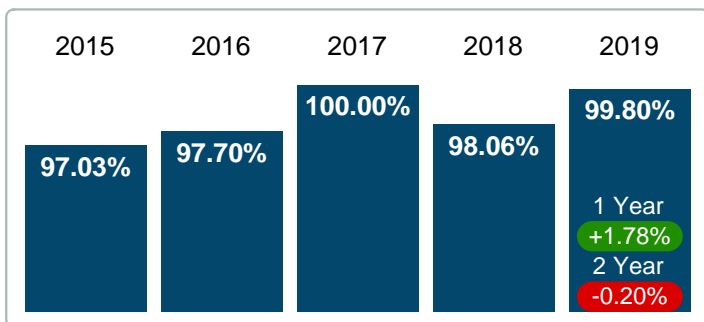
Area Delimited by County Of Creek - Residential Property Type



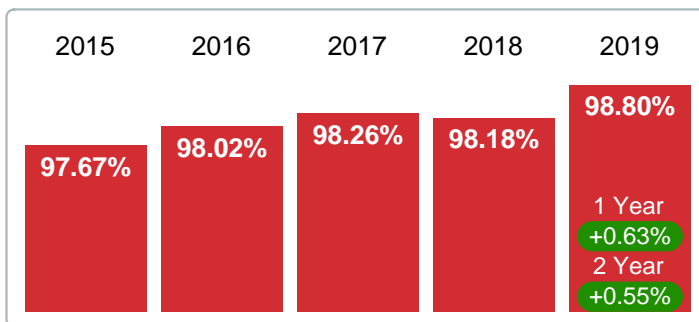
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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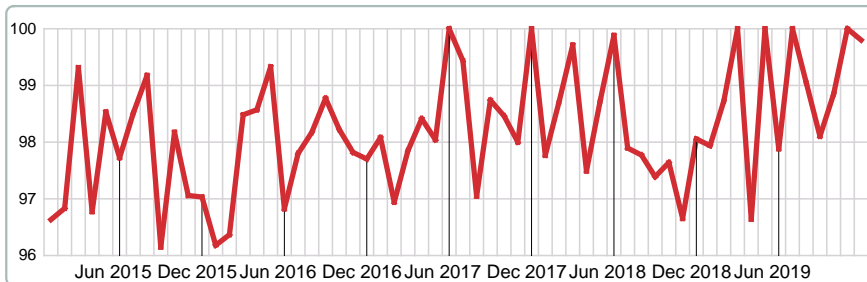
DECEMBER



YEAR TO DATE (YTD)

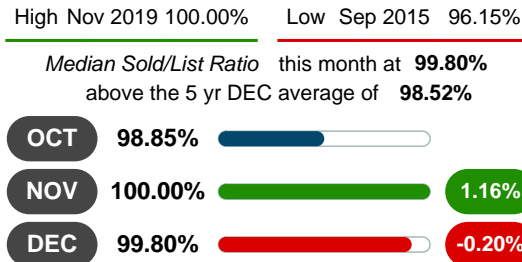


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 98.52%



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	5	9.26%	93.33%	92.38%	94.87%	0.00%	0.00%
\$50,001 - \$90,000	7	12.96%	92.31%	0.00%	96.15%	89.47%	0.00%
\$90,001 - \$120,000	8	14.81%	98.42%	96.84%	100.00%	0.00%	0.00%
\$120,001 - \$160,000	13	24.07%	100.00%	90.56%	100.00%	97.86%	0.00%
\$160,001 - \$220,000	7	12.96%	95.77%	96.69%	95.77%	97.13%	0.00%
\$220,001 - \$300,000	8	14.81%	100.00%	100.91%	100.00%	99.55%	0.00%
\$300,001 and up	6	11.11%	99.40%	0.00%	0.00%	97.23%	100.00%
Median Sold/List Ratio		99.80%		96.46%	100.00%	98.59%	100.00%
Total Closed Units		54	100%	12	27	13	2
Total Closed Volume		8,774,898		1.27M	3.49M	3.22M	798.00K

December 2019



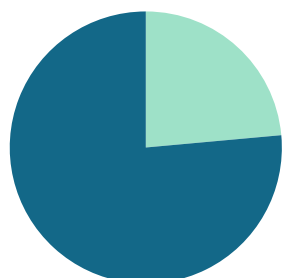
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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INVENTORY

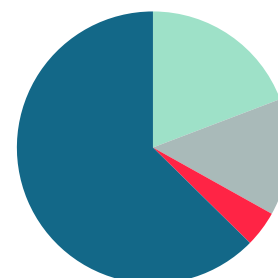


Inventory
 New Listings
53 = 23.56%
 Start Inventory
172
 Total Inventory Units
225
 Volume
\$53,429,329

Market Activity

Closed Sales
54 = 19.22%
 Pending Sales
39 = 13.88%
 Other Off Market
12 = 4.27%
 Active Inventory
176 = 62.63%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	44	54	22.73%	691	778	12.59%
Pending Sales	32	39	21.88%	701	793	13.12%
New Listings	59	53	-10.17%	1,046	1,059	1.24%
Median List Price	159,500	136,250	-14.58%	133,500	144,673	8.37%
Median Sale Price	154,000	134,500	-12.66%	130,000	140,000	7.69%
Median Percent of Selling Price to List Price	98.06%	99.80%	1.78%	98.18%	98.80%	0.63%
Median Days on Market to Sale	17.00	23.00	35.29%	31.00	22.00	-29.03%
Monthly Inventory	212	176	-16.98%	212	176	-16.98%
Months Supply of Inventory	3.68	2.71	-26.26%	3.68	2.71	-26.26%

Absorption: Last 12 months, an Average of **65** Sales/Month

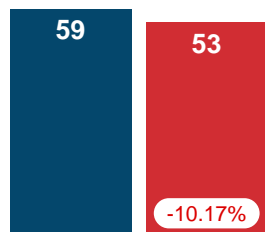
Inventory on December 31, 2019 = **176**

2018 **2019**

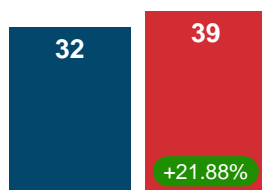
DECEMBER MARKET

MEDIAN PRICES

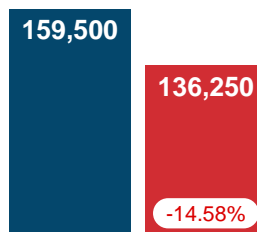
New Listings



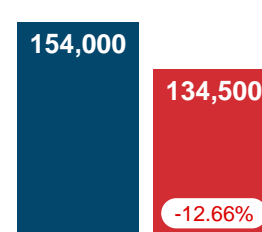
Pending Listings



List Price



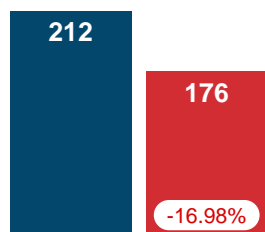
Sale Price



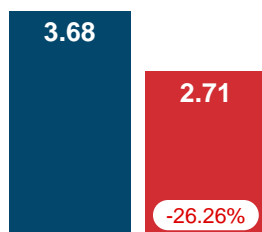
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

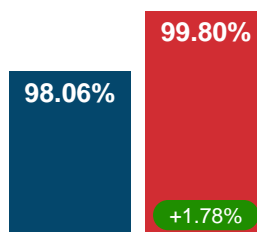
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

