

July 2019



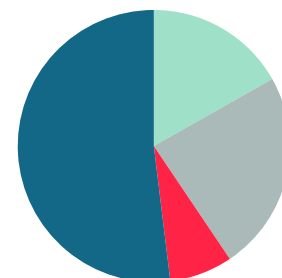
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2018	July 2019	+/-%
Closed Listings	68	65	-4.41%
Pending Listings	64	92	43.75%
New Listings	100	109	9.00%
Average List Price	151,947	187,367	23.31%
Average Sale Price	147,764	182,800	23.71%
Average Percent of Selling Price to List Price	96.61%	97.63%	1.06%
Average Days on Market to Sale	45.25	39.05	-13.71%
End of Month Inventory	236	201	-14.83%
Months Supply of Inventory	4.01	3.35	-16.48%



■ Closed (16.80%)
■ Pending (23.77%)
■ Other OffMarket (7.49%)
■ Active (51.94%)

Absorption: Last 12 months, an Average of **60** Sales/Month
Active Inventory as of July 31, 2019 = **201**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2019 decreased **14.83%** to 201 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **3.35** 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 **23.71%** in July 2019 to \$182,800 versus the previous year at \$147,764.

Average Days on Market Shortens

The average number of **39.05** days that homes spent on the market before selling decreased by 6.20 days or **13.71%** in July 2019 compared to last year's same month at **45.25** DOM.

Sales Success for July 2019 is Positive

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

There were 109 New Listings in July 2019, up **9.00%** from last year at 100. Furthermore, there were 65 Closed Listings this month versus last year at 68, a **-4.41%** decrease.

Closed versus Listed trends yielded a **59.6%** ratio, down from previous year's, July 2018, at **68.0%**, a **12.30%** downswing. This will certainly create pressure on a decreasing Monthly 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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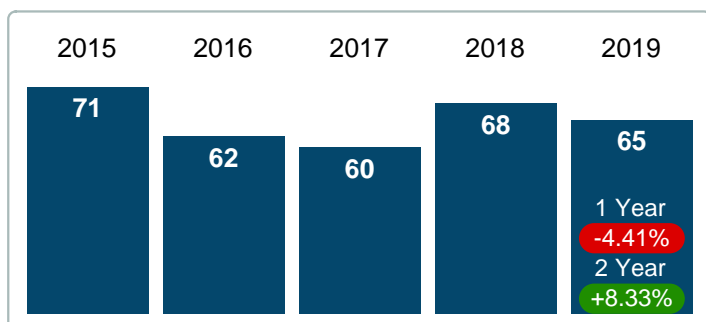
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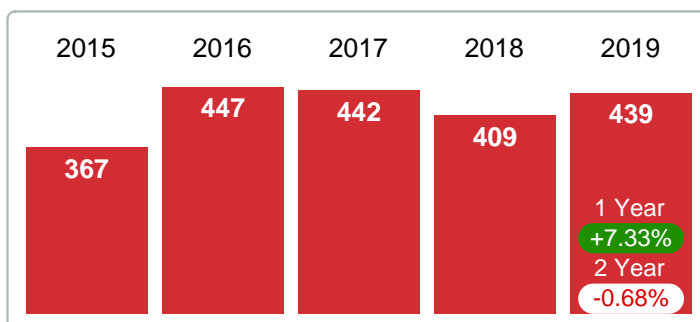
CLOSED LISTINGS

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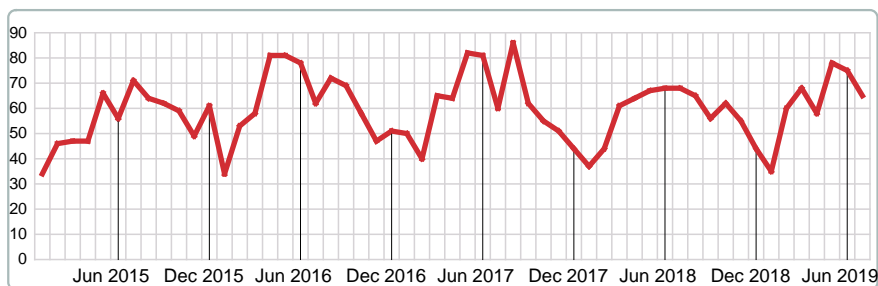
JULY



YEAR TO DATE (YTD)

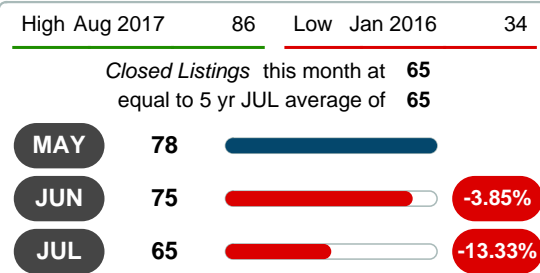


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 65



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	7.69%	28.0	0	5	0	0
\$75,001 - \$100,000	6	9.23%	60.2	1	5	0	0
\$100,001 - \$150,000	15	23.08%	31.5	1	10	4	0
\$150,001 - \$175,000	12	18.46%	36.9	0	9	3	0
\$175,001 - \$225,000	10	15.38%	56.4	2	6	2	0
\$225,001 - \$275,000	8	12.31%	24.3	0	2	5	1
\$275,001 and up	9	13.85%	40.3	0	6	2	1
Total Closed Units	65			4	43	16	2
Total Closed Volume	11,881,999	100%	39.0	617.30K	7.09M	3.32M	850.00K
Average Closed Price	\$182,800			\$154,325	\$164,958	\$207,594	\$425,000

July 2019



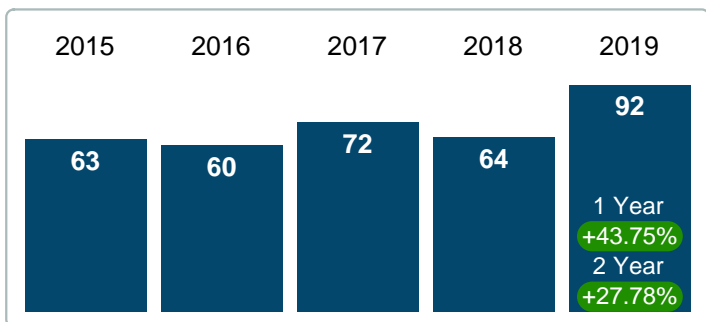
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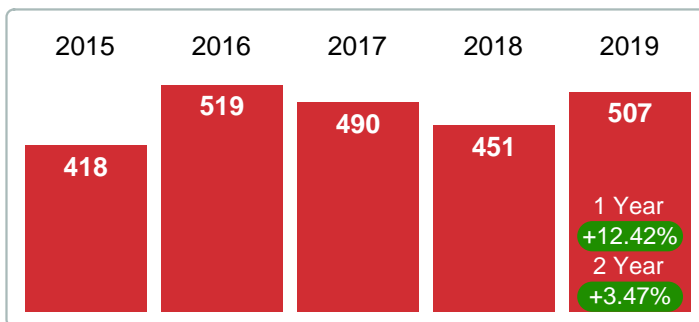
PENDING LISTINGS

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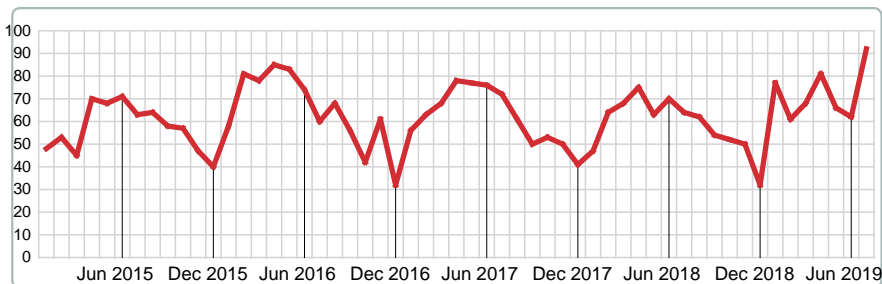
JULY



YEAR TO DATE (YTD)

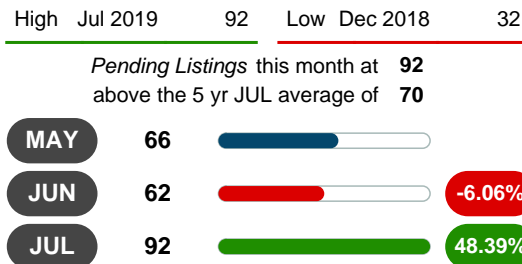


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 70



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	7	7.61%	42.0	1	6	0	0
\$50,001 - \$75,000	8	8.70%	27.5	3	5	0	0
\$75,001 - \$100,000	12	13.04%	28.2	2	10	0	0
\$100,001 - \$175,000	29	31.52%	26.8	1	24	4	0
\$175,001 - \$225,000	16	17.39%	45.3	0	14	2	0
\$225,001 - \$300,000	10	10.87%	12.9	0	5	3	2
\$300,001 and up	10	10.87%	48.1	1	6	2	1
Total Pending Units	92			8	70	11	3
Total Pending Volume	15,278,350	100%	30.1	1.21M	10.74M	2.43M	889.90K
Average Listing Price	\$164,126			\$151,713	\$153,429	\$221,336	\$296,633

July 2019



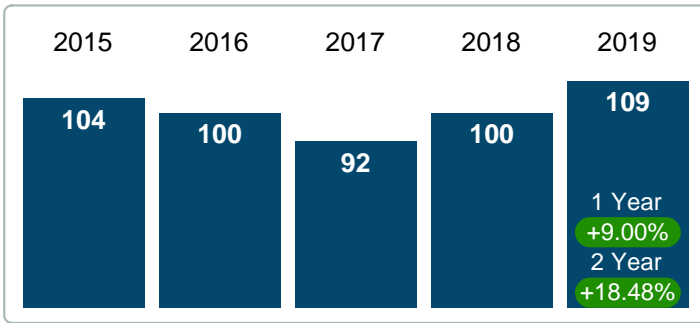
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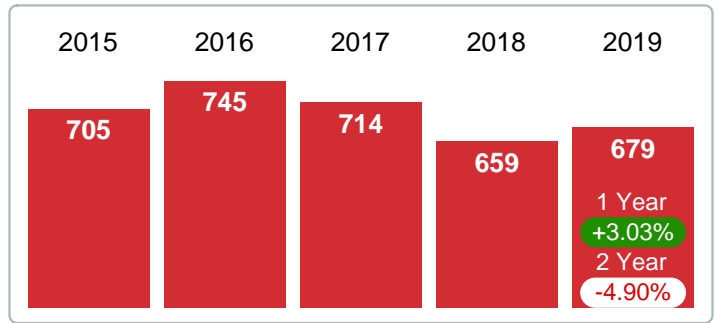
NEW LISTINGS

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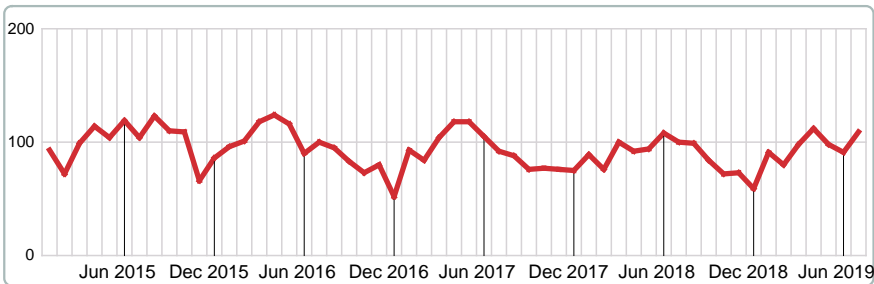
JULY



YEAR TO DATE (YTD)

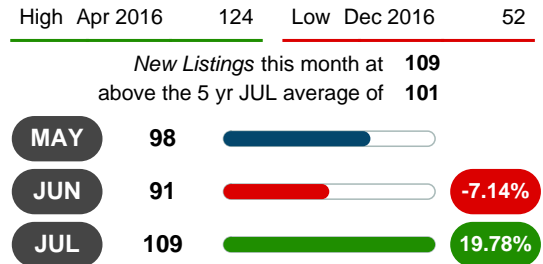


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 101



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	11	10.09%	3	7	1	0
\$75,001 - \$100,000	9	8.26%	1	6	0	2
\$100,001 - \$125,000	14	12.84%	1	12	1	0
\$125,001 - \$175,000	29	26.61%	0	22	7	0
\$175,001 - \$225,000	15	13.76%	0	11	4	0
\$225,001 - \$375,000	19	17.43%	0	11	6	2
\$375,001 and up	12	11.01%	0	7	3	2
Total New Listed Units	109		5	76	22	6
Total New Listed Volume	24,399,800	100%	375.50K	15.38M	5.48M	3.17M
Average New Listed Listing Price	\$167,395		\$75,100	\$202,349	\$248,945	\$528,167

July 2019



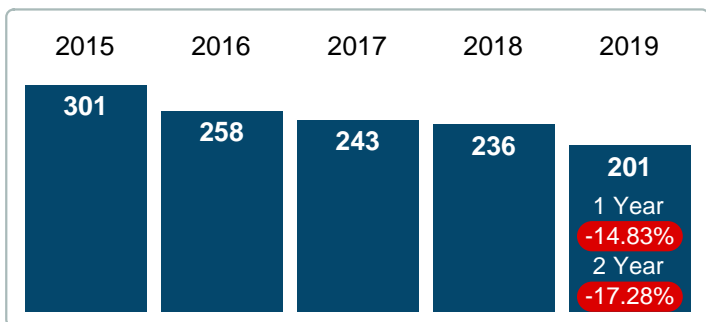
Area Delimited by County Of Creek - Residential Property Type



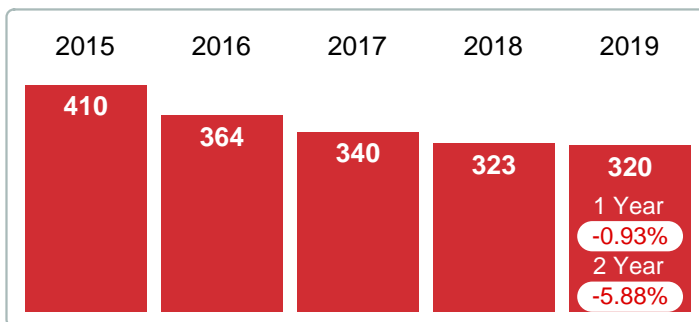
ACTIVE INVENTORY

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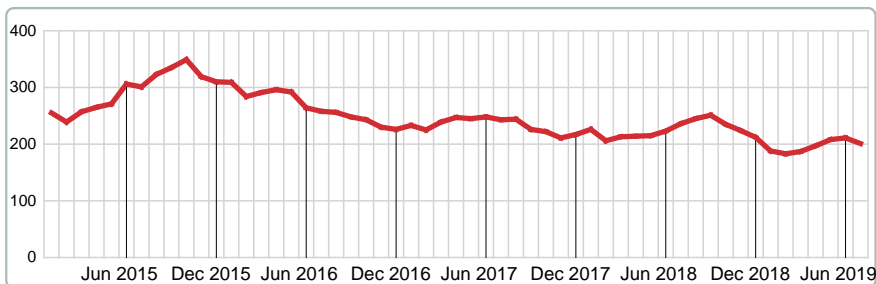
END OF JULY



ACTIVE DURING JULY

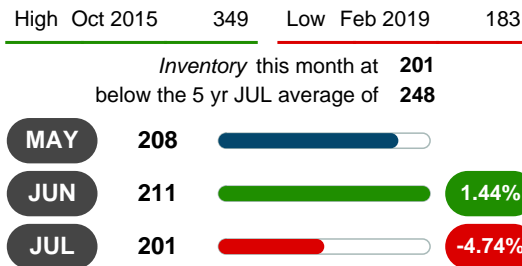


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 248



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	10	4.98%	88.6	5	4	1	0
\$50,001 - \$100,000	30	14.93%	65.7	9	17	1	3
\$100,001 - \$125,000	20	9.95%	157.4	3	13	4	0
\$125,001 - \$200,000	63	31.34%	55.2	4	42	16	1
\$200,001 - \$275,000	26	12.94%	59.3	0	13	13	0
\$275,001 - \$575,000	32	15.92%	76.8	1	9	19	3
\$575,001 and up	20	9.95%	68.9	0	4	9	7
Total Active Inventory by Units	201			22	102	63	14
Total Active Inventory by Volume	53,117,150	100%	74.0	2.45M	19.15M	22.94M	8.57M
Average Active Inventory Listing Price	\$264,264			\$111,386	\$187,788	\$364,135	\$612,271

July 2019



Area Delimited by County Of Creek - Residential Property Type



MONTHS SUPPLY of INVENTORY (MSI)

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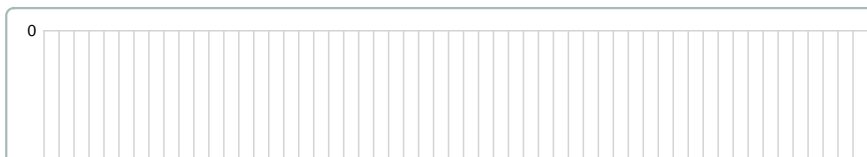
MSI FOR JULY

2015	2016	2017	2018	2019
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INDICATORS FOR JULY 2019

Inventory	Closed	Absorption	MSI	MSI %
201	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 JUL AVG = inf

High Jul 2019	inf	Low Jul 2019	inf
Months Supply this month at inf equal to 5 yr JUL average of inf			
MAY	inf		%
JUN	inf		%
JUL	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	4.98%	1.85	2.14	1.33	12.00	0.00
\$50,001 - \$100,000	30	14.93%	2.28	2.84	1.92	1.09	12.00
\$100,001 - \$125,000	20	9.95%	2.89	4.50	2.60	3.69	0.00
\$125,001 - \$200,000	63	31.34%	2.89	3.00	2.58	4.36	1.71
\$200,001 - \$275,000	26	12.94%	3.80	0.00	3.39	5.38	0.00
\$275,001 - \$575,000	32	15.92%	5.73	0.00	4.91	6.51	3.60
\$575,001 and up	20	9.95%	60.00	0.00	48.00	108.00	42.00
Market Supply of Inventory (MSI)		3.35		2.87	2.63	5.64	5.79
Total Active Inventory by Units		201	100%	22	102	63	14

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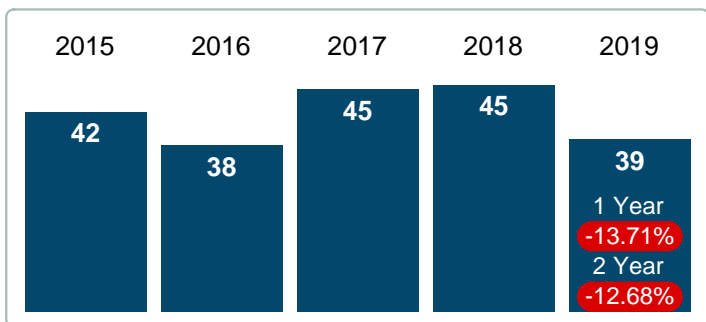
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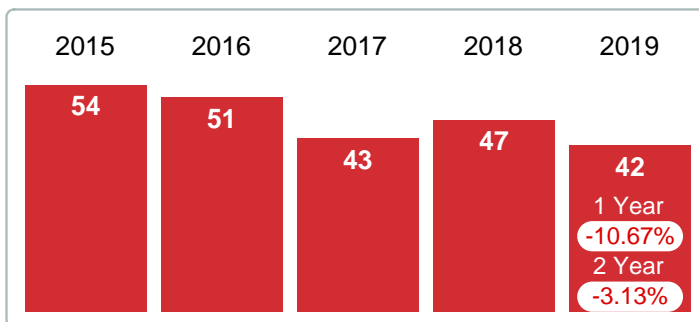
AVERAGE DAYS ON MARKET TO SALE

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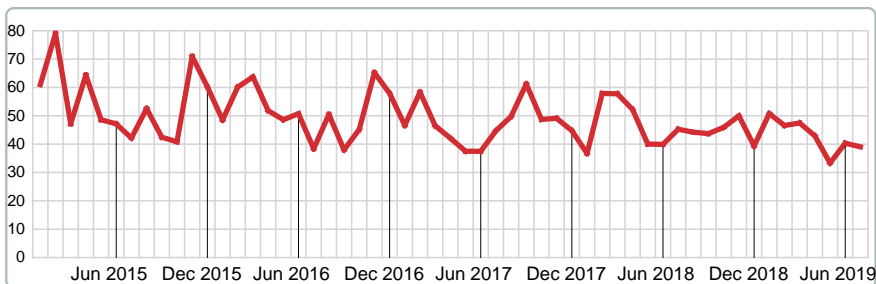
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

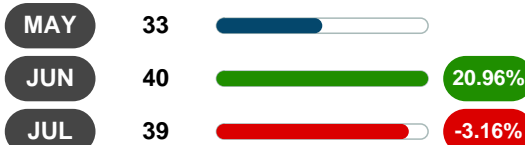


3 MONTHS

5 year JUL AVG = 42

High Feb 2015 79 Low May 2019 33

Average Days on Market to Sale this month at 39 below the 5 yr JUL average of 42



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
\$75,000 and less	7.69%	28	0	28	0	0
\$75,001 - \$100,000	9.23%	60	26	67	0	0
\$100,001 - \$150,000	23.08%	32	12	36	27	0
\$150,001 - \$175,000	18.46%	37	0	33	49	0
\$175,001 - \$225,000	15.38%	56	59	50	74	0
\$225,001 - \$275,000	12.31%	24	0	2	38	1
\$275,001 and up	13.85%	40	0	57	9	1
Average Closed DOM		39	39	41	38	1
Total Closed Units	100%	65	4	43	16	2
Total Closed Volume		11,881,999	617.30K	7.09M	3.32M	850.00K

July 2019



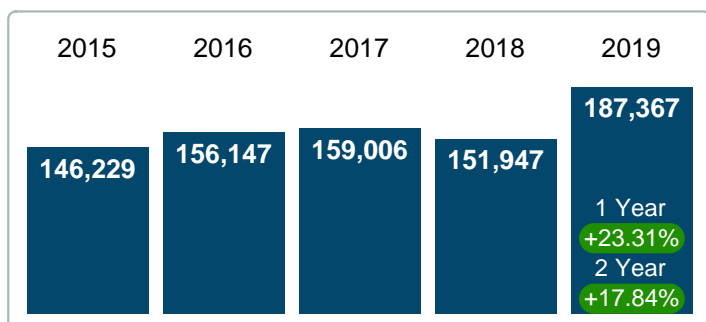
Area Delimited by County Of Creek - Residential Property Type



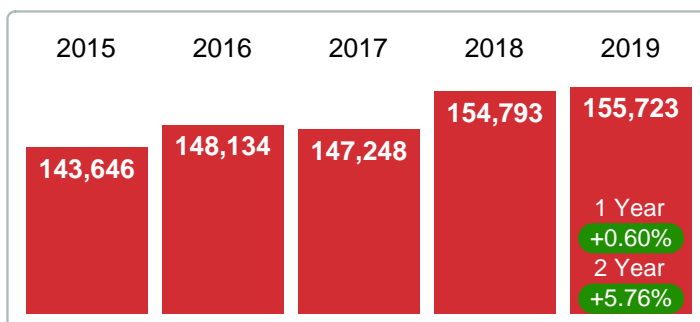
AVERAGE LIST PRICE AT CLOSING

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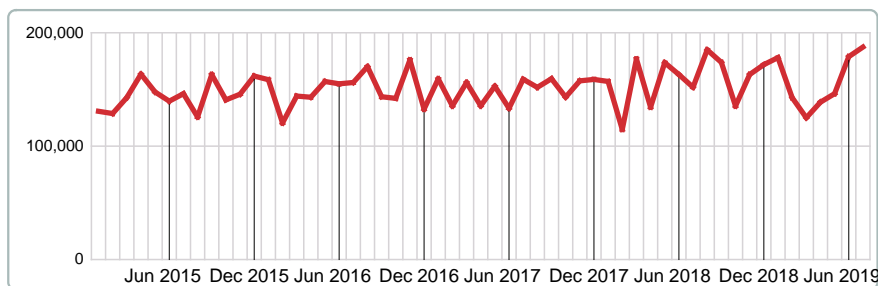
JULY



YEAR TO DATE (YTD)

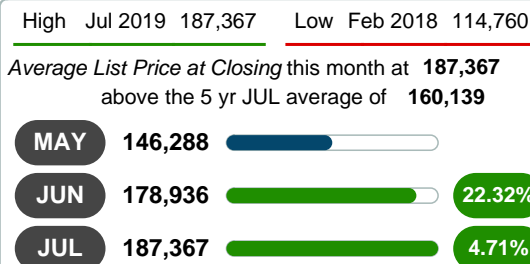


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 160,139



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
\$75,000 and less	5	7.69%	61,240	0	61,240	0	0
\$75,001 - \$100,000	5	7.69%	94,180	88,900	98,380	0	0
\$100,001 - \$150,000	14	21.54%	129,357	160,000	132,540	134,675	0
\$150,001 - \$175,000	14	21.54%	165,679	0	165,278	169,667	0
\$175,001 - \$225,000	10	15.38%	197,360	202,400	194,150	201,950	0
\$225,001 - \$275,000	8	12.31%	247,938	0	233,850	248,160	275,000
\$275,001 and up	9	13.85%	368,239	0	333,358	372,500	569,000
Average List Price			187,367	163,425	168,459	214,838	422,000
Total Closed Units		100%	187,367	4	43	16	2
Total Closed Volume			12,178,850	653.70K	7.24M	3.44M	844.00K

July 2019



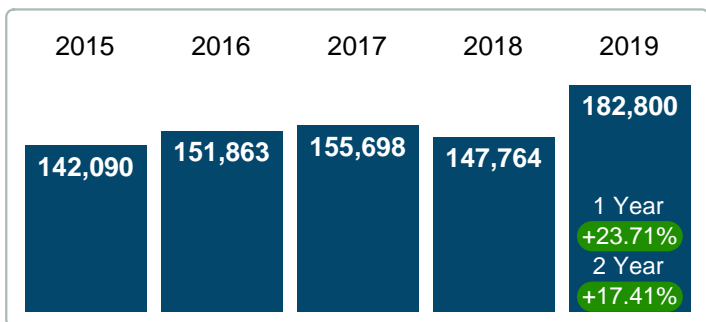
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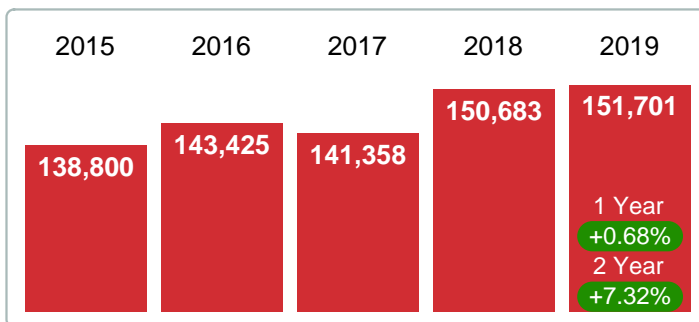
AVERAGE SOLD PRICE AT CLOSING

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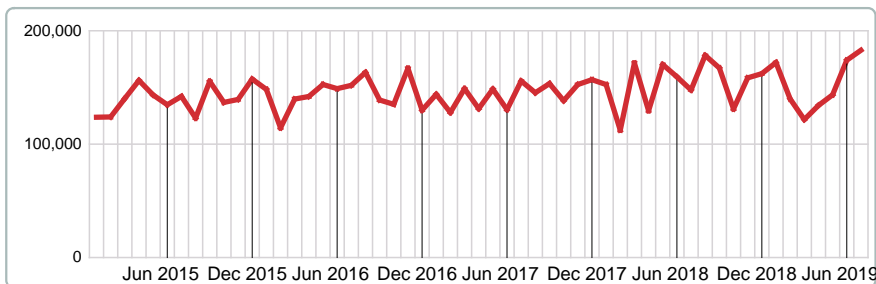
JULY



YEAR TO DATE (YTD)

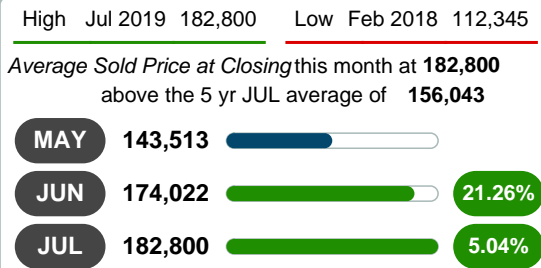


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 156,043



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
\$75,000 and less	5	7.69%	59,480	0	59,480	0	0
\$75,001 - \$100,000	6	9.23%	91,900	89,900	92,300	0	0
\$100,001 - \$150,000	15	23.08%	131,287	135,000	130,440	132,475	0
\$150,001 - \$175,000	12	18.46%	163,058	0	162,644	164,300	0
\$175,001 - \$225,000	10	15.38%	193,670	196,200	195,233	186,450	0
\$225,001 - \$275,000	8	12.31%	247,438	0	233,850	247,360	275,000
\$275,001 and up	9	13.85%	354,556	0	321,167	344,500	575,000
Average Sold Price			182,800	154,325	164,958	207,594	425,000
Total Closed Units		100%	182,800	4	43	16	2
Total Closed Volume			11,881,999	617.30K	7.09M	3.32M	850.00K

July 2019



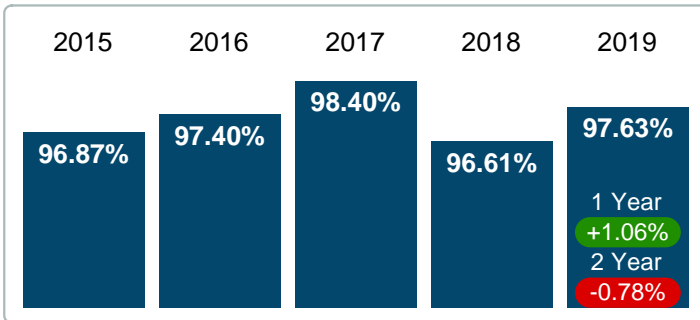
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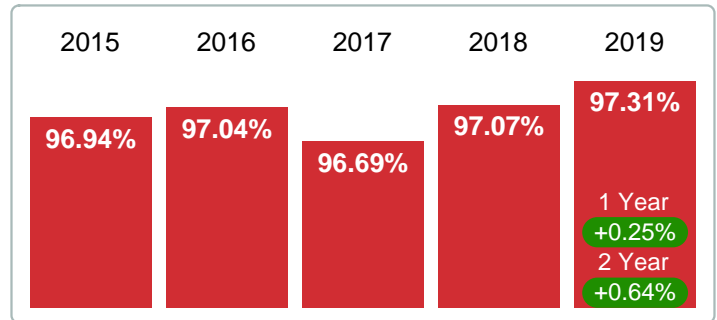
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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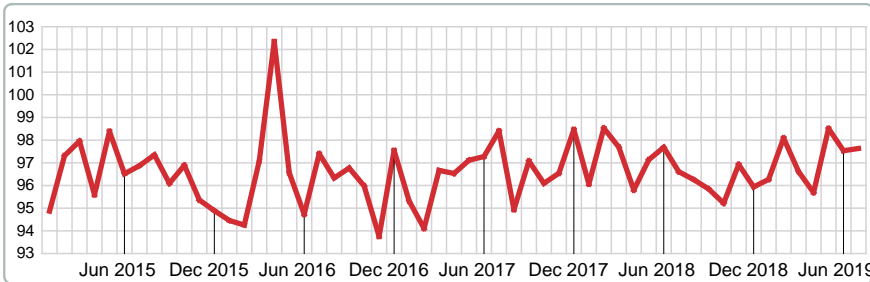
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

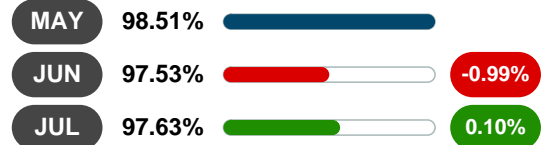


3 MONTHS

5 year JUL AVG = 97.38%

High Apr 2016 102.35% Low Nov 2016 93.76%

Average Sold/List Ratio this month at **97.63%**
above the 5 yr JUL average of **97.38%**



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
\$75,000 and less	5	7.69%	96.92%	0.00%	96.92%	0.00%	0.00%
\$75,001 - \$100,000	6	9.23%	95.44%	101.12%	94.30%	0.00%	0.00%
\$100,001 - \$150,000	15	23.08%	97.70%	84.38%	98.40%	99.29%	0.00%
\$150,001 - \$175,000	12	18.46%	98.06%	0.00%	98.45%	96.92%	0.00%
\$175,001 - \$225,000	10	15.38%	98.26%	96.89%	100.62%	92.58%	0.00%
\$225,001 - \$275,000	8	12.31%	99.81%	0.00%	100.00%	99.70%	100.00%
\$275,001 and up	9	13.85%	96.16%	0.00%	96.38%	93.06%	101.05%
Average Sold/List Ratio		97.60%		94.82%	97.86%	97.36%	100.53%
Total Closed Units		65	100%	4	43	16	2
Total Closed Volume		11,881,999		617.30K	7.09M	3.32M	850.00K

July 2019



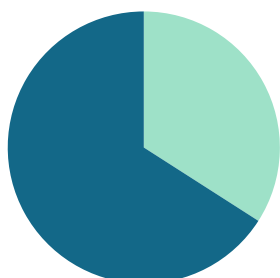
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

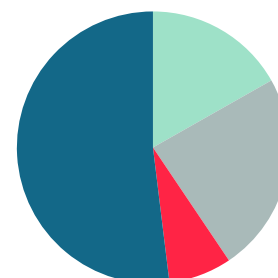


Inventory
 New Listings **109 = 34.06%**
 Start Inventory **211**
 Total Inventory Units **320**
 Volume **\$73,515,800**

Market Activity

Closed Sales **65 = 16.80%**
 Pending Sales **92 = 23.77%**
 Other Off Market **29 = 7.49%**
 Active Inventory **201 = 51.94%**

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	68	65	-4.41%	409	439	7.33%
Pending Sales	64	92	43.75%	451	507	12.42%
New Listings	100	109	9.00%	659	679	3.03%
Average List Price	151,947	187,367	23.31%	154,793	155,723	0.60%
Average Sale Price	147,764	182,800	23.71%	150,683	151,701	0.68%
Average Percent of Selling Price to List Price	96.61%	97.63%	1.06%	97.07%	97.31%	0.25%
Average Days on Market to Sale	45.25	39.05	-13.71%	47.05	42.03	-10.67%
Monthly Inventory	236	201	-14.83%	236	201	-14.83%
Months Supply of Inventory	4.01	3.35	-16.48%	4.01	3.35	-16.48%

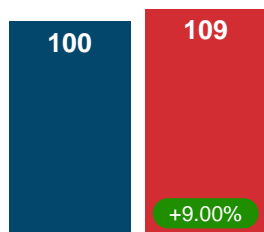
Absorption: Last 12 months, an Average of **60** Sales/Month

Inventory on July 31, 2019 = **201**

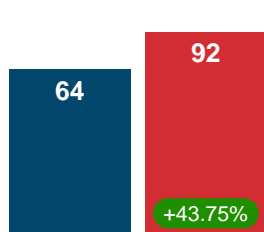
2018 **2019**

JULY MARKET

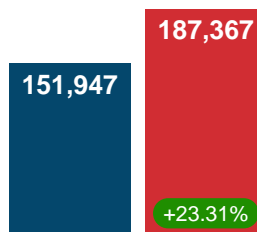
New Listings



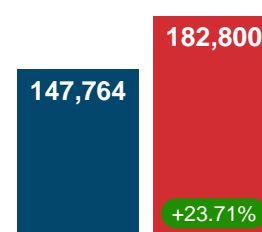
Pending Listings



List Price

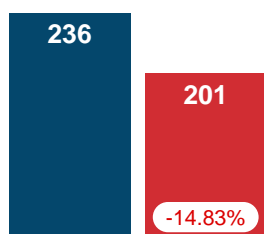


Sale Price

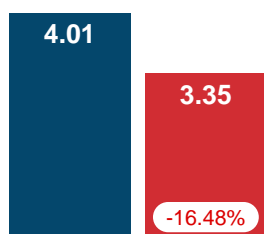


INVENTORY

Active Inventory

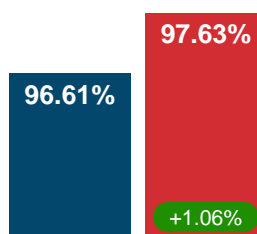


Monthly Supply of Inventory



AVERAGE SOLD/LIST RATIO & DOM

Sale/List Ratio



Days on Market

