

# July 2019



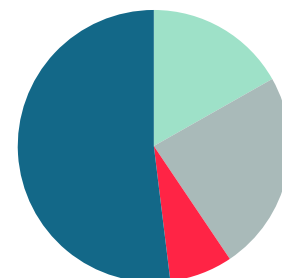
Area Delimited by County Of Creek - Residential Property Type



## 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%
Median List Price	130,950	169,500	29.44%
Median Sale Price	129,750	163,900	26.32%
Median Percent of Selling Price to List Price	97.90%	100.00%	2.15%
Median Days on Market to Sale	33.50	25.00	-25.37%
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.

#### 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 **26.32%** in July 2019 to \$163,900 versus the previous year at \$129,750.

#### Median Days on Market Shortens

The median number of **25.00** days that homes spent on the market before selling decreased by 8.50 days or **25.37%** in July 2019 compared to last year's same month at **33.50** DOM.

#### Sales Success for July 2019 is Positive

Overall, with Median 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.

### What's in this Issue

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

### 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

# July 2019



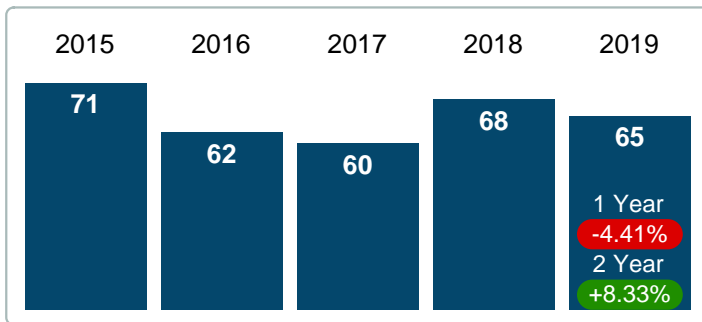
Area Delimited by County Of Creek - Residential Property Type



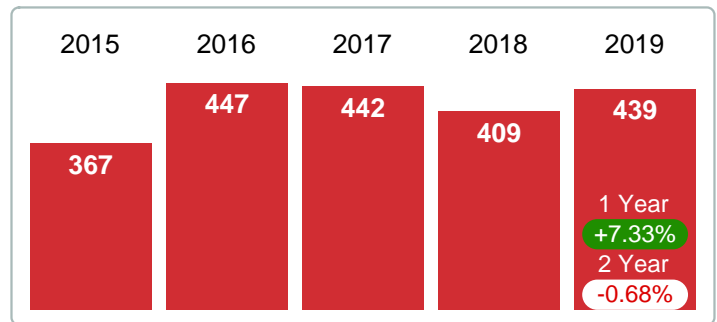
## CLOSED LISTINGS

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

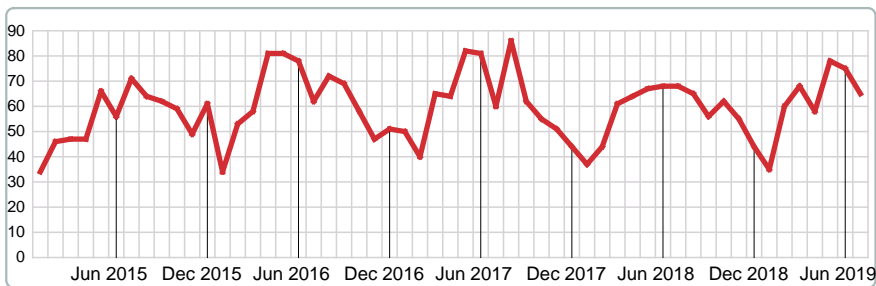
### JULY



### YEAR TO DATE (YTD)

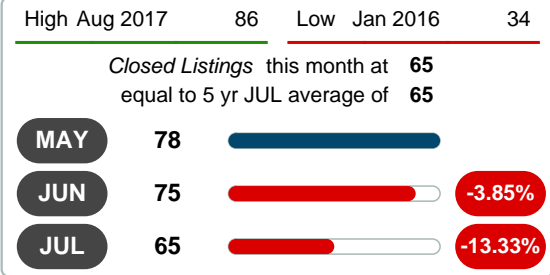


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 65



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	7.69%	13.0	0	5	0	0
\$75,001 - \$100,000	6	9.23%	54.5	1	5	0	0
\$100,001 - \$150,000	15	23.08%	24.0	1	10	4	0
\$150,001 - \$175,000	12	18.46%	17.5	0	9	3	0
\$175,001 - \$225,000	10	15.38%	43.5	2	6	2	0
\$225,001 - \$275,000	8	12.31%	16.0	0	2	5	1
\$275,001 and up	9	13.85%	32.0	0	6	2	1
<b>Total Closed Units</b>	<b>65</b>			<b>4</b>	<b>43</b>	<b>16</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>11,881,999</b>	<b>100%</b>	<b>25.0</b>	<b>617.30K</b>	<b>7.09M</b>	<b>3.32M</b>	<b>850.00K</b>
<b>Median Closed Price</b>	<b>\$163,900</b>			<b>\$160,750</b>	<b>\$155,000</b>	<b>\$186,450</b>	<b>\$425,000</b>

# July 2019



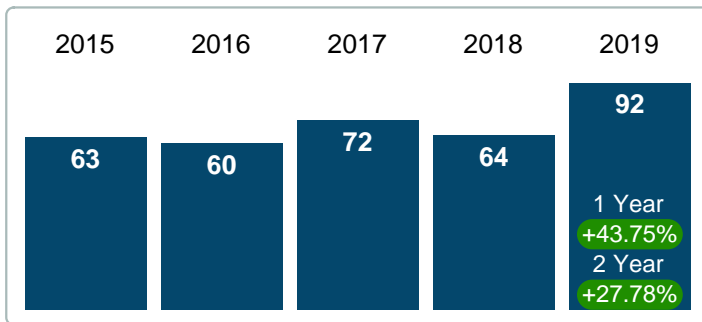
Area Delimited by County Of Creek - Residential Property Type



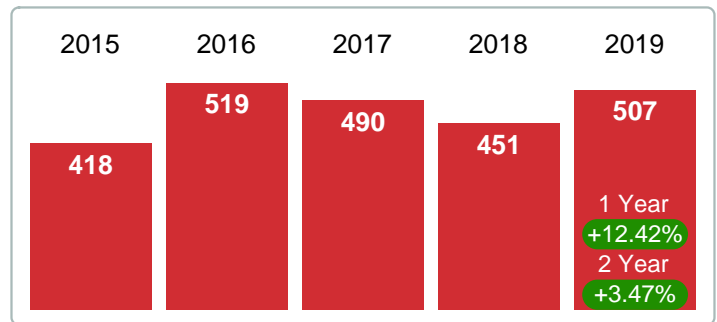
## PENDING LISTINGS

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

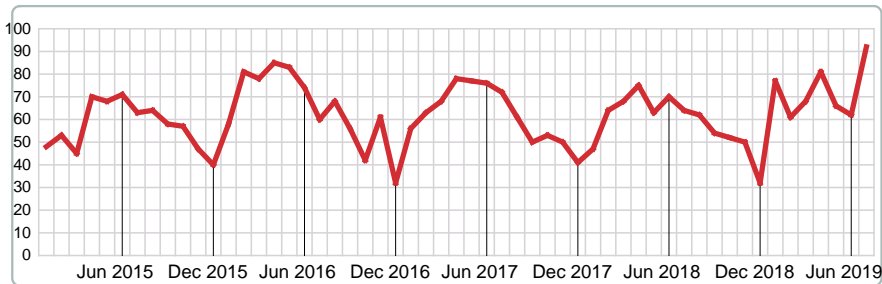
### JULY



### YEAR TO DATE (YTD)

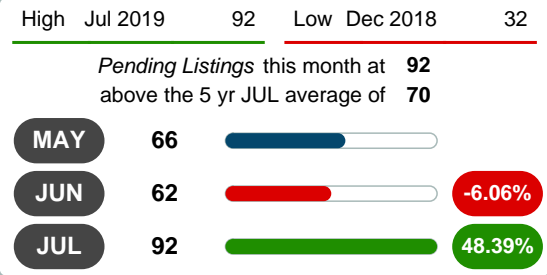


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 70



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	8	8.70%	26.0	1	7	0	0
\$60,001 - \$90,000	13	14.13%	28.0	5	8	0	0
\$90,001 - \$110,000	12	13.04%	14.0	0	10	2	0
\$110,001 - \$170,000	23	25.00%	8.0	1	20	2	0
\$170,001 - \$220,000	15	16.30%	48.0	0	13	2	0
\$220,001 - \$300,000	11	11.96%	7.0	0	6	3	2
\$300,001 and up	10	10.87%	28.0	1	6	2	1
<b>Total Pending Units</b>	<b>92</b>			<b>8</b>	<b>70</b>	<b>11</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>15,278,350</b>	<b>100%</b>	<b>19.5</b>	<b>1.21M</b>	<b>10.74M</b>	<b>2.43M</b>	<b>889.90K</b>
<b>Median Listing Price</b>	<b>\$130,450</b>			<b>\$77,200</b>	<b>\$128,500</b>	<b>\$209,000</b>	<b>\$275,000</b>

# July 2019



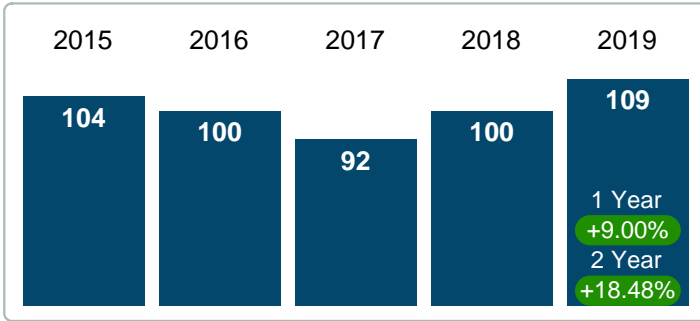
Area Delimited by County Of Creek - Residential Property Type



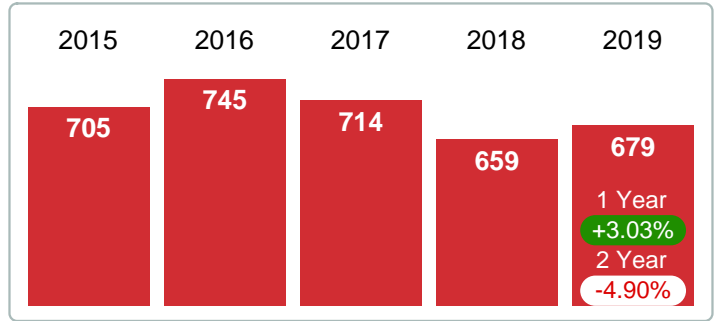
## NEW LISTINGS

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

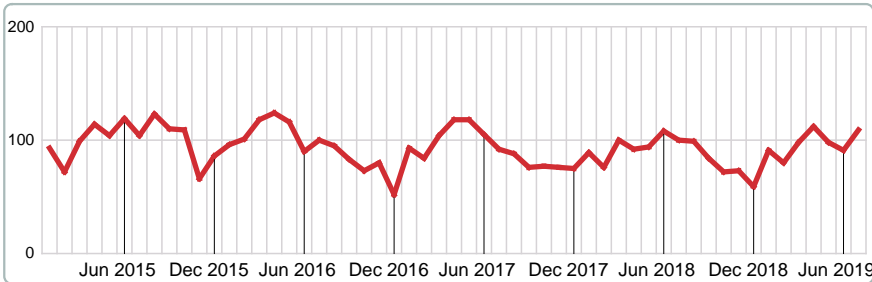
### JULY



### YEAR TO DATE (YTD)

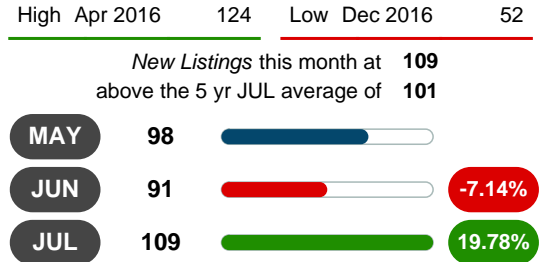


### 5 YEAR MARKET ACTIVITY TRENDS



### 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
<b>Total New Listed Units</b>	<b>109</b>		<b>5</b>	<b>76</b>	<b>22</b>	<b>6</b>
<b>Total New Listed Volume</b>	<b>24,399,800</b>	<b>100%</b>	<b>375.50K</b>	<b>15.38M</b>	<b>5.48M</b>	<b>3.17M</b>
<b>Median New Listed Listing Price</b>	<b>\$164,900</b>		<b>\$63,000</b>	<b>\$152,200</b>	<b>\$219,950</b>	<b>\$275,000</b>

# July 2019



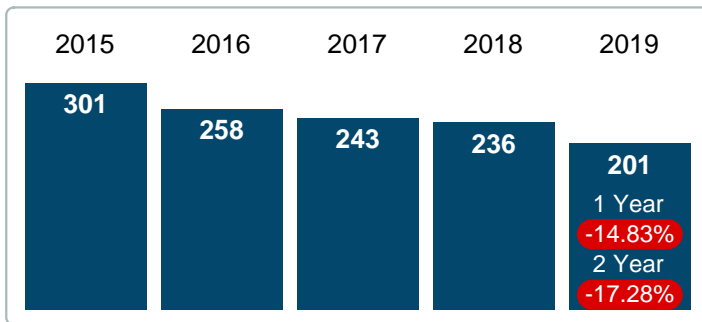
Area Delimited by County Of Creek - Residential Property Type



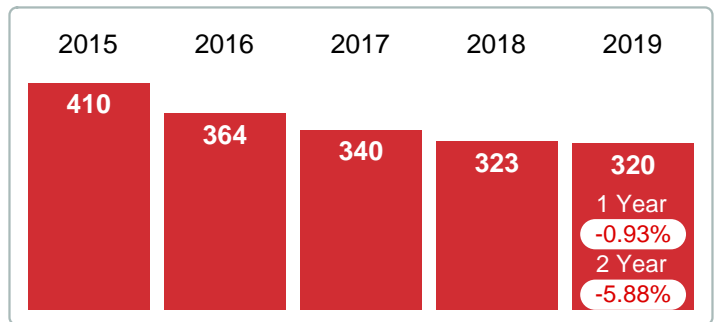
## ACTIVE INVENTORY

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

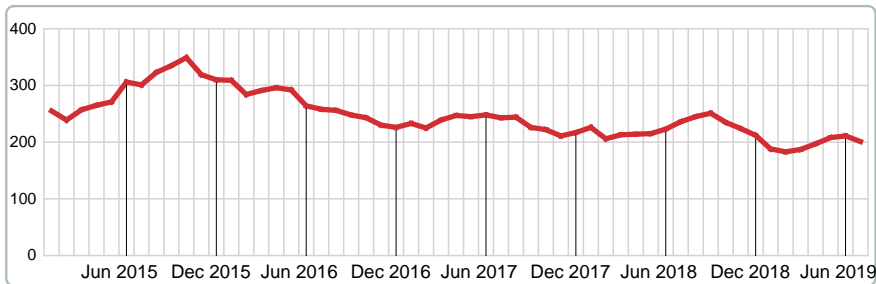
### END OF JULY



### ACTIVE DURING JULY

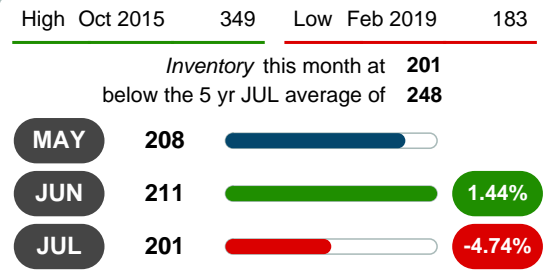


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 248



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	10	4.98%	94.0	5	4	1	0
\$50,001 - \$100,000	30	14.93%	43.0	9	17	1	3
\$100,001 - \$125,000	20	9.95%	62.5	3	13	4	0
\$125,001 - \$200,000	63	31.34%	36.0	4	42	16	1
\$200,001 - \$275,000	26	12.94%	40.5	0	13	13	0
\$275,001 - \$575,000	32	15.92%	72.0	1	9	19	3
\$575,001 and up	20	9.95%	59.5	0	4	9	7
<b>Total Active Inventory by Units</b>	<b>201</b>			<b>22</b>	<b>102</b>	<b>63</b>	<b>14</b>
<b>Total Active Inventory by Volume</b>	<b>53,117,150</b>	<b>100%</b>	<b>53.0</b>	<b>2.45M</b>	<b>19.15M</b>	<b>22.94M</b>	<b>8.57M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$169,500</b>			<b>\$91,000</b>	<b>\$151,950</b>	<b>\$249,900</b>	<b>\$587,000</b>

# July 2019



Area Delimited by County Of Creek - Residential Property Type



## MONTHS SUPPLY of INVENTORY (MSI)

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

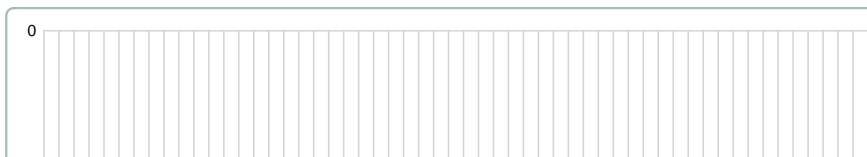
### MSI FOR JULY

2015	2016	2017	2018	2019
------	------	------	------	------

### INDICATORS FOR JULY 2019

Inventory	Closed	Absorption	MSI	MSI %
<b>201</b>	<b>0</b>	<b>0</b>	<b>inf</b>	<b>0.000%</b>
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		100%	3.35	22	102	63	14

# July 2019



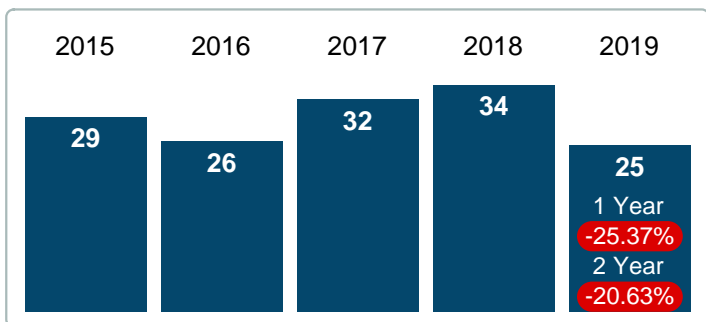
Area Delimited by County Of Creek - Residential Property Type



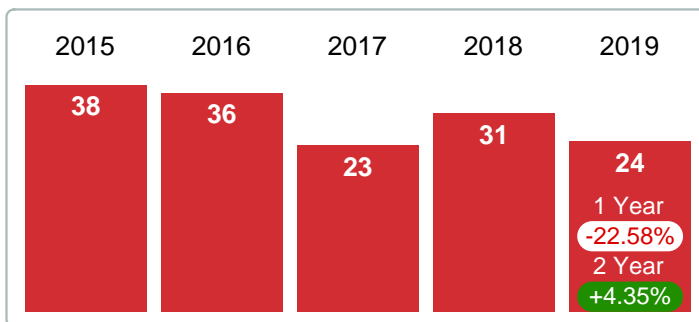
## MEDIAN DAYS ON MARKET TO SALE

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

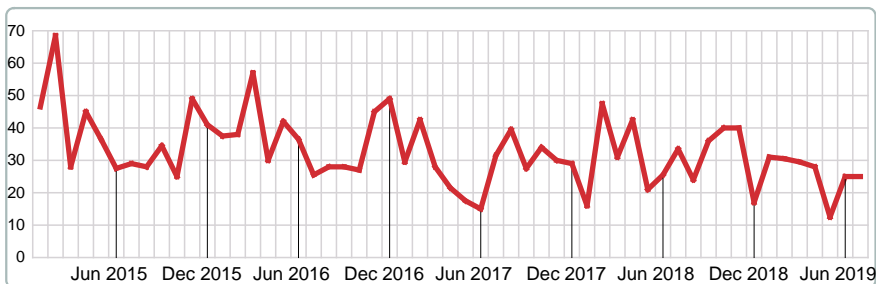
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

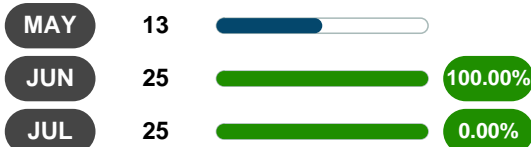


### 3 MONTHS

5 year JUL AVG = 29

High Feb 2015 69 Low May 2019 13

Median Days on Market to Sale this month at 25 below the 5 yr JUL average of 29



### 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
\$75,000 and less	7.69%	13	0	13	0	0
\$75,001 - \$100,000	9.23%	55	26	83	0	0
\$100,001 - \$150,000	23.08%	24	12	34	14	0
\$150,001 - \$175,000	18.46%	18	0	14	25	0
\$175,001 - \$225,000	15.38%	44	59	44	74	0
\$225,001 - \$275,000	12.31%	16	0	2	30	1
\$275,001 and up	13.85%	32	0	39	9	1
Median Closed DOM		25	19	28	21	1
Total Closed Units	100%	25.0	4	43	16	2
Total Closed Volume		11,881,999	617.30K	7.09M	3.32M	850.00K



# July 2019



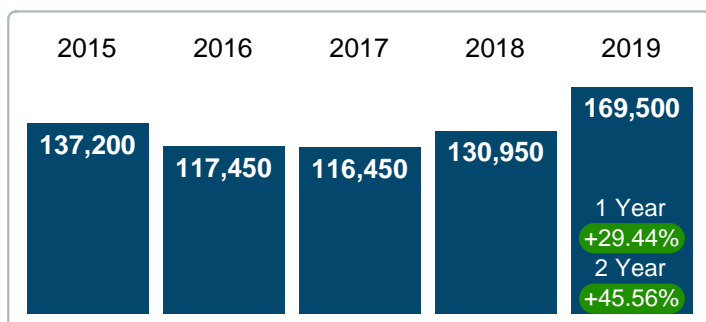
Area Delimited by County Of Creek - Residential Property Type



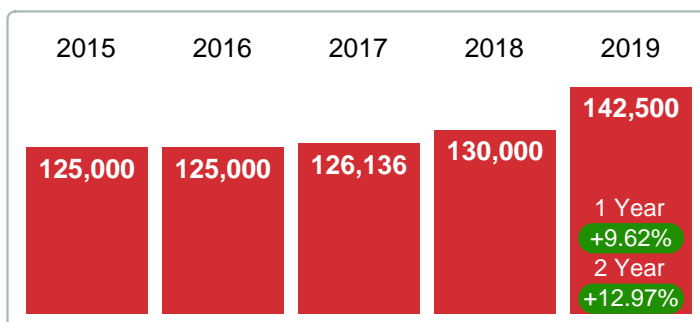
## MEDIAN LIST PRICE AT CLOSING

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

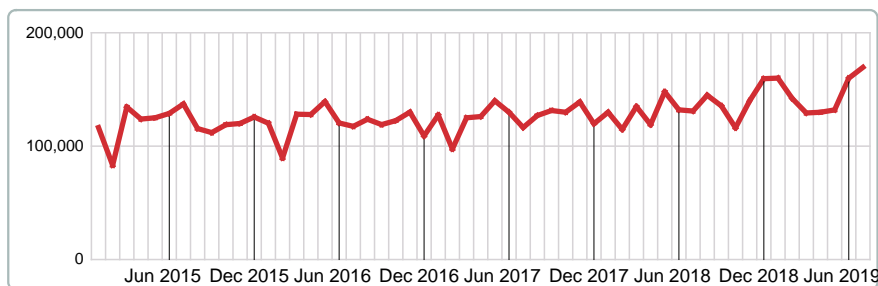
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

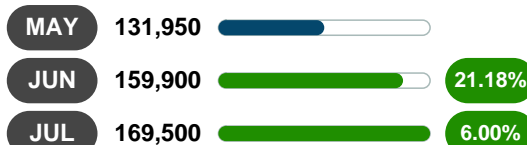


### 3 MONTHS

5 year JUL AVG = 134,310

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

Median List Price at Closing this month at **169,500** above the 5 yr JUL average of **134,310**



### 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
\$75,000 and less	5	7.69%	65,200	0	65,200	0	0
\$75,001 - \$100,000	5	7.69%	95,000	88,900	97,500	0	0
\$100,001 - \$150,000	14	21.54%	130,950	0	129,900	132,000	0
\$150,001 - \$175,000	14	21.54%	167,000	160,000	169,500	167,000	0
\$175,001 - \$225,000	10	15.38%	197,450	202,400	192,450	201,950	0
\$225,001 - \$275,000	8	12.31%	242,450	0	233,850	245,000	275,000
\$275,001 and up	9	13.85%	349,000	0	344,450	372,500	569,000
Median List Price			169,500	179,950	155,000	201,950	422,000
Total Closed Units		100%	169,500	4	43	16	2
Total Closed Volume			12,178,850	653.70K	7.24M	3.44M	844.00K



# July 2019



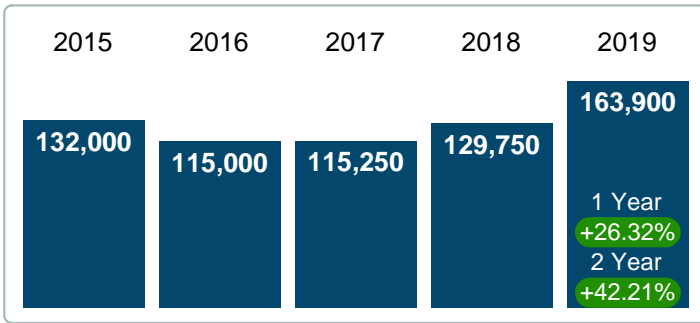
Area Delimited by County Of Creek - Residential Property Type



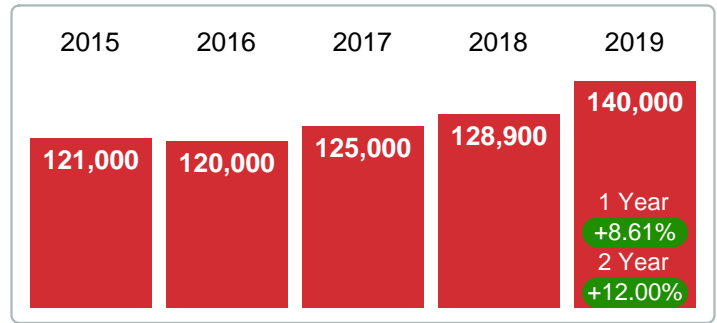
## MEDIAN SOLD PRICE AT CLOSING

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

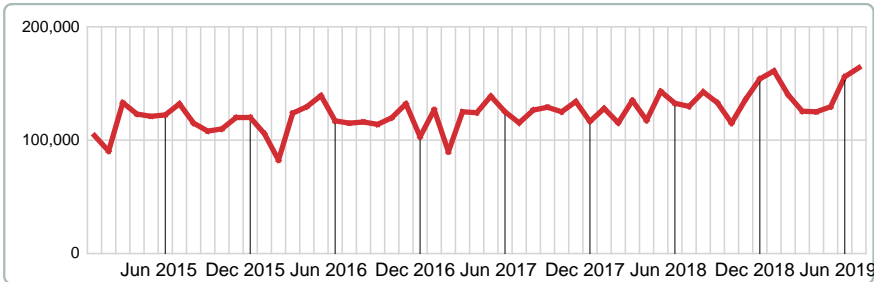
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

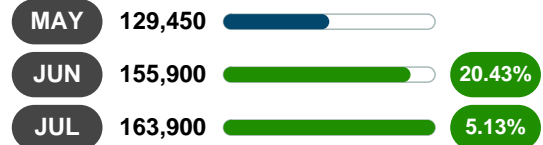


### 3 MONTHS

5 year JUL AVG = 131,180

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

Median Sold Price at Closing this month at **163,900** above the 5 yr JUL average of **131,180**



### 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
\$75,000 and less	5	7.69%	62,000	0	62,000	0	0
\$75,001 - \$100,000	6	9.23%	90,750	89,900	91,500	0	0
\$100,001 - \$150,000	15	23.08%	135,000	135,000	132,500	136,500	0
\$150,001 - \$175,000	12	18.46%	161,950	0	160,000	163,900	0
\$175,001 - \$225,000	10	15.38%	189,950	196,200	189,950	186,450	0
\$225,001 - \$275,000	8	12.31%	241,450	0	233,850	243,000	275,000
\$275,001 and up	9	13.85%	349,000	0	324,500	344,500	575,000
Median Sold Price			163,900	160,750	155,000	186,450	425,000
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



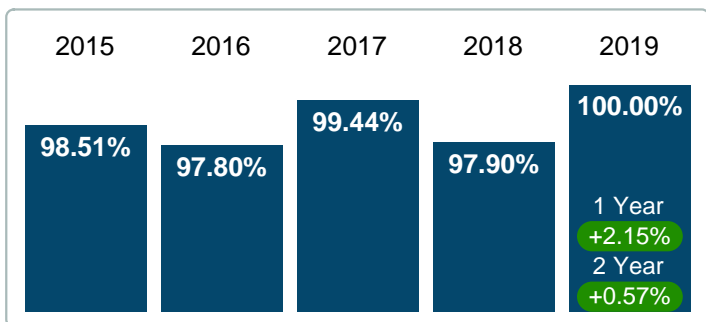
Area Delimited by County Of Creek - Residential Property Type



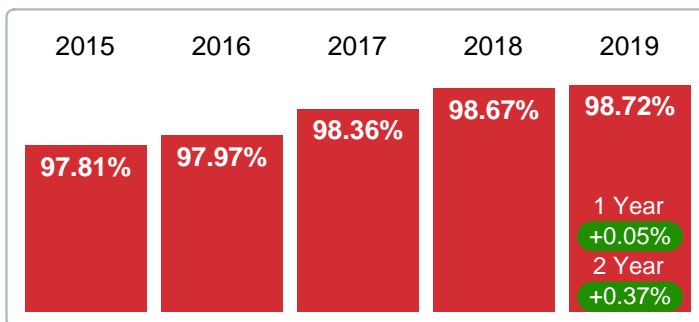
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

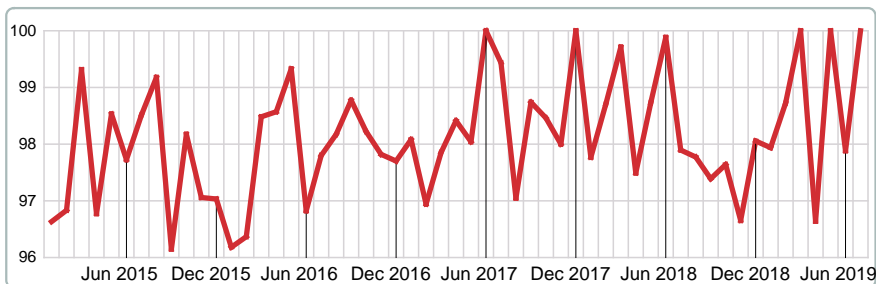
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

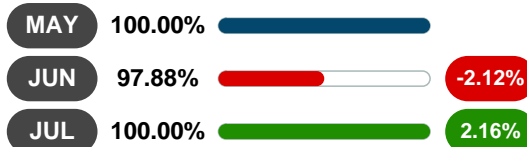


### 3 MONTHS

5 year JUL AVG = 98.73%

High Jul 2019 100.00% Low Sep 2015 96.15%

Median Sold/List Ratio this month at **100.00%**  
above the 5 yr JUL average of **98.73%**



### 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
\$75,000 and less	5	7.69%	100.00%	0.00%	100.00%	0.00%	0.00%
\$75,001 - \$100,000	6	9.23%	97.75%	101.12%	95.50%	0.00%	0.00%
\$100,001 - \$150,000	15	23.08%	100.00%	84.38%	99.02%	101.11%	0.00%
\$150,001 - \$175,000	12	18.46%	100.00%	0.00%	100.00%	99.33%	0.00%
\$175,001 - \$225,000	10	15.38%	100.00%	96.89%	100.00%	92.58%	0.00%
\$225,001 - \$275,000	8	12.31%	100.00%	0.00%	100.00%	99.62%	100.00%
\$275,001 and up	9	13.85%	97.31%	0.00%	97.54%	93.06%	101.05%
Median Sold/List Ratio		100.00%		96.89%	100.00%	99.59%	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



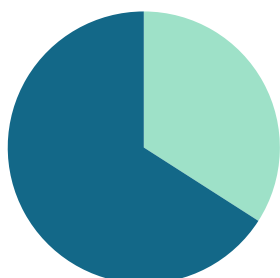
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

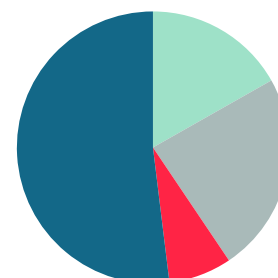


**Inventory**  
 New Listings **109 = 34.06%**  
 Start Inventory **211**  
 Total Inventory Units **320**  
 Volume **\$73,515,800**

### 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%
Median List Price	130,950	169,500	29.44%	130,000	142,500	9.62%
Median Sale Price	129,750	163,900	26.32%	128,900	140,000	8.61%
Median Percent of Selling Price to List Price	97.90%	100.00%	2.15%	98.67%	98.72%	0.05%
Median Days on Market to Sale	33.50	25.00	-25.37%	31.00	24.00	-22.58%
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

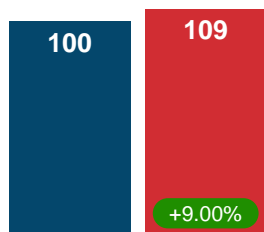
**Inventory** on July 31, 2019 = **201**

**2018** **2019**

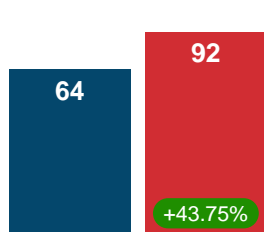
### JULY MARKET

### MEDIAN PRICES

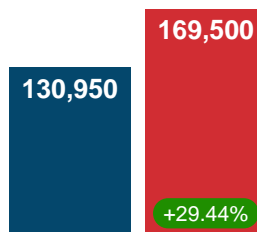
#### New Listings



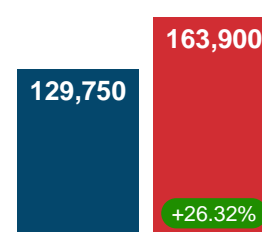
#### Pending Listings



#### List Price



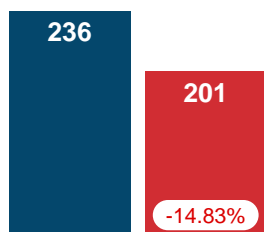
#### Sale Price



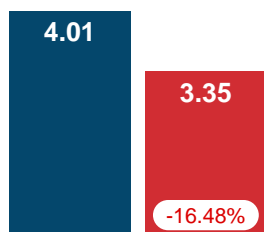
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

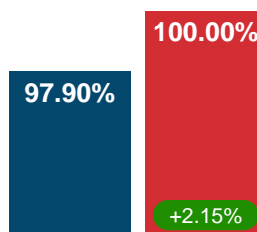
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

