

# July 2019



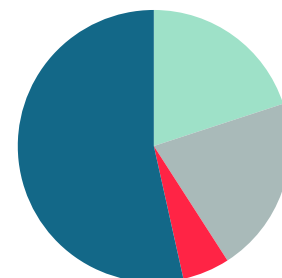
Area Delimited by County Of Rogers - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

| Compared Metrics                              | 2018    | July 2019 | +/-%    |
|---|---------|-----------|---------|
| Closed Listings                               | 124     | 146       | 17.74%  |
| Pending Listings                              | 149     | 153       | 2.68%   |
| New Listings                                  | 221     | 180       | -18.55% |
| Median List Price                             | 183,200 | 204,500   | 11.63%  |
| Median Sale Price                             | 178,950 | 202,000   | 12.88%  |
| Median Percent of Selling Price to List Price | 99.22%  | 98.72%    | -0.50%  |
| Median Days on Market to Sale                 | 25.00   | 28.00     | 12.00%  |
| End of Month Inventory                        | 478     | 391       | -18.20% |
| Months Supply of Inventory                    | 4.22    | 3.26      | -22.75% |



■ Closed (19.97%)  
■ Pending (20.93%)  
■ Other OffMarket (5.61%)  
■ Active (53.49%)

**Absorption:** Last 12 months, an Average of **120** Sales/Month  
**Active Inventory** as of July 31, 2019 = **391**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2019 decreased **18.20%** to 391 existing homes available for sale. Over the last 12 months this area has had an average of 120 closed sales per month. This represents an unsold inventory index of **3.26** 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 **12.88%** in July 2019 to \$202,000 versus the previous year at \$178,950.

#### Median Days on Market Lengthens

The median number of **28.00** days that homes spent on the market before selling increased by 3.00 days or **12.00%** in July 2019 compared to last year's same month at **25.00** DOM.

#### Sales Success for July 2019 is Positive

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

There were 180 New Listings in July 2019, down **18.55%** from last year at 221. Furthermore, there were 146 Closed Listings this month versus last year at 124, a **17.74%** increase.

Closed versus Listed trends yielded a **81.1%** ratio, up from previous year's, July 2018, at **56.1%**, a **44.56%** upswing. This will certainly create pressure on a decreasing Month's 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



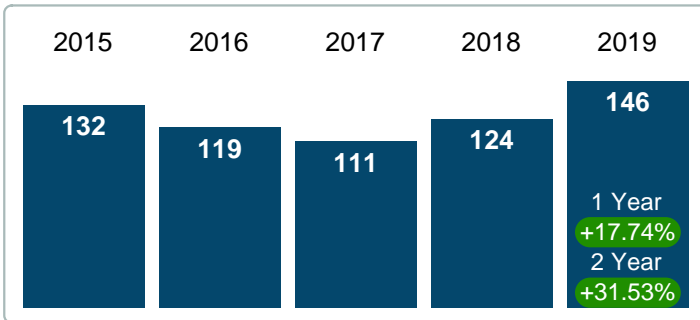
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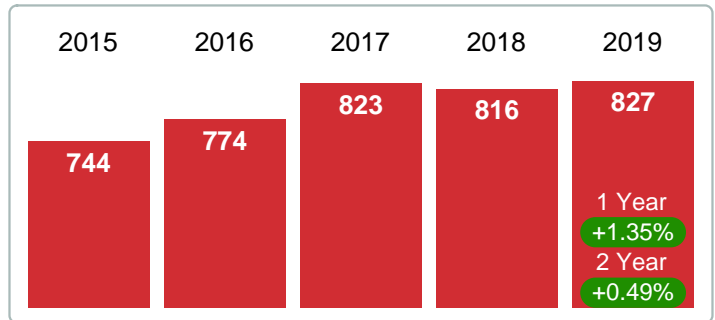
## CLOSED LISTINGS

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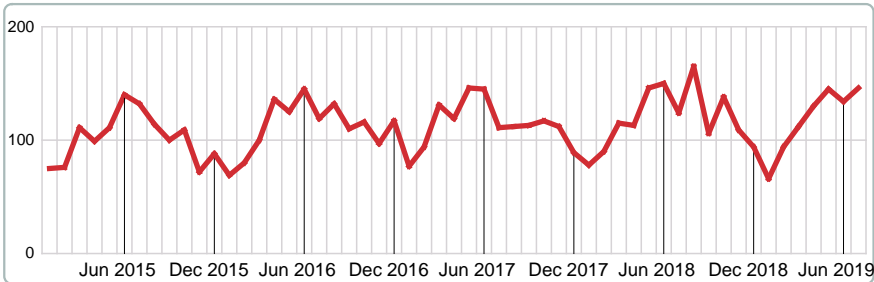
### JULY



### YEAR TO DATE (YTD)

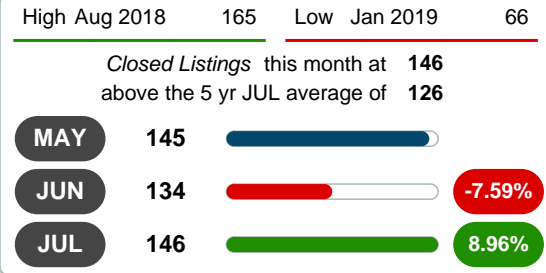


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 126



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range |                   | %           | MDOM        | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|--|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$100,000 and less                             | 11                | 7.53%       | 10.0        | 2                | 8                | 1                | 0                |
| \$100,001 - \$125,000                          | 16                | 10.96%      | 26.0        | 3                | 12               | 1                | 0                |
| \$125,001 - \$150,000                          | 16                | 10.96%      | 43.0        | 0                | 11               | 5                | 0                |
| \$150,001 - \$275,000                          | 48                | 32.88%      | 23.5        | 0                | 28               | 20               | 0                |
| \$275,001 - \$350,000                          | 23                | 15.75%      | 39.0        | 0                | 10               | 11               | 2                |
| \$350,001 - \$400,000                          | 15                | 10.27%      | 36.0        | 0                | 2                | 11               | 2                |
| \$400,001 and up                               | 17                | 11.64%      | 36.0        | 0                | 0                | 11               | 6                |
| <b>Total Closed Units</b>                      | <b>146</b>        |             |             | <b>5</b>         | <b>71</b>        | <b>60</b>        | <b>10</b>        |
| <b>Total Closed Volume</b>                     | <b>36,689,131</b> | <b>100%</b> | <b>28.0</b> | <b>494.50K</b>   | <b>12.92M</b>    | <b>17.65M</b>    | <b>5.63M</b>     |
| <b>Median Closed Price</b>                     | <b>\$202,000</b>  |             |             | <b>\$105,000</b> | <b>\$162,500</b> | <b>\$292,250</b> | <b>\$533,750</b> |

# July 2019



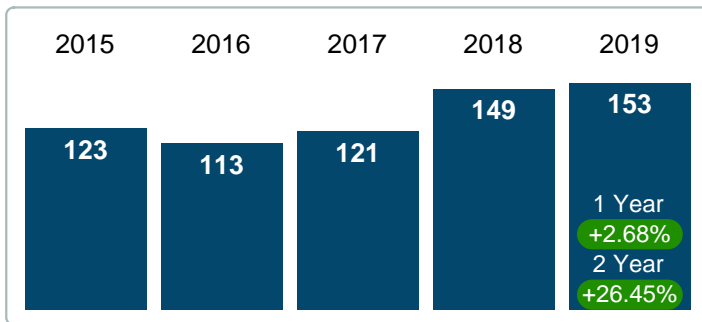
Area Delimited by County Of Rogers - Residential Property Type



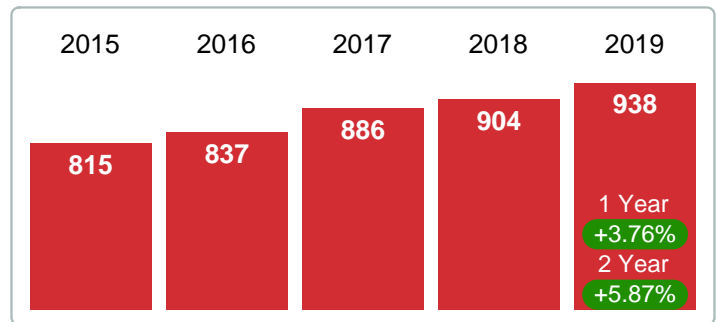
## PENDING LISTINGS

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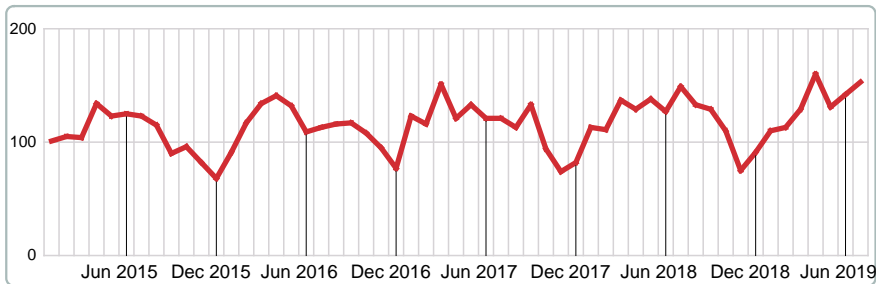
### JULY



### YEAR TO DATE (YTD)

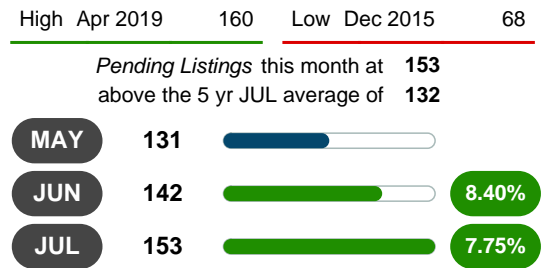


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 132



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range |                   | %           | MDOM        | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|---|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$100,000 and less                              | 15                | 9.80%       | 12.0        | 6                | 8                | 1                | 0                |
| \$100,001 - \$125,000                           | 9                 | 5.88%       | 23.0        | 0                | 7                | 2                | 0                |
| \$125,001 - \$150,000                           | 23                | 15.03%      | 35.0        | 2                | 20               | 1                | 0                |
| \$150,001 - \$200,000                           | 48                | 31.37%      | 18.5        | 3                | 37               | 7                | 1                |
| \$200,001 - \$250,000                           | 20                | 13.07%      | 58.0        | 0                | 8                | 12               | 0                |
| \$250,001 - \$350,000                           | 19                | 12.42%      | 14.0        | 1                | 8                | 10               | 0                |
| \$350,001 and up                                | 19                | 12.42%      | 19.0        | 0                | 3                | 11               | 5                |
| <b>Total Pending Units</b>                      | <b>153</b>        |             |             | <b>12</b>        | <b>91</b>        | <b>44</b>        | <b>6</b>         |
| <b>Total Pending Volume</b>                     | <b>33,194,825</b> | <b>100%</b> | <b>21.0</b> | <b>1.56M</b>     | <b>16.78M</b>    | <b>12.11M</b>    | <b>2.75M</b>     |
| <b>Median Listing Price</b>                     | <b>\$179,000</b>  |             |             | <b>\$114,500</b> | <b>\$161,604</b> | <b>\$244,950</b> | <b>\$510,888</b> |

# July 2019



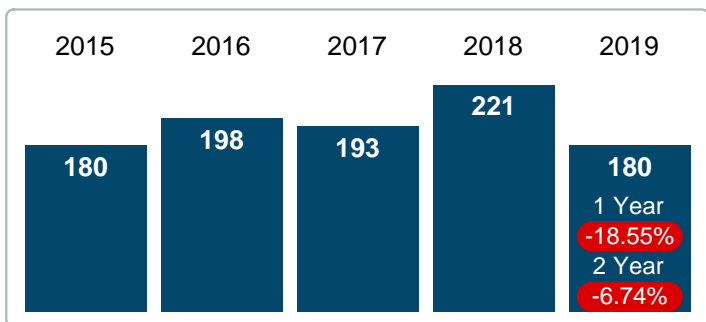
Area Delimited by County Of Rogers - Residential Property Type



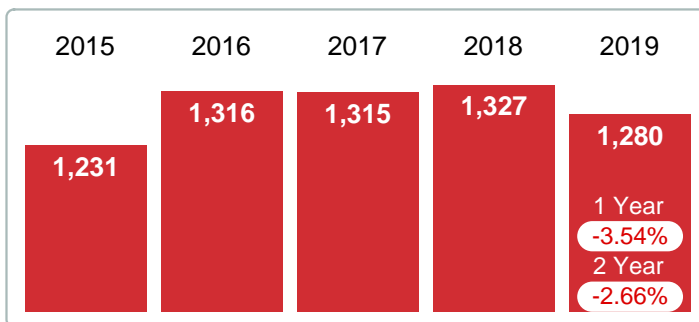
## NEW LISTINGS

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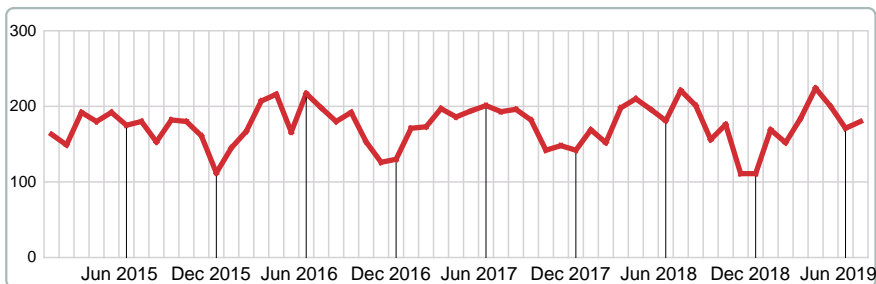
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 194

High Apr 2019 224    Low Dec 2018 111

New Listings this month at **180**  
 below the 5 yr JUL average of **194**

|     |     |   |
|-----|-----|---|
| MAY | 200 | <div style="width: 100%;"></div>          |
| JUN | 171 | <div style="width: 87.1%;"></div> -14.50% |
| JUL | 180 | <div style="width: 92.8%;"></div> 5.26%   |

### 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                           | 8                 | 4.44%       | 2                | 3                | 3                | 0                |
| \$75,001 - \$125,000                        | 22                | 12.22%      | 3                | 18               | 1                | 0                |
| \$125,001 - \$150,000                       | 15                | 8.33%       | 1                | 10               | 2                | 2                |
| \$150,001 - \$250,000                       | 66                | 36.67%      | 2                | 41               | 21               | 2                |
| \$250,001 - \$325,000                       | 23                | 12.78%      | 1                | 8                | 13               | 1                |
| \$325,001 - \$475,000                       | 26                | 14.44%      | 0                | 4                | 20               | 2                |
| \$475,001 and up                            | 20                | 11.11%      | 0                | 4                | 5                | 11               |
| <b>Total New Listed Units</b>               | <b>180</b>        |             | <b>9</b>         | <b>88</b>        | <b>65</b>        | <b>18</b>        |
| <b>Total New Listed Volume</b>              | <b>54,642,900</b> | <b>100%</b> | <b>1.20M</b>     | <b>17.51M</b>    | <b>20.63M</b>    | <b>15.30M</b>    |
| <b>Median New Listed Listing Price</b>      | <b>\$200,000</b>  |             | <b>\$125,000</b> | <b>\$164,400</b> | <b>\$284,999</b> | <b>\$540,888</b> |

# July 2019



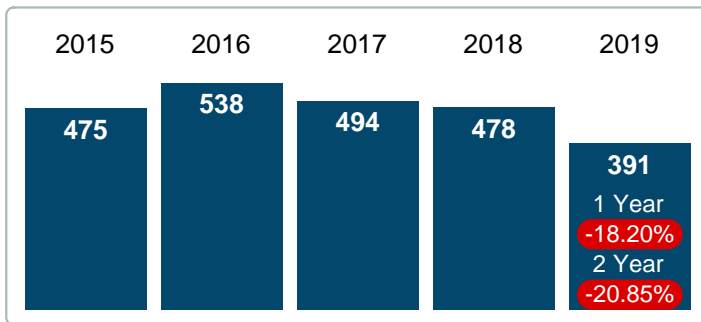
Area Delimited by County Of Rogers - Residential Property Type



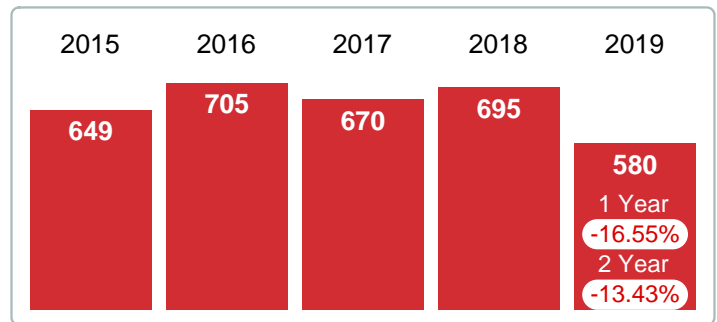
## ACTIVE INVENTORY

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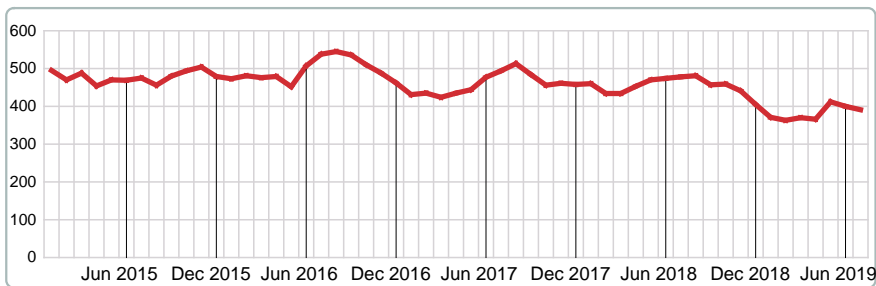
### END OF JULY



### ACTIVE DURING JULY

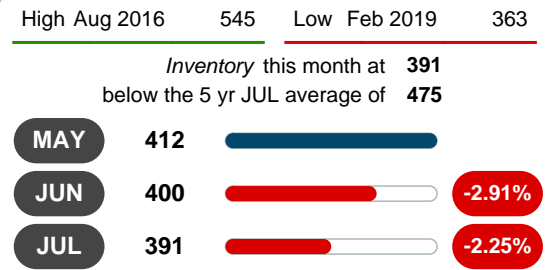


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 475



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range |     | %      | MDOM        | 1-2 Beds  | 3 Beds    | 4 Beds    | 5+ Beds   |
|--|-----|--------|-------------|-----------|-----------|-----------|-----------|
| \$100,000 and less                       | 33  | 8.44%  | 37.0        | 9         | 18        | 6         | 0         |
| \$100,001 - \$150,000                    | 45  | 11.51% | 47.0        | 5         | 30        | 8         | 2         |
| \$150,001 - \$200,000                    | 68  | 17.39% | 52.0        | 1         | 40        | 26        | 1         |
| \$200,001 - \$325,000                    | 101 | 25.83% | 56.0        | 3         | 42        | 50        | 6         |
| \$325,001 - \$400,000                    | 54  | 13.81% | 76.5        | 1         | 14        | 33        | 6         |
| \$400,001 - \$550,000                    | 51  | 13.04% | 77.0        | 0         | 11        | 29        | 11        |
| \$550,001 and up                         | 39  | 9.97%  | 60.0        | 0         | 5         | 14        | 20        |
| Total Active Inventory by Units          |     |        | 391         | 19        | 160       | 166       | 46        |
| Total Active Inventory by Volume         |     |        | 135,147,819 | 2.51M     | 37.88M    | 55.79M    | 38.97M    |
| Median Active Inventory Listing Price    |     |        | \$250,000   | \$115,000 | \$181,450 | \$302,982 | \$497,500 |

# July 2019



Area Delimited by County Of Rogers - 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>391</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 | Low | Jul 2019 |
|---|----------|-----|----------|
| inf   | inf      | inf | inf      |
| Months Supply this month at <b>inf</b><br>equal to 5 yr JUL average of <b>inf</b> |          |     |          |
| 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 |
|---|-----|--------|-------|----------|--------|--------|---------|
| \$100,000 and less                                      | 33  | 8.44%  | 1.80  | 2.04     | 1.50   | 3.43   | 0.00    |
| \$100,001 - \$150,000                                   | 45  | 11.51% | 1.76  | 2.86     | 1.46   | 2.67   | 12.00   |
| \$150,001 - \$200,000                                   | 68  | 17.39% | 2.44  | 3.00     | 1.94   | 3.95   | 2.40    |
| \$200,001 - \$325,000                                   | 101 | 25.83% | 3.52  | 9.00     | 3.21   | 3.80   | 2.88    |
| \$325,001 - \$400,000                                   | 54  | 13.81% | 5.36  | 0.00     | 7.00   | 4.55   | 7.20    |
| \$400,001 - \$550,000                                   | 51  | 13.04% | 8.38  | 0.00     | 13.20  | 8.29   | 6.29    |
| \$550,001 and up  | 39  | 9.97%  | 11.70 | 0.00     | 60.00  | 8.40   | 12.63   |
| Market Supply of Inventory (MSI)                        |     |        | 3.26  | 2.78     | 2.31   | 4.50   | 6.57    |
| Total Active Inventory by Units                         |     | 100%   | 391   | 19       | 160    | 166    | 46      |

# July 2019



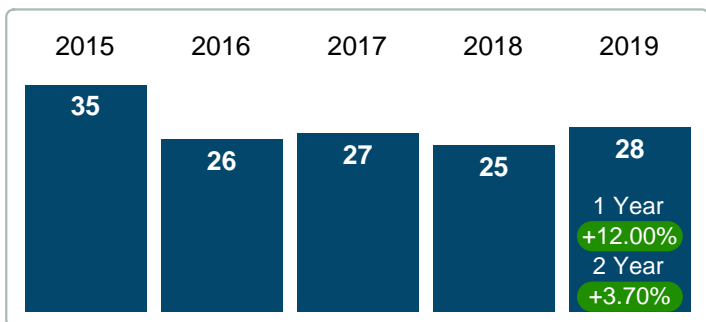
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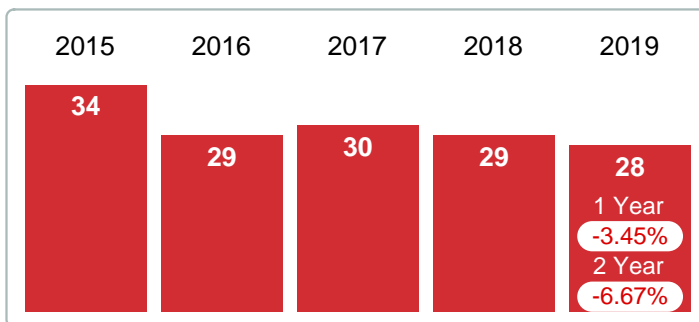
## MEDIAN DAYS ON MARKET TO SALE

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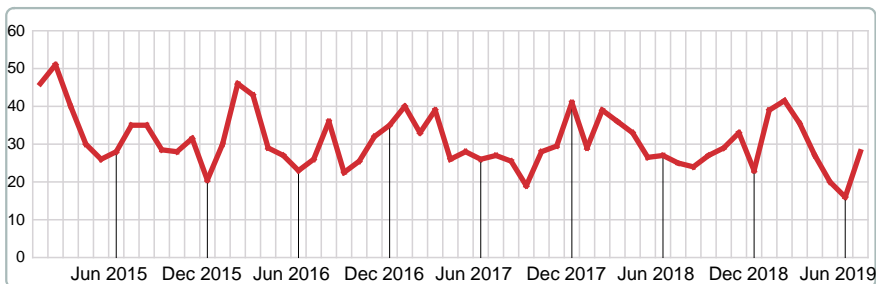
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

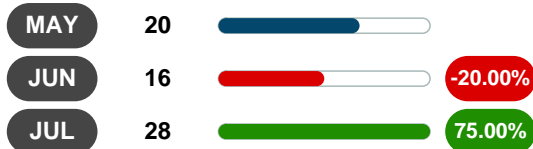


### 3 MONTHS

5 year JUL AVG = 28

High Feb 2015 51 Low Jun 2019 16

Median Days on Market to Sale this month at 28 equal to 5 yr JUL average of 28



### 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      |
|--|-------------|-------------------|----------------|---------------|---------------|--------------|
| \$100,000 and less   | 7.53%       | 10                | 7              | 15            | 20            | 0            |
| \$100,001 - \$125,000  | 10.96%      | 26                | 29             | 19            | 43            | 0            |
| \$125,001 - \$150,000  | 10.96%      | 43                | 0              | 27            | 52            | 0            |
| \$150,001 - \$275,000  | 32.88%      | 24                | 0              | 20            | 33            | 0            |
| \$275,001 - \$350,000  | 15.75%      | 39                | 0              | 44            | 39            | 58           |
| \$350,001 - \$400,000  | 10.27%      | 36                | 0              | 25            | 27            | 127          |
| \$400,001 and up   | 11.64%      | 36                | 0              | 0             | 35            | 52           |
| <b>Median Closed DOM</b>                                     |             | <b>28</b>         |                |               |               |              |
| <b>Total Closed Units</b>                                    |             | <b>146</b>        |                |               |               |              |
| <b>Total Closed Volume</b>                                   |             | <b>36,689,131</b> |                |               |               |              |
|  |             |                   | <b>27</b>      | <b>24</b>     | <b>35</b>     | <b>69</b>    |
|  | <b>100%</b> | <b>28.0</b>       | <b>5</b>       | <b>71</b>     | <b>60</b>     | <b>10</b>    |
|  |             |                   | <b>494.50K</b> | <b>12.92M</b> | <b>17.65M</b> | <b>5.63M</b> |



# July 2019



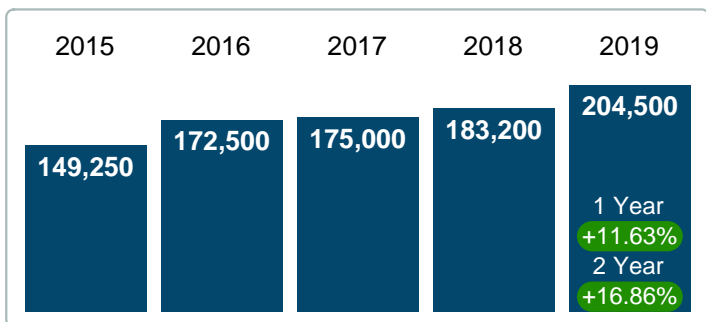
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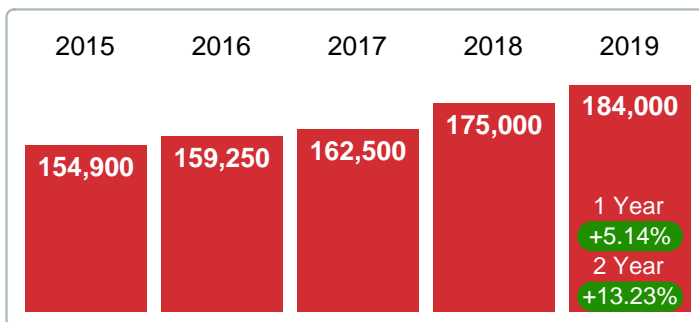
## MEDIAN LIST PRICE AT CLOSING

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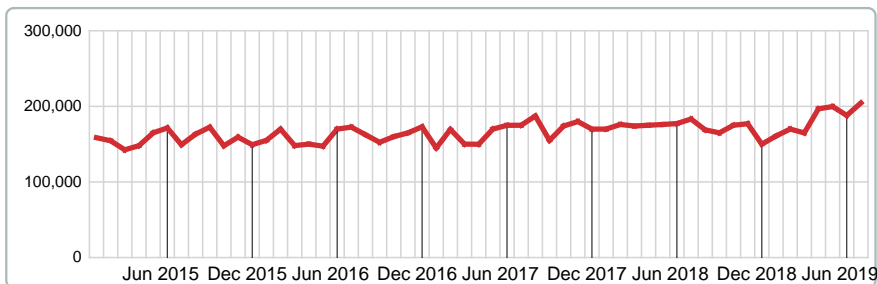
### JULY



### YEAR TO DATE (YTD)

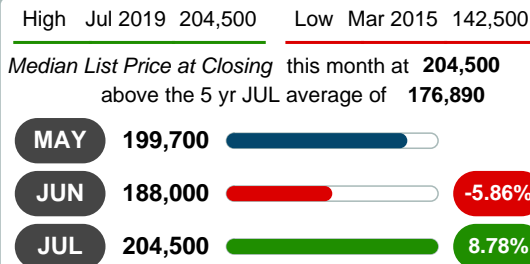


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 176,890



### 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 |
|---|--------|------------|----------|---------|---------|---------|
| \$100,000 and less  | 8.22%  | 93,950     | 74,950   | 95,000  | 92,900  | 0       |
| \$100,001 - \$125,000                                       | 8.22%  | 117,450    | 117,000  | 117,450 | 0       | 0       |
| \$125,001 - \$150,000                                       | 12.33% | 143,450    | 129,000  | 145,000 | 139,700 | 0       |
| \$150,001 - \$275,000                                       | 32.19% | 184,000    | 0        | 179,000 | 203,722 | 0       |
| \$275,001 - \$350,000                                       | 15.07% | 310,170    | 0        | 310,340 | 310,000 | 306,950 |
| \$350,001 - \$400,000                                       | 11.64% | 374,900    | 0        | 365,000 | 377,000 | 368,450 |
| \$400,001 and up  | 12.33% | 454,950    | 0        | 0       | 435,793 | 675,000 |
| Median List Price   |        | 204,500    | 110,000  | 168,000 | 294,950 | 538,750 |
| Total Closed Units  | 100%   | 204,500    | 5        | 71      | 60      | 10      |
| Total Closed Volume   |        | 37,541,769 | 512.90K  | 13.20M  | 17.93M  | 5.89M   |



# July 2019



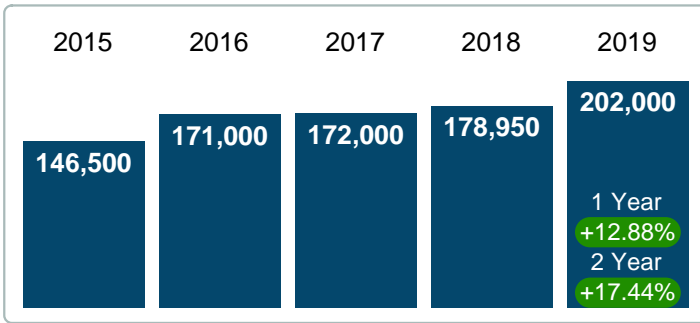
Area Delimited by County Of Rogers - Residential Property Type



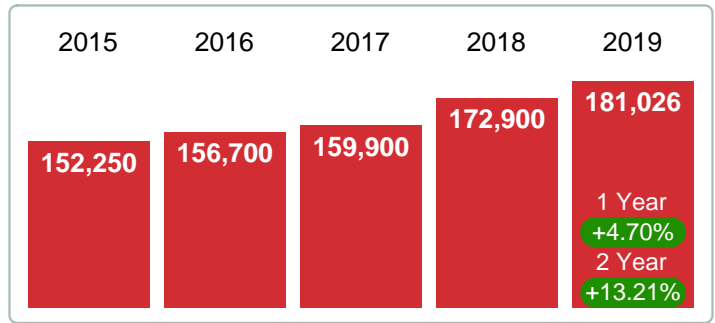
## MEDIAN SOLD PRICE AT CLOSING

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

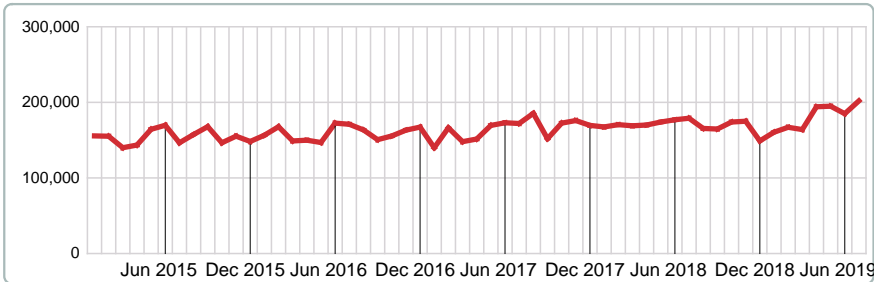
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

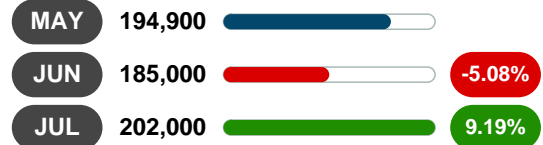


### 3 MONTHS

5 year JUL AVG = 174,090

High Jul 2019 202,000 Low Jan 2017 140,000

Median Sold Price at Closing this month at **202,000**  
above the 5 yr JUL average of **174,090**



### 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 |
|---|----|--------|------------|----------|---------|---------|---------|
| \$100,000 and less  | 11 | 7.53%  | 85,000     | 78,500   | 91,000  | 86,000  | 0       |
| \$100,001 - \$125,000                                       | 16 | 10.96% | 115,000    | 108,500  | 115,000 | 124,300 | 0       |
| \$125,001 - \$150,000                                       | 16 | 10.96% | 144,700    | 0        | 146,877 | 140,000 | 0       |
| \$150,001 - \$275,000                                       | 48 | 32.88% | 184,500    | 0        | 178,000 | 201,222 | 0       |
| \$275,001 - \$350,000                                       | 23 | 15.75% | 312,000    | 0        | 311,475 | 320,000 | 295,950 |
| \$350,001 - \$400,000                                       | 15 | 10.27% | 367,500    | 0        | 376,000 | 369,500 | 360,500 |
| \$400,001 and up  | 17 | 11.64% | 472,500    | 0        | 0       | 438,900 | 651,000 |
| Median Sold Price   |    |        | 202,000    | 105,000  | 162,500 | 292,250 | 533,750 |
| Total Closed Units  |    | 100%   | 202,000    | 5        | 71      | 60      | 10      |
| Total Closed Volume   |    |        | 36,689,131 | 494.50K  | 12.92M  | 17.65M  | 5.63M   |

# July 2019



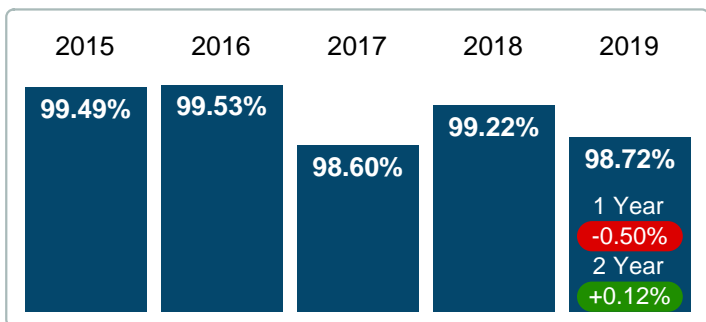
Area Delimited by County Of Rogers - Residential Property Type



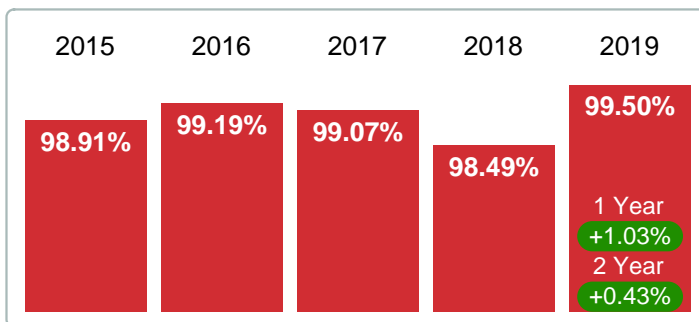
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

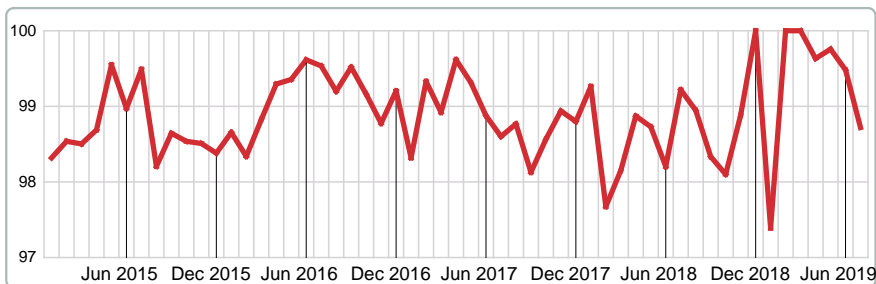
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

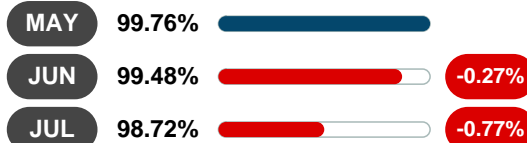


### 3 MONTHS

5 year JUL AVG = 99.11%

High Mar 2019 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **98.72%**  
equal to 5 yr JUL average of **99.11%**



### 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 |
|--|----|------------|---------|----------|---------|--------|---------|
| \$100,000 and less                             | 11 | 7.53%      | 100.00% | 104.90%  | 100.00% | 92.57% | 0.00%   |
| \$100,001 - \$125,000                          | 16 | 10.96%     | 98.41%  | 95.45%   | 99.34%  | 95.62% | 0.00%   |
| \$125,001 - \$150,000                          | 16 | 10.96%     | 99.83%  | 0.00%    | 100.00% | 99.65% | 0.00%   |
| \$150,001 - \$275,000                          | 48 | 32.88%     | 99.59%  | 0.00%    | 98.49%  | 99.84% | 0.00%   |
| \$275,001 - \$350,000                          | 23 | 15.75%     | 98.52%  | 0.00%    | 98.64%  | 98.39% | 96.71%  |
| \$350,001 - \$400,000                          | 15 | 10.27%     | 98.13%  | 0.00%    | 98.39%  | 98.13% | 97.85%  |
| \$400,001 and up                               | 17 | 11.64%     | 97.91%  | 0.00%    | 0.00%   | 98.12% | 97.33%  |
| Median Sold/List Ratio                         |    | 98.72%     |         | 100.00%  | 98.81%  | 99.08% | 97.63%  |
| Total Closed Units                             |    | 146        | 100%    | 5        | 71      | 60     | 10      |
| Total Closed Volume                            |    | 36,689,131 |         | 494.50K  | 12.92M  | 17.65M | 5.63M   |

# July 2019



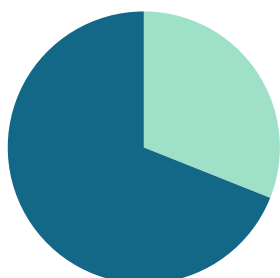
Area Delimited by County Of Rogers - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

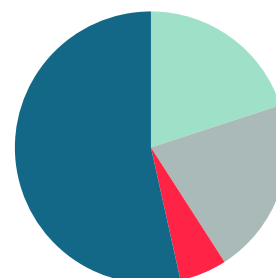


**Inventory**  
 New Listings  
**180 = 31.03%**  
 Start Inventory  
**400**  
 Total Inventory Units  
**580**  
 Volume  
**\$188,707,057**

### Market Activity

Closed Sales  
**146 = 19.97%**  
 Pending Sales  
**153 = 20.93%**  
 Other Off Market  
**41 = 5.61%**  
 Active Inventory  
**391 = 53.49%**

### MARKET ACTIVITY



| Compared Metrics                              | July    |         |         | Year to Date |         |         |
|---|---------|---------|---------|--------------|---------|---------|
|   | 2018    | 2019    | +/-%    | 2018         | 2019    | +/-%    |
| Closed Sales                                  | 124     | 146     | 17.74%  | 816          | 827     | 1.35%   |
| Pending Sales                                 | 149     | 153     | 2.68%   | 904          | 938     | 3.76%   |
| New Listings                                  | 221     | 180     | -18.55% | 1,327        | 1,280   | -3.54%  |
| Median List Price                             | 183,200 | 204,500 | 11.63%  | 175,000      | 184,000 | 5.14%   |
| Median Sale Price                             | 178,950 | 202,000 | 12.88%  | 172,900      | 181,026 | 4.70%   |
| Median Percent of Selling Price to List Price | 99.22%  | 98.72%  | -0.50%  | 98.49%       | 99.50%  | 1.03%   |
| Median Days on Market to Sale                 | 25.00   | 28.00   | 12.00%  | 29.00        | 28.00   | -3.45%  |
| Monthly Inventory                             | 478     | 391     | -18.20% | 478          | 391     | -18.20% |
| Months Supply of Inventory                    | 4.22    | 3.26    | -22.75% | 4.22         | 3.26    | -22.75% |

**Absorption:** Last 12 months, an Average of **120** Sales/Month

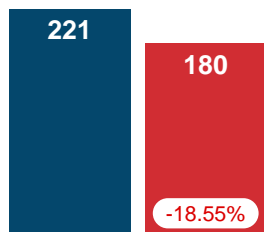
**Inventory** on July 31, 2019 = **391**

**2018** **2019**

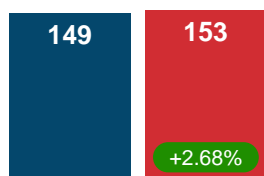
### JULY MARKET

### MEDIAN PRICES

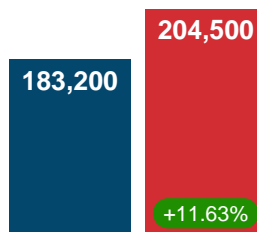
#### New Listings



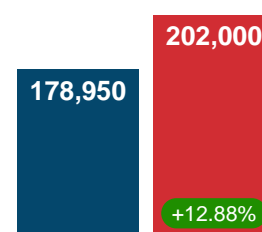
#### Pending Listings



#### List Price



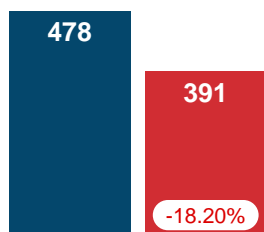
#### Sale Price



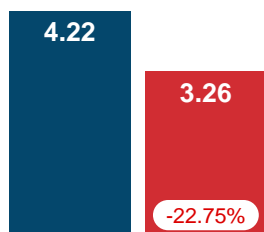
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

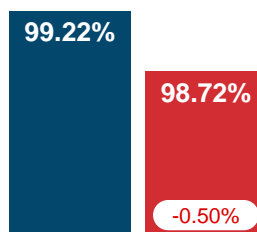
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

