



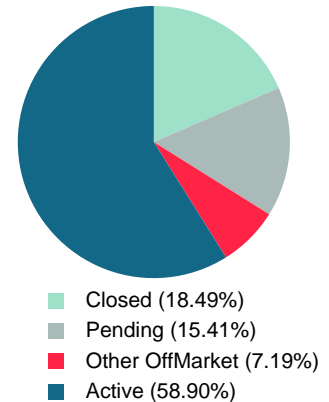
Area Delimited by County Of Creek - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2018	2019	+/-%
Closed Listings	55	54	-1.82%
Pending Listings	50	45	-10.00%
New Listings	73	58	-20.55%
Average List Price	163,179	160,635	-1.56%
Average Sale Price	158,437	153,286	-3.25%
Average Percent of Selling Price to List Price	96.92%	98.16%	1.27%
Average Days on Market to Sale	49.96	37.65	-24.65%
End of Month Inventory	224	172	-23.21%
Months Supply of Inventory	3.89	2.69	-30.91%



**Absorption:** Last 12 months, an Average of **64** Sales/Month  
**Active Inventory** as of November 30, 2019 = **172**

### Analysis Wrap-Up

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

The total housing inventory at the end of November 2019 decreased **23.21%** to 172 existing homes available for sale. Over the last 12 months this area has had an average of 64 closed sales per month. This represents an unsold inventory index of **2.69** MSI for this period.

#### Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **3.25%** in November 2019 to \$153,286 versus the previous year at \$158,437.

#### Average Days on Market Shortens

The average number of **37.65** days that homes spent on the market before selling decreased by 12.32 days or **24.65%** in November 2019 compared to last year's same month at **49.96** DOM.

#### Sales Success for November 2019 is Positive

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

There were 58 New Listings in November 2019, down **20.55%** from last year at 73. Furthermore, there were 54 Closed Listings this month versus last year at 55, a **-1.82%** decrease.

Closed versus Listed trends yielded a **93.1%** ratio, up from previous year's, November 2018, at **75.3%**, a **23.57%** 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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

# November 2019



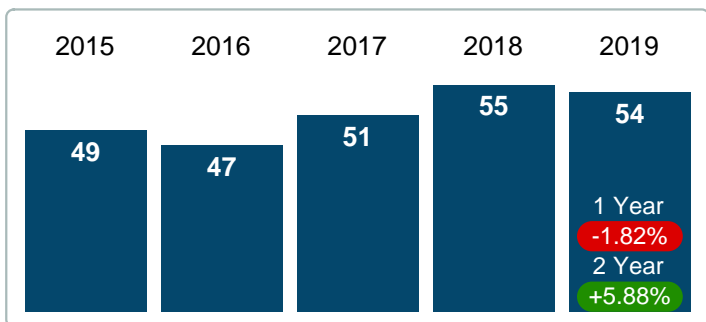
Area Delimited by County Of Creek - Residential Property Type



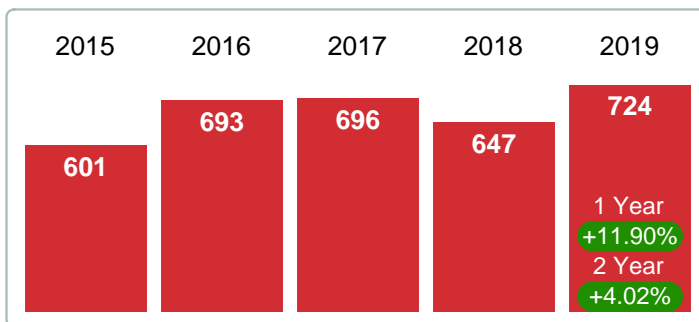
## CLOSED LISTINGS

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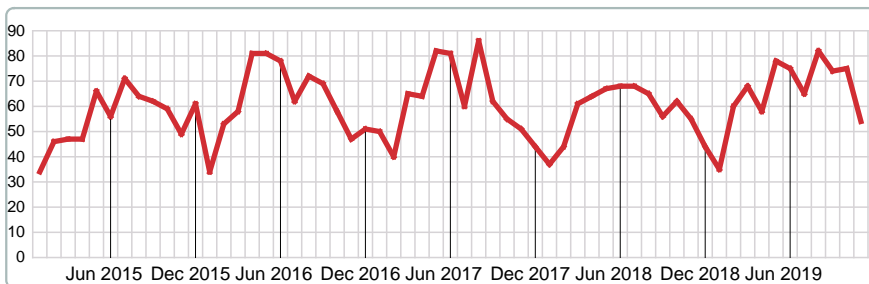
### NOVEMBER



### YEAR TO DATE (YTD)

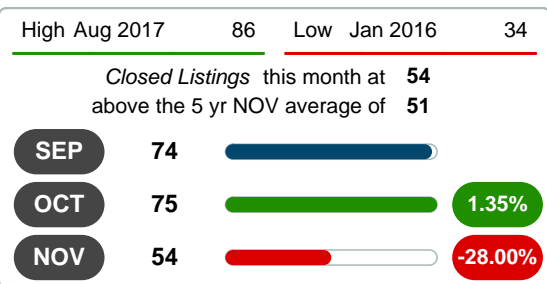


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 51



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	1	1.85%	14.0	0	1	0	0
\$25,001 - \$75,000	8	14.81%	19.9	4	3	1	0
\$75,001 - \$100,000	8	14.81%	50.4	3	5	0	0
\$100,001 - \$150,000	14	25.93%	31.0	3	8	3	0
\$150,001 - \$150,000	0	0.00%	0.0	0	0	0	0
\$150,001 - \$225,000	16	29.63%	33.0	1	13	2	0
\$225,001 and up	7	12.96%	70.7	0	3	3	1
<b>Total Closed Units</b>	<b>54</b>			<b>11</b>	<b>33</b>	<b>9</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>8,277,445</b>	<b>100%</b>	<b>37.6</b>	<b>967.05K</b>	<b>4.48M</b>	<b>1.67M</b>	<b>1.16M</b>
<b>Average Closed Price</b>	<b>\$153,286</b>			<b>\$87,914</b>	<b>\$135,630</b>	<b>\$185,844</b>	<b>\$1,162,000</b>

# November 2019



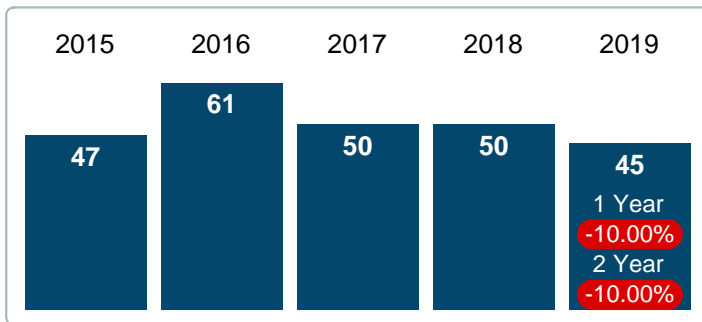
Area Delimited by County Of Creek - Residential Property Type



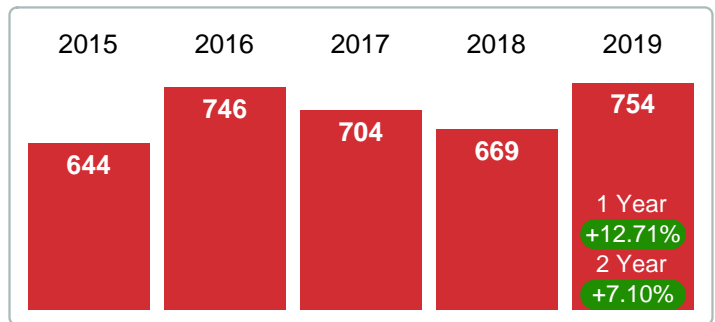
## PENDING LISTINGS

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

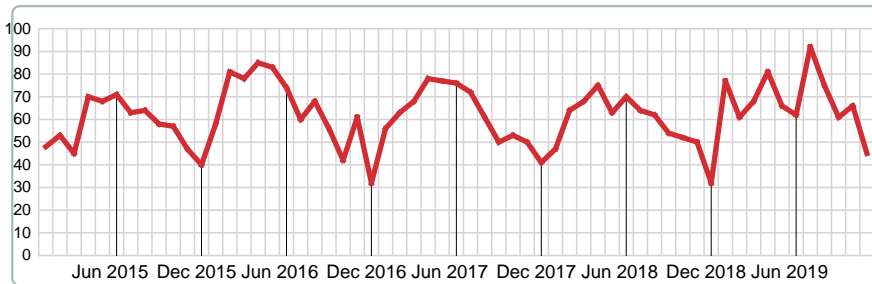
### NOVEMBER



### YEAR TO DATE (YTD)

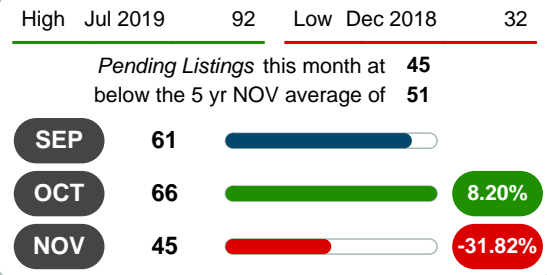


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 51



### 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	2	4.44%	7.0	1	1	0	0
\$50,001 - \$75,000	4	8.89%	30.0	1	2	1	0
\$75,001 - \$100,000	7	15.56%	19.9	2	4	1	0
\$100,001 - \$175,000	13	28.89%	34.2	0	11	2	0
\$175,001 - \$225,000	8	17.78%	43.5	0	5	3	0
\$225,001 - \$350,000	6	13.33%	34.7	0	3	3	0
\$350,001 and up	5	11.11%	22.8	0	0	3	2
<b>Total Pending Units</b>	<b>45</b>			<b>4</b>	<b>26</b>	<b>13</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>7,949,700</b>	<b>100%</b>	<b>30.8</b>	<b>287.00K</b>	<b>3.74M</b>	<b>3.13M</b>	<b>798.00K</b>
<b>Average Listing Price</b>	<b>\$176,660</b>			<b>\$71,750</b>	<b>\$143,696</b>	<b>\$240,662</b>	<b>\$399,000</b>

# November 2019



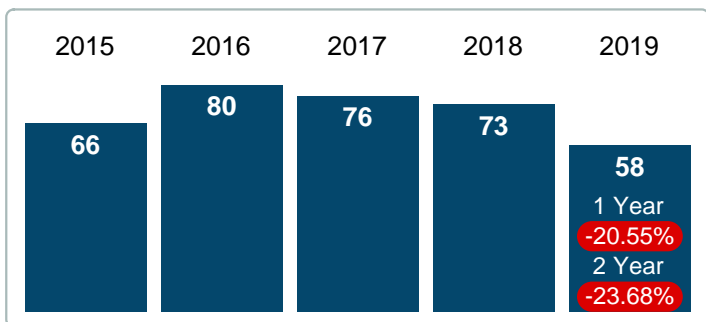
Area Delimited by County Of Creek - Residential Property Type



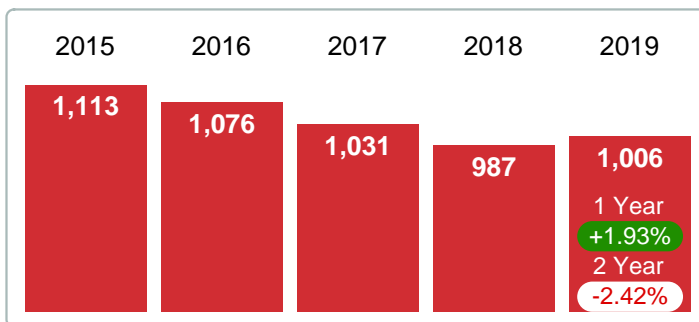
## NEW LISTINGS

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

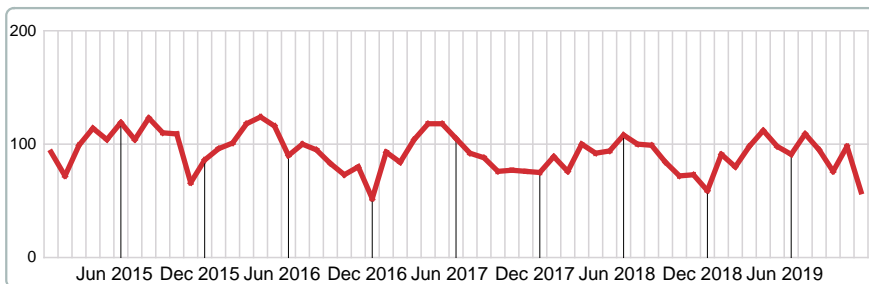
### NOVEMBER



### YEAR TO DATE (YTD)

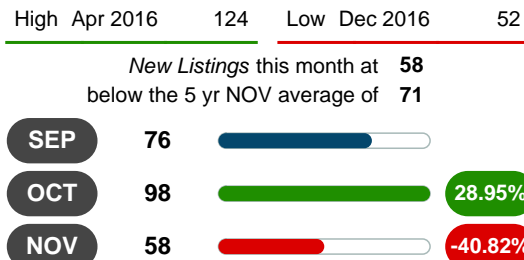


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 71



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0	0.00%	0	0	0	0
\$25,001 - \$75,000	12	20.69%	4	5	3	0
\$75,001 - \$100,000	8	13.79%	2	6	0	0
\$100,001 - \$175,000	14	24.14%	0	12	2	0
\$175,001 - \$225,000	9	15.52%	0	7	2	0
\$225,001 - \$375,000	8	13.79%	0	4	3	1
\$375,001 and up	7	12.07%	0	1	4	2
<b>Total New Listed Units</b>	<b>58</b>		<b>6</b>	<b>35</b>	<b>14</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>10,437,494</b>	<b>100%</b>	<b>364.00K</b>	<b>5.32M</b>	<b>3.45M</b>	<b>1.30M</b>
<b>Average New Listed Listing Price</b>	<b>\$175,907</b>		<b>\$60,667</b>	<b>\$151,906</b>	<b>\$246,714</b>	<b>\$434,267</b>



Area Delimited by County Of Creek - Residential Property Type

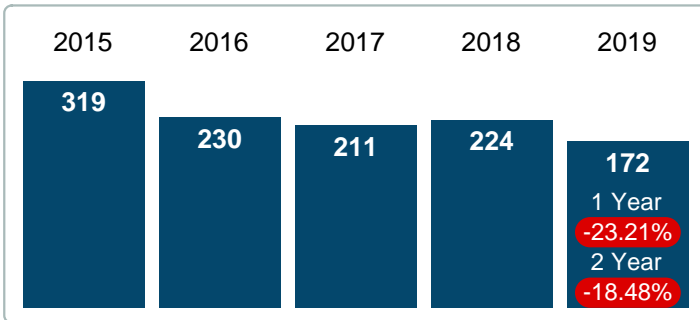


# November 2019

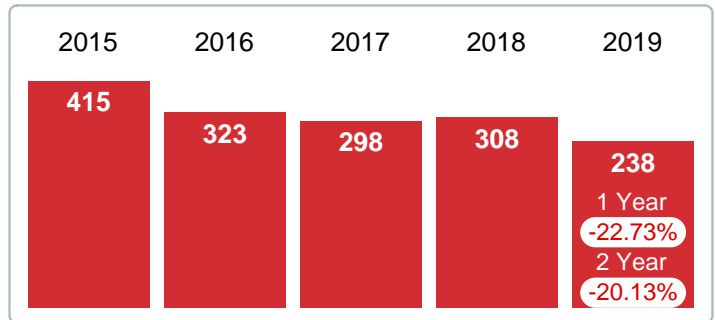
## ACTIVE INVENTORY

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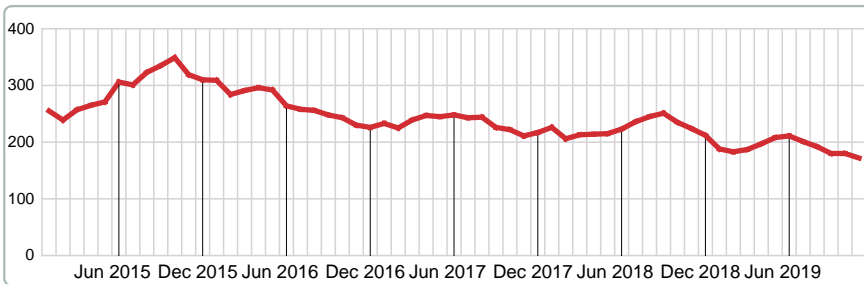
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER

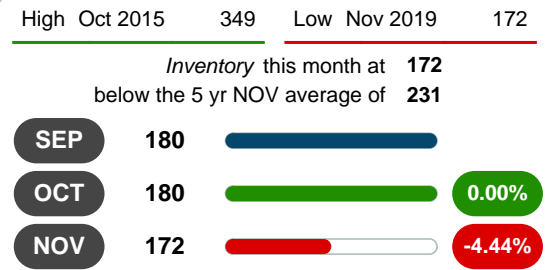


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 231



### 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	11	6.40%	37.8	6	3	2	0
\$50,001 - \$75,000	15	8.72%	69.8	1	11	3	0
\$75,001 - \$125,000	33	19.19%	65.2	5	23	3	2
\$125,001 - \$175,000	37	21.51%	76.3	0	32	5	0
\$175,001 - \$275,000	37	21.51%	55.7	1	24	11	1
\$275,001 - \$475,000	18	10.47%	69.1	1	6	6	5
\$475,001 and up	21	12.21%	91.3	1	2	14	4
<b>Total Active Inventory by Units</b>	<b>172</b>			<b>15</b>	<b>101</b>	<b>44</b>	<b>12</b>
<b>Total Active Inventory by Volume</b>	<b>41,399,394</b>	<b>100%</b>	<b>67.8</b>	<b>1.86M</b>	<b>16.67M</b>	<b>16.72M</b>	<b>6.15M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$240,694</b>			<b>\$123,813</b>	<b>\$165,099</b>	<b>\$380,016</b>	<b>\$512,208</b>

# November 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 NOVEMBER

2015	2016	2017	2018	2019

### INDICATORS FOR NOVEMBER 2019

Inventory	Closed	Absorption	MSI	MSI %
172	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 NOV AVG = inf

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

Distribution of Active Inventory by Price Range and MSI				%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	11		6.40%	2.24	3.79	0.95	12.00	0.00	
\$50,001 - \$75,000	15		8.72%	2.50	0.50	3.00	12.00	0.00	
\$75,001 - \$125,000	33		19.19%	2.20	1.76	2.21	2.00	8.00	
\$125,001 - \$175,000	37		21.51%	2.01	0.00	2.23	1.88	0.00	
\$175,001 - \$275,000	37		21.51%	2.78	2.00	2.85	2.87	1.71	
\$275,001 - \$475,000	18		10.47%	3.18	0.00	2.77	1.95	12.00	
\$475,001 and up	21		12.21%	31.50	12.00	24.00	56.00	16.00	
Market Supply of Inventory (MSI)		2.69			1.82	2.39	3.74	6.86	
Total Active Inventory by Units		172	100%	2.69	15	101	44	12	

# November 2019



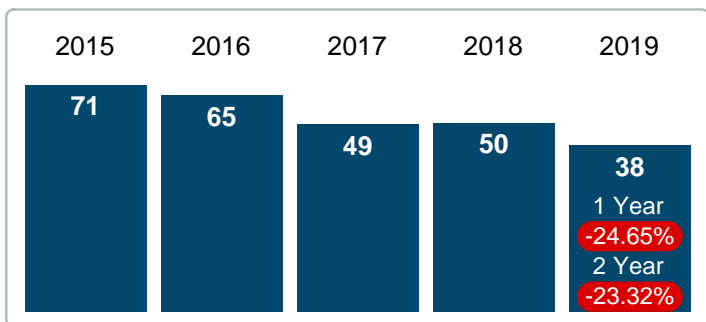
Area Delimited by County Of Creek - Residential Property Type



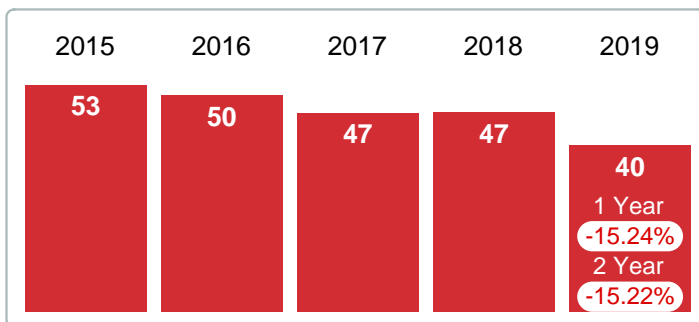
## AVERAGE DAYS ON MARKET TO SALE

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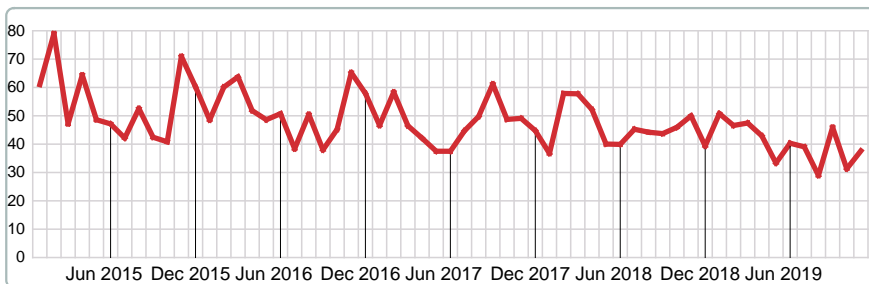
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

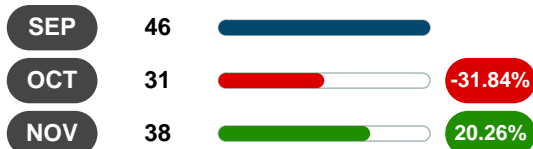


### 3 MONTHS

5 year NOV AVG = 55

High Feb 2015 79 Low Aug 2019 29

Average Days on Market to Sale this month at 38 below the 5 yr NOV average of 55



### 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
\$25,000 and less	1.85%	14	0	14	0	0
\$25,001 - \$75,000	14.81%	20	27	17	1	0
\$75,001 - \$100,000	14.81%	50	50	51	0	0
\$100,001 - \$150,000	25.93%	31	9	46	14	0
\$150,001 - \$150,000	0.00%	0	0	0	0	0
\$150,001 - \$225,000	29.63%	33	166	25	20	0
\$225,001 and up	12.96%	71	0	63	61	123
<b>Average Closed DOM</b>		<b>38</b>	<b>41</b>	<b>36</b>	<b>29</b>	<b>123</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>38</b>	<b>11</b>	<b>33</b>	<b>9</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>8,277,445</b>	<b>967.05K</b>	<b>4.48M</b>	<b>1.67M</b>	<b>1.16M</b>

# November 2019



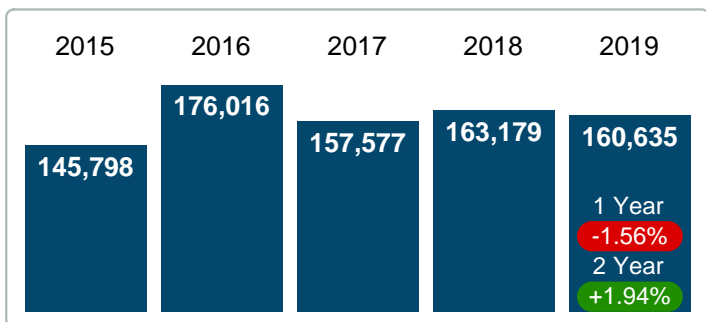
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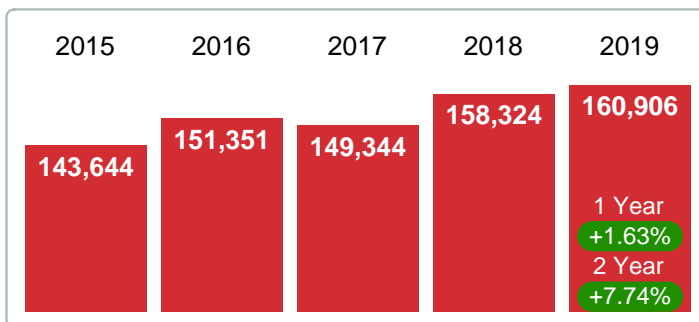
## AVERAGE LIST PRICE AT CLOSING

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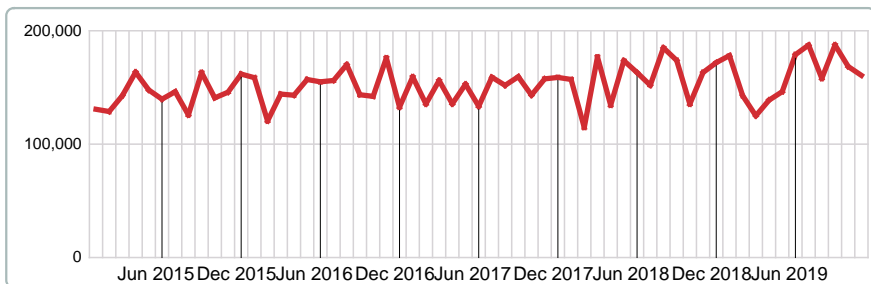
### NOVEMBER



### YEAR TO DATE (YTD)

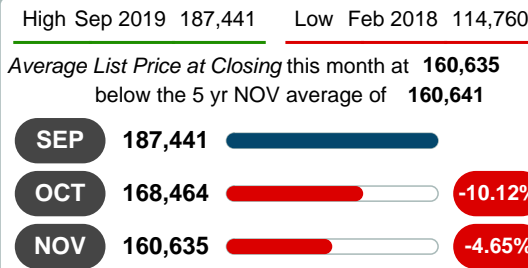


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 160,641



### 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
\$25,000 and less	1	1.85%	19,900	0	19,900	0	0
\$25,001 - \$75,000	7	12.96%	46,971	50,475	53,633	48,000	0
\$75,001 - \$100,000	9	16.67%	85,467	88,800	84,160	0	0
\$100,001 - \$150,000	14	25.93%	127,679	115,267	130,850	131,633	0
\$150,001 - \$150,000	0	0.00%	0	0	0	0	0
\$150,001 - \$225,000	16	29.63%	165,344	165,000	163,654	176,500	0
\$225,001 and up	7	12.96%	446,200	0	269,467	305,000	1,400,000
Average List Price			160,635	89,009	138,918	190,100	1,400,000
Total Closed Units		100%	160,635	11	33	9	1
Total Closed Volume			8,674,299	979.10K	4.58M	1.71M	1.40M



# November 2019



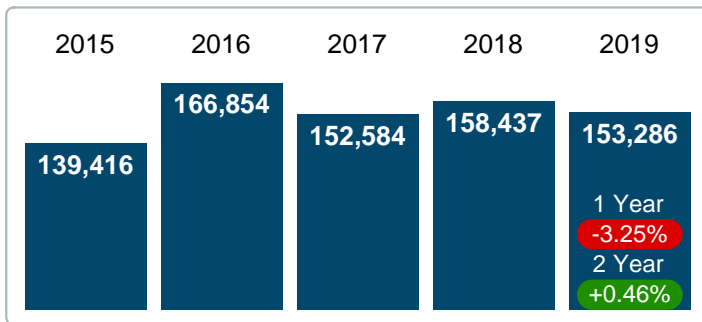
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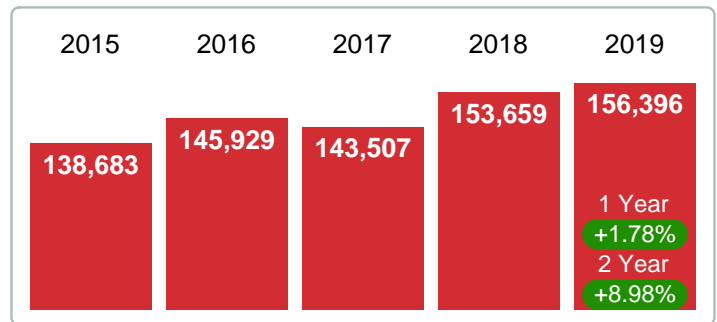
## AVERAGE SOLD PRICE AT CLOSING

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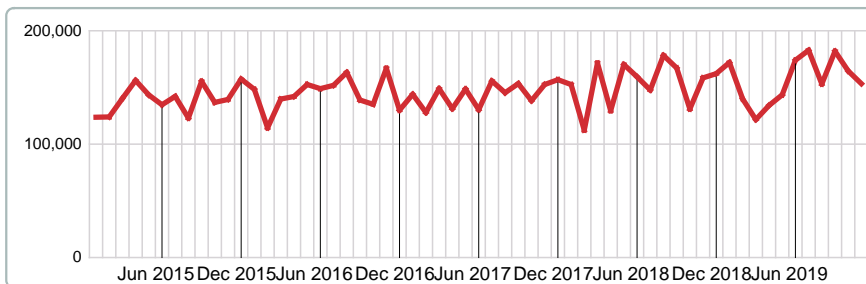
### NOVEMBER



### YEAR TO DATE (YTD)

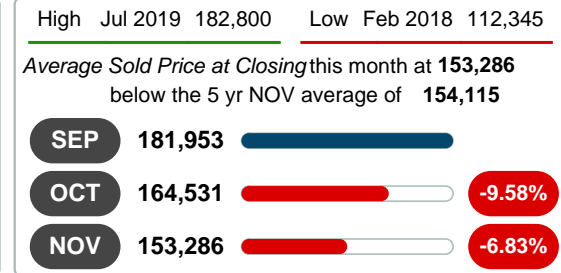


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 154,115



### 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
\$25,000 and less	1	1.85%	20,480	0	20,480	0	0
\$25,001 - \$75,000	8	14.81%	49,063	48,875	49,667	48,000	0
\$75,001 - \$100,000	8	14.81%	86,525	88,800	85,160	0	0
\$100,001 - \$150,000	14	25.93%	126,411	116,717	128,375	130,867	0
\$150,001 - \$150,000	0	0.00%	0	0	0	0	0
\$150,001 - \$225,000	16	29.63%	161,563	155,000	161,578	164,750	0
\$225,001 and up	7	12.96%	402,500	0	251,000	300,833	1,162,000
Average Sold Price			153,286	87,914	135,630	185,844	1,162,000
Total Closed Units		100%	54	11	33	9	1
Total Closed Volume			8,277,445	967.05K	4.48M	1.67M	1.16M

# November 2019



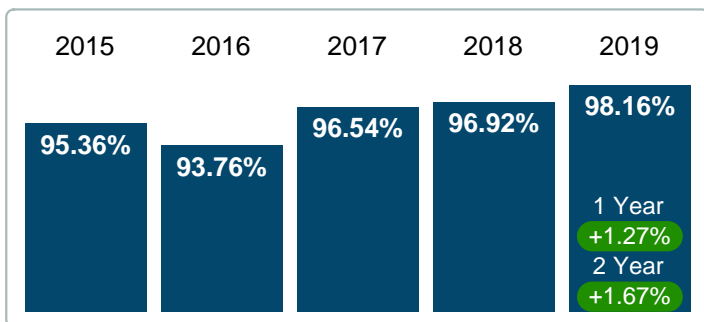
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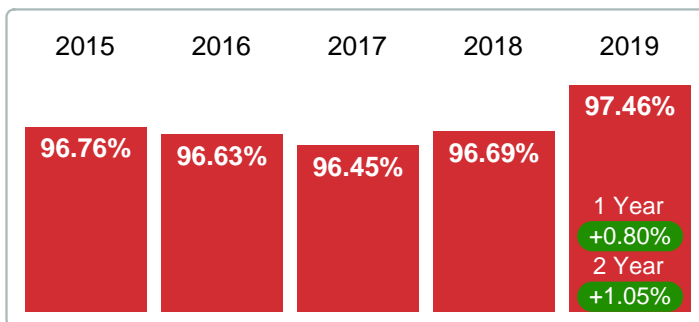
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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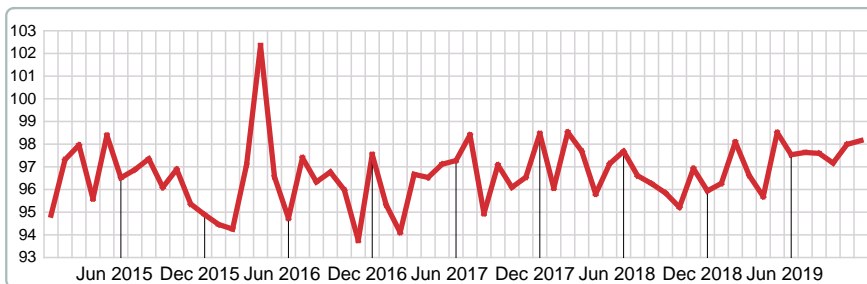
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

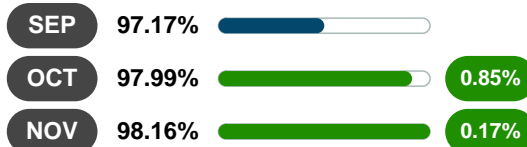


### 3 MONTHS

5 year NOV AVG = 96.15%

High Apr 2016 102.35% Low Nov 2016 93.76%

Average Sold/List Ratio this month at **98.16%**  
above the 5 yr NOV average of **96.15%**



### 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
\$25,000 and less	1	1.85%	102.91%	0.00%	102.91%	0.00%	0.00%
\$25,001 - \$75,000	8	14.81%	97.69%	101.55%	91.76%	100.00%	0.00%
\$75,001 - \$100,000	8	14.81%	100.75%	100.00%	101.20%	0.00%	0.00%
\$100,001 - \$150,000	14	25.93%	99.06%	101.36%	98.07%	99.39%	0.00%
\$150,001 - \$150,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$150,001 - \$225,000	16	29.63%	97.85%	93.94%	98.78%	93.75%	0.00%
\$225,001 and up	7	12.96%	93.95%	0.00%	93.10%	98.46%	83.00%
<b>Average Sold/List Ratio</b>			<b>98.20%</b>	<b>100.39%</b>	<b>97.95%</b>	<b>97.89%</b>	<b>83.00%</b>
<b>Total Closed Units</b>		<b>100%</b>	<b>98.20%</b>	<b>11</b>	<b>33</b>	<b>9</b>	<b>1</b>
<b>Total Closed Volume</b>				<b>967.05K</b>	<b>4.48M</b>	<b>1.67M</b>	<b>1.16M</b>

# November 2019



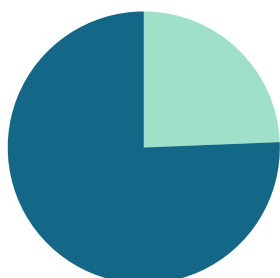
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

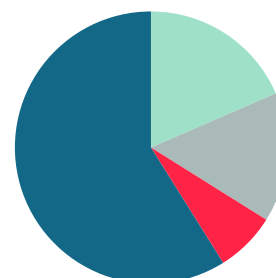


**Inventory**  
 New Listings  
**58 = 24.37%**  
 Start Inventory  
**180**  
 Total Inventory Units  
**238**  
 Volume  
**\$56,167,044**

### Market Activity

Closed Sales  
**54 = 18.49%**  
 Pending Sales  
**45 = 15.41%**  
 Other Off Market  
**21 = 7.19%**  
 Active Inventory  
**172 = 58.90%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	55	54	-1.82%	647	724	11.90%
Pending Sales	50	45	-10.00%	669	754	12.71%
New Listings	73	58	-20.55%	987	1,006	1.93%
Average List Price	163,179	160,635	-1.56%	158,324	160,906	1.63%
Average Sale Price	158,437	153,286	-3.25%	153,659	156,396	1.78%
Average Percent of Selling Price to List Price	96.92%	98.16%	1.27%	96.69%	97.46%	0.80%
Average Days on Market to Sale	49.96	37.65	-24.65%	46.62	39.51	-15.24%
Monthly Inventory	224	172	-23.21%	224	172	-23.21%
Months Supply of Inventory	3.89	2.69	-30.91%	3.89	2.69	-30.91%

**Absorption:** Last 12 months, an Average of **64** Sales/Month

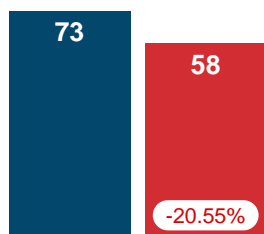
**Inventory** on November 30, 2019 = **172**

**2018** **2019**

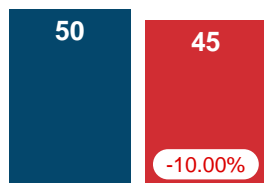
### NOVEMBER MARKET

### AVERAGE PRICES

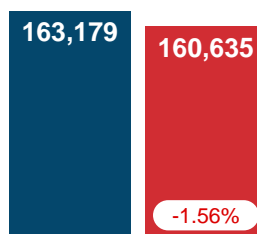
#### New Listings



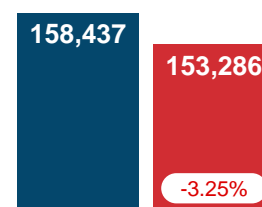
#### Pending Listings



#### List Price



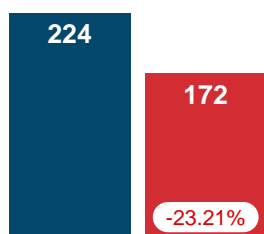
#### Sale Price



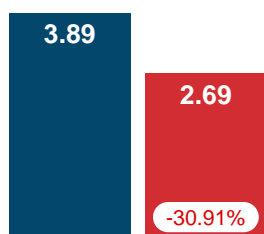
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

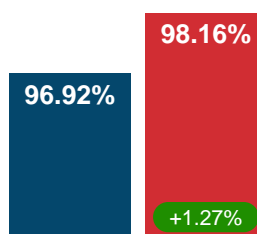
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

