



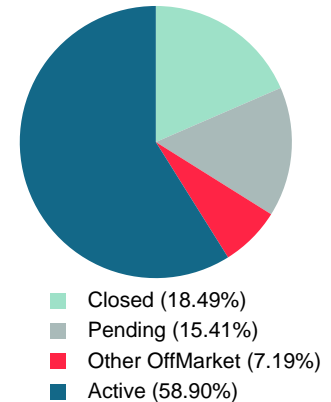
Area Delimited by County Of Creek - Residential Property Type



## 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%
Median List Price	140,000	134,450	-3.96%
Median Sale Price	136,000	135,000	-0.74%
Median Percent of Selling Price to List Price	96.65%	100.00%	3.46%
Median Days on Market to Sale	40.00	18.50	-53.75%
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.

#### Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **0.74%** in November 2019 to \$135,000 versus the previous year at \$136,000.

#### Median Days on Market Shortens

The median number of **18.50** days that homes spent on the market before selling decreased by 21.50 days or **53.75%** in November 2019 compared to last year's same month at **40.00** DOM.

#### Sales Success for November 2019 is Positive

Overall, with Median 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>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

# November 2019



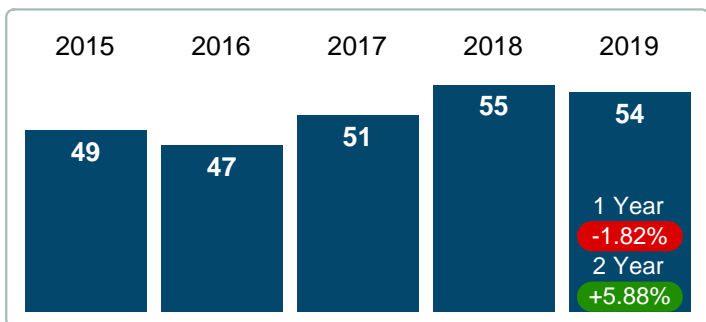
Area Delimited by County Of Creek - Residential Property Type



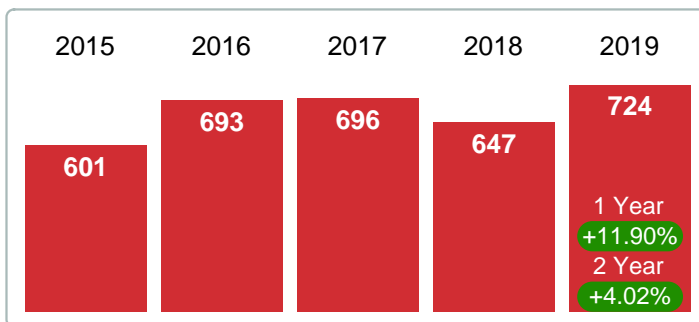
## CLOSED LISTINGS

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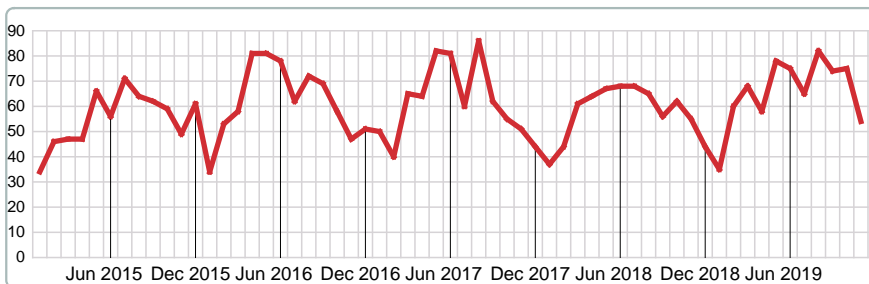
### NOVEMBER



### YEAR TO DATE (YTD)

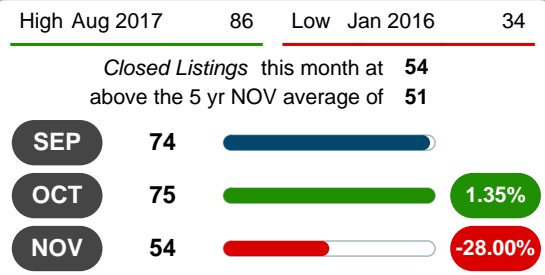


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 51



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	3	5.56%	14.0	2	1	0	0
\$40,001 - \$80,000	8	14.81%	25.5	2	5	1	0
\$80,001 - \$120,000	12	22.22%	25.5	5	6	1	0
\$120,001 - \$150,000	8	14.81%	9.5	1	5	2	0
\$150,001 - \$160,000	7	12.96%	11.0	1	6	0	0
\$160,001 - \$230,000	9	16.67%	21.0	0	7	2	0
\$230,001 and up	7	12.96%	42.0	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>18.5</b>	<b>967.05K</b>	<b>4.48M</b>	<b>1.67M</b>	<b>1.16M</b>
<b>Median Closed Price</b>	<b>\$135,000</b>			<b>\$84,900</b>	<b>\$149,500</b>	<b>\$161,500</b>	<b>\$1,162,000</b>

# November 2019



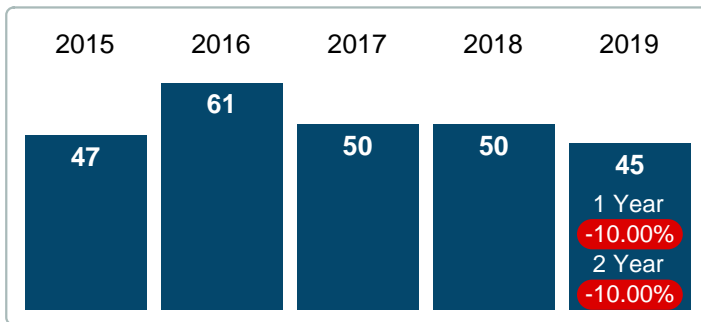
Area Delimited by County Of Creek - Residential Property Type



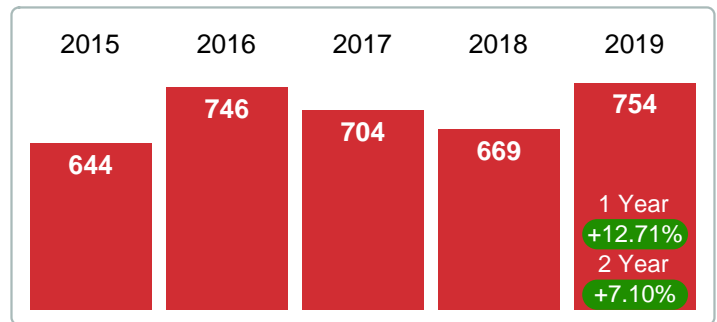
## PENDING LISTINGS

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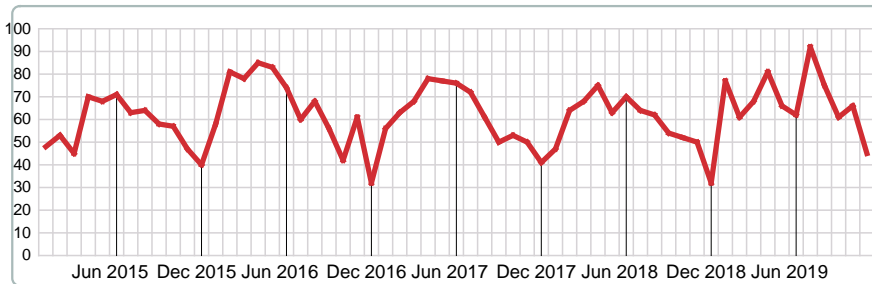
### NOVEMBER



### YEAR TO DATE (YTD)

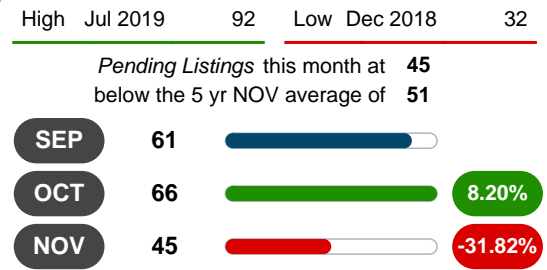


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 51



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	4	8.89%	3.5	1	3	0	0
\$70,001 - \$90,000	5	11.11%	33.0	2	2	1	0
\$90,001 - \$120,000	9	20.00%	12.0	1	7	1	0
\$120,001 - \$190,000	9	20.00%	13.0	0	7	2	0
\$190,001 - \$220,000	5	11.11%	42.0	0	2	3	0
\$220,001 - \$350,000	8	17.78%	20.5	0	5	3	0
\$350,001 and up	5	11.11%	25.0	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>21.0</b>	<b>287.00K</b>	<b>3.74M</b>	<b>3.13M</b>	<b>798.00K</b>
<b>Median Listing Price</b>	<b>\$140,000</b>			<b>\$78,500</b>	<b>\$127,450</b>	<b>\$219,900</b>	<b>\$399,000</b>



Area Delimited by County Of Creek - Residential Property Type

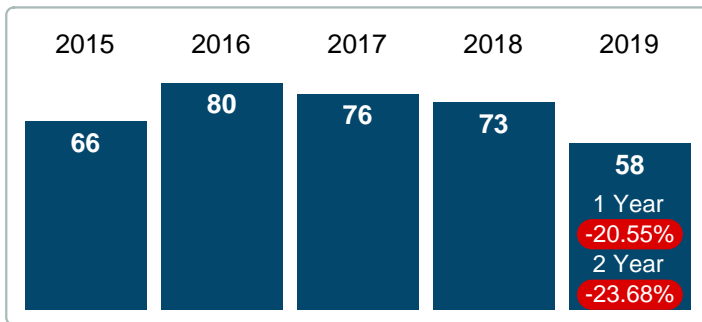


# November 2019

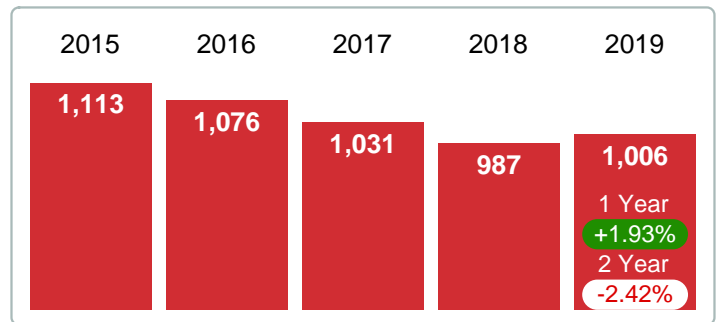
## NEW LISTINGS

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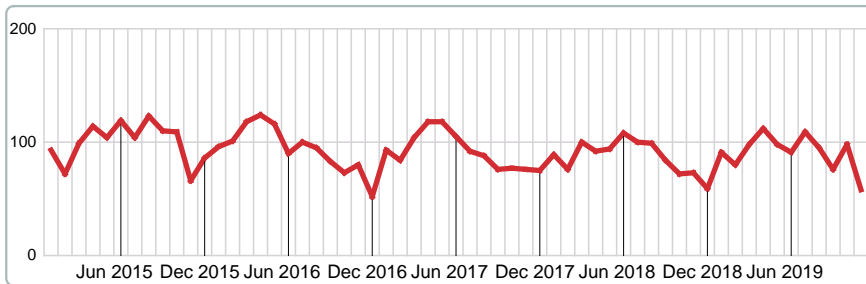
### NOVEMBER



### YEAR TO DATE (YTD)

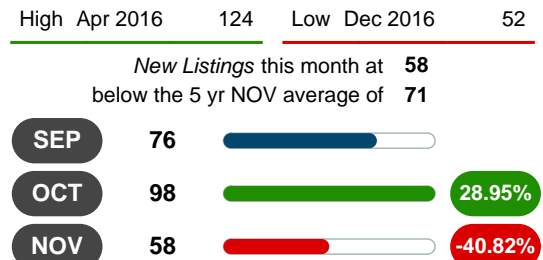


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 71



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	5	8.62%	3	1	1	0
\$40,001 - \$80,000	8	13.79%	1	5	2	0
\$80,001 - \$110,000	8	13.79%	2	6	0	0
\$110,001 - \$190,000	15	25.86%	0	13	2	0
\$190,001 - \$230,000	8	13.79%	0	6	2	0
\$230,001 - \$390,000	8	13.79%	0	3	4	1
\$390,001 and up	6	10.34%	0	1	3	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>Median New Listed Listing Price</b>	<b>\$147,450</b>		<b>\$56,250</b>	<b>\$135,000</b>	<b>\$226,750</b>	<b>\$473,000</b>

# November 2019



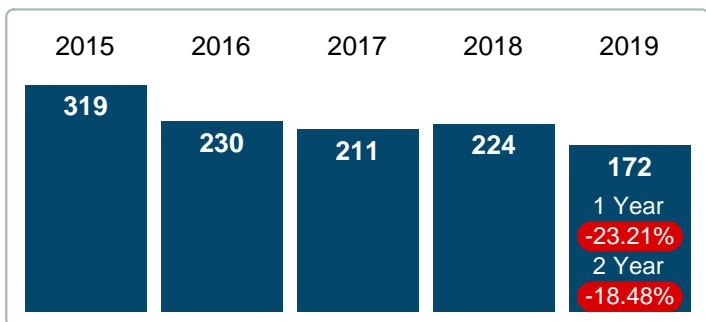
Area Delimited by County Of Creek - Residential Property Type



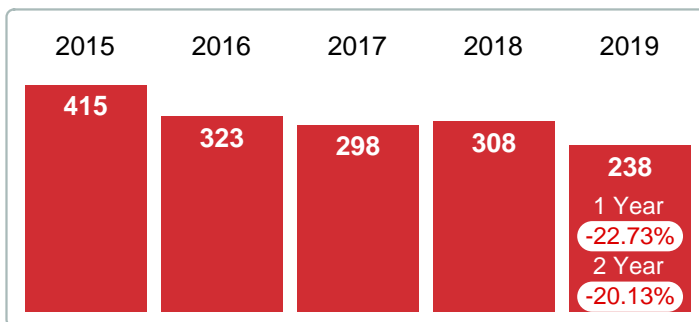
## ACTIVE INVENTORY

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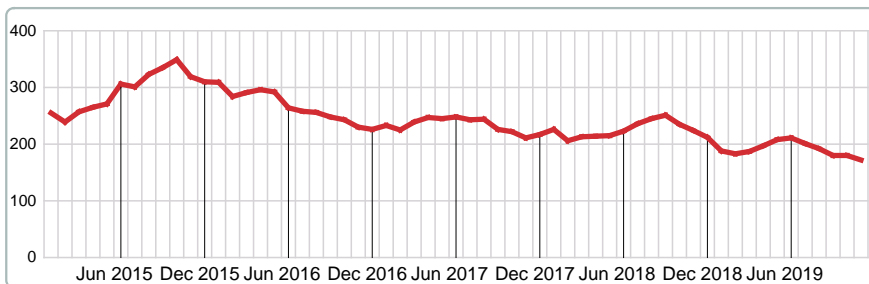
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER

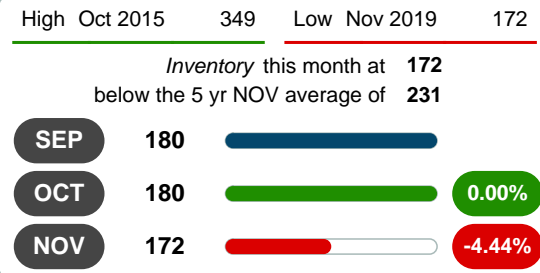


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 231



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	11	6.40%	33.0	6	3	2	0
\$50,001 - \$75,000	15	8.72%	47.0	1	11	3	0
\$75,001 - \$125,000	33	19.19%	55.0	5	23	3	2
\$125,001 - \$175,000	37	21.51%	65.0	0	32	5	0
\$175,001 - \$275,000	37	21.51%	48.0	1	24	11	1
\$275,001 - \$475,000	18	10.47%	71.5	1	6	6	5
\$475,001 and up	21	12.21%	118.0	1	2	14	4
Total Active Inventory by Units			172	15	101	44	12
Total Active Inventory by Volume			41,399,394	1.86M	16.67M	16.72M	6.15M
Median Active Inventory Listing Price			\$165,200	\$78,900	\$145,900	\$254,700	\$409,950



Area Delimited by County Of Creek - Residential Property Type



# November 2019

## MONTHS SUPPLY of INVENTORY (MSI)

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

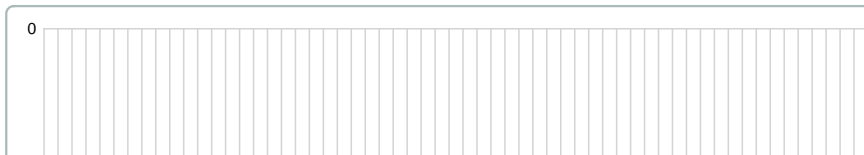
### MSI FOR NOVEMBER

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		100%	2.69	15	101	44	12

# November 2019



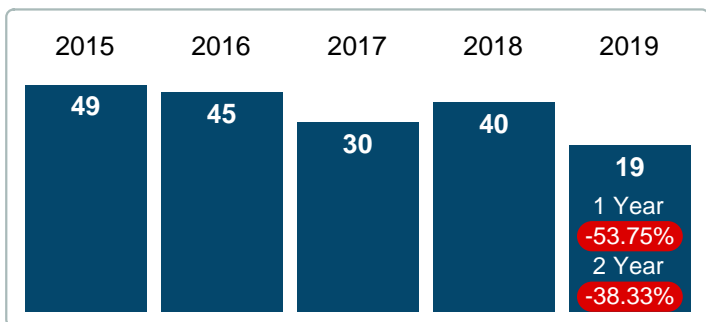
Area Delimited by County Of Creek - Residential Property Type



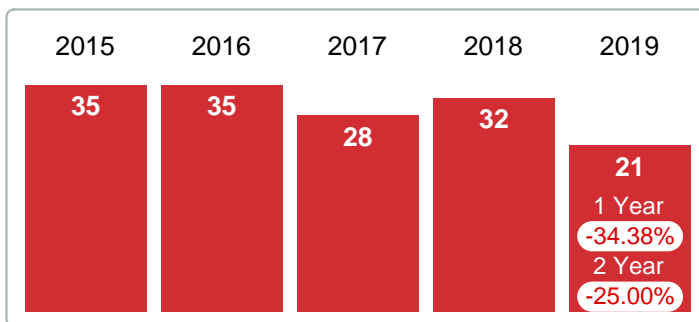
## MEDIAN DAYS ON MARKET TO SALE

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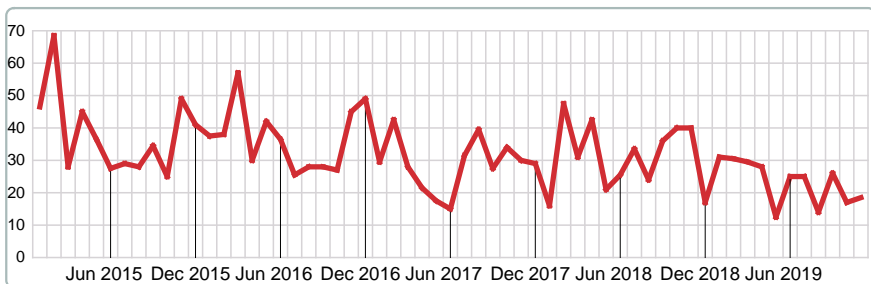
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 37

High Feb 2015 69 Low May 2019 13

Median Days on Market to Sale this month at 19 below the 5 yr NOV average of 37



### 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	
\$40,000 and less	5.56%	14	15	14	0	0	
\$40,001 - \$80,000	14.81%	26	38	27	1	0	
\$80,001 - \$120,000	22.22%	26	16	24	35	0	
\$120,001 - \$150,000	14.81%	10	7	25	3	0	
\$150,001 - \$160,000	12.96%	11	166	8	0	0	
\$160,001 - \$230,000	16.67%	21	0	21	20	0	
\$230,001 and up	12.96%	42	0	35	42	123	
Median Closed DOM		19		16	21	8	123
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



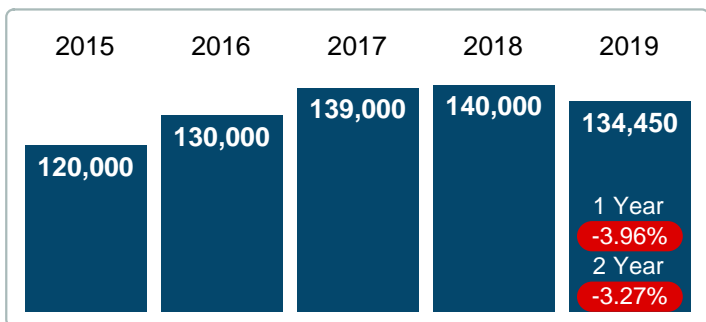
Area Delimited by County Of Creek - Residential Property Type



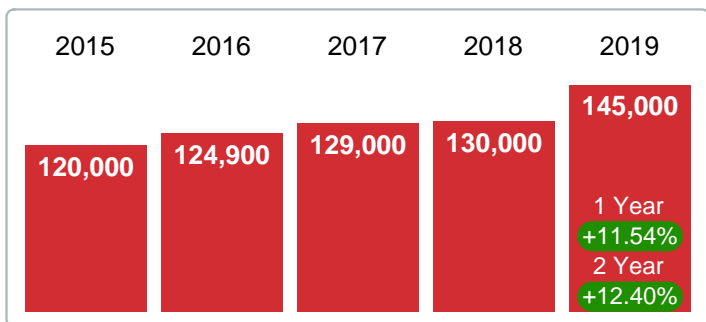
## MEDIAN LIST PRICE AT CLOSING

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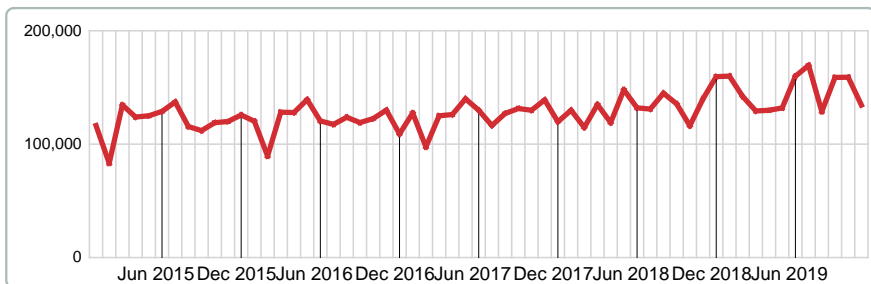
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

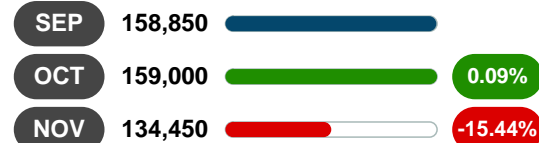


### 3 MONTHS

5 year NOV AVG = 132,690

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

Median List Price at Closing this month at **134,450**  
above the 5 yr NOV average of **132,690**



### 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
\$40,000 and less	3	29,900	29,950	19,900	0	0
\$40,001 - \$80,000	7	59,999	59,999	66,000	48,000	0
\$80,001 - \$120,000	13	99,000	99,000	94,500	120,000	0
\$120,001 - \$150,000	8	134,450	0	134,450	137,450	0
\$150,001 - \$160,000	7	157,000	0	157,000	0	0
\$160,001 - \$230,000	9	169,500	165,000	169,750	176,500	0
\$230,001 and up	7	275,000	0	274,900	295,000	1,400,000
Median List Price		134,450	84,900	150,000	163,000	1,400,000
Total Closed Units		54	11	33	9	1
Total Closed Volume		8,674,299	979.10K	4.58M	1.71M	1.40M



# November 2019



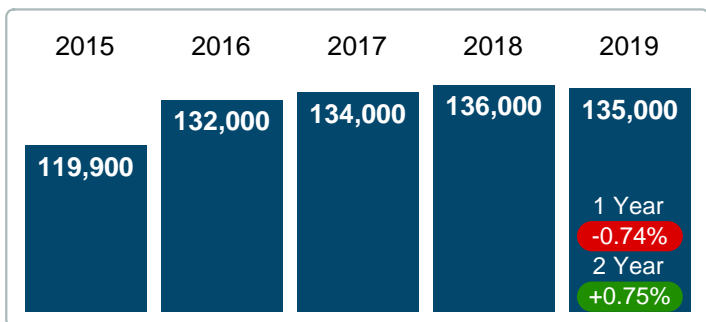
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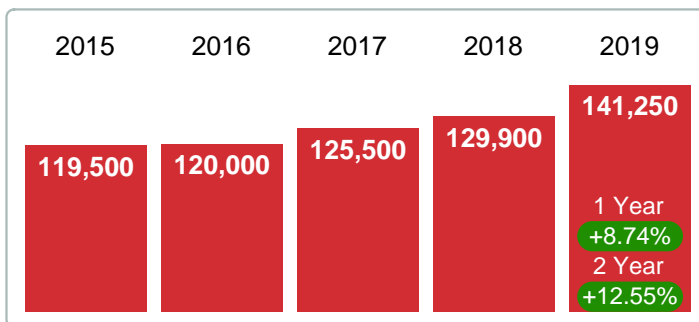
## MEDIAN SOLD PRICE AT CLOSING

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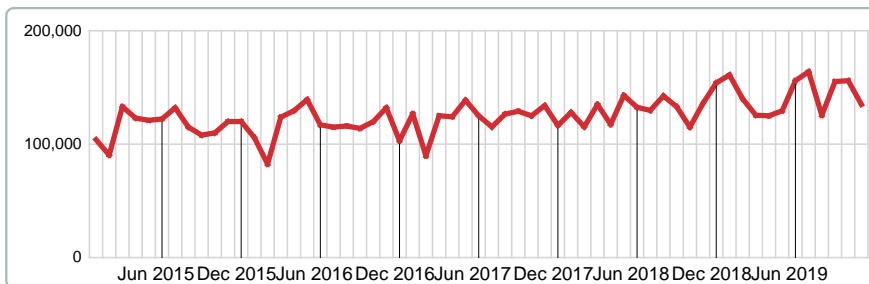
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

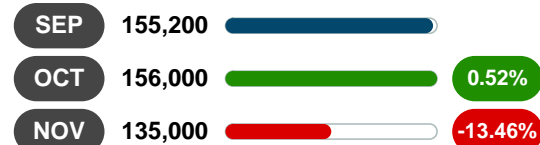


### 3 MONTHS

5 year NOV AVG = 131,380

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

Median Sold Price at Closing this month at 135,000 above the 5 yr NOV average of 131,380



### 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
\$40,000 and less	5.56%	32,100	33,800	20,480	0	0
\$40,001 - \$80,000	14.81%	60,450	63,950	66,000	48,000	0
\$80,001 - \$120,000	22.22%	104,000	99,000	101,750	120,000	0
\$120,001 - \$150,000	14.81%	135,000	120,150	137,000	136,300	0
\$150,001 - \$160,000	12.96%	155,000	155,000	154,950	0	0
\$160,001 - \$230,000	16.67%	167,900	0	167,900	164,750	0
\$230,001 and up	12.96%	265,000	0	253,000	287,500	1,162,000
Median Sold Price		135,000	84,900	149,500	161,500	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



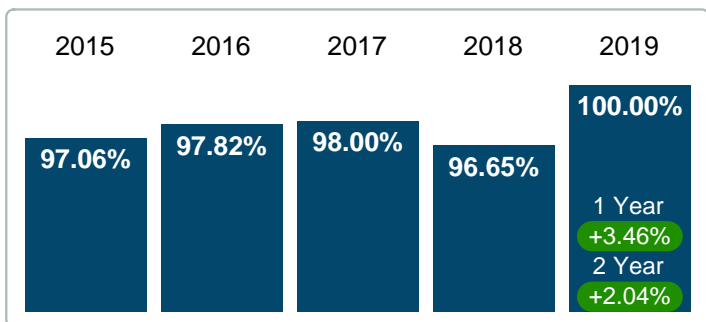
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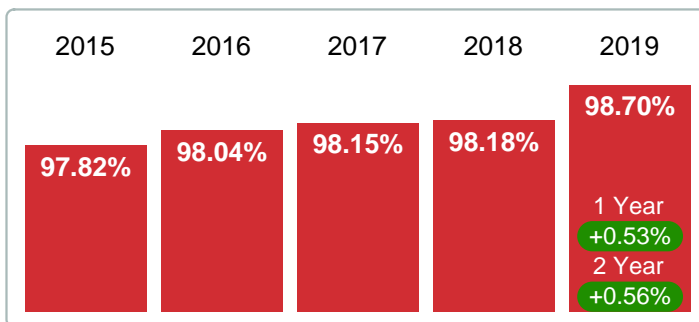
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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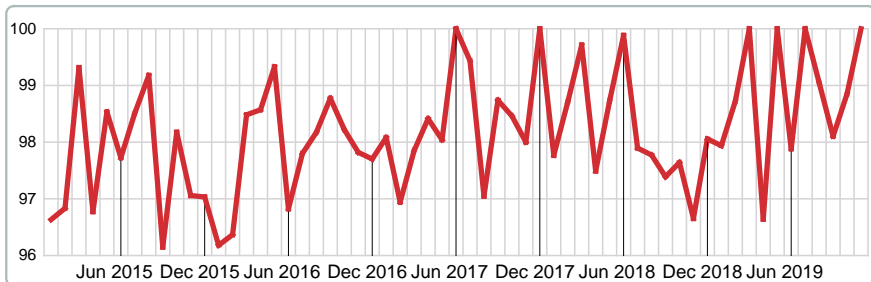
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

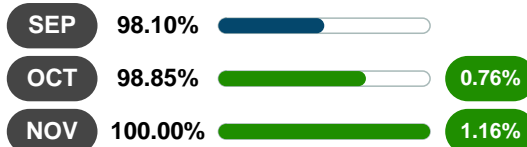


### 3 MONTHS

5 year NOV AVG = 97.91%

High Nov 2019 100.00% Low Sep 2015 96.15%

Median Sold/List Ratio this month at **100.00%** above the 5 yr NOV average of **97.91%**



### 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	
\$40,000 and less	3	5.56%	107.36%	112.85%	102.91%	0.00%	0.00%	
\$40,001 - \$80,000	8	14.81%	94.25%	90.26%	97.00%	100.00%	0.00%	
\$80,001 - \$120,000	12	22.22%	100.00%	100.00%	100.00%	100.00%	0.00%	
\$120,001 - \$150,000	8	14.81%	100.00%	100.21%	100.00%	99.08%	0.00%	
\$150,001 - \$160,000	7	12.96%	100.00%	93.94%	100.00%	0.00%	0.00%	
\$160,001 - \$230,000	9	16.67%	97.06%	0.00%	97.06%	93.75%	0.00%	
\$230,001 and up	7	12.96%	96.40%	0.00%	92.00%	97.92%	83.00%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	99.08%	83.00%	
Total Closed Units		54	100%	100.00%	11	33	9	1
Total Closed Volume		8,277,445			967.05K	4.48M	1.67M	1.16M

# November 2019



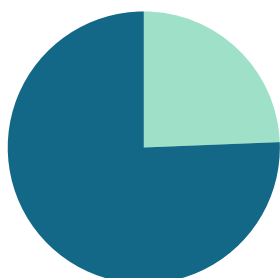
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

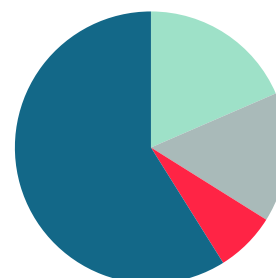


**Inventory**  
 New Listings  
**58 = 24.37%**  
 Start Inventory  
**180**  
 Total Inventory Units  
**238**  
 Volume  
**\$56,167,044**

### 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%
Median List Price	140,000	134,450	-3.96%	130,000	145,000	11.54%
Median Sale Price	136,000	135,000	-0.74%	129,900	141,250	8.74%
Median Percent of Selling Price to List Price	96.65%	100.00%	3.46%	98.18%	98.70%	0.53%
Median Days on Market to Sale	40.00	18.50	-53.75%	32.00	21.00	-34.38%
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

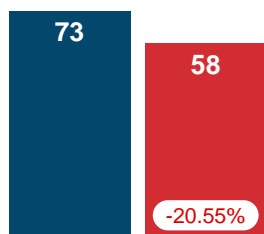
**Inventory** on November 30, 2019 = **172**

**2018** **2019**

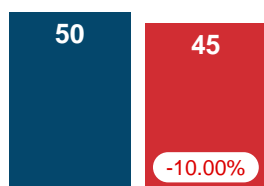
### NOVEMBER MARKET

### MEDIAN PRICES

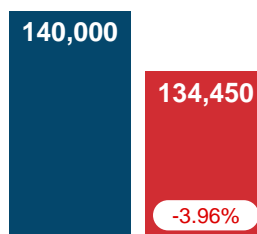
#### New Listings



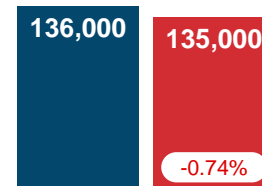
#### Pending Listings



#### List Price



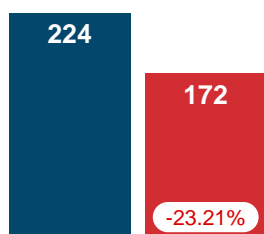
#### Sale Price



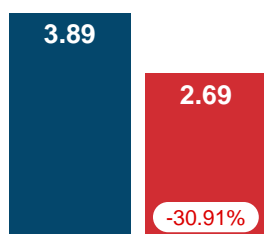
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

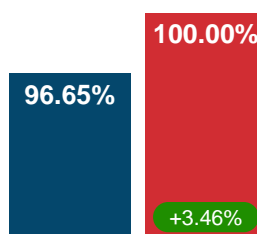
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

