

# October 2019



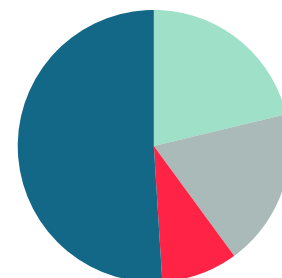
Area Delimited by County Of Creek - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2018	October 2019	+/-%
Closed Listings	62	75	20.97%
Pending Listings	52	66	26.92%
New Listings	72	98	36.11%
Median List Price	116,200	159,000	36.83%
Median Sale Price	115,000	156,000	35.65%
Median Percent of Selling Price to List Price	97.64%	98.85%	1.24%
Median Days on Market to Sale	40.00	17.00	-57.50%
End of Month Inventory	235	180	-23.40%
Months Supply of Inventory	4.10	2.81	-31.57%



■ Closed (21.25%)  
■ Pending (18.70%)  
■ Other OffMarket (9.07%)  
■ Active (50.99%)

**Absorption:** Last 12 months, an Average of **64** Sales/Month  
**Active Inventory** as of October 31, 2019 = **180**

### Analysis Wrap-Up

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

The total housing inventory at the end of October 2019 decreased **23.40%** to 180 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 **2.81** 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 **35.65%** in October 2019 to \$156,000 versus the previous year at \$115,000.

#### Median Days on Market Shortens

The median number of **17.00** days that homes spent on the market before selling decreased by 23.00 days or **57.50%** in October 2019 compared to last year's same month at **40.00** DOM.

#### Sales Success for October 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 98 New Listings in October 2019, up **36.11%** from last year at 72. Furthermore, there were 75 Closed Listings this month versus last year at 62, a **20.97%** increase.

Closed versus Listed trends yielded a **76.5%** ratio, down from previous year's, October 2018, at **86.1%**, a **11.13%** downswing. 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

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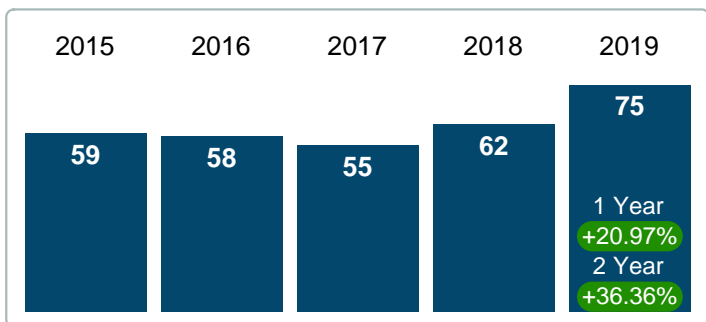
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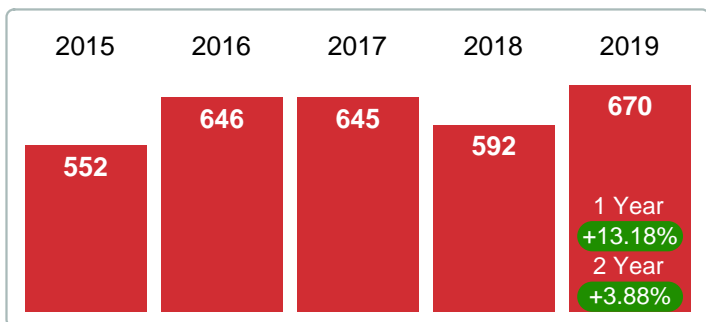
## CLOSED LISTINGS

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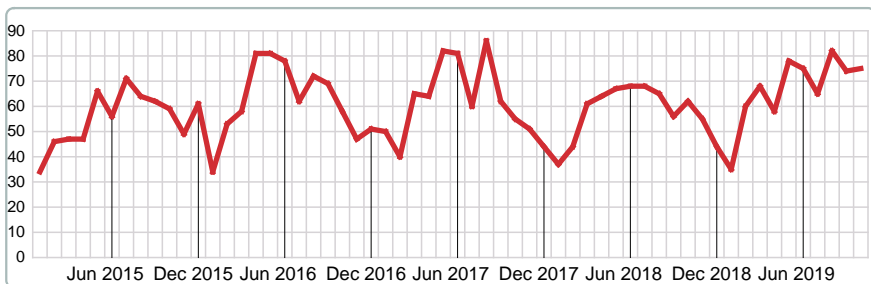
### OCTOBER



### YEAR TO DATE (YTD)

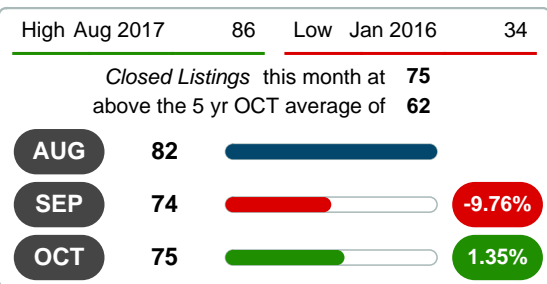


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 62



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	2	2.67%	1.0	0	2	0	0
\$25,001 - \$75,000	12	16.00%	15.0	5	7	0	0
\$75,001 - \$125,000	12	16.00%	25.0	4	8	0	0
\$125,001 - \$150,000	9	12.00%	6.0	2	6	1	0
\$150,001 - \$225,000	25	33.33%	32.0	2	16	7	0
\$225,001 - \$275,000	7	9.33%	42.0	0	4	3	0
\$275,001 and up	8	10.67%	14.0	0	2	6	0
<b>Total Closed Units</b>	<b>75</b>			<b>13</b>	<b>45</b>	<b>17</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>12,339,823</b>	<b>100%</b>	<b>17.0</b>	<b>1.27M</b>	<b>6.84M</b>	<b>4.23M</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$156,000</b>			<b>\$102,500</b>	<b>\$150,000</b>	<b>\$233,000</b>	<b>\$0</b>

# October 2019



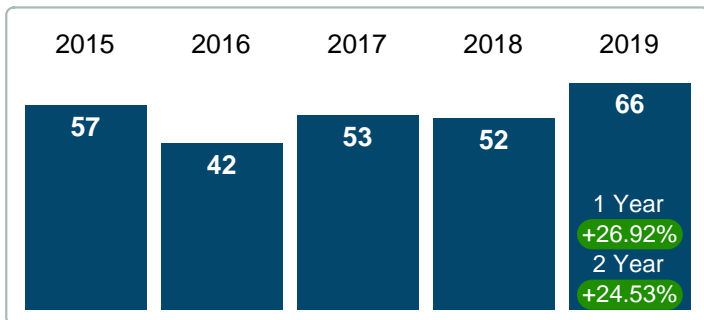
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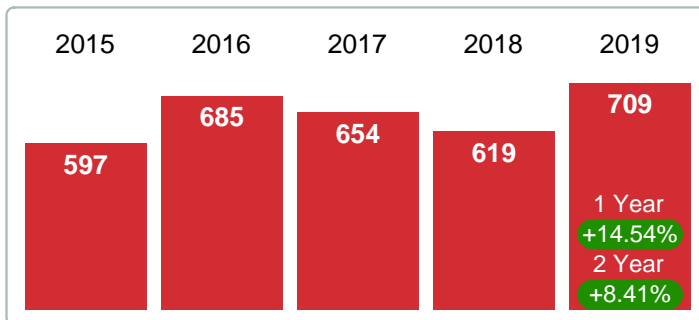
## PENDING LISTINGS

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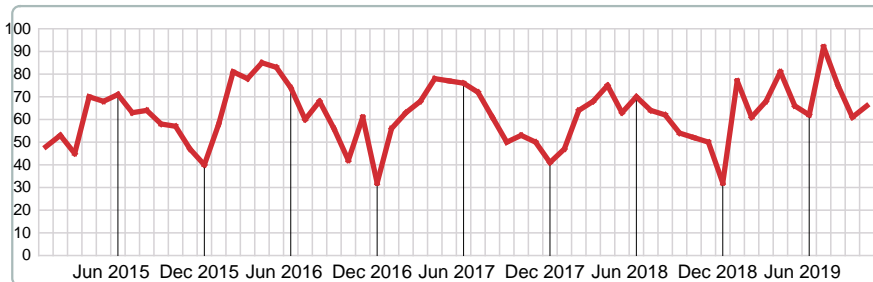
### OCTOBER



### YEAR TO DATE (YTD)

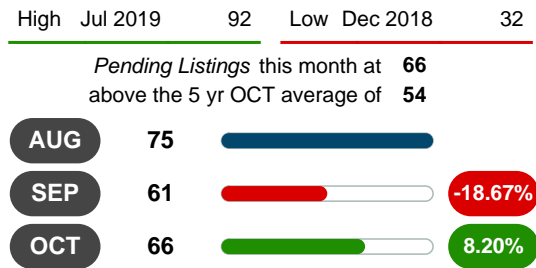


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 54



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	<b>3</b>	4.55%	19.0	3	0	0	0
\$40,001 - \$80,000	<b>10</b>	15.15%	21.0	3	6	1	0
\$80,001 - \$110,000	<b>11</b>	16.67%	23.0	7	4	0	0
\$110,001 - \$150,000	<b>13</b>	19.70%	9.0	3	8	2	0
\$150,001 - \$170,000	<b>14</b>	21.21%	13.0	2	11	1	0
\$170,001 - \$270,000	<b>8</b>	12.12%	39.5	0	6	2	0
\$270,001 and up	<b>7</b>	10.61%	49.0	0	2	4	1
<b>Total Pending Units</b>	<b>66</b>			<b>18</b>	<b>37</b>	<b>10</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>10,593,199</b>	<b>100%</b>	<b>23.5</b>	<b>1.62M</b>	<b>5.38M</b>	<b>2.19M</b>	<b>1.40M</b>
<b>Median Listing Price</b>	<b>\$144,950</b>			<b>\$96,250</b>	<b>\$155,000</b>	<b>\$232,500</b>	<b>\$1,400,000</b>

# October 2019



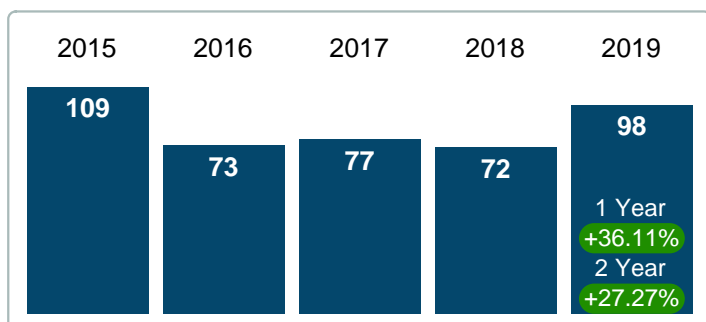
Area Delimited by County Of Creek - Residential Property Type



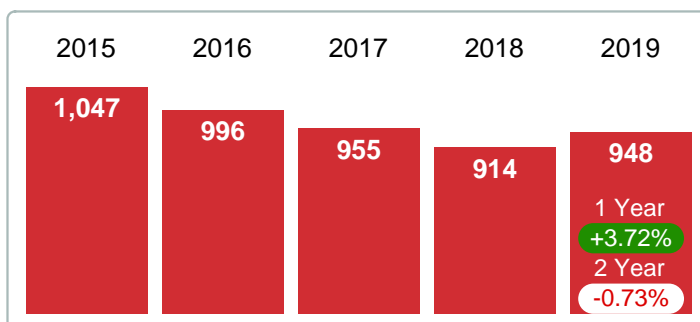
## NEW LISTINGS

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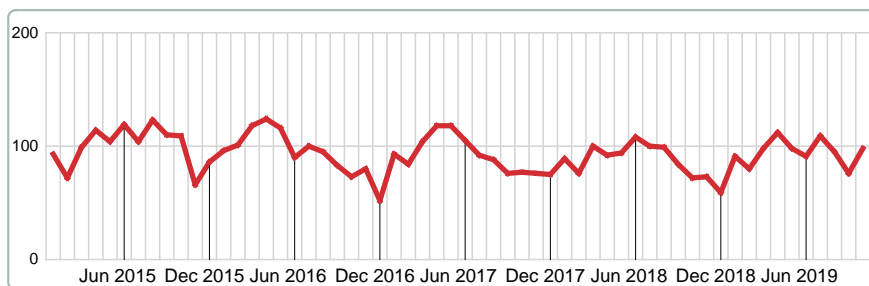
### OCTOBER



### YEAR TO DATE (YTD)

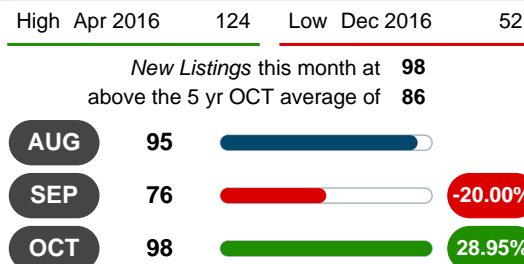


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 86



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	7	7.14%	3	3	1	0
\$50,001 - \$75,000	7	7.14%	1	6	0	0
\$75,001 - \$125,000	23	23.47%	5	17	1	0
\$125,001 - \$175,000	25	25.51%	2	19	4	0
\$175,001 - \$200,000	7	7.14%	0	5	2	0
\$200,001 - \$375,000	18	18.37%	1	10	6	1
\$375,001 and up	11	11.22%	0	1	6	4
<b>Total New Listed Units</b>	<b>98</b>		<b>12</b>	<b>61</b>	<b>20</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>19,168,200</b>	<b>100%</b>	<b>1.15M</b>	<b>8.93M</b>	<b>6.77M</b>	<b>2.32M</b>
<b>Median New Listed Listing Price</b>	<b>\$155,450</b>		<b>\$88,750</b>	<b>\$145,000</b>	<b>\$218,500</b>	<b>\$399,000</b>

# October 2019



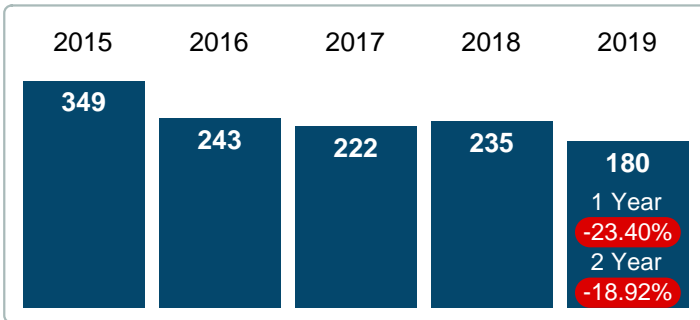
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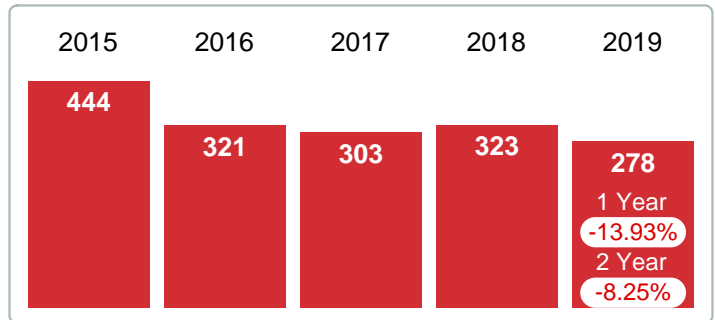
## ACTIVE INVENTORY

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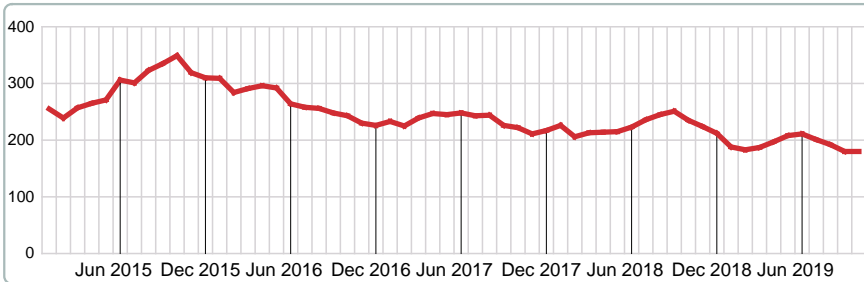
### END OF OCTOBER



### ACTIVE DURING OCTOBER

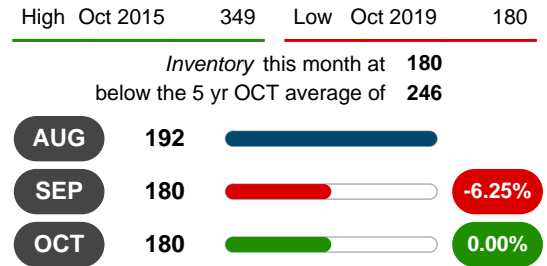


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 246



### 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	8	4.44%	28.0	5	2	1	0
\$50,001 - \$75,000	14	7.78%	64.0	1	10	3	0
\$75,001 - \$125,000	38	21.11%	40.0	6	27	3	2
\$125,001 - \$200,000	50	27.78%	47.5	0	40	10	0
\$200,001 - \$300,000	27	15.00%	34.0	1	17	8	1
\$300,001 - \$500,000	26	14.44%	59.0	2	4	15	5
\$500,001 and up	17	9.44%	100.0	0	4	9	4
<b>Total Active Inventory by Units</b>	<b>180</b>			<b>15</b>	<b>104</b>	<b>49</b>	<b>12</b>
<b>Total Active Inventory by Volume</b>	<b>45,729,550</b>	<b>100%</b>	<b>48.5</b>	<b>1.93M</b>	<b>19.10M</b>	<b>18.46M</b>	<b>6.24M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$169,950</b>			<b>\$82,000</b>	<b>\$147,700</b>	<b>\$264,900</b>	<b>\$399,450</b>

# October 2019



Area Delimited by County Of Creek - Residential Property Type



## MONTHS SUPPLY of INVENTORY (MSI)

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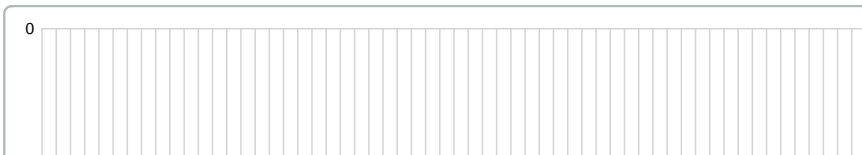
### MSI FOR OCTOBER

2015	2016	2017	2018	2019

### INDICATORS FOR OCTOBER 2019

Inventory	Closed	Absorption	MSI	MSI %
<b>180</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 OCT AVG = inf

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

Distribution of Active Inventory by Price Range and MSI				%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	8		4.44%	1.60	3.00	0.62	12.00	0.00	
\$50,001 - \$75,000	14		7.78%	2.37	0.55	2.67	12.00	0.00	
\$75,001 - \$125,000	38		21.11%	2.56	2.32	2.57	2.00	8.00	
\$125,001 - \$200,000	50		27.78%	2.09	0.00	2.24	2.45	0.00	
\$200,001 - \$300,000	27		15.00%	2.77	6.00	3.19	2.18	1.71	
\$300,001 - \$500,000	26		14.44%	6.37	0.00	2.67	6.92	12.00	
\$500,001 and up	17		9.44%	29.14	0.00	48.00	27.00	48.00	
Market Supply of Inventory (MSI)		2.81			1.89	2.46	4.06	6.55	
Total Active Inventory by Units		180	100%	2.81	15	104	49	12	

# October 2019



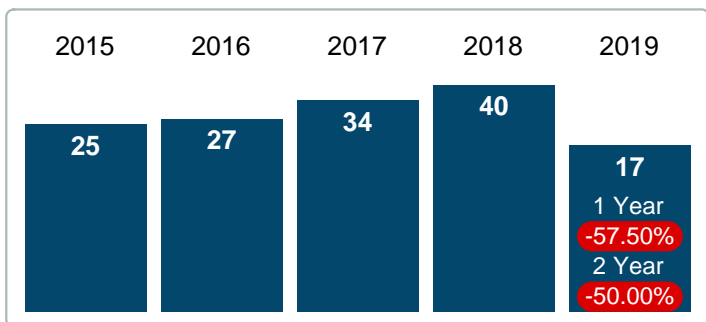
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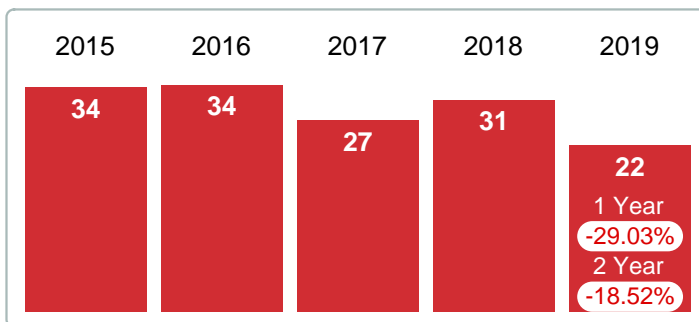
## MEDIAN DAYS ON MARKET TO SALE

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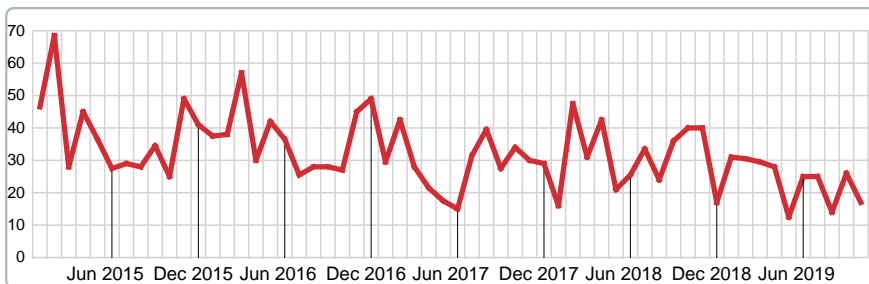
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 29

High Feb 2015 69 Low May 2019 13

Median Days on Market to Sale this month at 17 below the 5 yr OCT 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
\$25,000 and less	2.67%	1	0	1	0	0
\$25,001 - \$75,000	16.00%	15	18	12	0	0
\$75,001 - \$125,000	16.00%	25	40	19	0	0
\$125,001 - \$150,000	12.00%	6	4	10	33	0
\$150,001 - \$225,000	33.33%	32	41	25	35	0
\$225,001 - \$275,000	9.33%	42	0	11	83	0
\$275,001 and up	10.67%	14	0	35	14	0
Median Closed DOM		17	18	12	35	0
Total Closed Units	100%	75	13	45	17	
Total Closed Volume		12,339,823	1.27M	6.84M	4.23M	0.00B

# October 2019



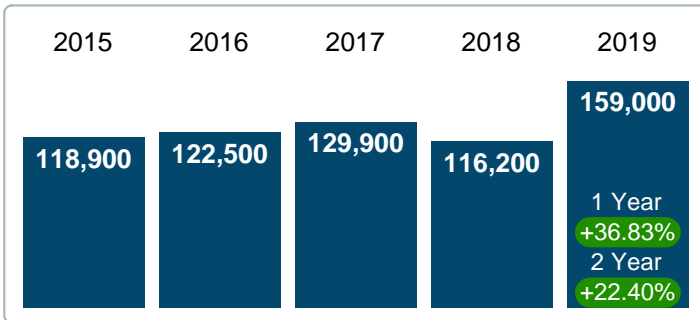
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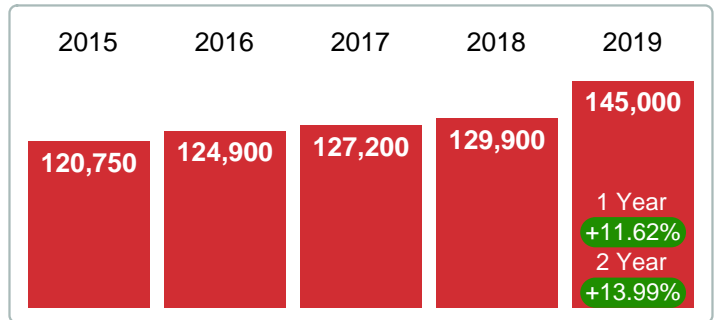
## MEDIAN LIST PRICE AT CLOSING

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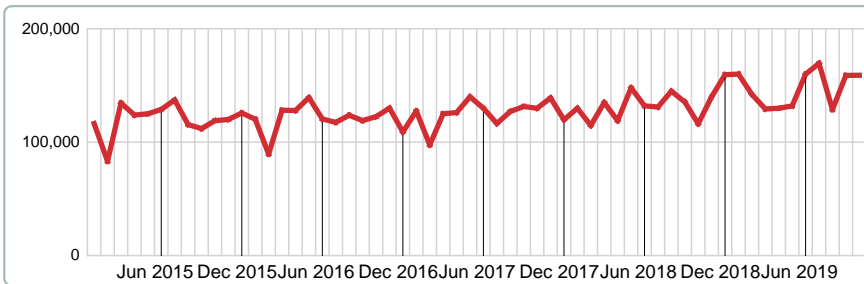
### OCTOBER



### YEAR TO DATE (YTD)

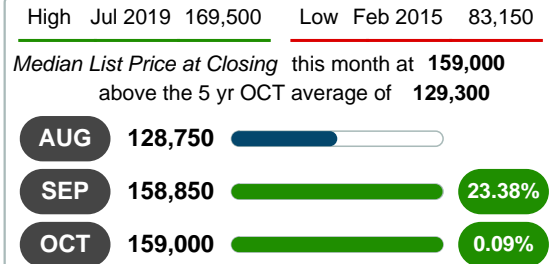


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 129,300



### 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
\$25,000 and less	1	1.33%	6,000	0	6,000	0	0
\$25,001 - \$75,000	13	17.33%	49,900	49,900	47,000	0	0
\$75,001 - \$125,000	11	14.67%	103,000	107,500	103,000	0	0
\$125,001 - \$150,000	10	13.33%	143,250	139,500	137,500	150,000	0
\$150,001 - \$225,000	24	32.00%	175,450	159,450	176,000	179,900	0
\$225,001 - \$275,000	7	9.33%	249,500	0	239,900	254,700	0
\$275,001 and up	9	12.00%	329,900	0	469,950	329,900	0
Median List Price			159,000	100,000	150,000	249,500	0
Total Closed Units		100%	159,000	13	45	17	
Total Closed Volume			12,634,813	1.28M	7.02M	4.33M	0.00B



# October 2019



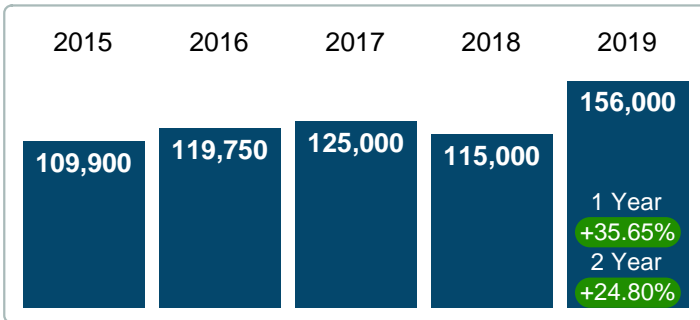
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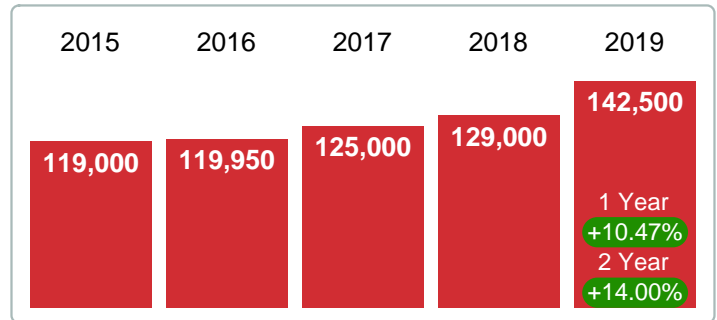
## MEDIAN SOLD PRICE AT CLOSING

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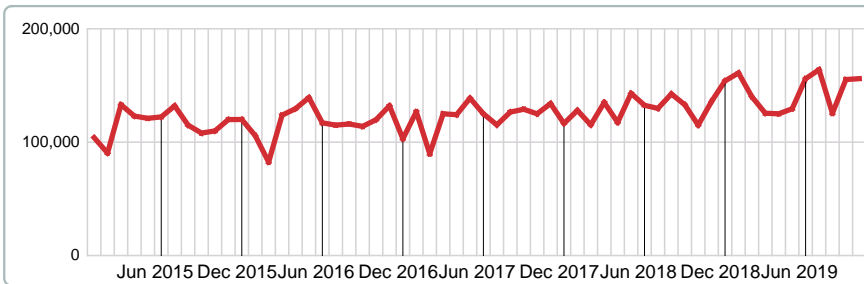
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

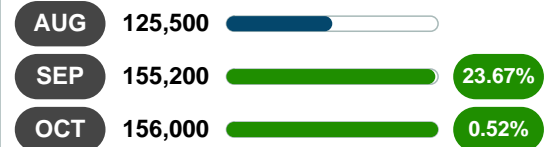


### 3 MONTHS

5 year OCT AVG = 125,130

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

Median Sold Price at Closing this month at **156,000** above the 5 yr OCT average of **125,130**



### 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
\$25,000 and less	2	2.67%	13,750	0	13,750	0	0
\$25,001 - \$75,000	12	16.00%	51,700	45,000	55,139	0	0
\$75,001 - \$125,000	12	16.00%	104,000	106,750	104,000	0	0
\$125,001 - \$150,000	9	12.00%	138,000	139,000	140,200	136,000	0
\$150,001 - \$225,000	25	33.33%	173,000	164,500	174,500	179,900	0
\$225,001 - \$275,000	7	9.33%	236,000	0	235,500	249,900	0
\$275,001 and up	8	10.67%	338,950	0	446,575	338,950	0
Median Sold Price			156,000	102,500	150,000	233,000	0
Total Closed Units		100%	75	13	45	17	
Total Closed Volume			12,339,823	1.27M	6.84M	4.23M	0.00B

# October 2019



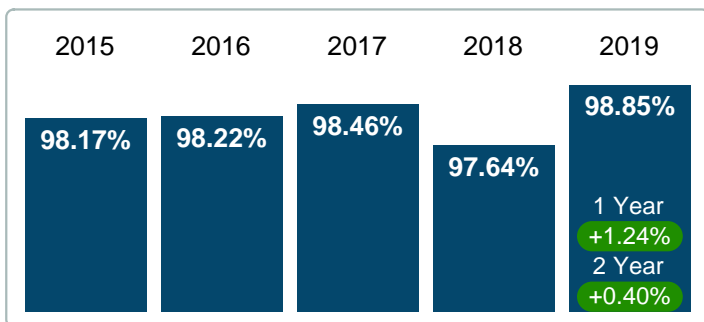
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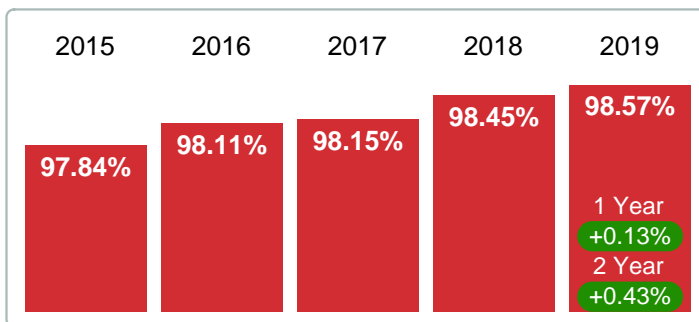
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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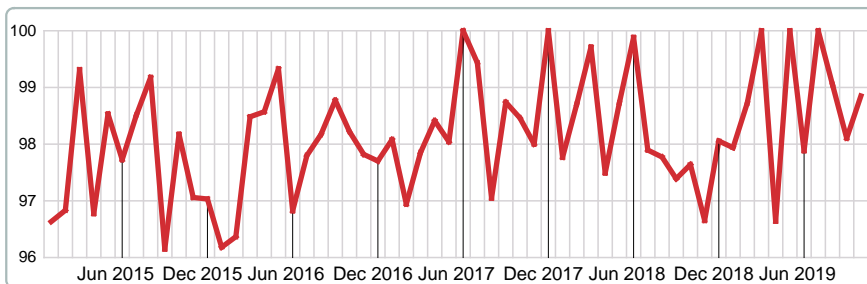
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

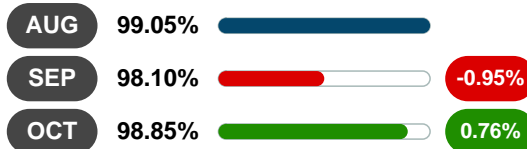


### 3 MONTHS

5 year OCT AVG = 98.27%

High Jul 2019 100.00% Low Sep 2015 96.15%

Median Sold/List Ratio this month at **98.85%**  
above the 5 yr OCT average of **98.27%**



## 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
\$25,000 and less	2	2.67%	89.09%	0.00%	89.09%	0.00%	0.00%
\$25,001 - \$75,000	12	16.00%	99.43%	90.00%	107.00%	0.00%	0.00%
\$75,001 - \$125,000	12	16.00%	99.36%	100.18%	99.12%	0.00%	0.00%
\$125,001 - \$150,000	9	12.00%	97.00%	100.06%	97.59%	90.67%	0.00%
\$150,001 - \$225,000	25	33.33%	100.00%	103.16%	98.35%	100.00%	0.00%
\$225,001 - \$275,000	7	9.33%	97.96%	0.00%	99.11%	96.15%	0.00%
\$275,001 and up	8	10.67%	97.93%	0.00%	96.26%	97.93%	0.00%
Median Sold/List Ratio		98.85%		99.49%	98.67%	96.77%	0.00%
Total Closed Units		75	100%	13	45	17	
Total Closed Volume		12,339,823		1.27M	6.84M	4.23M	0.00B

# October 2019



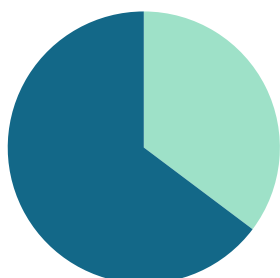
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

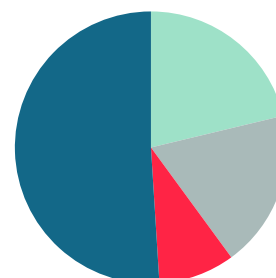


**Inventory**  
 New Listings  
**98 = 35.25%**  
 Start Inventory  
**180**  
 Total Inventory Units  
**278**  
 Volume  
**\$65,218,949**

### Market Activity

Closed Sales  
**75 = 21.25%**  
 Pending Sales  
**66 = 18.70%**  
 Other Off Market  
**32 = 9.07%**  
 Active Inventory  
**180 = 50.99%**

### MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	62	75	20.97%	592	670	13.18%
Pending Sales	52	66	26.92%	619	709	14.54%
New Listings	72	98	36.11%	914	948	3.72%
Median List Price	116,200	159,000	36.83%	129,900	145,000	11.62%
Median Sale Price	115,000	156,000	35.65%	129,000	142,500	10.47%
Median Percent of Selling Price to List Price	97.64%	98.85%	1.24%	98.45%	98.57%	0.13%
Median Days on Market to Sale	40.00	17.00	-57.50%	31.00	22.00	-29.03%
Monthly Inventory	235	180	-23.40%	235	180	-23.40%
Months Supply of Inventory	4.10	2.81	-31.57%	4.10	2.81	-31.57%

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

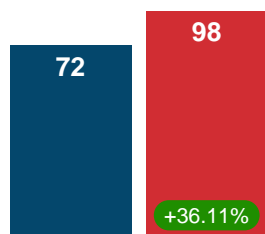
**Inventory** on October 31, 2019 = **180**

**2018** **2019**

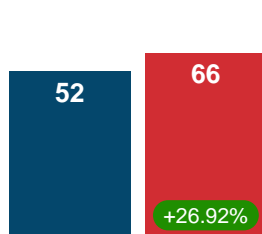
### OCTOBER MARKET

### MEDIAN PRICES

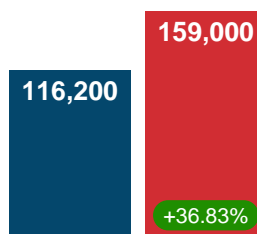
#### New Listings



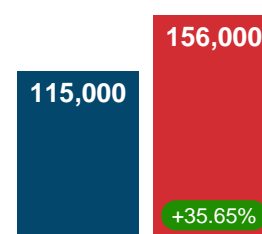
#### Pending Listings



#### List Price



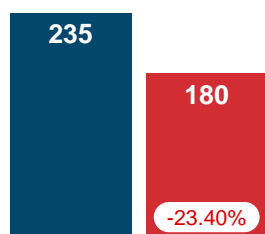
#### Sale Price



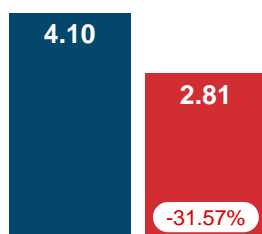
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

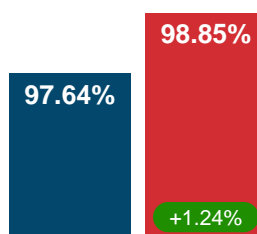
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

