September 2019

Area Delimited by County Of Creek - Residential Property Type

RE DATUM

MLS technology | INC

MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September 2018	September 2019	+/-%
Closed Listings	56	74	32.14%
Pending Listings	54	61	12.96%
New Listings	84	76	-9.52%
Average List Price	173,842	187,441	7.82%
Average Sale Price	167,167	181,953	8.84%
Average Percent of Selling Price to List Price	95.85%	97.17%	1.38%
Average Days on Market to Sale	43.71	45.93	5.07%
End of Month Inventory	251	180	-28.29%
Months Supply of Inventory	4.43	2.86	-35.50%

Absorption: Last 12 months, an Average of **63** Sales/Month
Active Inventory as of September 30, 2019 = **180**
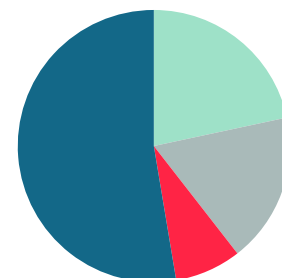
- Closed (21.64%)
- Pending (17.84%)
- Other OffMarket (7.89%)
- Active (52.63%)

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of September 2019 decreased **28.29%** to 180 existing homes available for sale. Over the last 12 months this area has had an average of 63 closed sales per month. This represents an unsold inventory index of **2.86** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **8.84%** in September 2019 to $181,953 versus the previous year at $167,167.

Average Days on Market Lengthens

The average number of **45.93** days that homes spent on the market before selling increased by 2.22 days or **5.07%** in September 2019 compared to last year's same month at **43.71** DOM.

Sales Success for September 2019 is Positive

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

There were 76 New Listings in September 2019, down **9.52%** from last year at 84. Furthermore, there were 74 Closed Listings this month versus last year at 56, a **32.14%** increase.

Closed versus Listed trends yielded a **97.4%** ratio, up from previous year's, September 2018, at **66.7%**, a **46.05%** upswing. This will certainly create pressure on a decreasing Monthï¿½s Supply of Inventory (MSI) in the months to come.

What's in this Issue

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

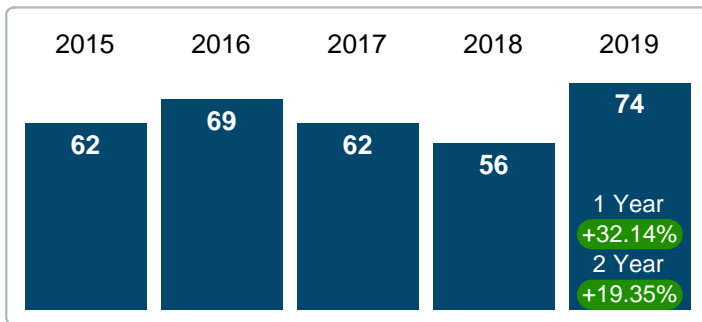**RE DATUM**

September 2019

Area Delimited by County Of Creek - Residential Property Type

MLS technology | INC

CLOSED LISTINGS

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

SEPTEMBER

2015	2016	2017	2018	2019
62	69	62	56	74

2019:
1 Year +32.14%
2 Year +19.35%

YEAR TO DATE (YTD)

2015	2016	2017	2018	2019
493	588	590	530	595

2019:
1 Year +12.26%
2 Year +0.85%

5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year SEP AVG = 65

High Aug 2017	86	Low Jan 2016	34

Closed Listings this month at **74**
above the 5 yr SEP average of **65**

JUL	65	
AUG	82	26.15%
SEP	74	-9.76%
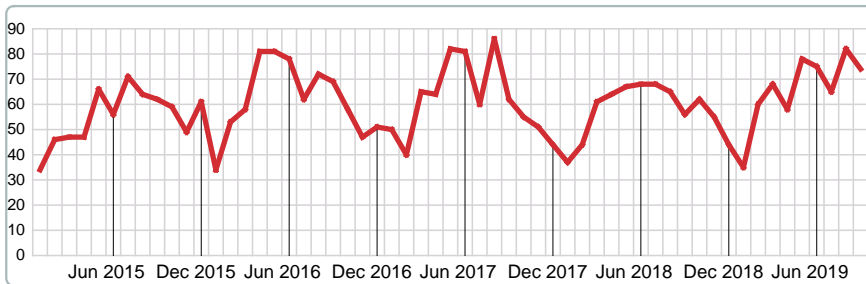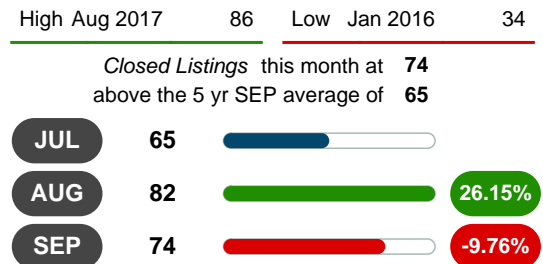
CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
$50,000 and less	3	4.05%	100.7	0	3	0	0
$50,001 $100,000	13	17.57%	26.8	1	11	1	0
$100,001 $125,000	7	9.46%	74.4	0	6	1	0
$125,001 $175,000	23	31.08%	28.8	0	17	6	0
$175,001 $225,000	9	12.16%	33.1	0	8	1	0
$225,001 $300,000	10	13.51%	78.0	0	4	5	1
$300,001 and up	9	12.16%	54.1	0	4	5	0
Total Closed Units	74			1	53	19	1
Total Closed Volume	13,464,550	100%	45.9	54.00K	8.32M	4.82M	272.50K
Average Closed Price	$181,953			$54,000	$156,939	$253,700	$272,500

Contact: MLS Technology Inc.   **Phone: 918-663-7500**   **Email: support@mlstechnology.com**

RE DATUM

September 2019

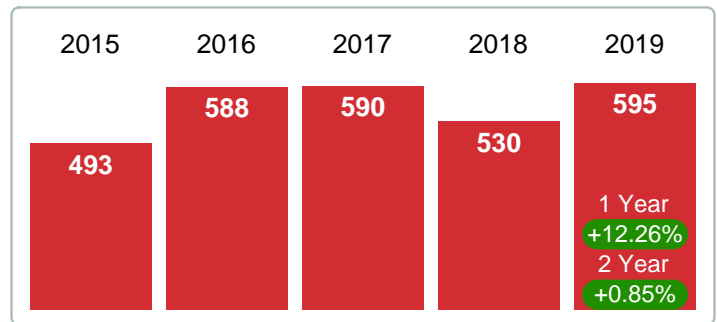Area Delimited by County Of Creek - Residential Property Type

MLS technology | INC

PENDING LISTINGS

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

SEPTEMBER

2015	2016	2017	2018	2019
58	56	50	54	61

2019: 1 Year +12.96% | 2 Year +22.00%

YEAR TO DATE (YTD)

2015	2016	2017	2018	2019
540	643	601	567	643

2019: 1 Year +13.40% | 2 Year +6.99%

5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS   5 year SEP AVG = 56

High	Jul 2019	92	Low	Dec 2018	32

Pending Listings this month at **61**
above the 5 yr SEP average of **56**

JUL	92	
AUG	75	-18.48%
SEP	61	-18.67%
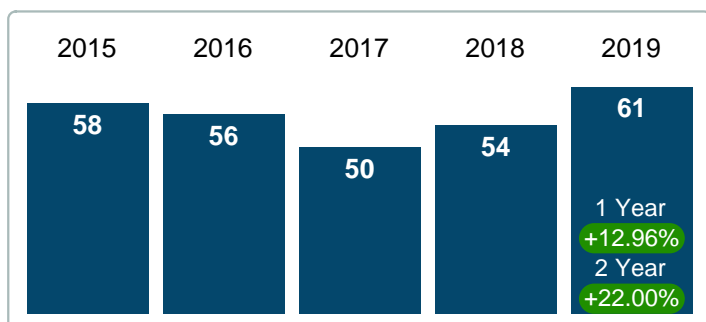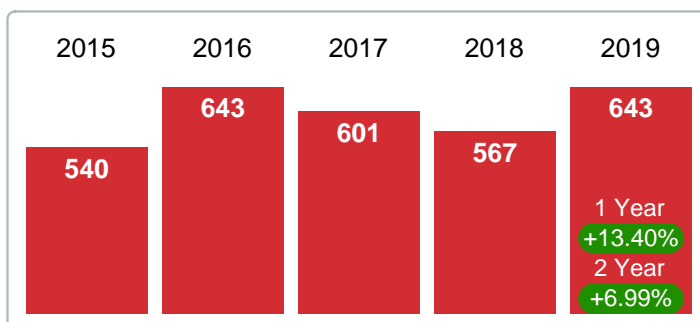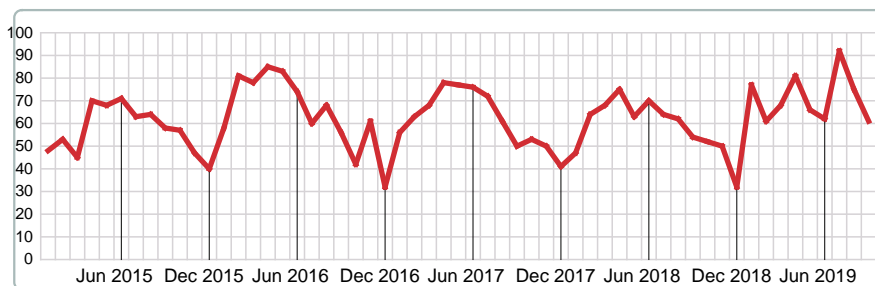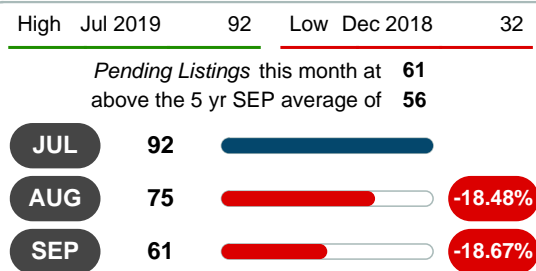
PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
$75,000 and less	6	9.84%	32.5	1	5	0	0
$75,001 $100,000	5	8.20%	38.4	1	4	0	0
$100,001 $125,000	7	11.48%	32.3	3	2	2	0
$125,001 $150,000	11	18.03%	43.9	2	6	3	0
$150,001 $200,000	16	26.23%	32.6	3	7	6	0
$200,001 $250,000	8	13.11%	69.3	0	5	3	0
$250,001 and up	8	13.11%	30.1	0	3	5	0
Total Pending Units	61			10	32	19	0
Total Pending Volume	10,404,900	100%	39.6	1.31M	5.06M	4.04M	0.00B
Average Listing Price	$170,572			$130,670	$158,156	$212,484	$0

Contact: MLS Technology Inc.   **Phone: 918-663-7500**   **Email: support@mlstechnology.com**

September 2019

RE DATUM

Area Delimited by County Of Creek - Residential Property Type

MLS technology | INC

NEW LISTINGS

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

SEPTEMBER

2015	2016	2017	2018	2019
110	83	76	84	76

2019: 1 Year -9.52% / 2 Year

YEAR TO DATE (YTD)

2015	2016	2017	2018	2019
938	923	878	842	850

2019: 1 Year +0.95% / 2 Year -3.19%

5 YEAR MARKET ACTIVITY TRENDS

Jun 2015   Dec 2015   Jun 2016   Dec 2016   Jun 2017   Dec 2017   Jun 2018   Dec 2018   Jun 2019

3 MONTHS

5 year SEP AVG = 86

| High Apr 2016 | 124 | Low Dec 2016 | 52 |

New Listings this month at **76**
below the 5 yr SEP average of **86**

JUL	109	
AUG	95	-12.84%
SEP	76	-20.00%
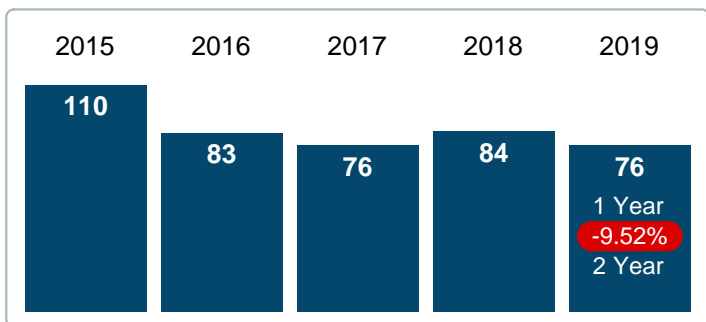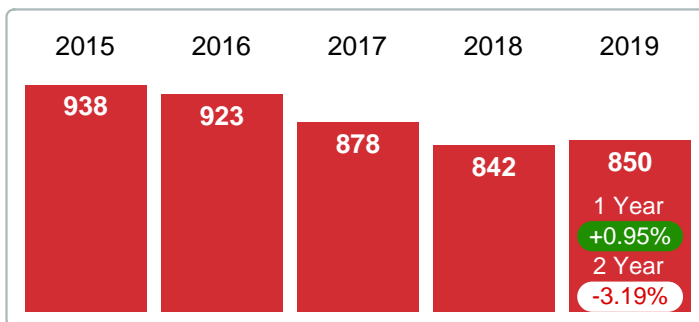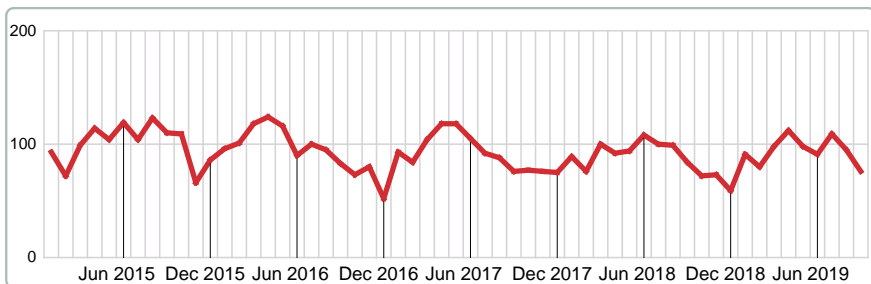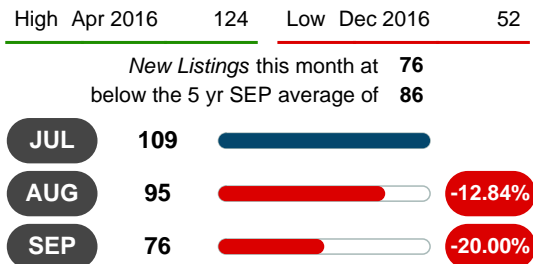
NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%		1-2 Beds	3 Beds	4 Beds	5+ Beds
$25,000 and less	3	3.95%		1	1	1	0
$25,001 $75,000	9	11.84%		5	4	0	0
$75,001 $125,000	16	21.05%		6	9	1	0
$125,001 $150,000	11	14.47%		2	8	1	0
$150,001 $175,000	15	19.74%		1	11	3	0
$175,001 $300,000	14	18.42%		0	10	3	1
$300,001 and up	8	10.53%		0	1	6	1
Total New Listed Units	76			15	44	15	2
Total New Listed Volume	12,361,350	100%		1.31M	6.65M	3.70M	699.80K
Average New Listed Listing Price	$150,004			$87,270	$151,116	$246,893	$349,900

Contact: MLS Technology Inc.   **Phone: 918-663-7500**   **Email: support@mlstechnology.com**

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September 2019

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Area Delimited by County Of Creek - Residential Property Type

MLS technology | INC

ACTIVE INVENTORY

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

END OF SEPTEMBER

2015	2016	2017	2018	2019
335	248	226	251	180

2019: 1 Year -28.29% / 2 Year -20.35%
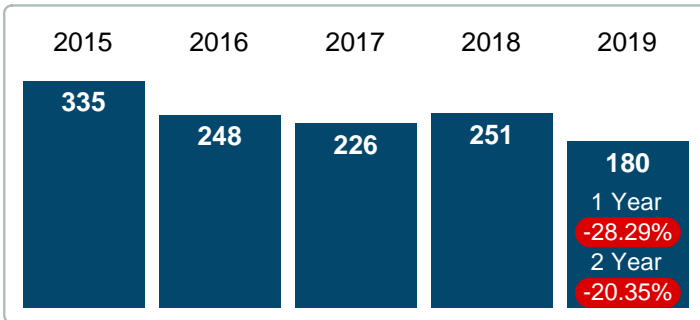
ACTIVE DURING SEPTEMBER

2015	2016	2017	2018	2019
433	339	320	329	268

2019: 1 Year -18.54% / 2 Year -16.25%

5 YEAR MARKET ACTIVITY TRENDS

Jun 2015 Dec 2015 Jun 2016 Dec 2016 Jun 2017 Dec 2017 Jun 2018 Dec 2018 Jun 2019

3 MONTHS   5 year SEP AVG = 248

High Oct 2015	349	Low Sep 2019	180

Inventory this month at **180**
below the 5 yr SEP average of **248**

JUL	201	
AUG	192	-4.48%
SEP	180	-6.25%
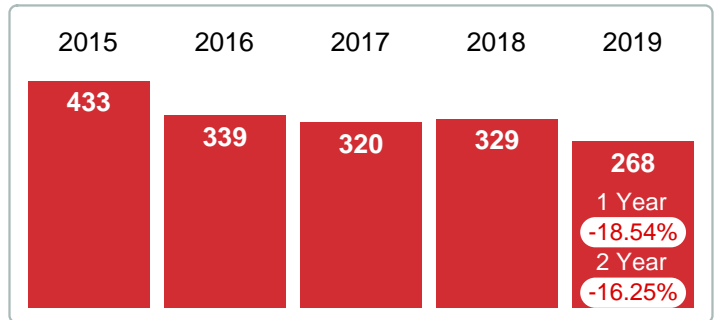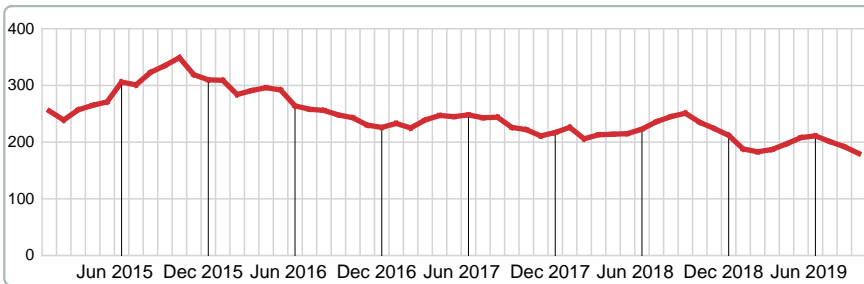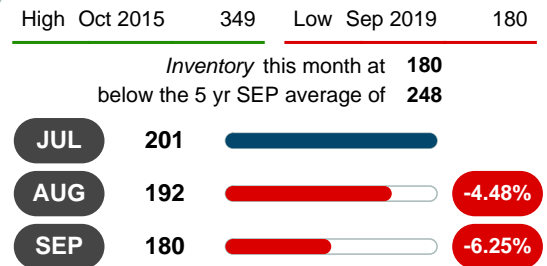
INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
$50,000 and less	11	6.11%	39.7	8	2	1	0
$50,001 $75,000	13	7.22%	62.2	3	7	3	0
$75,001 $125,000	36	20.00%	106.9	10	22	2	2
$125,001 $200,000	52	28.89%	60.2	1	41	9	1
$200,001 $275,000	22	12.22%	62.8	0	12	10	0
$275,001 $475,000	22	12.22%	69.5	1	7	11	3
$475,001 and up	24	13.33%	91.7	1	5	14	4

		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
Total Active Inventory by Units	180			24	96	50	10
Total Active Inventory by Volume	46,050,749	100%	74.1	2.56M	18.48M	19.09M	5.91M
Average Active Inventory Listing Price	$255,837			$106,765	$192,508	$381,866	$591,430

Contact: MLS Technology Inc.   Phone: 918-663-7500   Email: support@mlstechnology.com

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September 2019

RE DATUM

Area Delimited by County Of Creek - Residential Property Type

MLS technology | INC

MONTHS SUPPLY of INVENTORY (MSI)

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

MSI FOR SEPTEMBER

2015	2016	2017	2018	2019

INDICATORS FOR SEPTEMBER 2019

Inventory	Closed	Absorption	MSI	MSI %
180 End of Month Active Inventory	**0** Closed Last 12 Months	**0** Average Closed per Month over 12 Months	**inf** Months Supply of Inventory	**0.000%** Percent Months Supply of Inventory

5 YEAR MARKET ACTIVITY TRENDS

0

3 MONTHS

5 year SEP AVG = inf

High Sep 2019	inf	Low Sep 2019	inf

Months Supply this month at **inf** equal to 5 yr SEP average of **inf**

JUL	inf
AUG	inf	%
SEP	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	6.11%	2.13	4.36	0.62	12.00	0.00
$50,001 $75,000	13	7.22%	2.14	1.64	1.87	9.00	0.00
$75,001 $125,000	36	20.00%	2.36	3.87	2.03	1.26	8.00
$125,001 $200,000	52	28.89%	2.27	0.75	2.38	2.35	2.00
$200,001 $275,000	22	12.22%	3.03	0.00	2.88	4.00	0.00
$275,001 $475,000	22	12.22%	3.83	0.00	3.11	3.77	5.14
$475,001 and up	24	13.33%	41.14	12.00	0.00	42.00	24.00

Market Supply of Inventory (MSI)	2.86	100%	2.86	3.06	2.31	4.32	4.80
Total Active Inventory by Units	180			24	96	50	10

Contact: MLS Technology Inc.   **Phone: 918-663-7500**   **Email: support@mlstechnology.com**

RE DATUM

September 2019

Area Delimited by County Of Creek - Residential Property Type

MLS technology | INC

AVERAGE DAYS ON MARKET TO SALE

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

SEPTEMBER

2015	2016	2017	2018	2019
42	38	61	44	46

2019:
1 Year +5.07%
2 Year -24.96%

YEAR TO DATE (YTD)

2015	2016	2017	2018	2019
52	50	46	46	41

2019:
1 Year -12.16%
2 Year -11.86%

5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year SEP AVG = 46

| High Feb 2015 | 79 | Low Aug 2019 | 29 |

Average Days on Market to Sale this month at **46**
equal to 5 yr SEP average of **46**

JUL	39	
AUG	29	-25.82%
SEP	46	58.59%
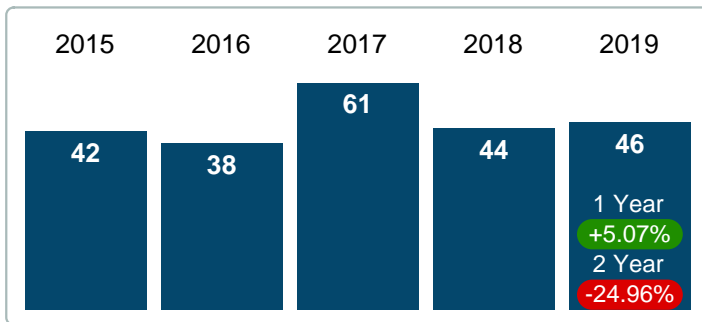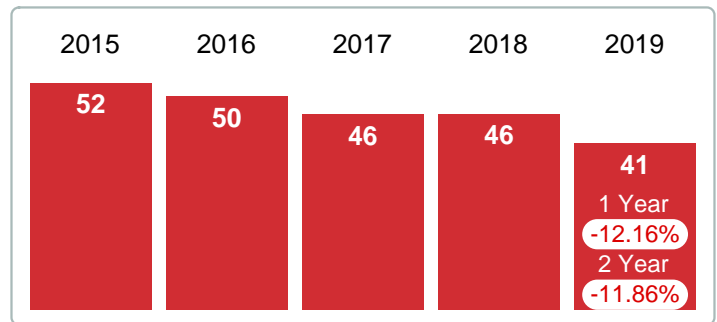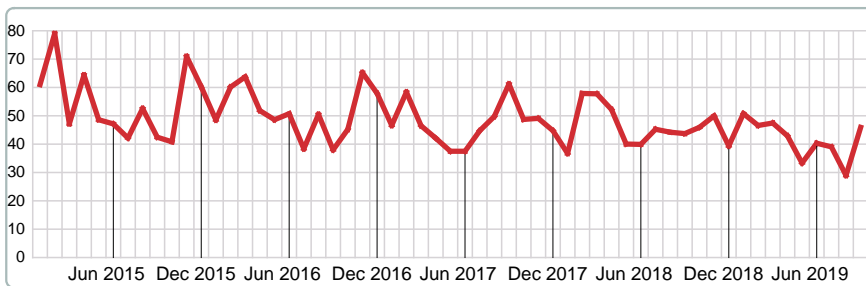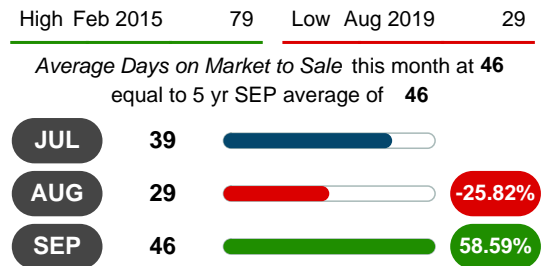
AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
$50,000 and less	3	4.05%	101	0	101	0	0
$50,001 $100,000	13	17.57%	27	25	25	47	0
$100,001 $125,000	7	9.46%	74	0	84	15	0
$125,001 $175,000	23	31.08%	29	0	30	27	0
$175,001 $225,000	9	12.16%	33	0	31	48	0
$225,001 $300,000	10	13.51%	78	0	63	105	7
$300,001 and up	9	12.16%	54	0	20	82	0
Average Closed DOM	46			25	41	63	7
Total Closed Units	74	100%	46	1	53	19	1
Total Closed Volume	13,464,550			54.00K	8.32M	4.82M	272.50K

RE DATUM

September 2019

Area Delimited by County Of Creek - Residential Property Type

MLS technology | INC

AVERAGE LIST PRICE AT CLOSING

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

SEPTEMBER

2015	2016	2017	2018	2019
163,112	143,553	159,453	173,842	187,441

2019:
1 Year +7.82%
2 Year +17.55%

YEAR TO DATE (YTD)

2015	2016	2017	2018	2019
143,770	150,286	149,202	160,502	159,978

2019:
1 Year -0.33%
2 Year +7.22%

5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS   5 year SEP AVG = 165,480

High Sep 2019 187,441   Low Feb 2018 114,760

Average List Price at Closing this month at **187,441**
above the 5 yr SEP average of **165,480**

JUL	187,367		
AUG	157,977		-15.69%
SEP	187,441		18.65%
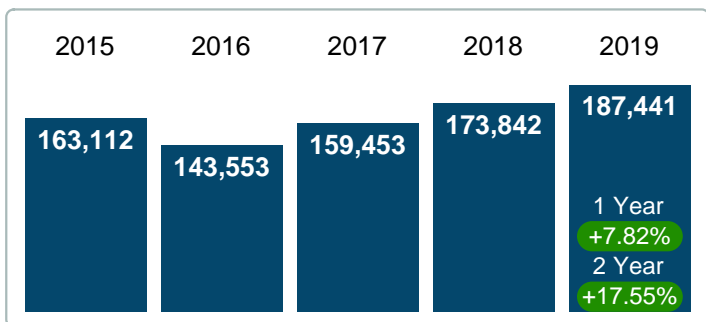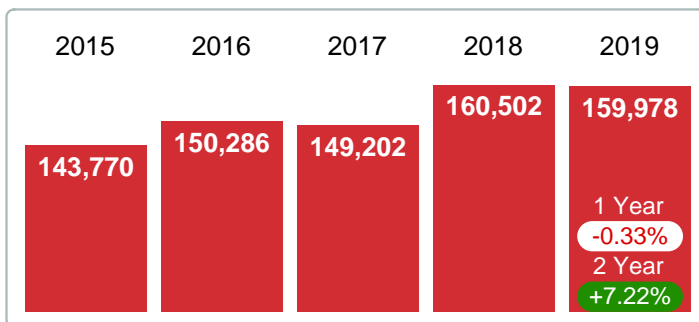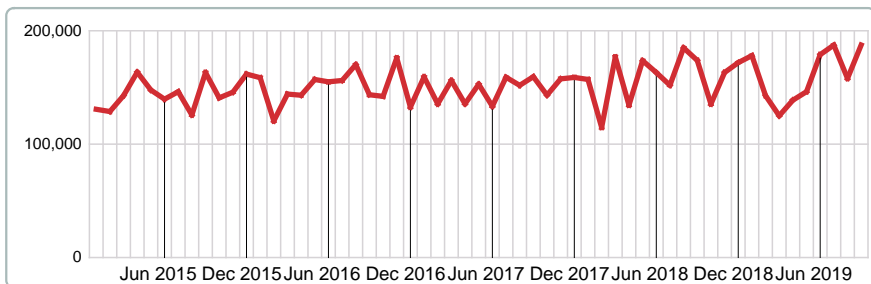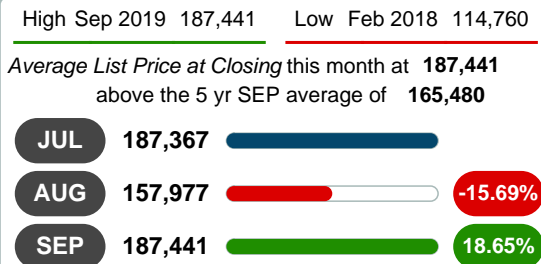
AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range		%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
$50,000 and less	3	4.05%	43,067	0	47,567	0	0
$50,001 $100,000	11	14.86%	77,991	63,000	81,218	109,500	0
$100,001 $125,000	8	10.81%	117,975	0	120,383	147,500	0
$125,001 $175,000	22	29.73%	149,645	0	154,065	149,600	0
$175,001 $225,000	11	14.86%	195,545	0	196,250	209,000	0
$225,001 $300,000	10	13.51%	267,130	0	264,200	267,900	275,000
$300,001 and up	9	12.16%	425,022	0	371,350	467,960	0
Average List Price	187,441			63,000	160,183	265,416	275,000
Total Closed Units	74	100%	187,441	1	53	19	1
Total Closed Volume	13,870,600			63.00K	8.49M	5.04M	275.00K

Contact: **MLS Technology Inc.**   Phone: **918-663-7500**   Email: **support@mlstechnology.com**

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September 2019

RE DATUM

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MLS technology | INC

AVERAGE SOLD PRICE AT CLOSING

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SEPTEMBER

2015	2016	2017	2018	2019
155,365	138,929	153,387	167,167	181,953

2019:
1 Year +8.84%
2 Year +18.62%

YEAR TO DATE (YTD)

2015	2016	2017	2018	2019
138,835	145,323	143,204	155,807	155,653

2019:
1 Year -0.10%
2 Year +8.69%

5 YEAR MARKET ACTIVITY TRENDS

Jun 2015 Dec 2015 Jun 2016 Dec 2016 Jun 2017 Dec 2017 Jun 2018 Dec 2018 Jun 2019

3 MONTHS

5 year SEP AVG = 159,361

High Jul 2019 182,800   Low Feb 2018 112,345

Average Sold Price at Closing this month at **181,953** above the 5 yr SEP average of **159,361**

JUL	182,800		
AUG	153,079		-16.26%
SEP	181,953		18.86%

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
$50,000 and less — 3	4.05%	40,833	0	40,833	0	0
$50,001 $100,000 — 13	17.57%	77,719	54,000	78,986	87,500	0
$100,001 $125,000 — 7	9.46%	118,143	0	117,000	125,000	0
$125,001 $175,000 — 23	31.08%	149,583	0	151,229	144,917	0
$175,001 $225,000 — 9	12.16%	197,133	0	197,275	196,000	0
$225,001 $300,000 — 10	13.51%	258,880	0	257,850	256,980	272,500
$300,001 and up — 9	12.16%	411,256	0	360,975	451,480	0
Average Sold Price	181,953		54,000	156,939	253,700	272,500
Total Closed Units	74	100%	181,953	1	53	19	1
Total Closed Volume	13,464,550			54.00K	8.32M	4.82M	272.50K

Contact: MLS Technology Inc.   **Phone: 918-663-7500**   **Email: support@mlstechnology.com**

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RE DATUM

September 2019

Area Delimited by County Of Creek - Residential Property Type

MLS technology | INC

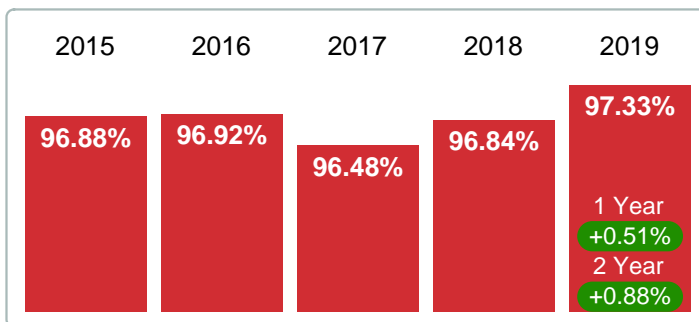## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

SEPTEMBER

2015	2016	2017	2018	2019
96.09%	96.77%	97.08%	95.85%	97.17%

2019: 1 Year +1.38% 2 Year +0.09%

YEAR TO DATE (YTD)

2015	2016	2017	2018	2019
96.88%	96.92%	96.48%	96.84%	97.33%

2019: 1 Year +0.51% 2 Year +0.88%

5 YEAR MARKET ACTIVITY TRENDS

Jun 2015 Dec 2015 Jun 2016 Dec 2016 Jun 2017 Dec 2017 Jun 2018 Dec 2018 Jun 2019
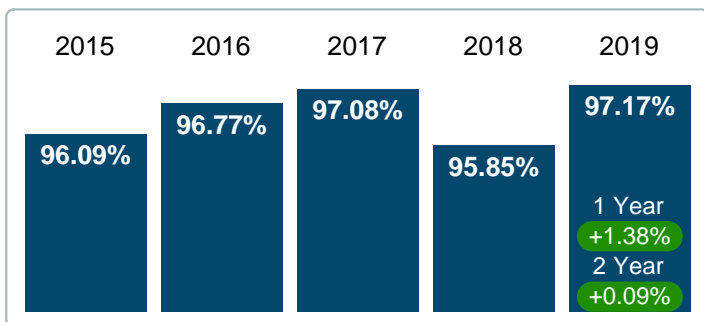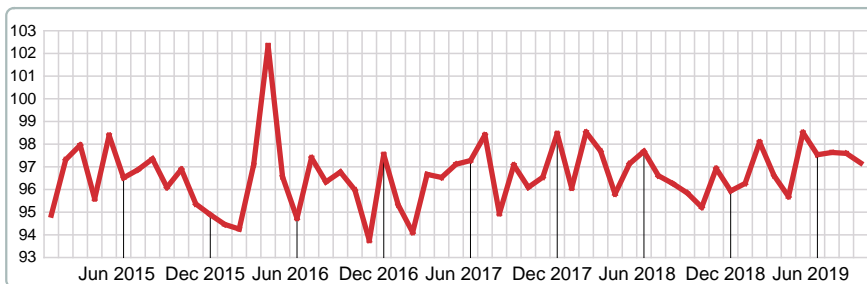
3 MONTHS

5 year SEP AVG = 96.59%

High Apr 2016 102.35%   Low Nov 2016 93.76%

Average Sold/List Ratio this month at **97.17%** equal to 5 yr SEP average of **96.59%**

JUL	97.63%	
AUG	97.59%	-0.04%
SEP	97.17%	-0.44%
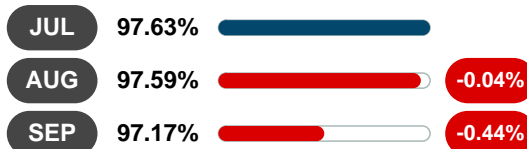
AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
$50,000 and less	3	4.05%	85.67%	0.00%	85.67%	0.00%	0.00%
$50,001 $100,000	13	17.57%	97.74%	85.71%	100.45%	79.91%	0.00%
$100,001 $125,000	7	9.46%	95.42%	0.00%	97.20%	84.75%	0.00%
$125,001 $175,000	23	31.08%	97.92%	0.00%	98.30%	96.87%	0.00%
$175,001 $225,000	9	12.16%	99.79%	0.00%	100.54%	93.78%	0.00%
$225,001 $300,000	10	13.51%	96.92%	0.00%	97.64%	95.90%	99.09%
$300,001 and up	9	12.16%	97.26%	0.00%	97.44%	97.11%	0.00%
Average Sold/List Ratio	97.20%			85.71%	98.13%	94.98%	99.09%
Total Closed Units	74	100%	97.20%	1	53	19	1
Total Closed Volume	13,464,550			54.00K	8.32M	4.82M	272.50K

Contact: MLS Technology Inc.   **Phone: 918-663-7500**   **Email: support@mlstechnology.com**

September 2019

RE DATUM   **MLS** technology | INC

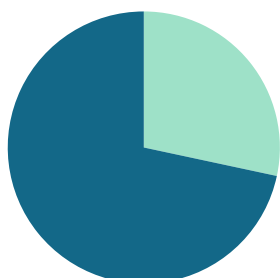Area Delimited by County Of Creek - Residential Property Type

MARKET SUMMARY

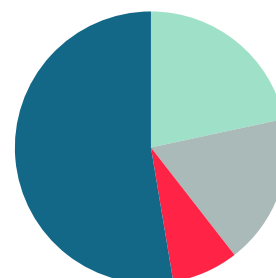Report produced on Jul 20, 2023 for MLS Technology Inc.

INVENTORY

Inventory
New Listings
76 = 28.36%
Start Inventory
192
Total Inventory Units
268
Volume
$64,087,748

Market Activity
Closed Sales
74 = 21.64%
Pending Sales
61 = 17.84%
Other Off Market
27 = 7.89%
Active Inventory
180 = 52.63%

MARKET ACTIVITY

Compared		September			Year to Date		
Metrics	2018	2019	+/-%	2018	2019	+/-%
Closed Sales		56	74	32.14%	530	595	12.26%
Pending Sales		54	61	12.96%	567	643	13.40%
New Listings		84	76	-9.52%	842	850	0.95%
Average List Price		173,842	187,441	7.82%	160,502	159,978	-0.33%
Average Sale Price		167,167	181,953	8.84%	155,807	155,653	-0.10%
Average Percent of Selling Price to List Price		95.85%	97.17%	1.38%	96.84%	97.33%	0.51%
Average Days on Market to Sale		43.71	45.93	5.07%	46.35	40.71	-12.16%
Monthly Inventory		251	180	-28.29%	251	180	-28.29%
Months Supply of Inventory		4.43	2.86	-35.50%	4.43	2.86	-35.50%

Absorption: Last 12 months, an Average of **63** Sales/Month   **Inventory** on September 30, 2019 = **180**   **2018** **2019**
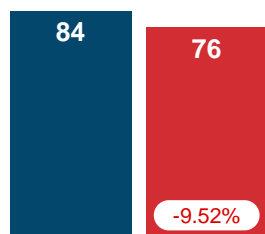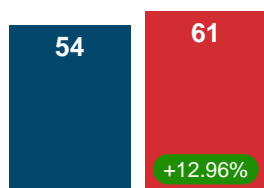
SEPTEMBER MARKET
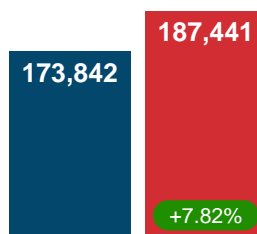
New Listings
84 | 76 | -9.52%

Pending Listings
54 | 61 | +12.96%

AVERAGE PRICES

List Price
173,842 | 187,441 | +7.82%

Sale Price
167,167 | 181,953 | +8.84%
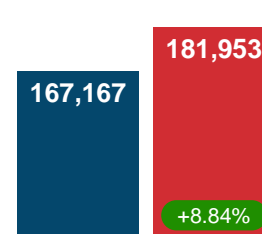
INVENTORY

Active Inventory
251 | 180 | -28.29%
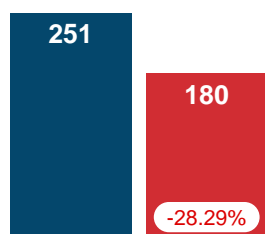
Monthly Supply of Inventory
4.43 | 2.86 | -35.50%

AVERAGE SOLD/LIST RATIO & DOM

Sale/List Ratio
95.85% | 97.17% | +1.38%

Days on Market
43.71 | 45.93 | +5.07%

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