

September 2019



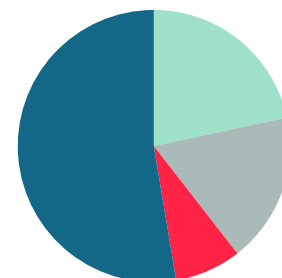
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2018	2019	+/-%
Closed Listings	56	74	32.14%
Pending Listings	54	61	12.96%
New Listings	84	76	-9.52%
Median List Price	135,500	158,850	17.23%
Median Sale Price	133,000	155,200	16.69%
Median Percent of Selling Price to List Price	97.39%	98.10%	0.73%
Median Days on Market to Sale	36.00	26.00	-27.78%
End of Month Inventory	251	180	-28.29%
Months Supply of Inventory	4.43	2.86	-35.50%



■ Closed (21.64%)
■ Pending (17.84%)
■ Other OffMarket (7.89%)
■ Active (52.63%)

Absorption: Last 12 months, an Average of **63** Sales/Month
Active Inventory as of September 30, 2019 = **180**

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.

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 **16.69%** in September 2019 to \$155,200 versus the previous year at \$133,000.

Median Days on Market Shortens

The median number of **26.00** days that homes spent on the market before selling decreased by 10.00 days or **27.78%** in September 2019 compared to last year's same month at **36.00** DOM.

Sales Success for September 2019 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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 Month's Supply of Inventory (MSI) in the months to come.

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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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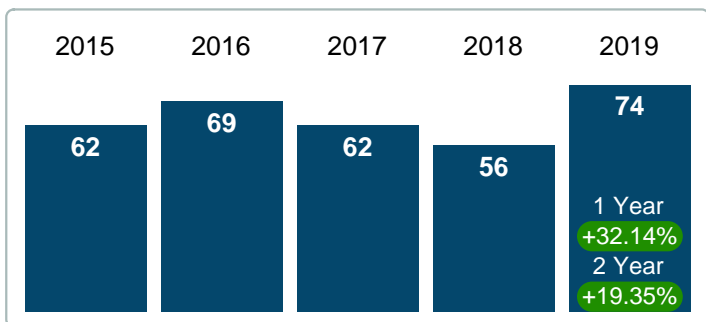
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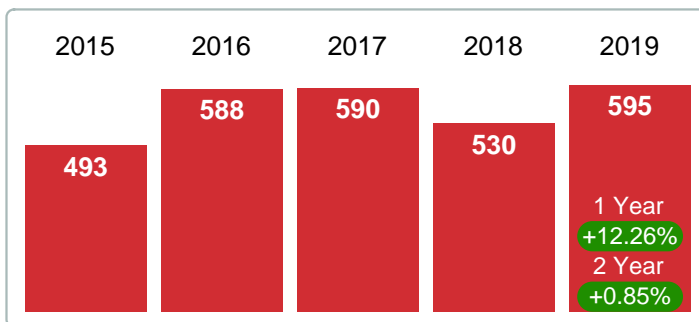
CLOSED LISTINGS

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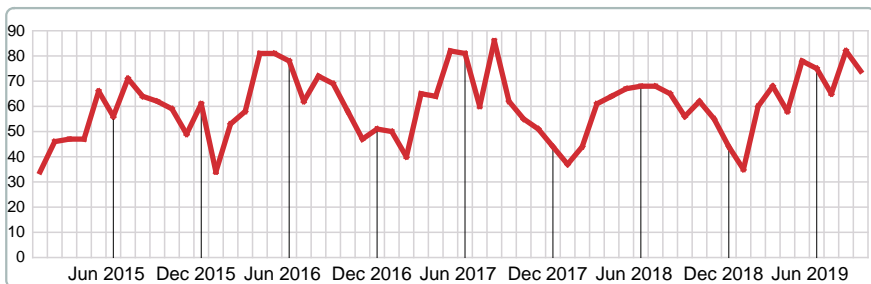
SEPTEMBER



YEAR TO DATE (YTD)

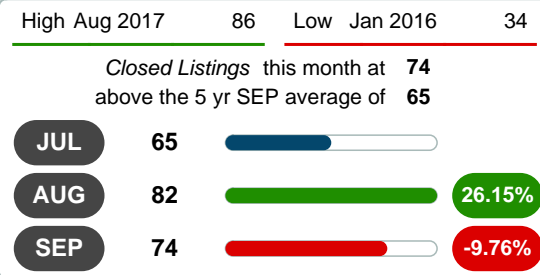


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 65



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	4.05%	115.0	0	3	0	0
\$50,001 - \$100,000	13	17.57%	25.0	1	11	1	0
\$100,001 - \$125,000	7	9.46%	56.0	0	6	1	0
\$125,001 - \$175,000	23	31.08%	19.0	0	17	6	0
\$175,001 - \$225,000	9	12.16%	27.0	0	8	1	0
\$225,001 - \$300,000	10	13.51%	57.5	0	4	5	1
\$300,001 and up	9	12.16%	47.0	0	4	5	0
Total Closed Units	74			1	53	19	1
Total Closed Volume	13,464,550	100%	26.0	54.00K	8.32M	4.82M	272.50K
Median Closed Price	\$155,200			\$54,000	\$148,000	\$235,000	\$272,500

September 2019



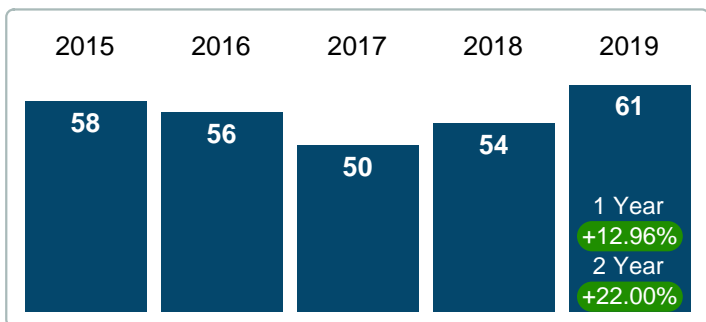
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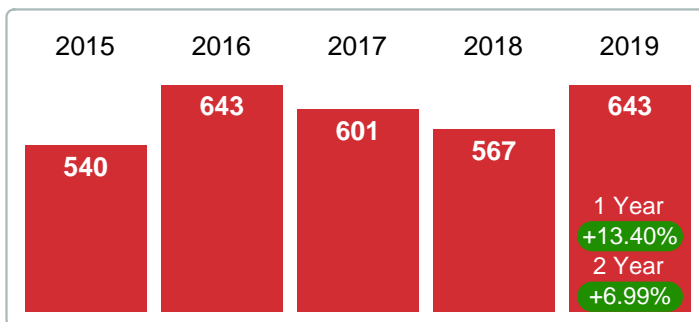
PENDING LISTINGS

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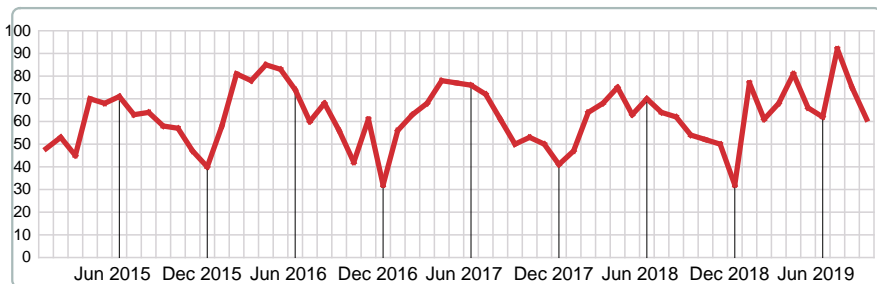
SEPTEMBER



YEAR TO DATE (YTD)

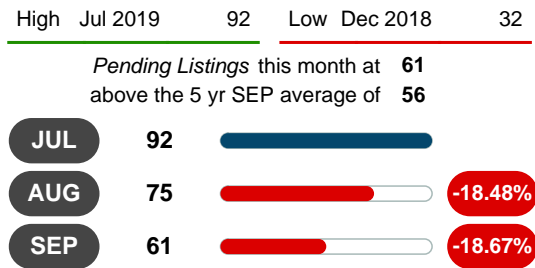


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 56



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	9.84%	11.0	1	5	0	0
\$75,001 - \$100,000	5	8.20%	30.0	1	4	0	0
\$100,001 - \$125,000	7	11.48%	15.0	3	2	2	0
\$125,001 - \$150,000	11	18.03%	15.0	2	6	3	0
\$150,001 - \$200,000	16	26.23%	16.5	3	7	6	0
\$200,001 - \$250,000	8	13.11%	61.5	0	5	3	0
\$250,001 and up	8	13.11%	14.0	0	3	5	0
Total Pending Units	61			10	32	19	0
Total Pending Volume	10,404,900	100%	19.0	1.31M	5.06M	4.04M	0.00B
Median Listing Price	\$155,000			\$124,950	\$143,700	\$185,000	\$0

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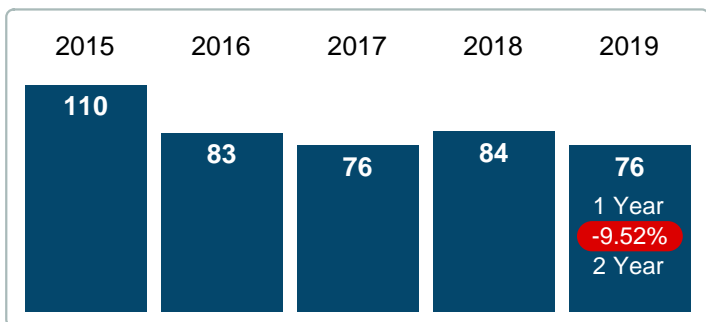
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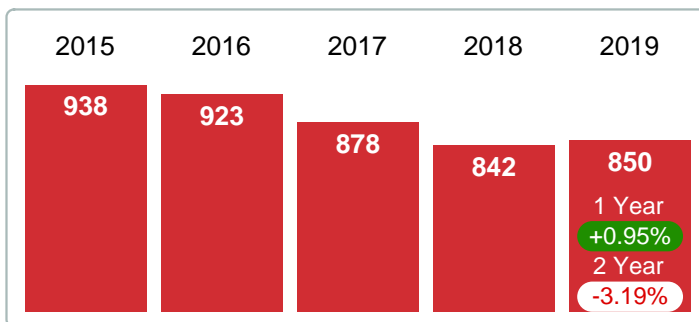
NEW LISTINGS

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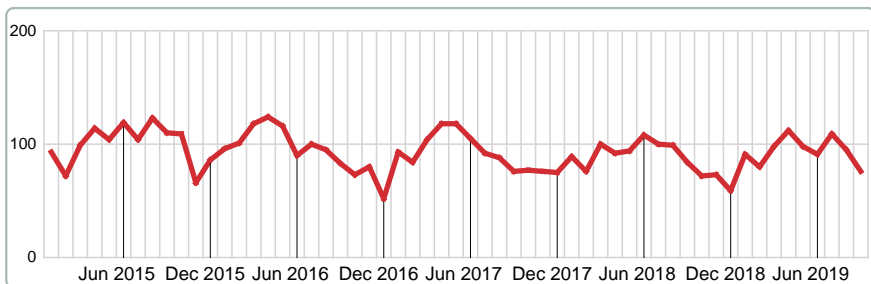
SEPTEMBER



YEAR TO DATE (YTD)

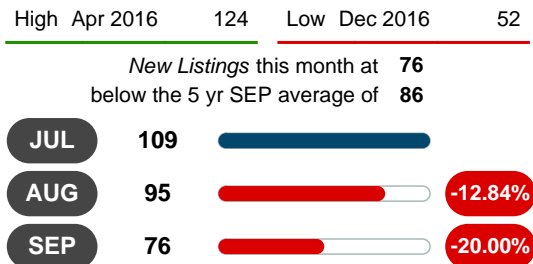


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 86



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	6.58%	2	2	1	0
\$40,001 - \$90,000	9	11.84%	5	4	0	0
\$90,001 - \$130,000	15	19.74%	6	8	1	0
\$130,001 - \$160,000	17	22.37%	1	14	2	0
\$160,001 - \$180,000	12	15.79%	1	8	3	0
\$180,001 - \$310,000	10	13.16%	0	7	2	1
\$310,001 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
Median New Listed Listing Price	\$149,950		\$95,000	\$152,450	\$252,500	\$349,900

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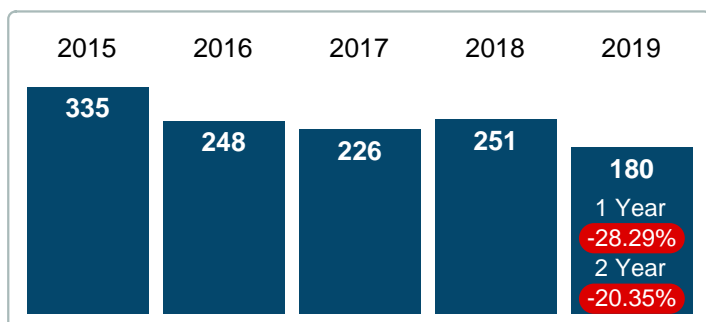
Area Delimited by County Of Creek - Residential Property Type



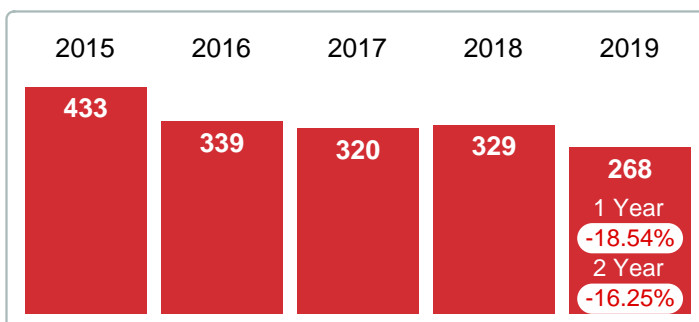
ACTIVE INVENTORY

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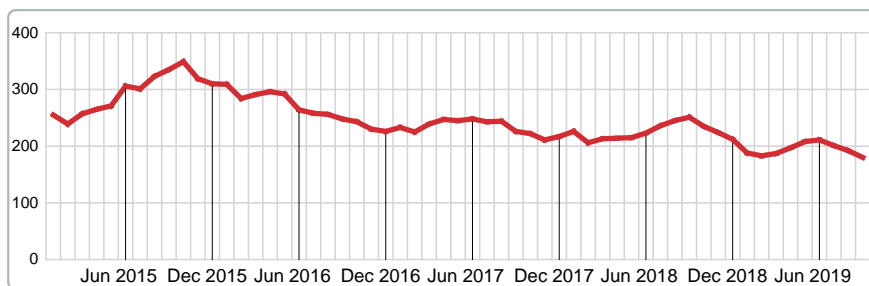
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

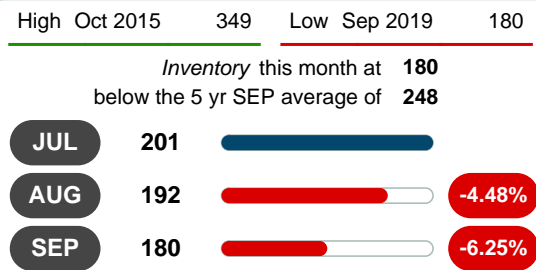


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 248



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	6.11%	13.0	8	2	1	0
\$50,001 - \$75,000	13	7.22%	47.0	3	7	3	0
\$75,001 - \$125,000	36	20.00%	43.0	10	22	2	2
\$125,001 - \$200,000	52	28.89%	42.0	1	41	9	1
\$200,001 - \$275,000	22	12.22%	52.0	0	12	10	0
\$275,001 - \$475,000	22	12.22%	56.0	1	7	11	3
\$475,001 and up	24	13.33%	78.0	1	5	14	4
Total Active Inventory by Units	180			24	96	50	10
Total Active Inventory by Volume	46,050,749	100%	53.0	2.56M	18.48M	19.09M	5.91M
Median Active Inventory Listing Price	\$165,000			\$83,450	\$159,450	\$285,000	\$399,450

September 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 SEPTEMBER

2015	2016	2017	2018	2019

INDICATORS FOR SEPTEMBER 2019

Inventory	Closed	Absorption	MSI	MSI %
180	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 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			3.06	2.31	4.32	4.80	
Total Active Inventory by Units		180	100%	2.86	24	96	50	10	

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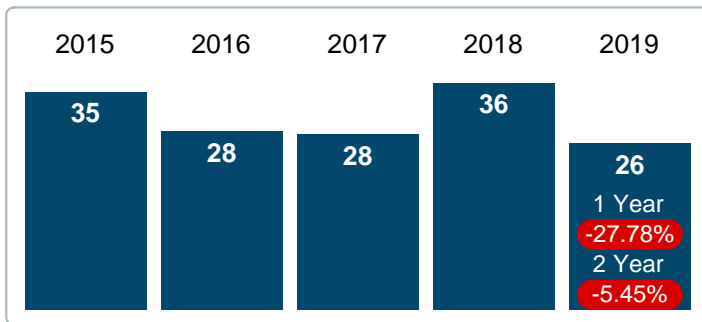
Area Delimited by County Of Creek - Residential Property Type



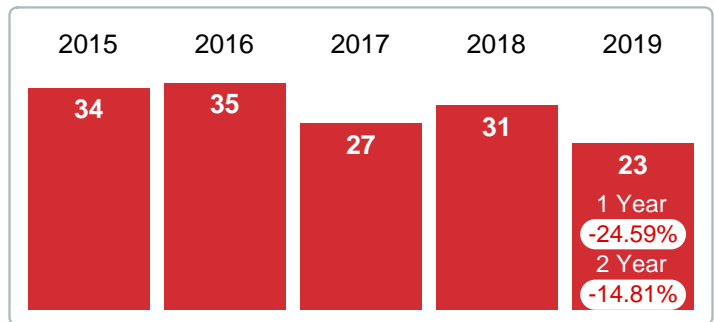
MEDIAN DAYS ON MARKET TO SALE

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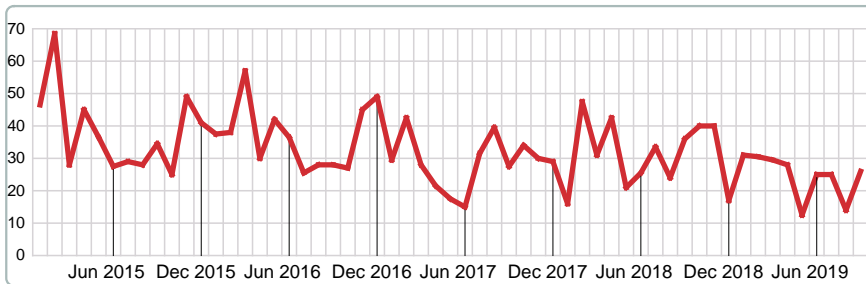
SEPTEMBER



YEAR TO DATE (YTD)

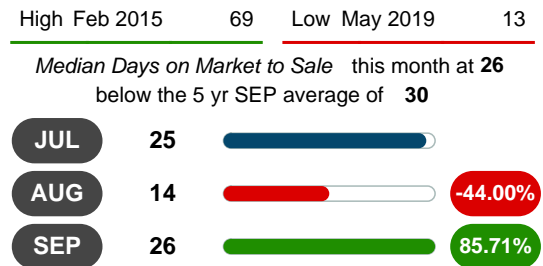


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 30



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
\$50,000 and less	3	4.05%	115	0	115	0	0
\$50,001 - \$100,000	13	17.57%	25	25	8	47	0
\$100,001 - \$125,000	7	9.46%	56	0	82	15	0
\$125,001 - \$175,000	23	31.08%	19	0	24	13	0
\$175,001 - \$225,000	9	12.16%	27	0	21	48	0
\$225,001 - \$300,000	10	13.51%	58	0	54	82	7
\$300,001 and up	9	12.16%	47	0	16	75	0
Median Closed DOM			26	25	25	47	7
Total Closed Units		100%	26.0	1	53	19	1
Total Closed Volume			13,464,550	54.00K	8.32M	4.82M	272.50K

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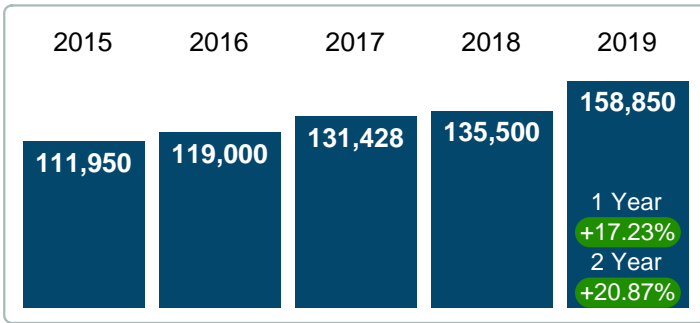
Area Delimited by County Of Creek - Residential Property Type



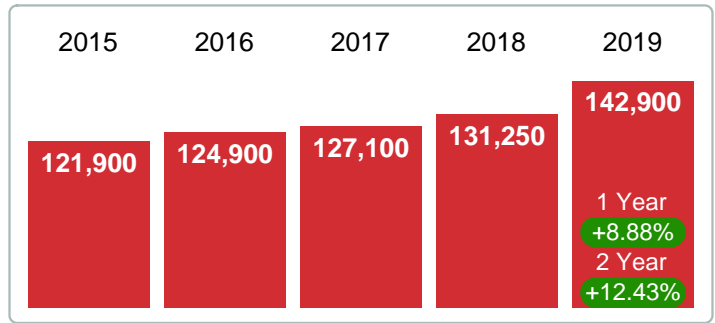
MEDIAN LIST PRICE AT CLOSING

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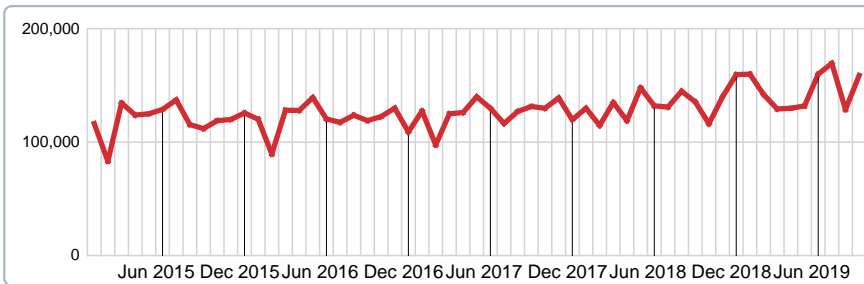
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

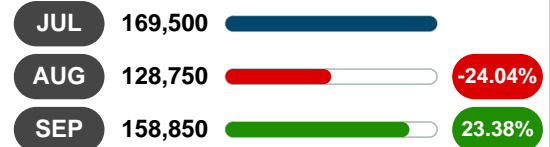


3 MONTHS

5 year SEP AVG = 131,346

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

Median List Price at Closing this month at **158,850**
above the 5 yr SEP average of **131,346**



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
\$50,000 and less	3	4.05%	41,800	0	41,800	0	0
\$50,001 - \$100,000	11	14.86%	76,500	63,000	80,750	0	0
\$100,001 - \$125,000	8	10.81%	117,500	0	120,000	109,500	0
\$125,001 - \$175,000	22	29.73%	150,500	0	152,900	147,500	0
\$175,001 - \$225,000	11	14.86%	199,900	0	194,900	209,000	0
\$225,001 - \$300,000	10	13.51%	266,700	0	266,700	249,900	275,000
\$300,001 and up	9	12.16%	389,000	0	385,750	415,000	0
Median List Price			158,850	63,000	151,000	249,900	275,000
Total Closed Units		100%	158,850	1	53	19	1
Total Closed Volume			13,870,600	63.00K	8.49M	5.04M	275.00K

September 2019



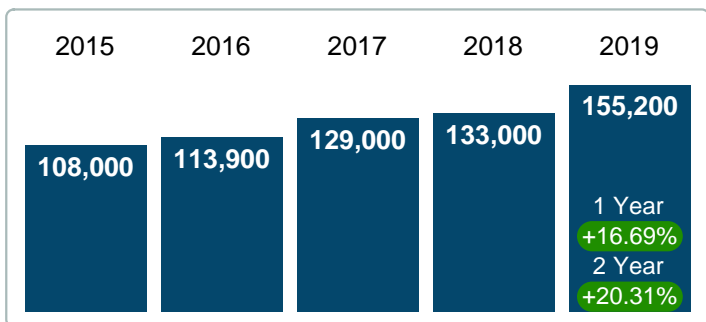
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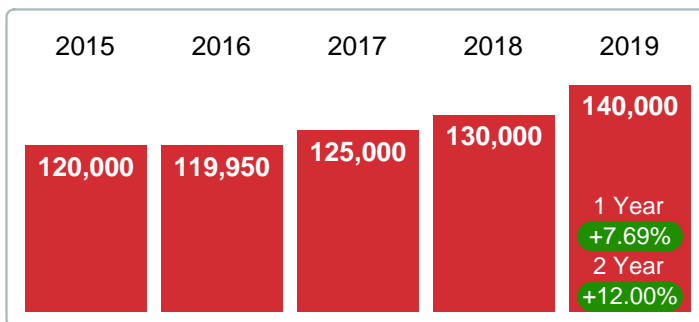
MEDIAN SOLD PRICE AT CLOSING

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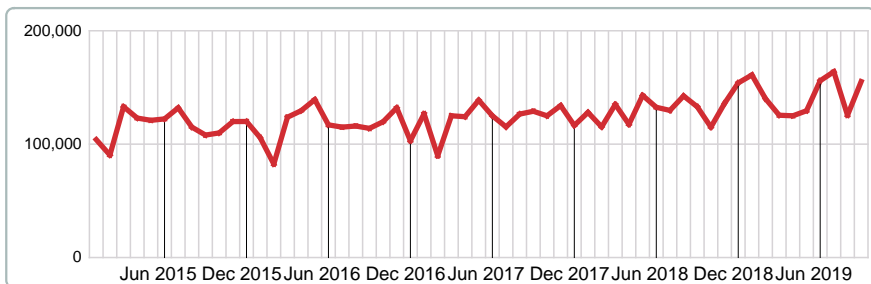
SEPTEMBER



YEAR TO DATE (YTD)

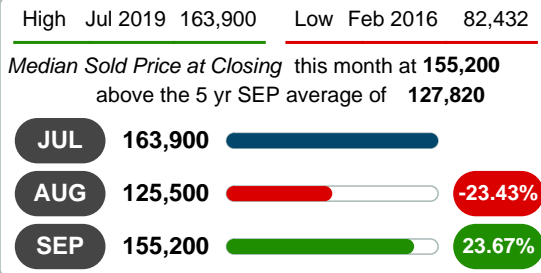


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 127,820



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
\$50,000 and less	4.05%	39,500	0	39,500	0	0
\$50,001 - \$100,000	17.57%	87,500	54,000	87,500	87,500	0
\$100,001 - \$125,000	9.46%	118,000	0	116,500	125,000	0
\$125,001 - \$175,000	31.08%	152,000	0	152,000	141,500	0
\$175,001 - \$225,000	12.16%	203,000	0	204,250	196,000	0
\$225,001 - \$300,000	13.51%	257,000	0	257,000	249,900	272,500
\$300,001 and up	12.16%	375,000	0	372,500	415,000	0
Median Sold Price		155,200	54,000	148,000	235,000	272,500
Total Closed Units	100%	155,200	1	53	19	1
Total Closed Volume		13,464,550	54.00K	8.32M	4.82M	272.50K

September 2019



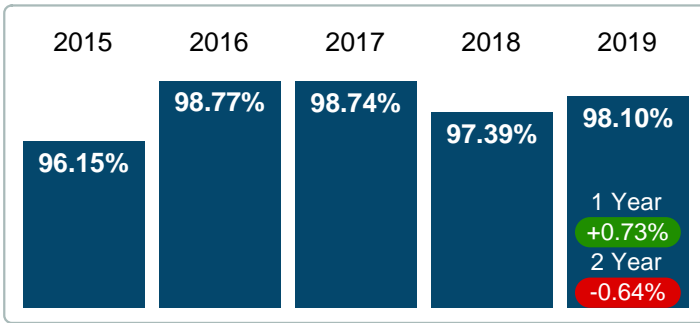
Area Delimited by County Of Creek - Residential Property Type



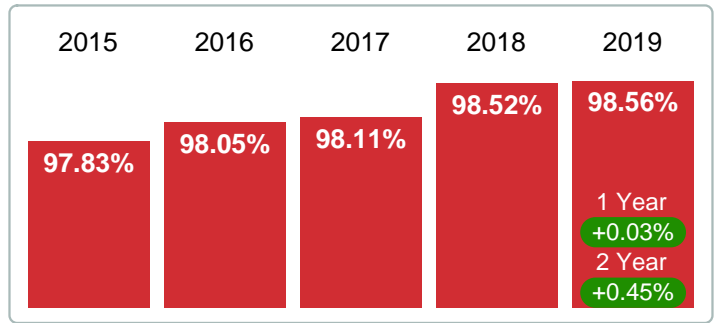
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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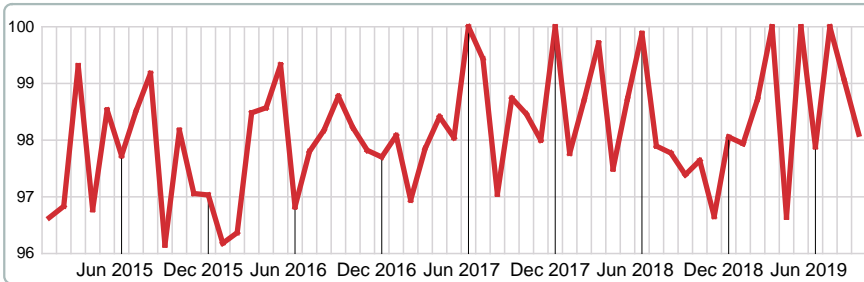
SEPTEMBER



YEAR TO DATE (YTD)

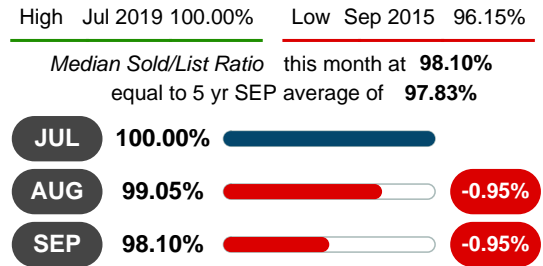


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 97.83%



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
\$50,000 and less	3	4.05%	83.73%	0.00%	83.73%	0.00%	0.00%
\$50,001 - \$100,000	13	17.57%	95.65%	85.71%	96.61%	79.91%	0.00%
\$100,001 - \$125,000	7	9.46%	96.17%	0.00%	96.25%	84.75%	0.00%
\$125,001 - \$175,000	23	31.08%	98.51%	0.00%	98.51%	97.16%	0.00%
\$175,001 - \$225,000	9	12.16%	100.00%	0.00%	100.00%	93.78%	0.00%
\$225,001 - \$300,000	10	13.51%	98.37%	0.00%	98.37%	94.04%	99.09%
\$300,001 and up	9	12.16%	98.39%	0.00%	97.09%	98.39%	0.00%
Median Sold/List Ratio		98.10%		85.71%	98.29%	94.73%	99.09%
Total Closed Units	74	100%	98.10%	1	53	19	1
Total Closed Volume	13,464,550			54.00K	8.32M	4.82M	272.50K

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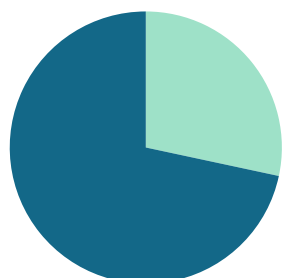
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

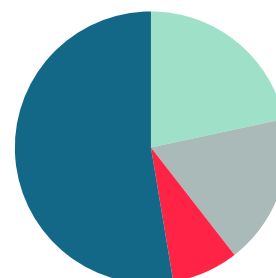


Inventory
 New Listings
76 = 28.36%
 Start Inventory
192
 Total Inventory Units
268
 Volume
\$64,087,748

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 Metrics	September			Year to Date		
	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%
Median List Price	135,500	158,850	17.23%	131,250	142,900	8.88%
Median Sale Price	133,000	155,200	16.69%	130,000	140,000	7.69%
Median Percent of Selling Price to List Price	97.39%	98.10%	0.73%	98.52%	98.56%	0.03%
Median Days on Market to Sale	36.00	26.00	-27.78%	30.50	23.00	-24.59%
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%

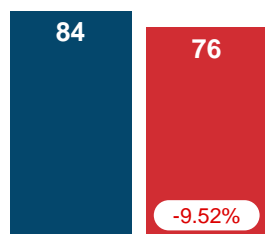
Absorption: Last 12 months, an Average of **63** Sales/Month

Inventory on September 30, 2019 = **180** 2018 2019

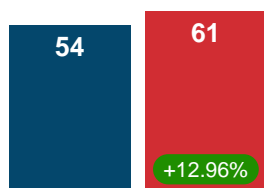
SEPTEMBER MARKET

MEDIAN PRICES

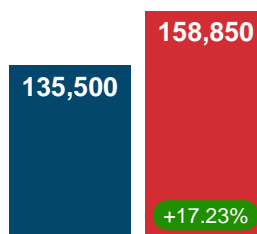
New Listings



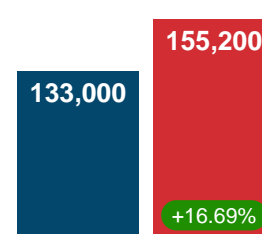
Pending Listings



List Price



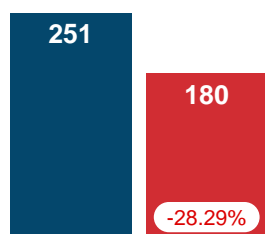
Sale Price



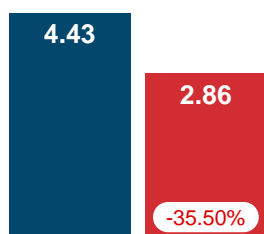
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

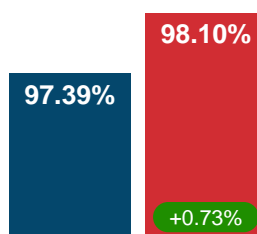
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

