

April 2020



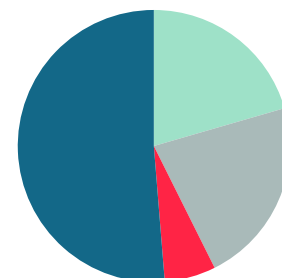
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jul 26, 2023 for MLS Technology Inc.

Compared Metrics	2019	April 2020	+/-%
Closed Listings	58	64	10.34%
Pending Listings	81	69	-14.81%
New Listings	112	78	-30.36%
Average List Price	138,786	200,829	44.70%
Average Sale Price	134,134	196,820	46.73%
Average Percent of Selling Price to List Price	95.69%	98.10%	2.52%
Average Days on Market to Sale	42.93	25.95	-39.55%
End of Month Inventory	197	160	-18.78%
Months Supply of Inventory	3.35	2.51	-25.05%



■ Closed (20.51%)
■ Pending (22.12%)
■ Other OffMarket (6.09%)
■ Active (51.28%)

Absorption: Last 12 months, an Average of **64** Sales/Month
Active Inventory as of April 30, 2020 = **160**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2020 decreased **18.78%** to 160 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 **2.51** 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 **46.73%** in April 2020 to \$196,820 versus the previous year at \$134,134.

Average Days on Market Shortens

The average number of **25.95** days that homes spent on the market before selling decreased by 16.98 days or **39.55%** in April 2020 compared to last year's same month at **42.93** DOM.

Sales Success for April 2020 is Positive

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

There were 78 New Listings in April 2020, down **30.36%** from last year at 112. Furthermore, there were 64 Closed Listings this month versus last year at 58, a **10.34%** increase.

Closed versus Listed trends yielded a **82.1%** ratio, up from previous year's, April 2019, at **51.8%**, a **58.44%** 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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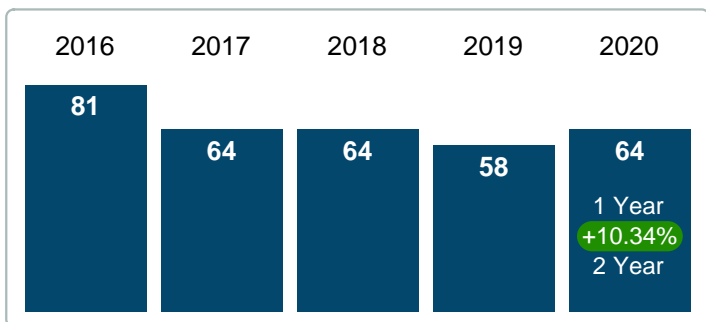
Area Delimited by County Of Creek - Residential Property Type



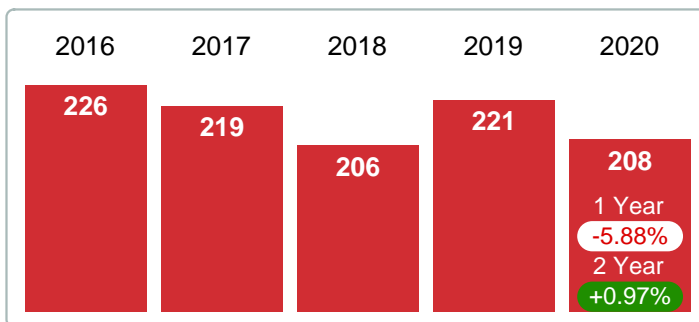
CLOSED LISTINGS

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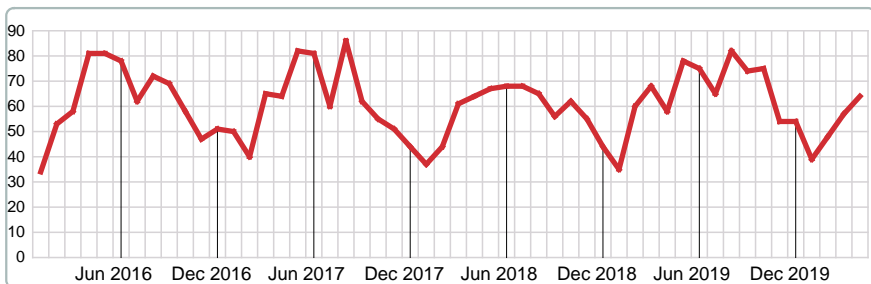
APRIL



YEAR TO DATE (YTD)

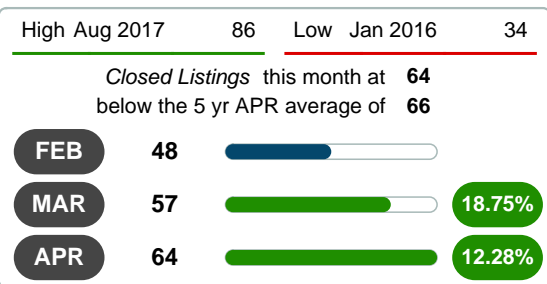


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 66



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	6.25%	57.8	0	4	0	0
\$75,001 - \$125,000	10	15.63%	11.3	1	9	0	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$175,000	21	32.81%	23.3	1	19	1	0
\$175,001 - \$200,000	10	15.63%	37.5	0	8	2	0
\$200,001 - \$325,000	12	18.75%	31.2	0	10	2	0
\$325,001 and up	7	10.94%	11.1	0	0	5	2
Total Closed Units	64			2	50	10	2
Total Closed Volume	12,596,509	100%	26.0	221.50K	7.88M	3.75M	741.50K
Average Closed Price	\$196,820			\$110,750	\$157,640	\$375,150	\$370,750

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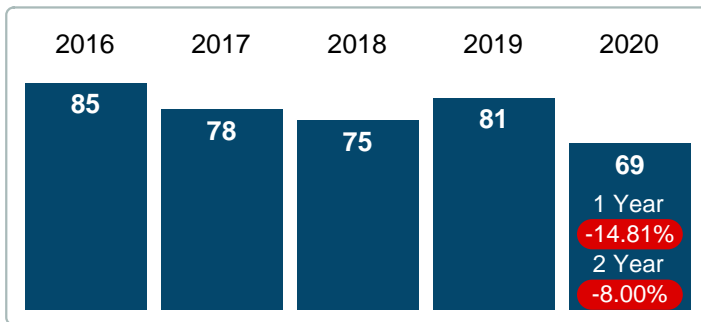
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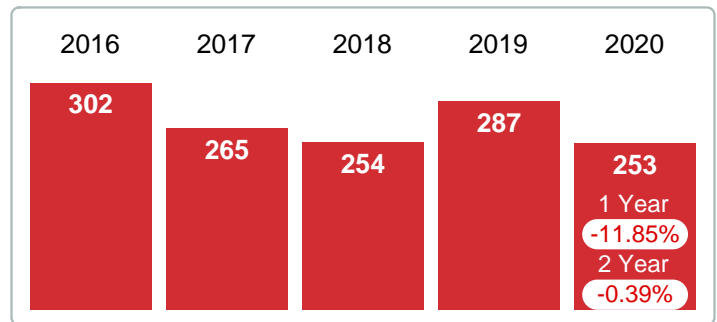
PENDING LISTINGS

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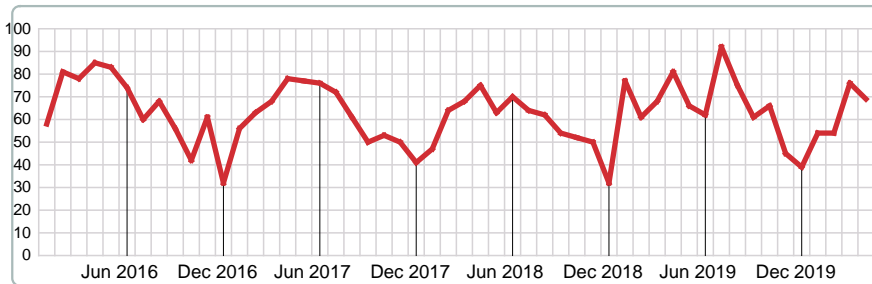
APRIL



YEAR TO DATE (YTD)

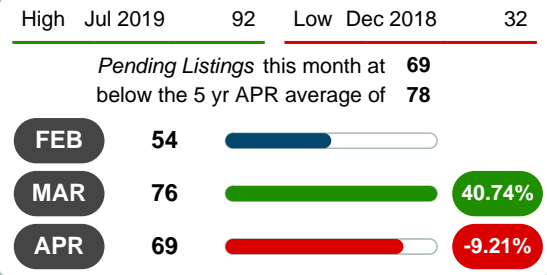


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 78



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	4	5.80%	46.5	3	1	0	0
\$50,001 - \$100,000	14	20.29%	23.5	4	10	0	0
\$100,001 - \$100,000	0	0.00%	0.0	0	0	0	0
\$100,001 - \$150,000	19	27.54%	22.6	3	14	2	0
\$150,001 - \$225,000	18	26.09%	30.1	0	17	1	0
\$225,001 - \$350,000	7	10.14%	23.3	0	5	2	0
\$350,001 and up	7	10.14%	69.3	0	0	6	1
Total Pending Units	69			10	47	11	1
Total Pending Volume	11,946,600	100%	30.9	775.60K	7.08M	3.67M	420.00K
Average Listing Price	\$173,139			\$77,560	\$150,557	\$334,073	\$420,000

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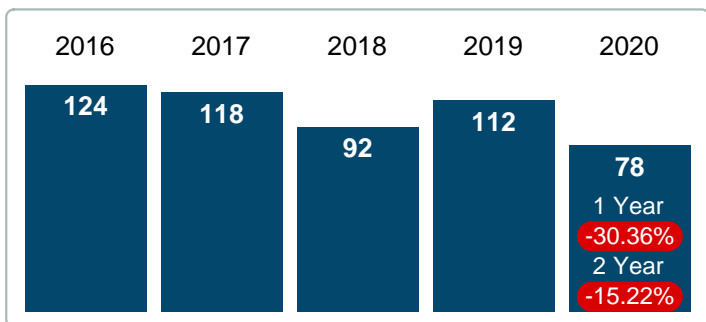
Area Delimited by County Of Creek - Residential Property Type



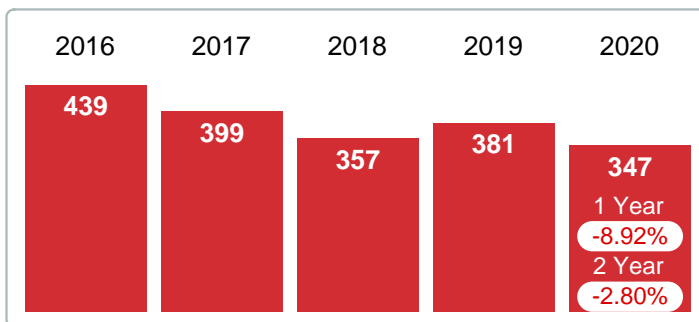
NEW LISTINGS

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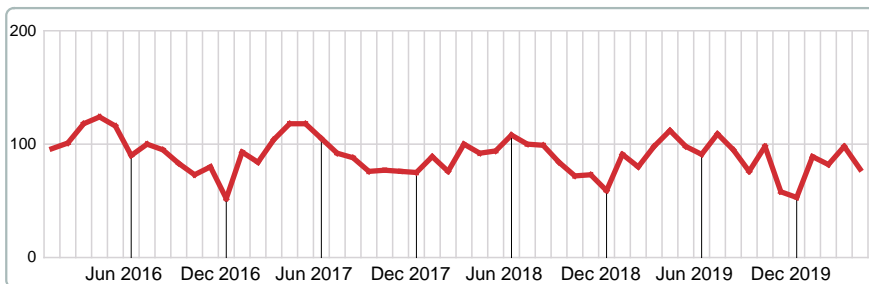
APRIL



YEAR TO DATE (YTD)

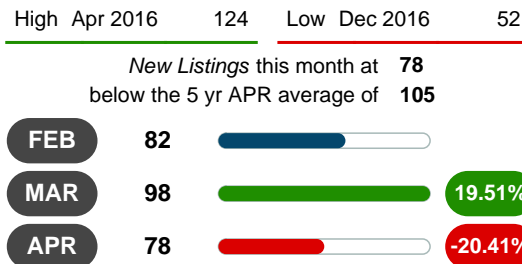


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 105



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	6	7.69%	3	3	0	0
\$50,001 - \$75,000	6	7.69%	1	5	0	0
\$75,001 - \$125,000	14	17.95%	3	11	0	0
\$125,001 - \$175,000	20	25.64%	2	15	3	0
\$175,001 - \$200,000	11	14.10%	0	10	1	0
\$200,001 - \$325,000	13	16.67%	0	7	5	1
\$325,001 and up	8	10.26%	0	2	5	1
Total New Listed Units	78		9	53	14	2
Total New Listed Volume	14,315,599	100%	745.00K	8.04M	4.89M	644.90K
Average New Listed Listing Price	\$171,552		\$82,778	\$151,636	\$349,214	\$322,450

April 2020



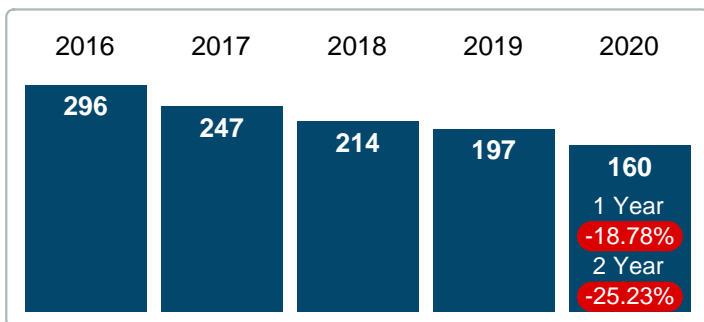
Area Delimited by County Of Creek - Residential Property Type



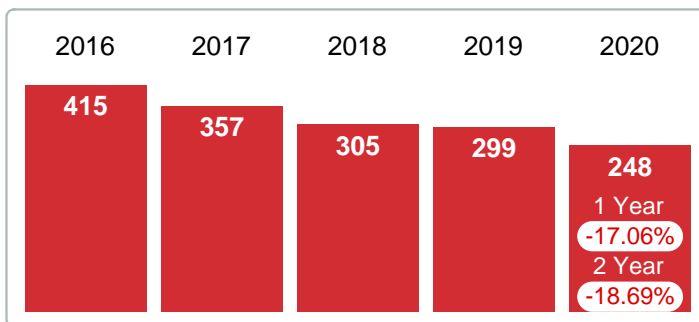
ACTIVE INVENTORY

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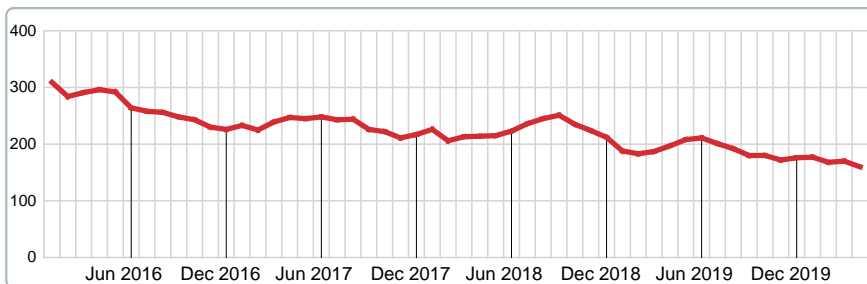
END OF APRIL



ACTIVE DURING APRIL

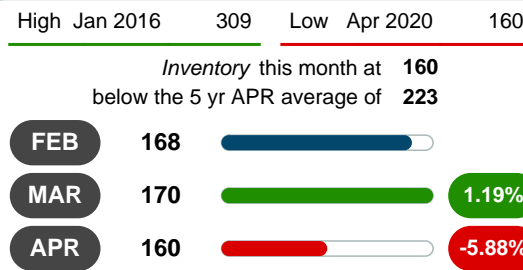


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 223



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	12	7.50%	66.6	7	4	1	0
\$50,001 - \$75,000	16	10.00%	72.2	4	9	2	1
\$75,001 - \$125,000	31	19.38%	78.9	6	20	4	1
\$125,001 - \$200,000	42	26.25%	51.7	5	28	8	1
\$200,001 - \$275,000	19	11.88%	55.8	0	11	6	2
\$275,001 - \$500,000	24	15.00%	80.3	1	8	8	7
\$500,001 and up	16	10.00%	61.2	0	1	10	5
Total Active Inventory by Units	160			23	81	39	17
Total Active Inventory by Volume	35,518,908	100%	65.9	2.26M	13.11M	12.59M	7.56M
Average Active Inventory Listing Price	\$221,993			\$98,196	\$161,880	\$322,722	\$444,823

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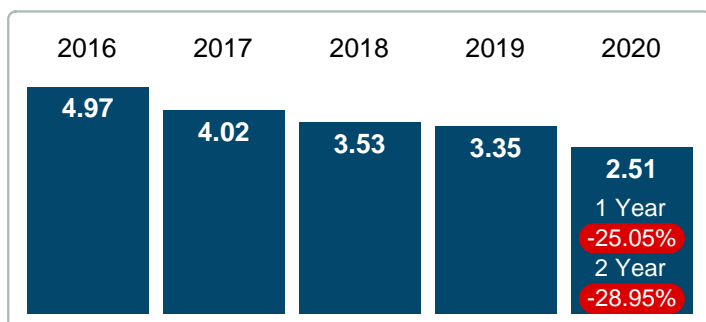
Area Delimited by County Of Creek - Residential Property Type



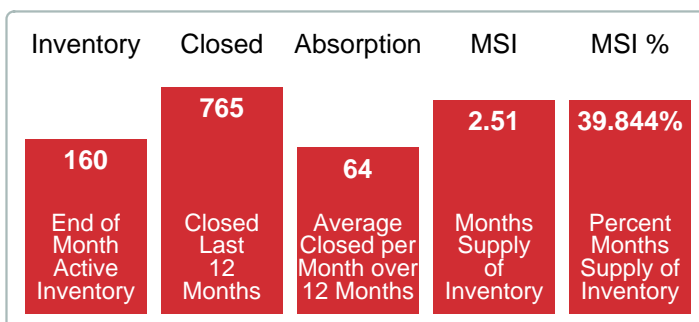
MONTHS SUPPLY of INVENTORY (MSI)

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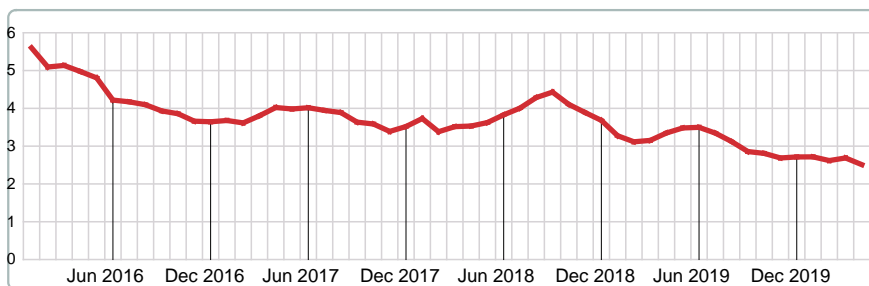
MSI FOR APRIL



INDICATORS FOR APRIL 2020

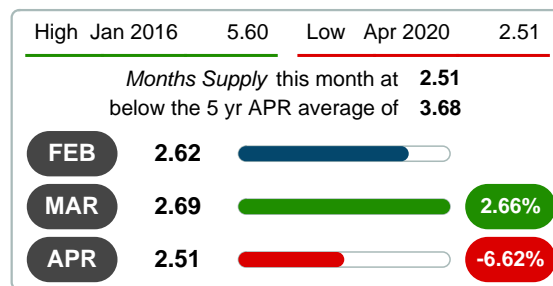


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 3.68



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	12	7.50%	2.94	4.67	1.60	12.00	0.00
\$50,001 - \$75,000	16	10.00%	3.62	2.67	3.27	12.00	0.00
\$75,001 - \$125,000	31	19.38%	2.00	2.00	1.79	3.20	12.00
\$125,001 - \$200,000	42	26.25%	1.74	3.00	1.52	2.09	6.00
\$200,001 - \$275,000	19	11.88%	2.11	0.00	1.94	2.25	4.80
\$275,001 - \$500,000	24	15.00%	4.06	0.00	3.84	2.59	9.33
\$500,001 and up	16	10.00%	21.33	0.00	12.00	30.00	20.00
Market Supply of Inventory (MSI)			2.51	2.88	1.90	3.42	10.20
Total Active Inventory by Units		100%	2.51	23	81	39	17

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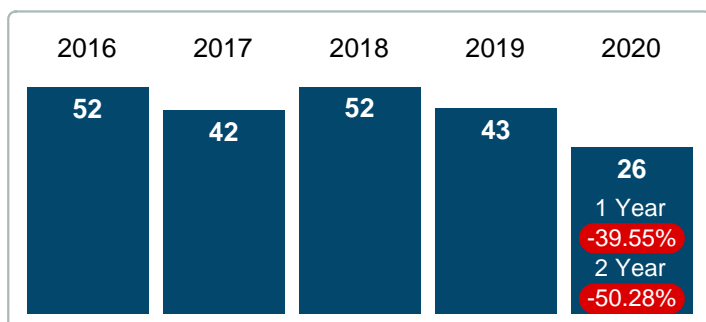
Area Delimited by County Of Creek - Residential Property Type



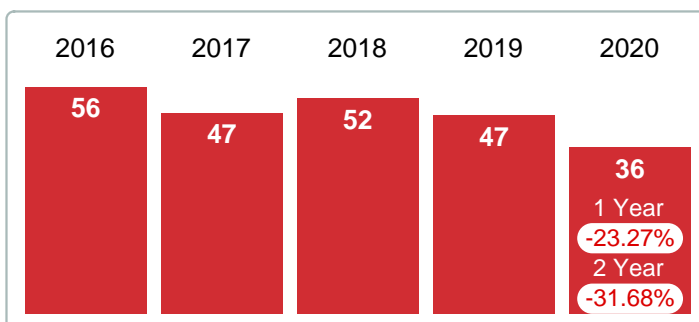
AVERAGE DAYS ON MARKET TO SALE

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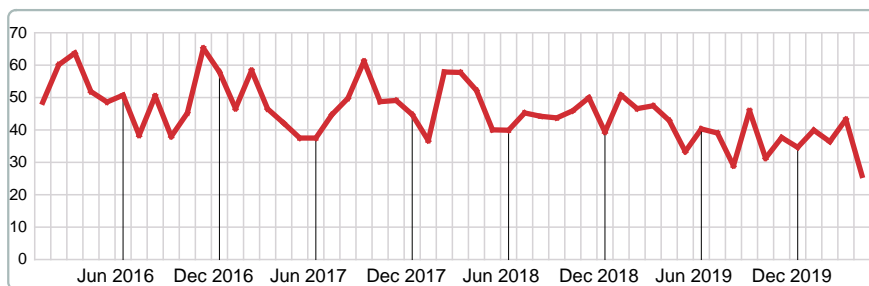
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 43

High Nov 2016 65 Low Apr 2020 26

Average Days on Market to Sale this month at 26 below the 5 yr APR average of 43

Month	Days on Market	% Change
FEB	36	
MAR	43	18.82%
APR	26	-39.99%

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
\$75,000 and less	6.25%	58	0	58	0	0
\$75,001 - \$125,000	15.63%	11	15	11	0	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$175,000	32.81%	23	2	23	57	0
\$175,001 - \$200,000	15.63%	38	0	25	88	0
\$200,001 - \$325,000	18.75%	31	0	36	7	0
\$325,001 and up	10.94%	11	0	0	7	22
Average Closed DOM		26	9	26	28	22
Total Closed Units	100%	64	2	50	10	2
Total Closed Volume		12,596,509	221.50K	7.88M	3.75M	741.50K

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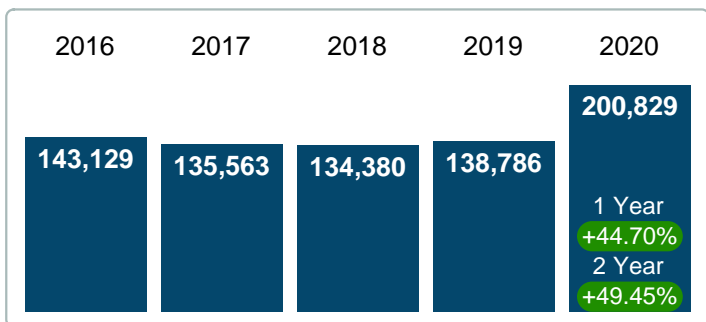
Area Delimited by County Of Creek - Residential Property Type



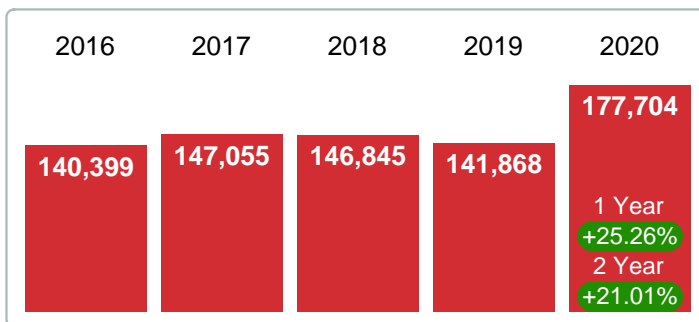
AVERAGE LIST PRICE AT CLOSING

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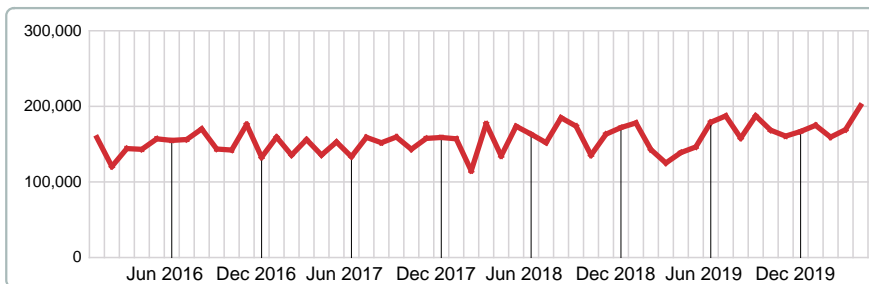
APRIL



YEAR TO DATE (YTD)

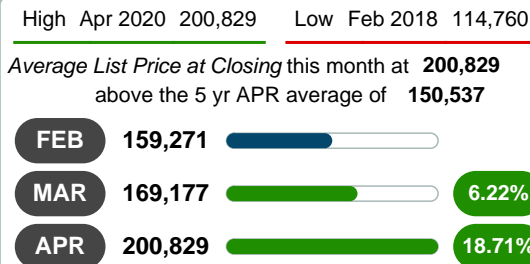


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 150,537



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
\$75,000 and less	4.69%	60,633	0	64,850	0	0
\$75,001 - \$125,000	20.31%	107,577	84,500	109,622	0	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$175,000	34.38%	150,825	142,000	146,005	165,000	0
\$175,001 - \$200,000	9.38%	190,617	0	189,419	194,900	0
\$200,001 - \$325,000	20.31%	251,415	0	247,700	258,450	0
\$325,001 and up	10.94%	506,057	0	0	553,500	387,450
Average List Price		200,829	113,250	160,249	383,920	387,450
Total Closed Units	100%	200,829	2	50	10	2
Total Closed Volume		12,853,050	226.50K	8.01M	3.84M	774.90K

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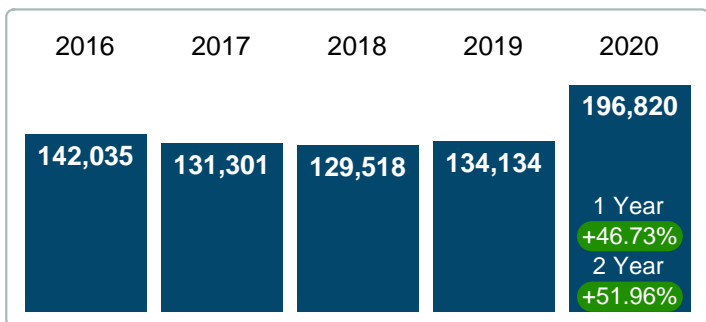
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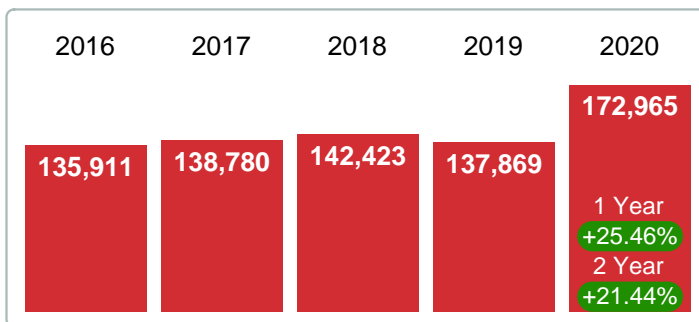
AVERAGE SOLD PRICE AT CLOSING

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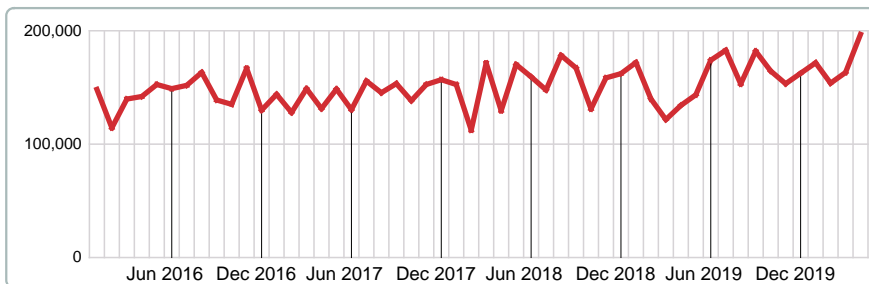
APRIL



YEAR TO DATE (YTD)

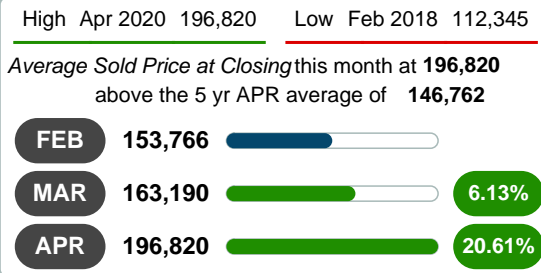


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 146,762



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
\$75,000 and less 4	6.25%	53,375	0	53,375	0	0
\$75,001 - \$125,000 10	15.63%	104,948	84,500	107,220	0	0
\$125,001 - \$125,000 0	0.00%	0	0	0	0	0
\$125,001 - \$175,000 21	32.81%	146,252	137,000	146,279	155,000	0
\$175,001 - \$200,000 10	15.63%	185,950	0	184,188	193,000	0
\$200,001 - \$325,000 12	18.75%	246,894	0	245,073	256,000	0
\$325,001 and up 7	10.94%	491,429	0	0	539,700	370,750
Average Sold Price		196,820	110,750	157,640	375,150	370,750
Total Closed Units	100%	196,820	2	50	10	2
Total Closed Volume		12,596,509	221.50K	7.88M	3.75M	741.50K

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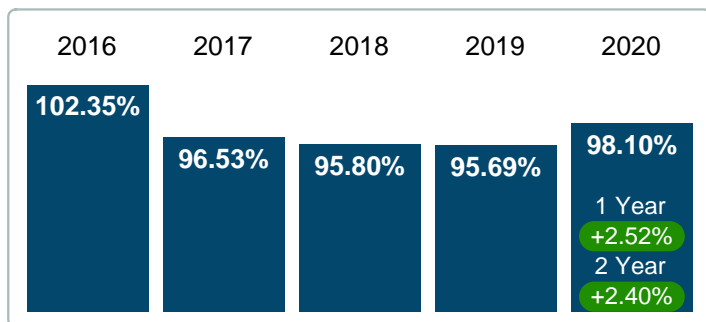
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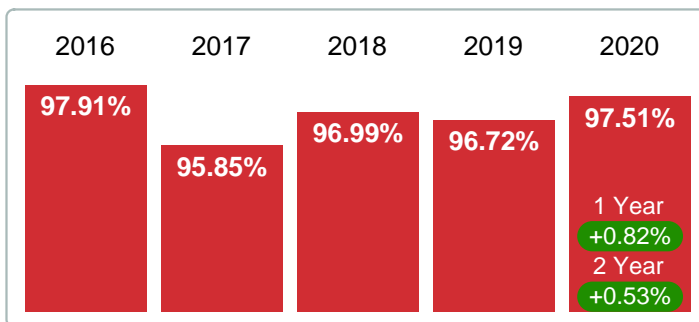
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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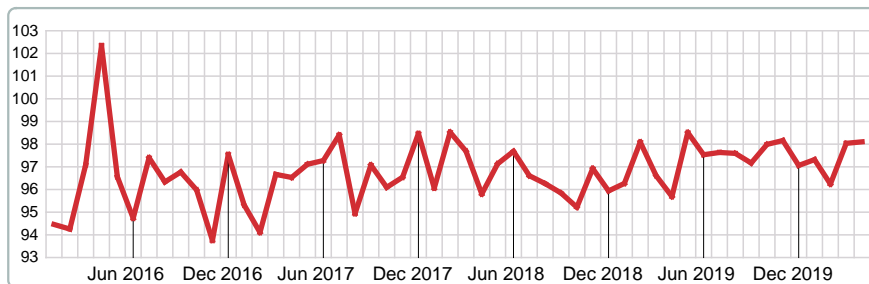
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

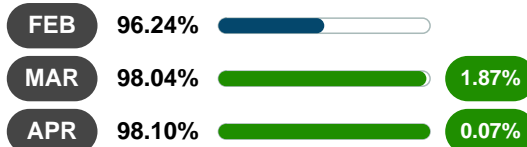


3 MONTHS

5 year APR AVG = 97.69%

High Apr 2016 102.35% Low Nov 2016 93.76%

Average Sold/List Ratio this month at **98.10%**
equal to 5 yr APR average of **97.69%**



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
\$75,000 and less	4	6.25%	83.93%	0.00%	83.93%	0.00%	0.00%
\$75,001 - \$125,000	10	15.63%	98.04%	100.00%	97.82%	0.00%	0.00%
\$125,001 - \$175,000	21	32.81%	99.74%	96.48%	100.22%	93.94%	0.00%
\$175,001 - \$200,000	10	15.63%	98.59%	0.00%	98.48%	99.04%	0.00%
\$200,001 - \$325,000	12	18.75%	99.94%	0.00%	100.12%	99.06%	0.00%
\$325,001 and up	7	10.94%	97.52%	0.00%	0.00%	98.29%	95.61%
Average Sold/List Ratio		98.10%		98.24%	98.19%	98.16%	95.61%
Total Closed Units	64	100%	98.10%	2	50	10	2
Total Closed Volume	12,596,509			221.50K	7.88M	3.75M	741.50K

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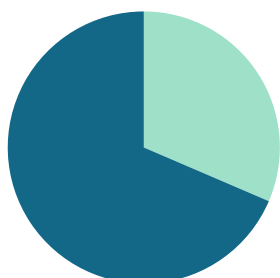
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Jul 26, 2023 for MLS Technology Inc.

INVENTORY

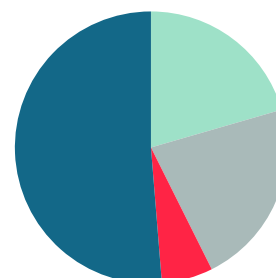


Inventory
 New Listings
78 = 31.45%
 Start Inventory
170
 Total Inventory Units
248
 Volume
\$54,394,008

Market Activity

Closed Sales
64 = 20.51%
 Pending Sales
69 = 22.12%
 Other Off Market
19 = 6.09%
 Active Inventory
160 = 51.28%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	58	64	10.34%	221	208	-5.88%
Pending Sales	81	69	-14.81%	287	253	-11.85%
New Listings	112	78	-30.36%	381	347	-8.92%
Average List Price	138,786	200,829	44.70%	141,868	177,704	25.26%
Average Sale Price	134,134	196,820	46.73%	137,869	172,965	25.46%
Average Percent of Selling Price to List Price	95.69%	98.10%	2.52%	96.72%	97.51%	0.82%
Average Days on Market to Sale	42.93	25.95	-39.55%	46.56	35.72	-23.27%
Monthly Inventory	197	160	-18.78%	197	160	-18.78%
Months Supply of Inventory	3.35	2.51	-25.05%	3.35	2.51	-25.05%

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

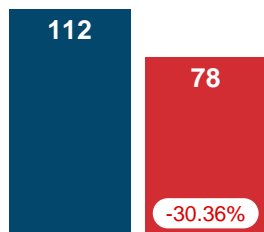
Inventory on April 30, 2020 = **160**

2019 **2020**

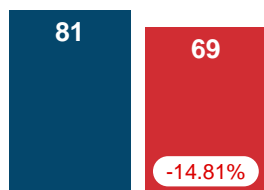
APRIL MARKET

AVERAGE PRICES

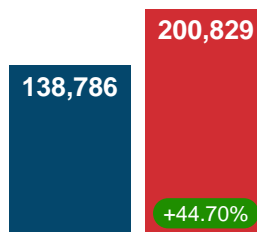
New Listings



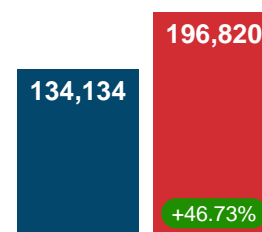
Pending Listings



List Price



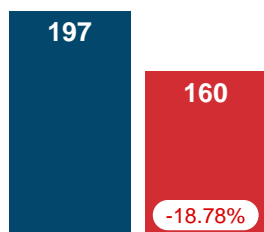
Sale Price



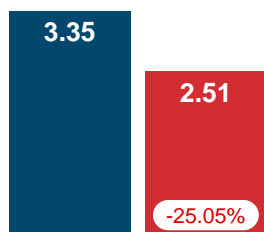
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

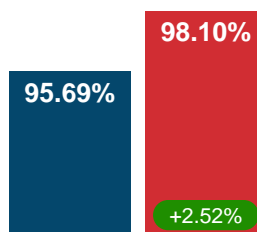
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

