

August 2020



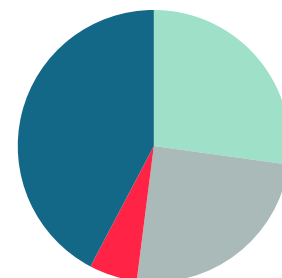
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	August 2020	+/-%
Closed Listings	82	81	-1.22%
Pending Listings	75	74	-1.33%
New Listings	95	94	-1.05%
Average List Price	157,977	190,249	20.43%
Average Sale Price	153,079	185,138	20.94%
Average Percent of Selling Price to List Price	97.59%	97.01%	-0.60%
Average Days on Market to Sale	28.96	33.27	14.87%
End of Month Inventory	192	126	-34.38%
Months Supply of Inventory	3.12	1.94	-37.91%



■ Closed (27.18%)
■ Pending (24.83%)
■ Other OffMarket (5.70%)
■ Active (42.28%)

Absorption: Last 12 months, an Average of **65** Sales/Month
Active Inventory as of August 31, 2020 = **126**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2020 decreased **34.38%** to 126 existing homes available for sale. Over the last 12 months this area has had an average of 65 closed sales per month. This represents an unsold inventory index of **1.94** 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 **20.94%** in August 2020 to \$185,138 versus the previous year at \$153,079.

Average Days on Market Lengthens

The average number of **33.27** days that homes spent on the market before selling increased by 4.31 days or **14.87%** in August 2020 compared to last year's same month at **28.96** DOM.

Sales Success for August 2020 is Positive

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

There were 94 New Listings in August 2020, down **1.05%** from last year at 95. Furthermore, there were 81 Closed Listings this month versus last year at 82, a **-1.22%** decrease.

Closed versus Listed trends yielded a **86.2%** ratio, down from previous year's, August 2019, at **86.3%**, a **0.17%** downswing. This will certainly create pressure on a decreasing Monthly 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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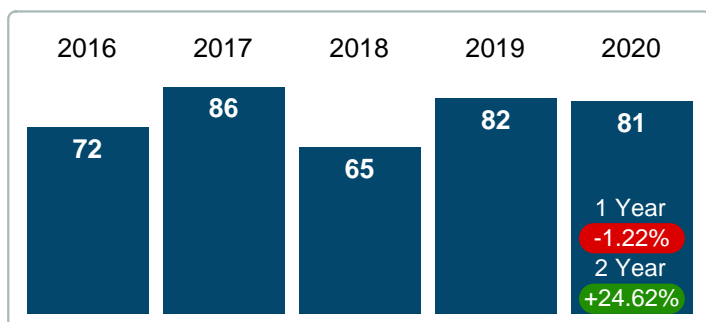
Area Delimited by County Of Creek - Residential Property Type



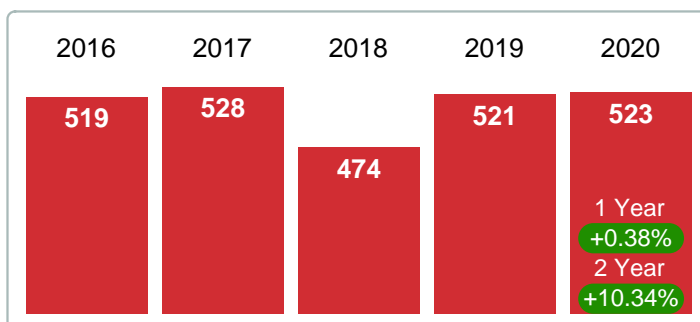
CLOSED LISTINGS

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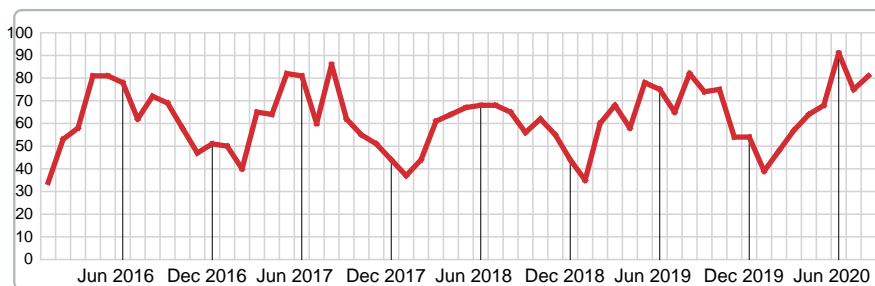
AUGUST



YEAR TO DATE (YTD)

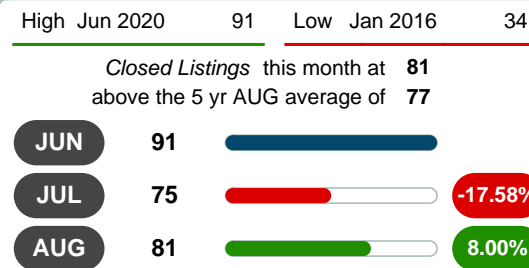


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 77



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	7	8.64%	51.1	4	2	1	0
\$50,001 - \$75,000	5	6.17%	48.2	0	4	0	1
\$75,001 - \$100,000	11	13.58%	24.2	3	7	0	1
\$100,001 - \$175,000	25	30.86%	19.9	4	19	2	0
\$175,001 - \$225,000	12	14.81%	13.8	0	10	2	0
\$225,001 - \$375,000	12	14.81%	47.9	1	7	2	2
\$375,001 and up	9	11.11%	65.8	0	1	5	3
Total Closed Units	81			12	50	12	7
Total Closed Volume	14,996,150	100%	33.3	1.15M	7.92M	3.90M	2.03M
Average Closed Price	\$185,138			\$95,700	\$158,322	\$325,117	\$290,037

August 2020



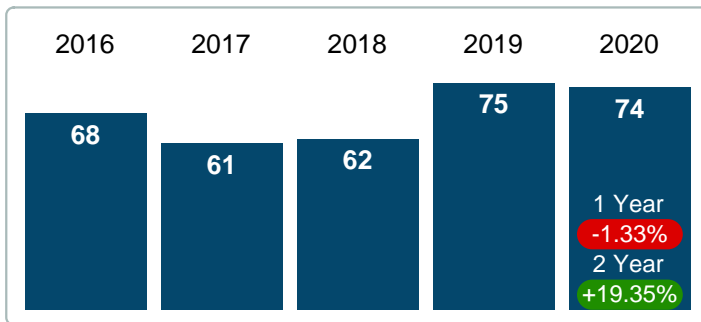
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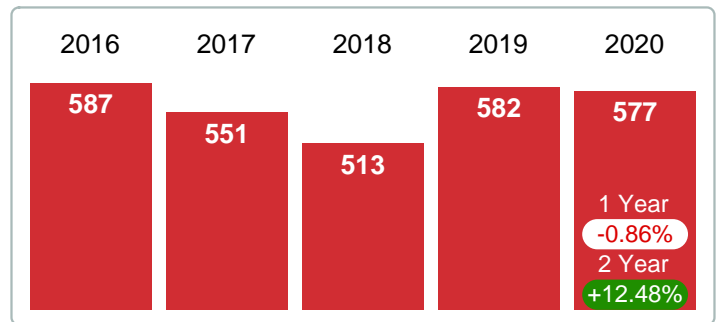
PENDING LISTINGS

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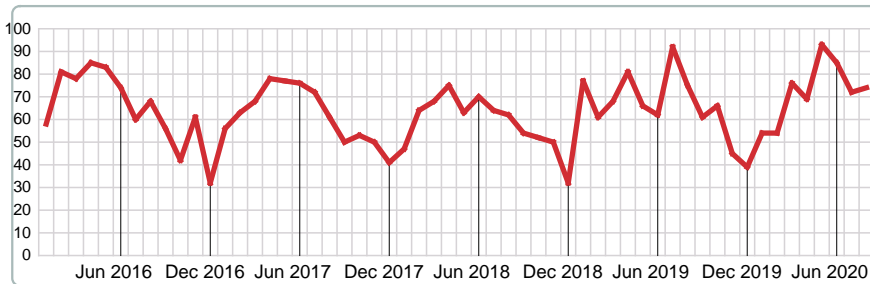
AUGUST



YEAR TO DATE (YTD)

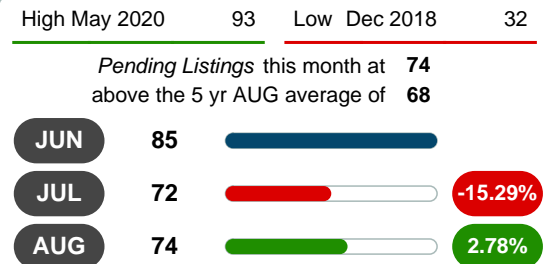


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 68



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	2	2.70%	94.0	2	0	0	0
\$50,001 - \$75,000	6	8.11%	60.5	1	3	1	1
\$75,001 - \$125,000	17	22.97%	17.9	3	14	0	0
\$125,001 - \$175,000	22	29.73%	22.0	0	21	1	0
\$175,001 - \$225,000	11	14.86%	29.2	0	9	2	0
\$225,001 - \$325,000	7	9.46%	32.4	0	4	2	1
\$325,001 and up	9	12.16%	30.8	0	4	2	3
Total Pending Units	74			6	55	8	5
Total Pending Volume	14,058,649	100%	29.5	415.90K	9.81M	1.81M	2.02M
Average Listing Price	\$190,666			\$69,317	\$178,303	\$226,800	\$404,340

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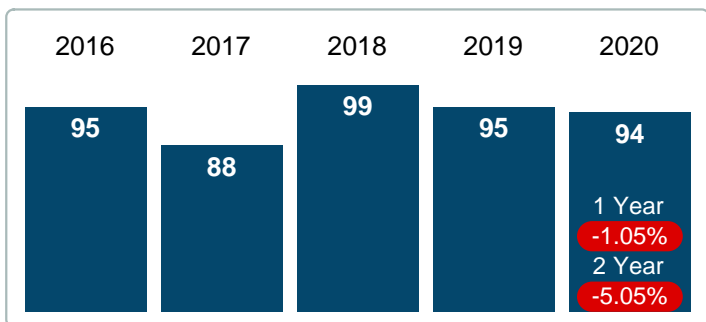
Area Delimited by County Of Creek - Residential Property Type



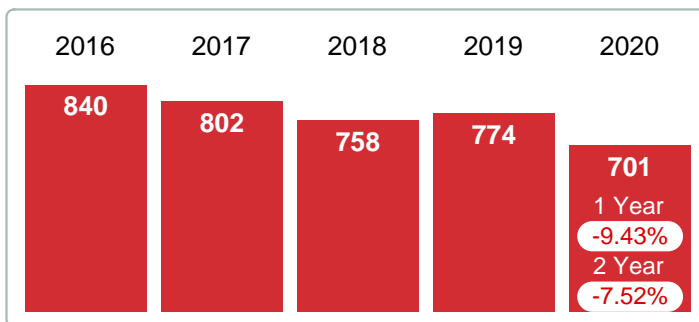
NEW LISTINGS

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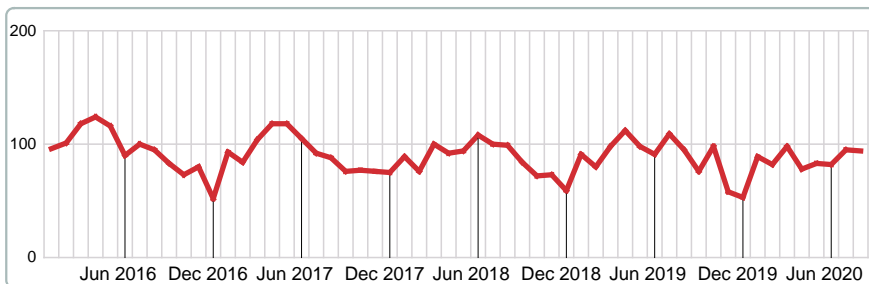
AUGUST



YEAR TO DATE (YTD)

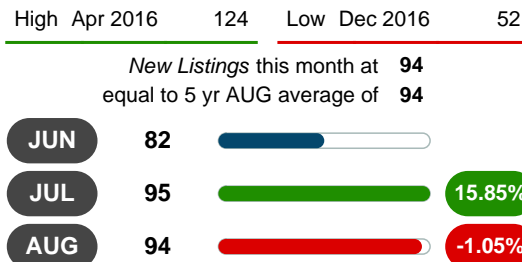


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 94



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	7.45%	3	4	0	0
\$75,001 - \$100,000	16	17.02%	3	12	1	0
\$100,001 - \$125,000	7	7.45%	1	5	0	1
\$125,001 - \$175,000	26	27.66%	0	23	3	0
\$175,001 - \$200,000	12	12.77%	0	8	3	1
\$200,001 - \$325,000	15	15.96%	1	10	3	1
\$325,001 and up	11	11.70%	1	3	4	3
Total New Listed Units	94		9	65	14	6
Total New Listed Volume	19,341,357	100%	1.18M	11.63M	3.61M	2.93M
Average New Listed Listing Price	\$194,766		\$131,217	\$178,865	\$257,750	\$487,617

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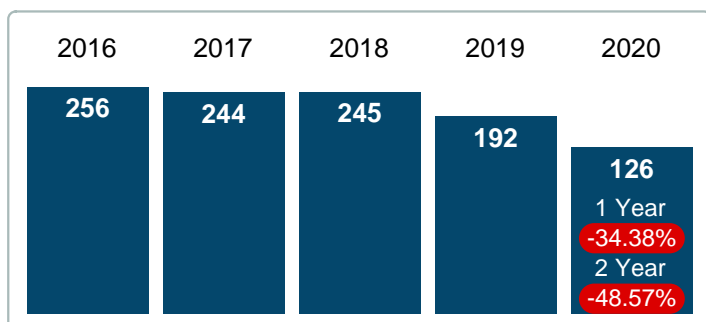
Area Delimited by County Of Creek - Residential Property Type



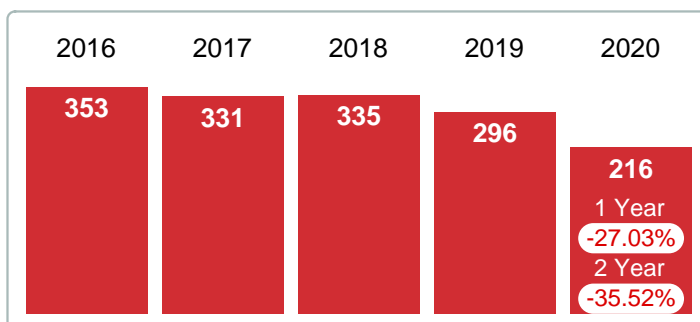
ACTIVE INVENTORY

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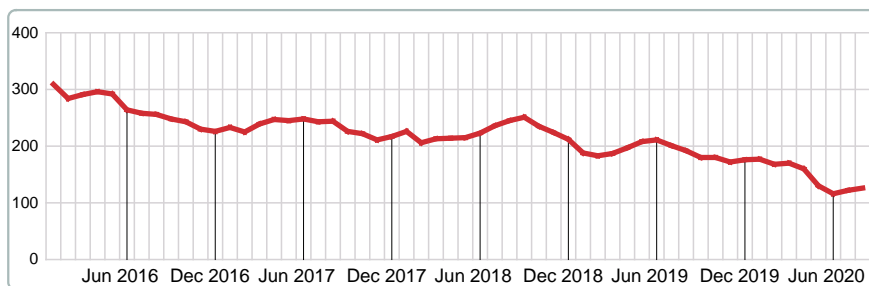
END OF AUGUST



ACTIVE DURING AUGUST



5 YEAR MARKET ACTIVITY TRENDS

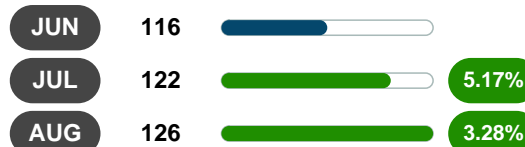


3 MONTHS

5 year AUG AVG = 213

High Jan 2016 309 Low Jun 2020 116

Inventory this month at 126
below the 5 yr AUG average of 213



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	12	9.52%	97.0	4	7	1	0
\$75,001 - \$100,000	14	11.11%	53.7	2	9	2	1
\$100,001 - \$125,000	11	8.73%	50.5	1	7	2	1
\$125,001 - \$200,000	37	29.37%	56.9	2	29	4	2
\$200,001 - \$375,000	23	18.25%	36.2	1	15	5	2
\$375,001 - \$475,000	14	11.11%	69.4	2	3	6	3
\$475,001 and up	15	11.90%	75.1	0	2	8	5
Total Active Inventory by Units	126			12	72	28	14
Total Active Inventory by Volume	31,589,677	100%	59.6	1.83M	13.57M	10.20M	5.99M
Average Active Inventory Listing Price	\$250,712			\$152,505	\$188,517	\$364,211	\$427,750

August 2020



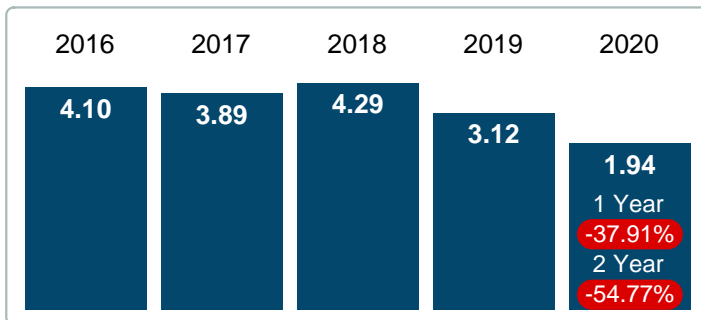
Area Delimited by County Of Creek - Residential Property Type



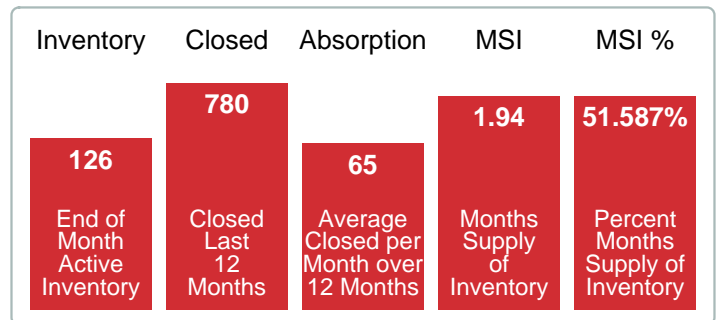
MONTHS SUPPLY of INVENTORY (MSI)

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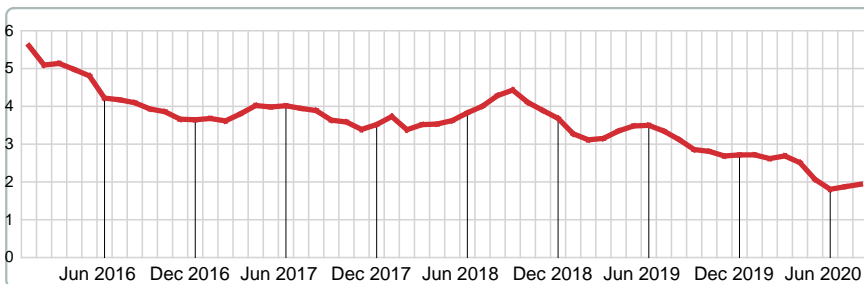
MSI FOR AUGUST



INDICATORS FOR AUGUST 2020

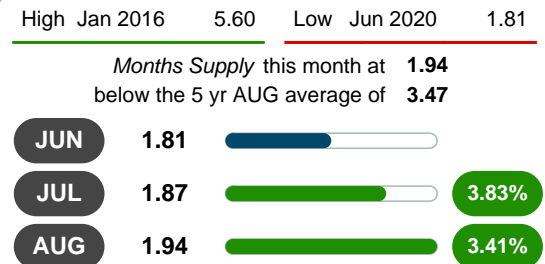


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 3.47



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
\$75,000 and less	12	9.52%	1.44	1.14	1.65	2.40	0.00
\$75,001 - \$100,000	14	11.11%	1.89	1.09	1.74	6.00	12.00
\$100,001 - \$125,000	11	8.73%	1.40	0.75	1.17	4.00	0.00
\$125,001 - \$200,000	37	29.37%	1.54	1.41	1.59	0.94	12.00
\$200,001 - \$375,000	23	18.25%	1.70	6.00	1.82	1.13	3.00
\$375,001 - \$475,000	14	11.11%	6.22	0.00	12.00	4.50	4.50
\$475,001 and up	15	11.90%	9.47	0.00	8.00	7.38	20.00
Market Supply of Inventory (MSI)			1.94	1.45	1.70	2.27	7.00
Total Active Inventory by Units		100%	126	12	72	28	14

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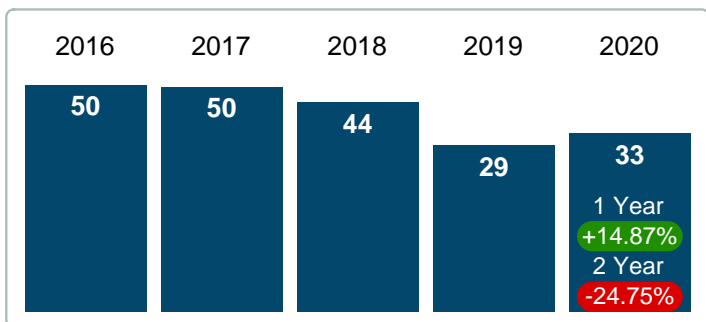
Area Delimited by County Of Creek - Residential Property Type



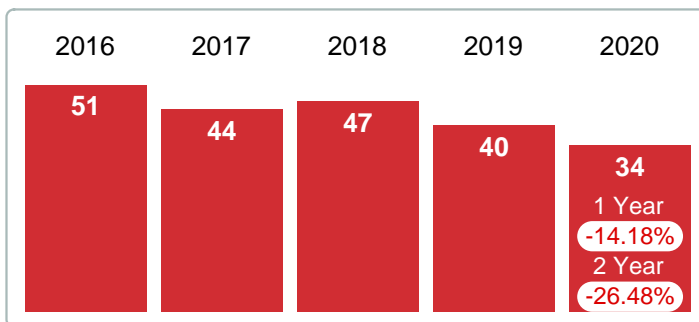
AVERAGE DAYS ON MARKET TO SALE

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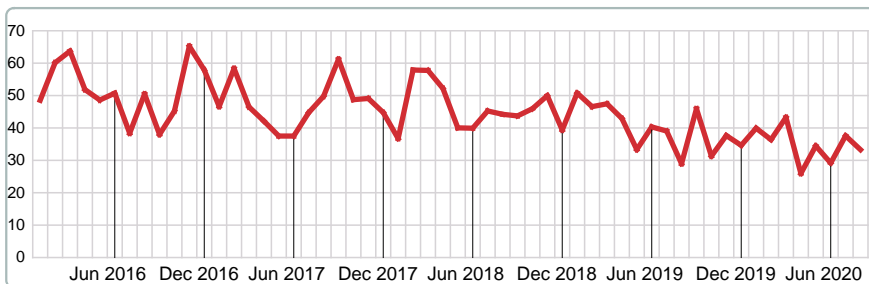
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 41

High Nov 2016 65 Low Apr 2020 26

Average Days on Market to Sale this month at 33 below the 5 yr AUG average of 41



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	8.64%	51	48	80	8	0
\$50,001 - \$75,000	6.17%	48	0	45	0	60
\$75,001 - \$100,000	13.58%	24	9	31	0	19
\$100,001 - \$175,000	30.86%	20	18	21	9	0
\$175,001 - \$225,000	14.81%	14	0	11	29	0
\$225,001 - \$375,000	14.81%	48	5	50	19	90
\$375,001 and up	11.11%	66	0	14	87	47
Average Closed DOM		33	25	29	47	57
Total Closed Units	100%	81	12	50	12	7
Total Closed Volume		14,996,150	1.15M	7.92M	3.90M	2.03M

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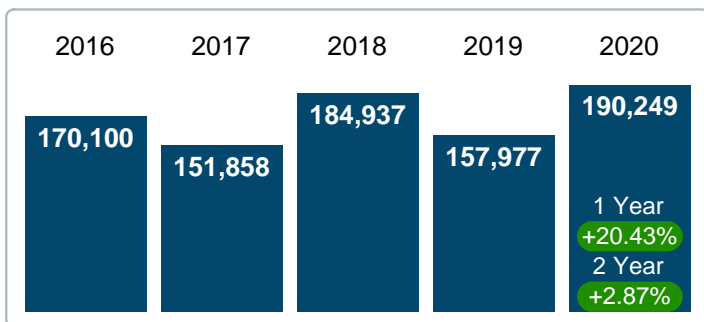
Area Delimited by County Of Creek - Residential Property Type



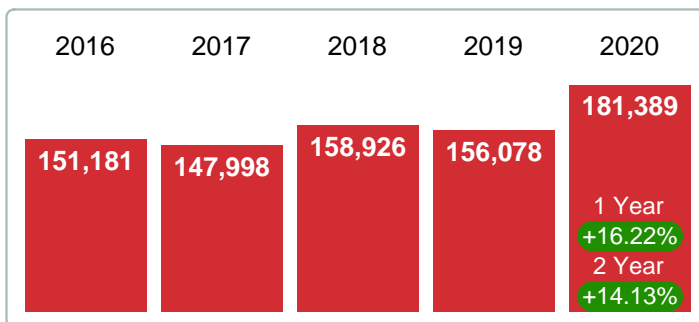
AVERAGE LIST PRICE AT CLOSING

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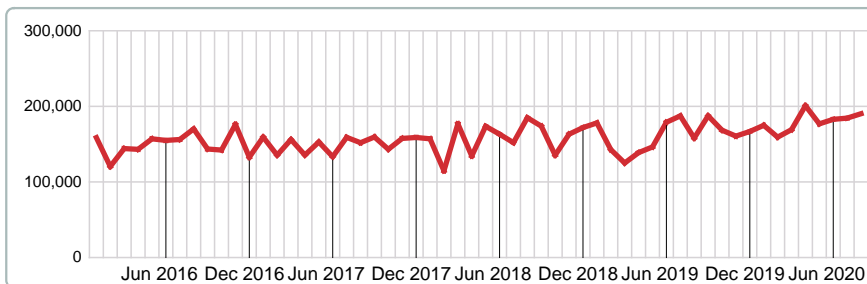
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

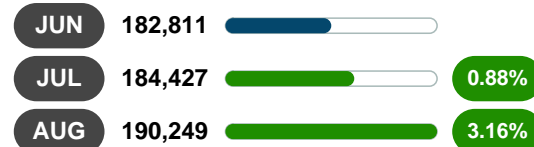


3 MONTHS

5 year AUG AVG = 171,024

High Apr 2020 200,829 Low Feb 2018 114,760

Average List Price at Closing this month at **190,249** above the 5 yr AUG average of **171,024**



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	4.94%	36,225	38,475	60,400	45,000	0
\$50,001 - \$75,000	11.11%	66,011	0	71,000	0	60,300
\$75,001 - \$100,000	11.11%	92,022	91,300	93,914	0	89,000
\$100,001 - \$175,000	30.86%	130,656	127,450	131,815	162,250	0
\$175,001 - \$225,000	17.28%	201,050	0	202,240	188,950	0
\$225,001 - \$375,000	13.58%	273,927	265,000	262,414	278,700	289,400
\$375,001 and up	11.11%	527,628	0	649,900	548,770	451,633
Average List Price		190,249	100,217	161,518	337,388	297,571
Total Closed Units	100%	190,249	12	50	12	7
Total Closed Volume		15,410,138	1.20M	8.08M	4.05M	2.08M

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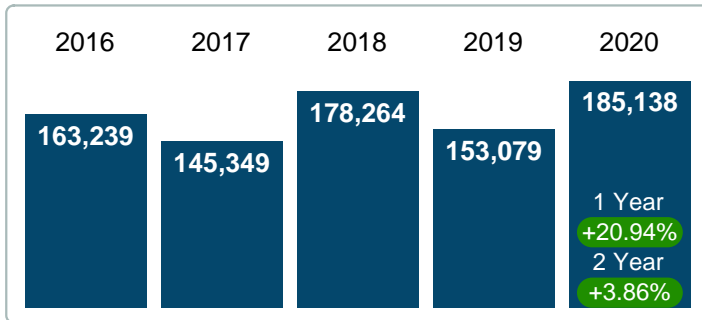
Area Delimited by County Of Creek - Residential Property Type



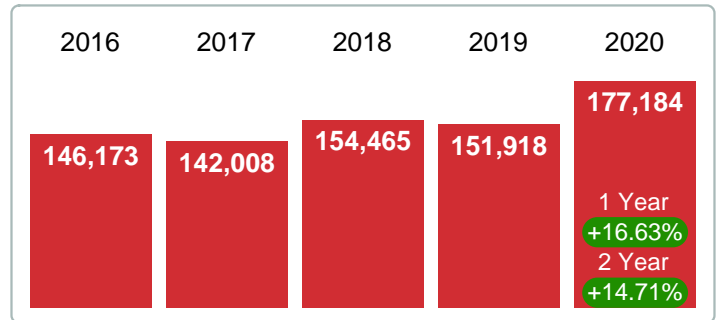
AVERAGE SOLD PRICE AT CLOSING

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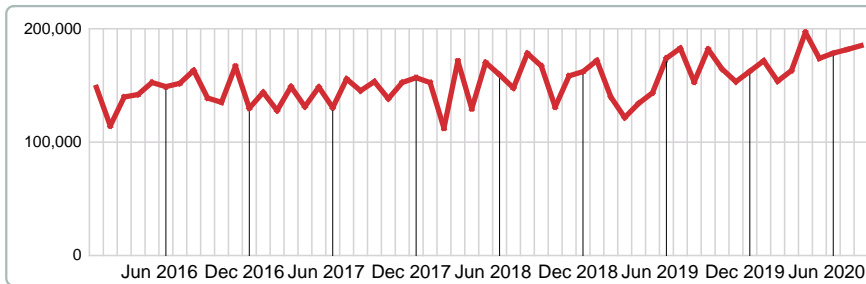
AUGUST



YEAR TO DATE (YTD)

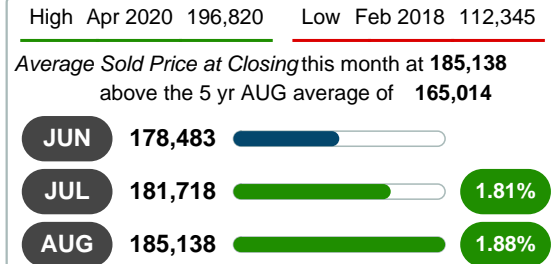


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 165,014



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	7	8.64%	39,271	35,250	49,450	35,000	0
\$50,001 - \$75,000	5	6.17%	67,370	0	70,250	0	55,852
\$75,001 - \$100,000	11	13.58%	89,864	89,167	89,571	0	94,000
\$100,001 - \$175,000	25	30.86%	130,080	122,475	129,531	150,500	0
\$175,001 - \$225,000	12	14.81%	198,567	0	201,980	181,500	0
\$225,001 - \$375,000	12	14.81%	263,909	250,000	256,000	274,750	287,704
\$375,001 and up	9	11.11%	510,467	0	636,300	530,580	435,000
Average Sold Price			185,138	95,700	158,322	325,117	290,037
Total Closed Units		100%	185,138	12	50	12	7
Total Closed Volume			14,996,150	1.15M	7.92M	3.90M	2.03M

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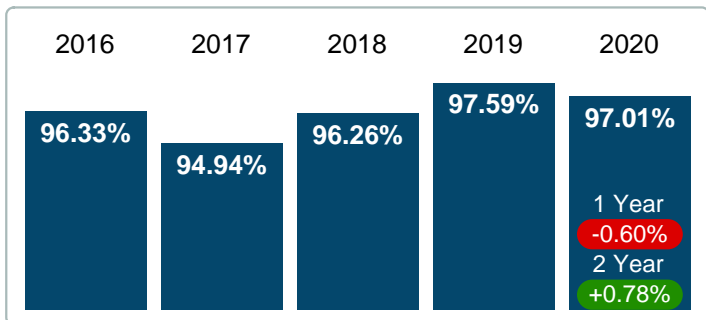
Area Delimited by County Of Creek - Residential Property Type



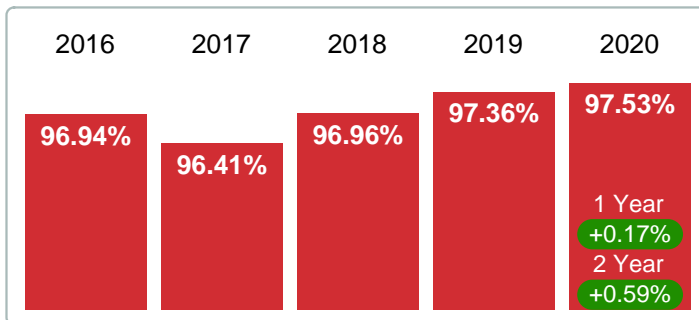
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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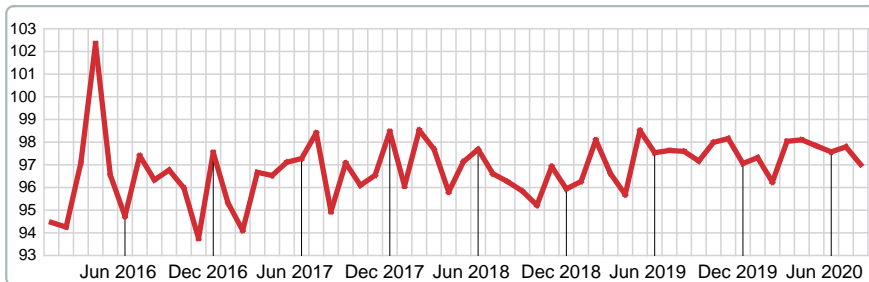
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

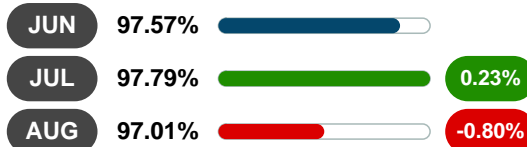


3 MONTHS

5 year AUG AVG = 96.43%

High Apr 2016 102.35% Low Nov 2016 93.76%

Average Sold/List Ratio this month at **97.01%**
 above the 5 yr AUG average of **96.43%**



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	7	8.64%	88.97%	95.32%	81.87%	77.78%	0.00%
\$50,001 - \$75,000	5	6.17%	97.70%	0.00%	98.97%	0.00%	92.62%
\$75,001 - \$100,000	11	13.58%	97.24%	97.65%	95.86%	0.00%	105.62%
\$100,001 - \$175,000	25	30.86%	97.61%	96.05%	98.34%	93.80%	0.00%
\$175,001 - \$225,000	12	14.81%	99.21%	0.00%	99.83%	96.06%	0.00%
\$225,001 - \$375,000	12	14.81%	97.80%	94.34%	97.58%	98.30%	99.81%
\$375,001 and up	9	11.11%	96.97%	0.00%	97.91%	97.22%	96.24%
Average Sold/List Ratio		97.00%		96.06%	97.57%	95.01%	98.08%
Total Closed Units		81	100%	12	50	12	7
Total Closed Volume		14,996,150		1.15M	7.92M	3.90M	2.03M

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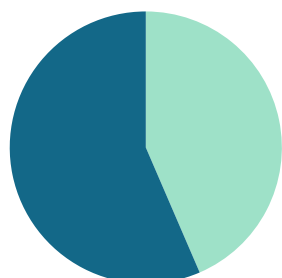
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

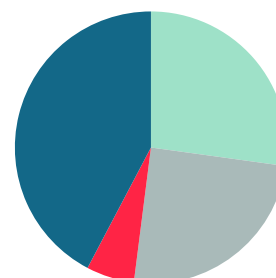


Inventory
 New Listings
94 = 43.52%
 Start Inventory
122
 Total Inventory Units
216
 Volume
\$52,069,725

Market Activity

Closed Sales
81 = 27.18%
 Pending Sales
74 = 24.83%
 Other Off Market
17 = 5.70%
 Active Inventory
126 = 42.28%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	82	81	-1.22%	521	523	0.38%
Pending Sales	75	74	-1.33%	582	577	-0.86%
New Listings	95	94	-1.05%	774	701	-9.43%
Average List Price	157,977	190,249	20.43%	156,078	181,389	16.22%
Average Sale Price	153,079	185,138	20.94%	151,918	177,184	16.63%
Average Percent of Selling Price to List Price	97.59%	97.01%	-0.60%	97.36%	97.53%	0.17%
Average Days on Market to Sale	28.96	33.27	14.87%	39.97	34.30	-14.18%
Monthly Inventory	192	126	-34.38%	192	126	-34.38%
Months Supply of Inventory	3.12	1.94	-37.91%	3.12	1.94	-37.91%

Absorption: Last 12 months, an Average of **65** Sales/Month

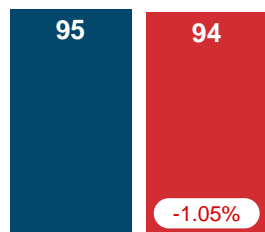
Inventory on August 31, 2020 = **126**

2019 **2020**

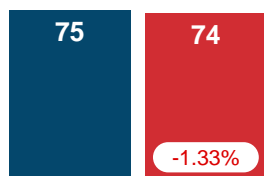
AUGUST MARKET

AVERAGE PRICES

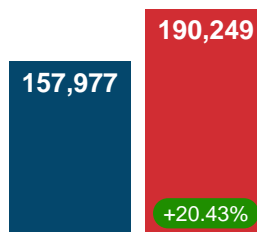
New Listings



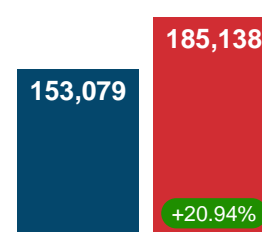
Pending Listings



List Price



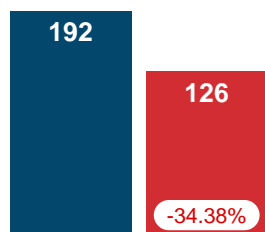
Sale Price



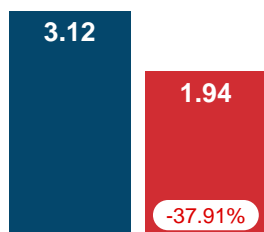
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

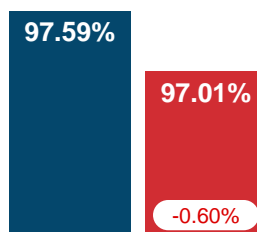
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

