

# August 2020



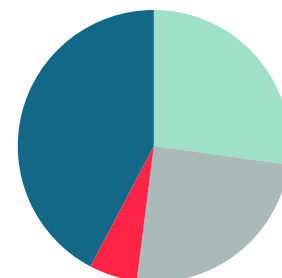
Area Delimited by County Of Creek - Residential Property Type



## 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%
Median List Price	128,750	139,740	8.54%
Median Sale Price	125,500	139,740	11.35%
Median Percent of Selling Price to List Price	99.05%	98.45%	-0.61%
Median Days on Market to Sale	14.00	13.00	-7.14%
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.

#### 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 **11.35%** in August 2020 to \$139,740 versus the previous year at \$125,500.

#### Median Days on Market Shortens

The median number of **13.00** days that homes spent on the market before selling decreased by 1.00 days or **7.14%** in August 2020 compared to last year's same month at **14.00** DOM.

#### Sales Success for August 2020 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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.

### 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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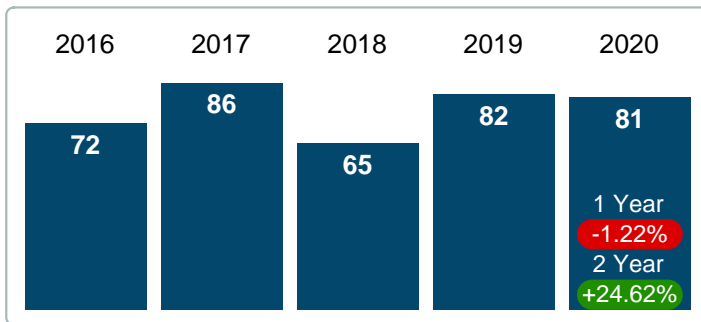
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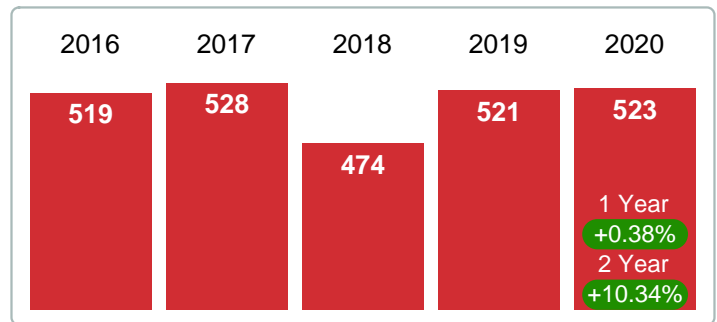
## CLOSED LISTINGS

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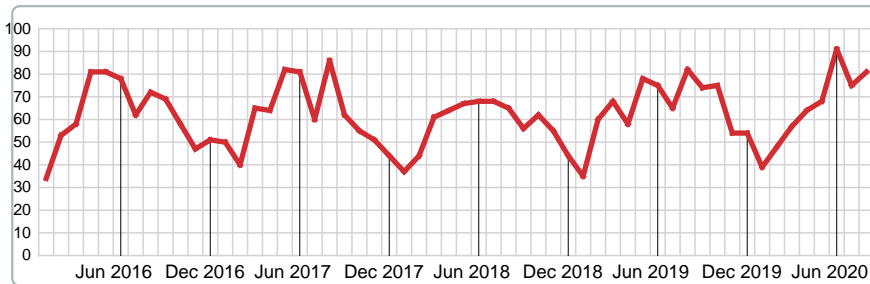
### AUGUST



### YEAR TO DATE (YTD)

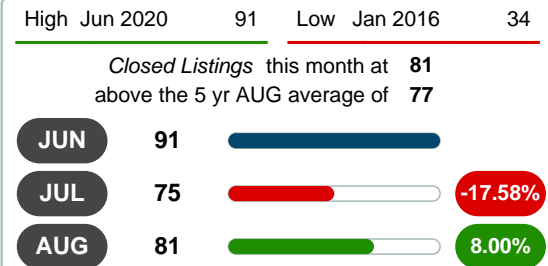


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 77



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	8	9.88%	35.5	4	2	1	1
\$60,001 - \$90,000	9	11.11%	13.0	2	7	0	0
\$90,001 - \$110,000	10	12.35%	17.0	2	7	0	1
\$110,001 - \$180,000	24	29.63%	6.0	3	18	3	0
\$180,001 - \$220,000	8	9.88%	2.5	0	7	1	0
\$220,001 - \$380,000	13	16.05%	24.0	1	8	2	2
\$380,001 and up	9	11.11%	84.0	0	1	5	3
<b>Total Closed Units</b>	<b>81</b>			<b>12</b>	<b>50</b>	<b>12</b>	<b>7</b>
<b>Total Closed Volume</b>	<b>14,996,150</b>	<b>100%</b>	<b>13.0</b>	<b>1.15M</b>	<b>7.92M</b>	<b>3.90M</b>	<b>2.03M</b>
<b>Median Closed Price</b>	<b>\$139,740</b>			<b>\$90,750</b>	<b>\$134,950</b>	<b>\$274,750</b>	<b>\$346,908</b>

# August 2020



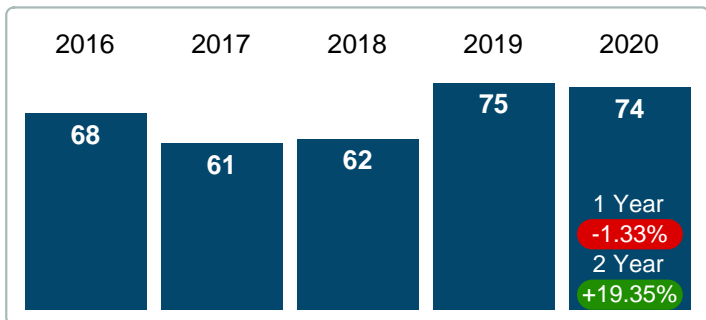
Area Delimited by County Of Creek - Residential Property Type



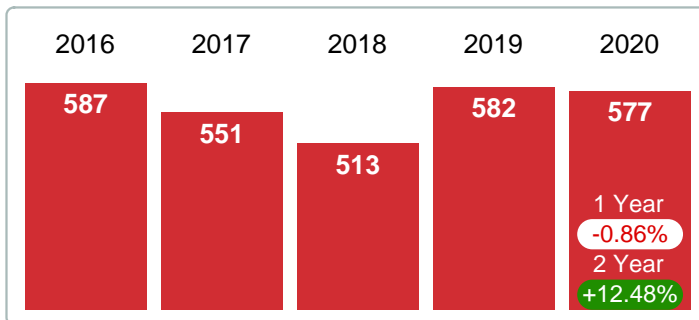
## PENDING LISTINGS

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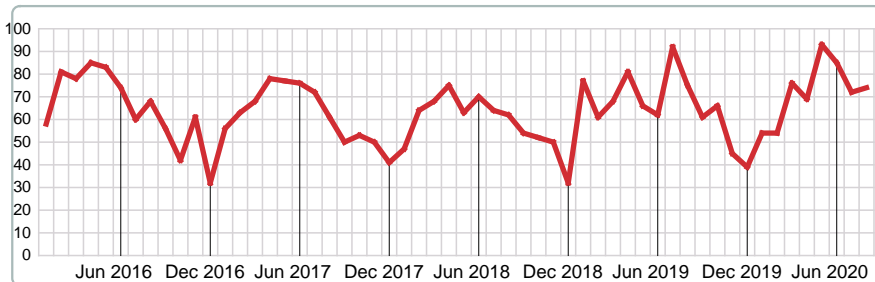
### AUGUST



### YEAR TO DATE (YTD)

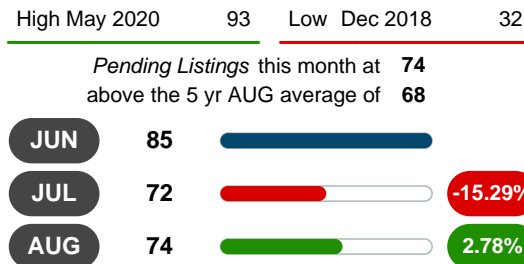


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 68



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	40.5	1	3	1	1
\$75,001 - \$125,000	17	22.97%	11.0	3	14	0	0
\$125,001 - \$175,000	22	29.73%	11.5	0	21	1	0
\$175,001 - \$225,000	11	14.86%	7.0	0	9	2	0
\$225,001 - \$325,000	7	9.46%	21.0	0	4	2	1
\$325,001 and up	9	12.16%	30.0	0	4	2	3
<b>Total Pending Units</b>	<b>74</b>			<b>6</b>	<b>55</b>	<b>8</b>	<b>5</b>
<b>Total Pending Volume</b>	<b>14,058,649</b>	<b>100%</b>	<b>13.0</b>	<b>415.90K</b>	<b>9.81M</b>	<b>1.81M</b>	<b>2.02M</b>
<b>Median Listing Price</b>	<b>\$164,400</b>			<b>\$72,000</b>	<b>\$159,900</b>	<b>\$218,700</b>	<b>\$470,000</b>

# August 2020



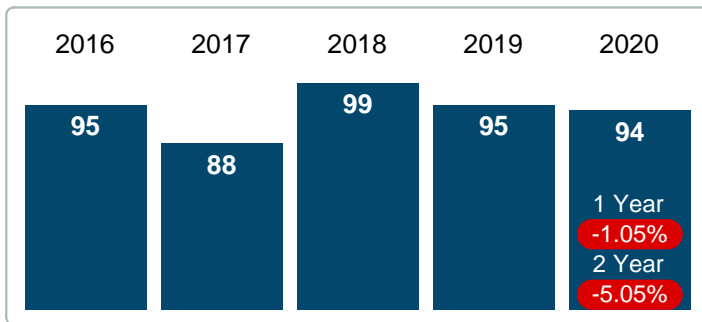
Area Delimited by County Of Creek - Residential Property Type



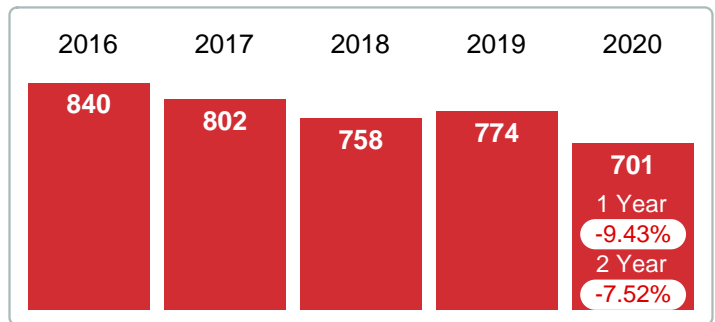
## NEW LISTINGS

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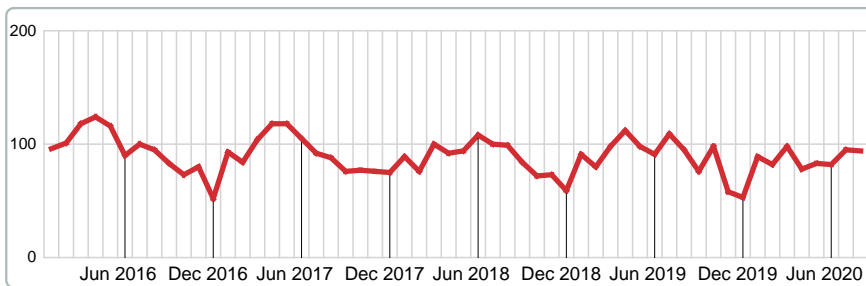
### AUGUST



### YEAR TO DATE (YTD)

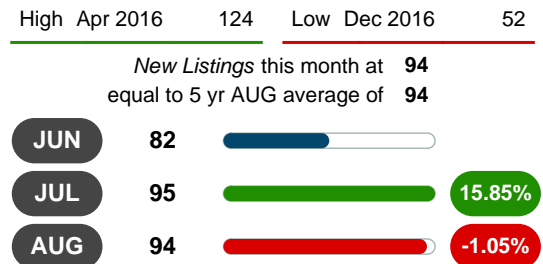


### 5 YEAR MARKET ACTIVITY TRENDS



### 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
<b>Total New Listed Units</b>	<b>94</b>		<b>9</b>	<b>65</b>	<b>14</b>	<b>6</b>
<b>Total New Listed Volume</b>	<b>19,341,357</b>	<b>100%</b>	<b>1.18M</b>	<b>11.63M</b>	<b>3.61M</b>	<b>2.93M</b>
<b>Median New Listed Listing Price</b>	<b>\$160,400</b>		<b>\$99,000</b>	<b>\$149,900</b>	<b>\$204,900</b>	<b>\$336,250</b>

# August 2020



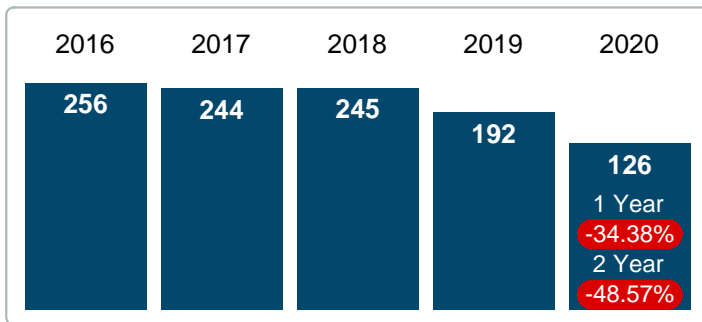
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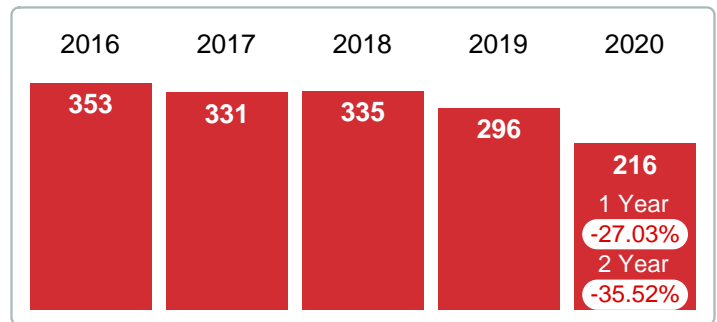
## ACTIVE INVENTORY

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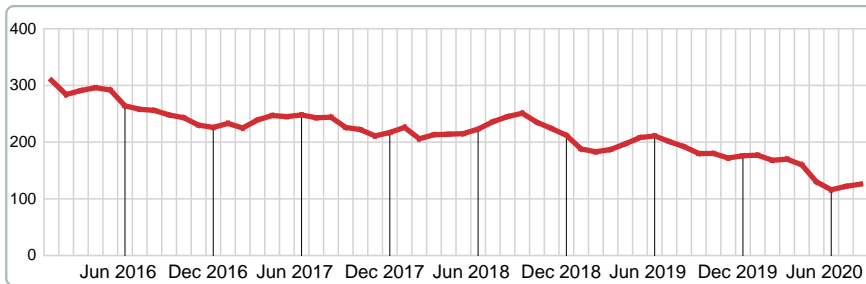
### END OF AUGUST



### ACTIVE DURING AUGUST

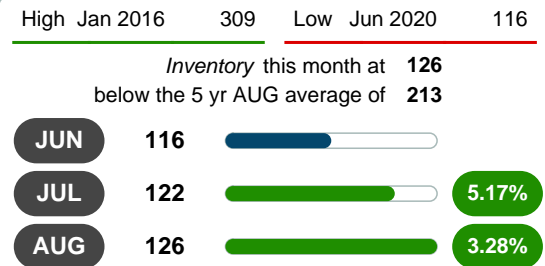


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 213



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	12	9.52%	71.5	4	7	1	0
\$75,001 - \$100,000	14	11.11%	26.5	2	9	2	1
\$100,001 - \$125,000	11	8.73%	35.0	1	7	2	1
\$125,001 - \$200,000	37	29.37%	28.0	2	29	4	2
\$200,001 - \$375,000	23	18.25%	31.0	1	15	5	2
\$375,001 - \$475,000	14	11.11%	49.5	2	3	6	3
\$475,001 and up	15	11.90%	75.0	0	2	8	5
<b>Total Active Inventory by Units</b>	<b>126</b>			<b>12</b>	<b>72</b>	<b>28</b>	<b>14</b>
<b>Total Active Inventory by Volume</b>	<b>31,589,677</b>	<b>100%</b>	<b>34.5</b>	<b>1.83M</b>	<b>13.57M</b>	<b>10.20M</b>	<b>5.99M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$181,000</b>			<b>\$101,500</b>	<b>\$152,450</b>	<b>\$375,000</b>	<b>\$417,500</b>

# August 2020



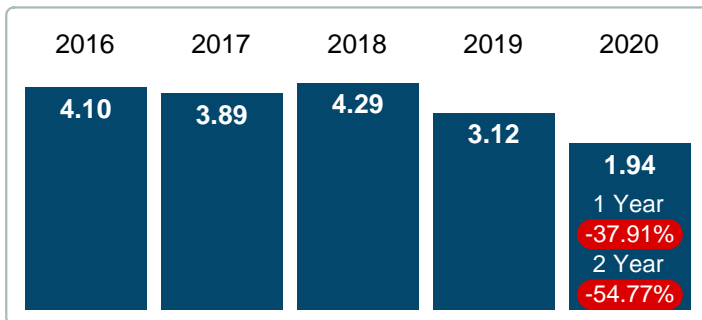
Area Delimited by County Of Creek - Residential Property Type



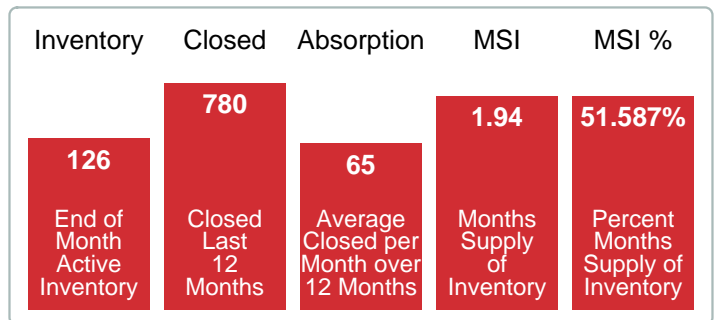
## MONTHS SUPPLY of INVENTORY (MSI)

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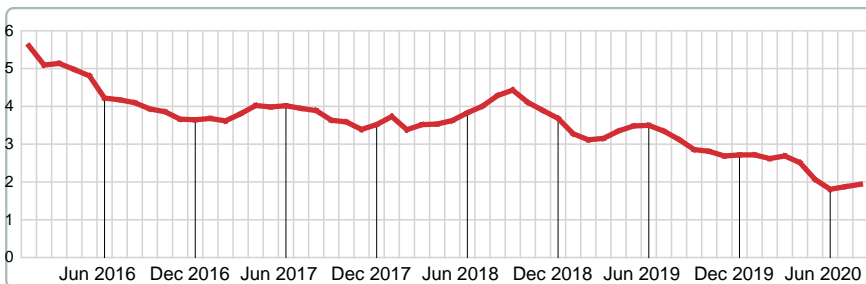
### MSI FOR AUGUST



### INDICATORS FOR AUGUST 2020

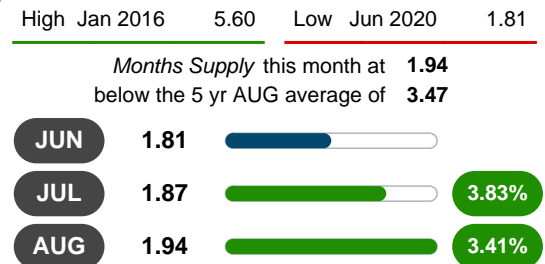


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

# August 2020



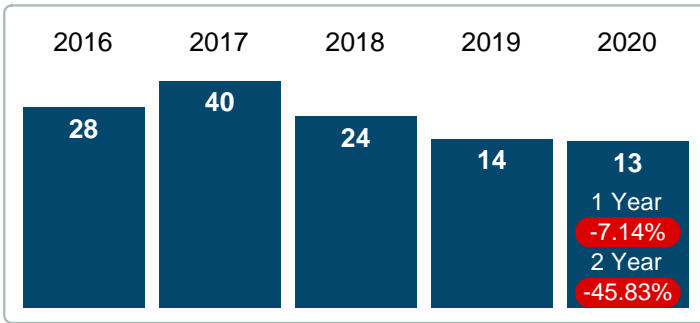
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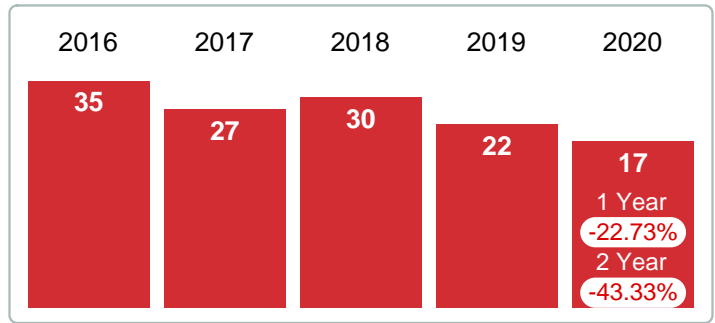
## MEDIAN DAYS ON MARKET TO SALE

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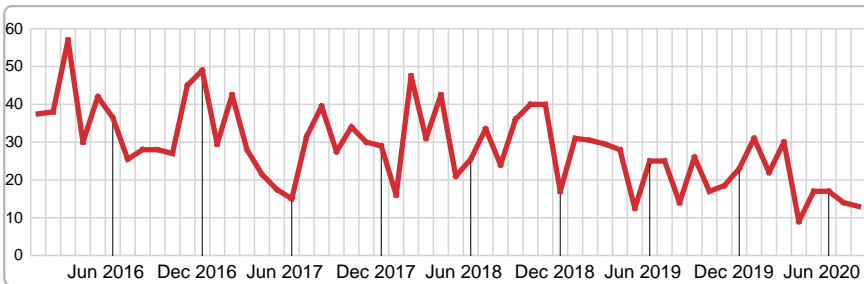
### AUGUST



### YEAR TO DATE (YTD)

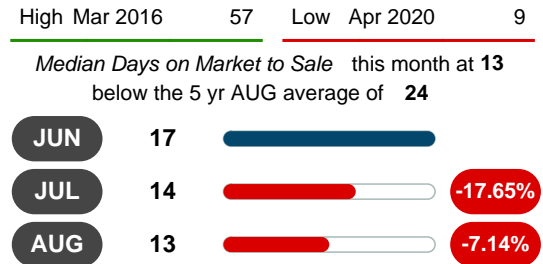


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 24



### 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
\$60,000 and less	9.88%	36	22	80	8	60
\$60,001 - \$90,000	11.11%	13	13	38	0	0
\$90,001 - \$110,000	12.35%	17	24	16	0	19
\$110,001 - \$180,000	29.63%	6	13	5	15	0
\$180,001 - \$220,000	9.88%	3	0	3	1	0
\$220,001 - \$380,000	16.05%	24	5	22	19	90
\$380,001 and up	11.11%	84	0	14	85	2
Median Closed DOM		13	13	11	26	60
Total Closed Units	100%	81	12	50	12	7
Total Closed Volume		14,996,150	1.15M	7.92M	3.90M	2.03M



# August 2020



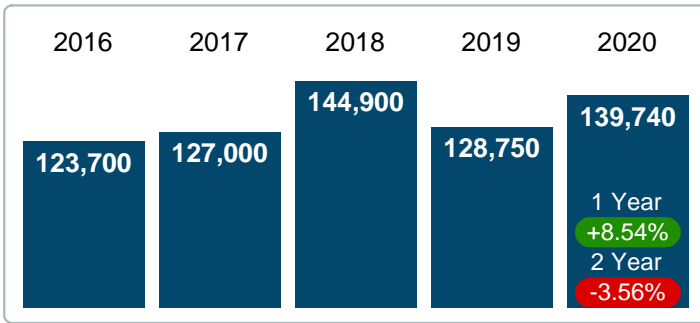
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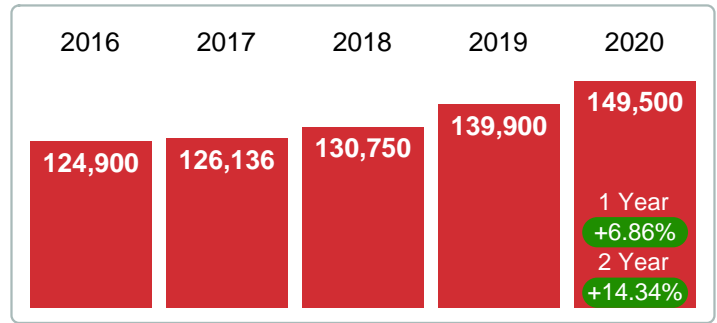
## MEDIAN LIST PRICE AT CLOSING

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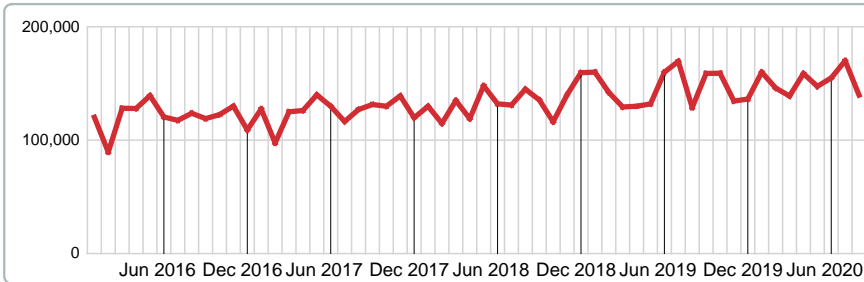
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

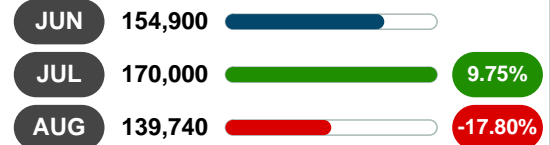


### 3 MONTHS

5 year AUG AVG = 132,818

High Jul 2020 170,000 Low Feb 2016 89,500

Median List Price at Closing this month at **139,740**  
above the 5 yr AUG average of **132,818**



### 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
\$60,000 and less	6	7.41%	45,000	40,000	59,900	45,000	0
\$60,001 - \$90,000	13	16.05%	75,000	89,450	74,999	0	74,650
\$90,001 - \$110,000	5	6.17%	100,000	95,000	101,000	0	0
\$110,001 - \$180,000	25	30.86%	135,000	124,900	135,000	135,000	0
\$180,001 - \$220,000	10	12.35%	199,250	0	210,000	189,000	0
\$220,001 - \$380,000	13	16.05%	247,500	265,000	242,000	278,700	289,400
\$380,001 and up	9	11.11%	499,900	0	649,900	499,900	429,999
Median List Price			139,740	92,450	136,000	278,700	353,900
Total Closed Units		100%	139,740	12	50	12	7
Total Closed Volume			15,410,138	1.20M	8.08M	4.05M	2.08M



# August 2020



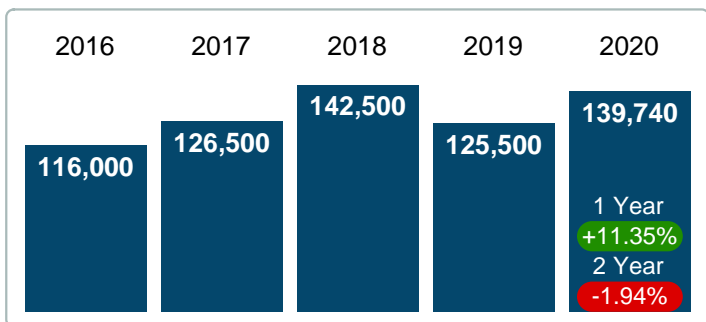
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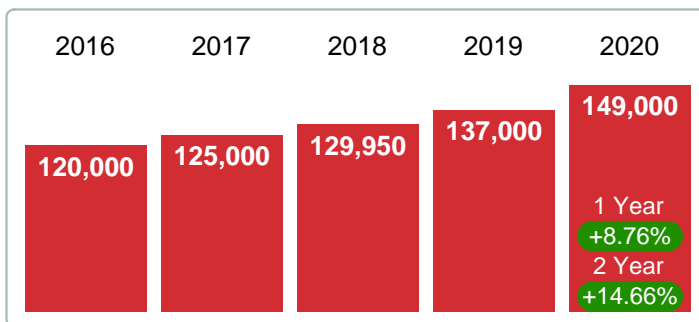
## MEDIAN SOLD PRICE AT CLOSING

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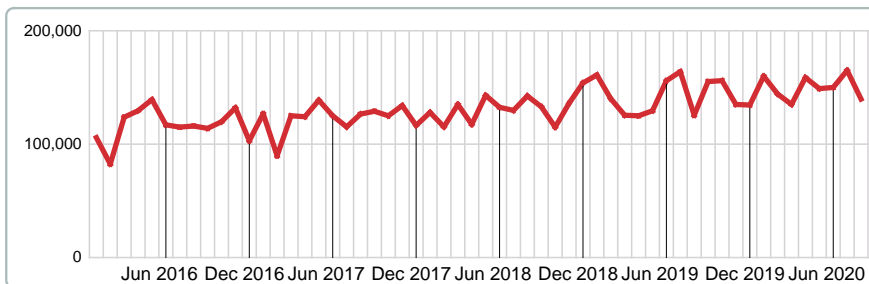
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

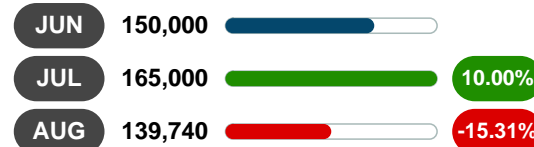


### 3 MONTHS

5 year AUG AVG = 130,048

High Jul 2020 165,000 Low Feb 2016 82,432

Median Sold Price at Closing this month at 139,740 above the 5 yr AUG average of 130,048



### 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
\$60,000 and less	8	9.88%	44,000	36,250	49,450	35,000	55,852
\$60,001 - \$90,000	9	11.11%	76,000	87,000	75,000	0	0
\$90,001 - \$110,000	10	12.35%	98,750	101,750	100,000	0	94,000
\$110,001 - \$180,000	24	29.63%	135,000	119,900	134,950	166,000	0
\$180,001 - \$220,000	8	9.88%	206,000	0	210,000	183,000	0
\$220,001 - \$380,000	13	16.05%	240,000	250,000	237,500	274,750	287,704
\$380,001 and up	9	11.11%	490,000	0	636,300	491,000	425,000
Median Sold Price			139,740	90,750	134,950	274,750	346,908
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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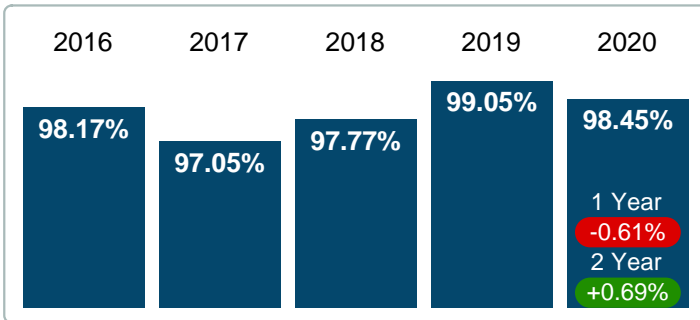
Area Delimited by County Of Creek - Residential Property Type



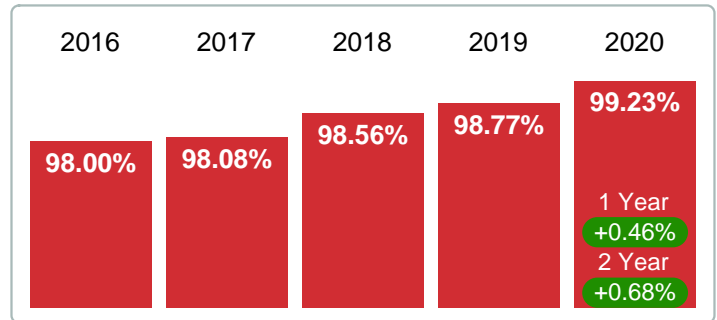
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

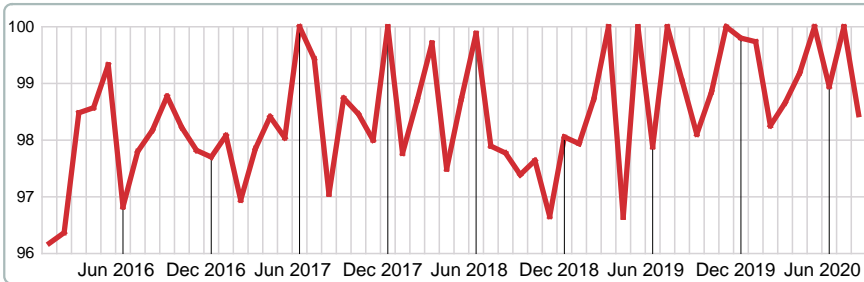
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

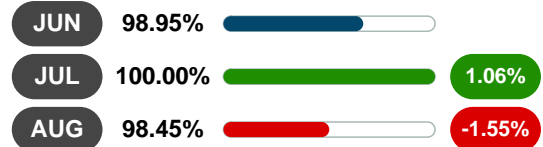


### 3 MONTHS

5 year AUG AVG = 98.10%

High Jul 2020 100.00% Low Jan 2016 96.18%

Median Sold/List Ratio this month at **98.45%**  
equal to 5 yr AUG average of **98.10%**



## 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
\$60,000 and less	8	9.88%	83.81%	89.92%	81.87%	77.78%	92.62%
\$60,001 - \$90,000	9	11.11%	98.88%	97.27%	100.00%	0.00%	0.00%
\$90,001 - \$110,000	10	12.35%	97.04%	97.04%	95.10%	0.00%	105.62%
\$110,001 - \$180,000	24	29.63%	99.07%	100.00%	99.07%	95.24%	0.00%
\$180,001 - \$220,000	8	9.88%	100.31%	0.00%	100.61%	96.88%	0.00%
\$220,001 - \$380,000	13	16.05%	98.67%	94.34%	98.81%	98.30%	99.81%
\$380,001 and up	9	11.11%	97.91%	0.00%	97.91%	97.27%	98.02%
Median Sold/List Ratio		98.45%		95.66%	99.25%	96.52%	98.02%
Total Closed Units		81	100%	12	50	12	7
Total Closed Volume		14,996,150		1.15M	7.92M	3.90M	2.03M

# August 2020



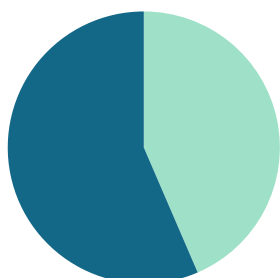
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

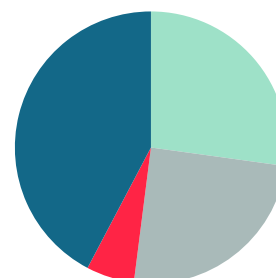


**Inventory**  
 New Listings  
**94 = 43.52%**  
 Start Inventory  
**122**  
 Total Inventory Units  
**216**  
 Volume  
**\$52,069,725**

### 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%
Median List Price	128,750	139,740	8.54%	139,900	149,500	6.86%
Median Sale Price	125,500	139,740	11.35%	137,000	149,000	8.76%
Median Percent of Selling Price to List Price	99.05%	98.45%	-0.61%	98.77%	99.23%	0.46%
Median Days on Market to Sale	14.00	13.00	-7.14%	22.00	17.00	-22.73%
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

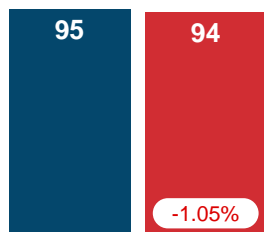
**Inventory** on August 31, 2020 = **126**

2019 2020

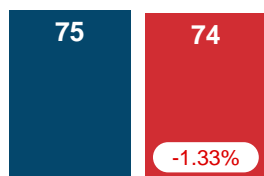
### AUGUST MARKET

### MEDIAN PRICES

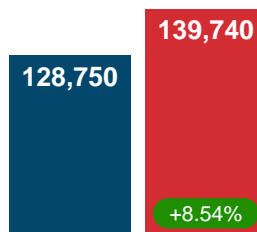
#### New Listings



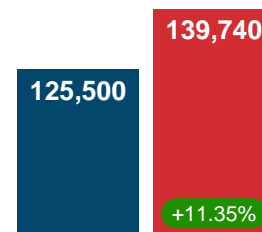
#### Pending Listings



#### List Price



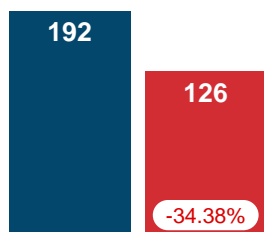
#### Sale Price



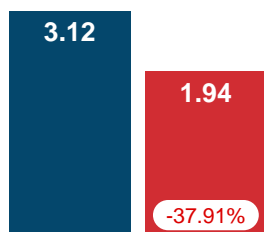
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

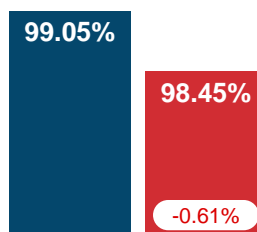
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

