

December 2020



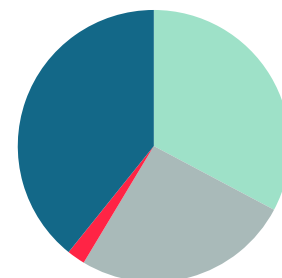
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 01, 2023 for MLS Technology Inc.

Compared Metrics	December		
	2019	2020	+/-%
Closed Listings	54	76	40.74%
Pending Listings	39	60	53.85%
New Listings	53	46	-13.21%
Median List Price	136,250	139,900	2.68%
Median Sale Price	134,500	141,200	4.98%
Median Percent of Selling Price to List Price	99.80%	100.00%	0.20%
Median Days on Market to Sale	23.00	13.00	-43.48%
End of Month Inventory	176	91	-48.30%
Months Supply of Inventory	2.71	1.35	-50.40%



■ Closed (32.76%)
■ Pending (25.86%)
■ Other OffMarket (2.16%)
■ Active (39.22%)

Absorption: Last 12 months, an Average of **68** Sales/Month
Active Inventory as of December 31, 2020 = **91**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2020 decreased **48.30%** to 91 existing homes available for sale. Over the last 12 months this area has had an average of 68 closed sales per month. This represents an unsold inventory index of **1.35** 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 **4.98%** in December 2020 to \$141,200 versus the previous year at \$134,500.

Median Days on Market Shortens

The median number of **13.00** days that homes spent on the market before selling decreased by 10.00 days or **43.48%** in December 2020 compared to last year's same month at **23.00** DOM.

Sales Success for December 2020 is Positive

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

There were 46 New Listings in December 2020, down **13.21%** from last year at 53. Furthermore, there were 76 Closed Listings this month versus last year at 54, a **40.74%** increase.

Closed versus Listed trends yielded a **165.2%** ratio, up from previous year's, December 2019, at **101.9%**, a **62.16%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

December 2020



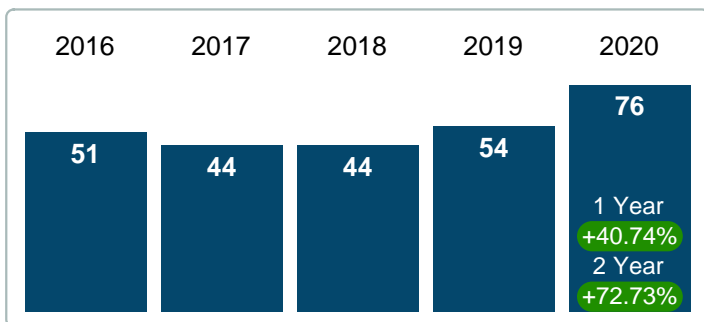
Area Delimited by County Of Creek - Residential Property Type



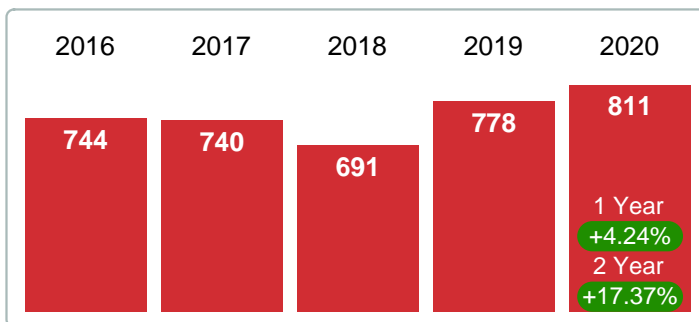
CLOSED LISTINGS

Report produced on Aug 01, 2023 for MLS Technology Inc.

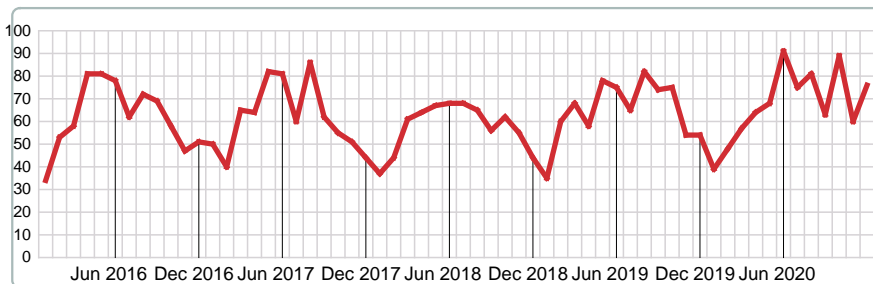
DECEMBER



YEAR TO DATE (YTD)

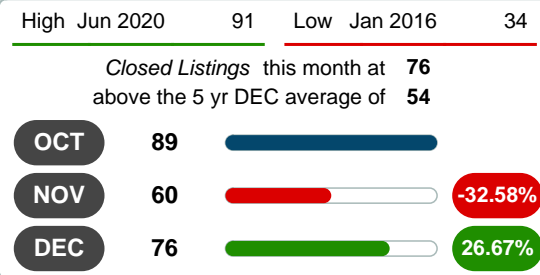


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 54



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$80,000 and less	7	9.21%	34.0	2	2	2	1
\$80,001 - \$100,000	10	13.16%	5.5	4	5	1	0
\$100,001 - \$120,000	9	11.84%	13.0	2	6	1	0
\$120,001 - \$170,000	20	26.32%	5.0	2	15	3	0
\$170,001 - \$230,000	13	17.11%	12.0	1	10	2	0
\$230,001 - \$360,000	9	11.84%	20.0	0	1	5	3
\$360,001 and up	8	10.53%	75.0	0	4	1	3
Total Closed Units	76			11	43	15	7
Total Closed Volume	14,803,151	100%	13.0	1.15M	8.51M	2.97M	2.18M
Median Closed Price	\$141,200			\$98,000	\$145,000	\$185,000	\$334,900

December 2020



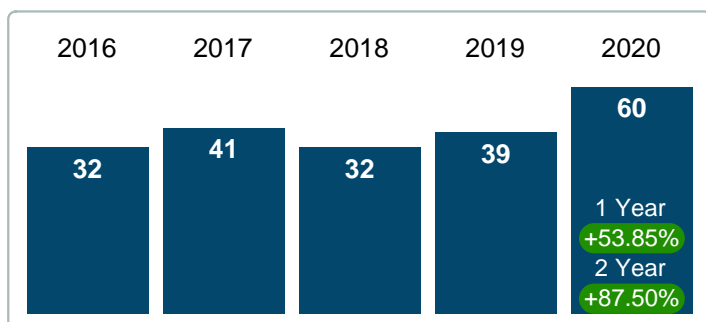
Area Delimited by County Of Creek - Residential Property Type



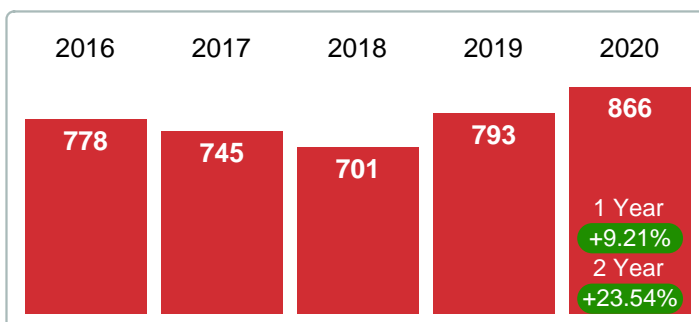
PENDING LISTINGS

Report produced on Aug 01, 2023 for MLS Technology Inc.

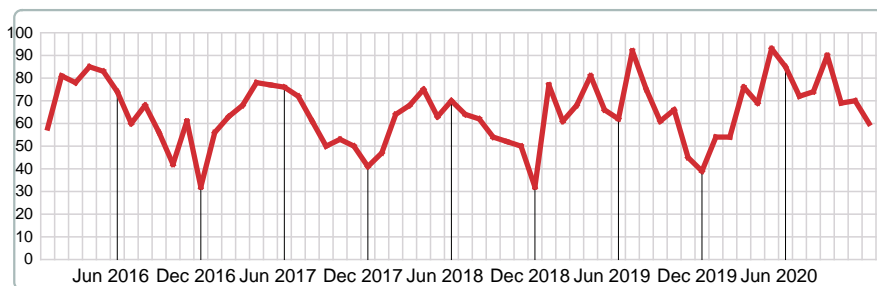
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

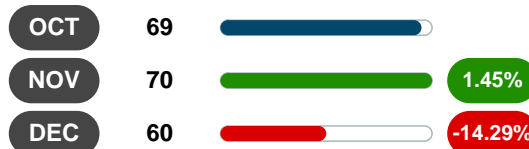


3 MONTHS

5 year DEC AVG = 41

High May 2020 93 Low Dec 2018 32

Pending Listings this month at **60**
above the 5 yr DEC average of **41**



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	5	8.33%	19.0	1	3	1	0
\$75,001 - \$75,000	0	0.00%	19.0	0	0	0	0
\$75,001 - \$125,000	17	28.33%	21.0	4	10	1	2
\$125,001 - \$175,000	13	21.67%	8.0	0	12	1	0
\$175,001 - \$225,000	10	16.67%	24.5	0	9	1	0
\$225,001 - \$325,000	9	15.00%	34.0	0	4	4	1
\$325,001 and up	6	10.00%	127.0	0	2	3	1
Total Pending Units	60			5	40	11	4
Total Pending Volume	10,734,784	100%	25.5	475.50K	6.61M	2.77M	878.00K
Median Listing Price	\$162,498			\$99,000	\$162,498	\$240,000	\$207,000

December 2020



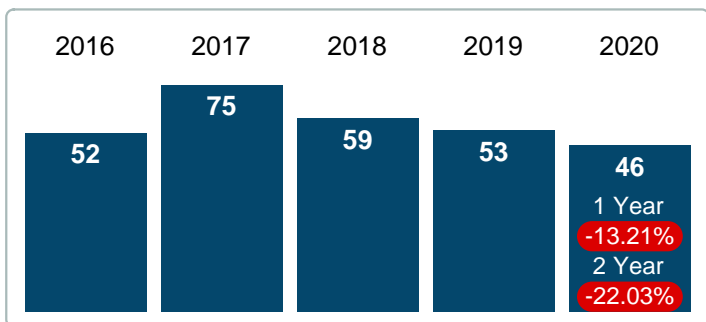
Area Delimited by County Of Creek - Residential Property Type



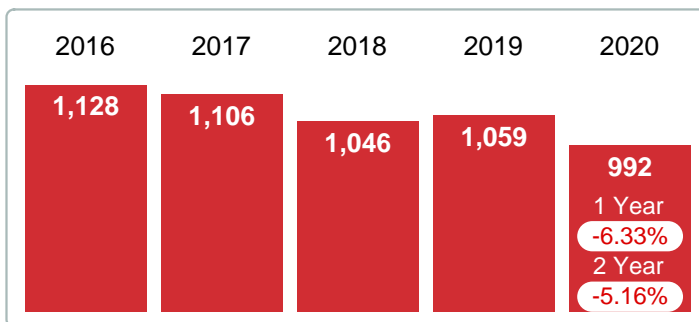
NEW LISTINGS

Report produced on Aug 01, 2023 for MLS Technology Inc.

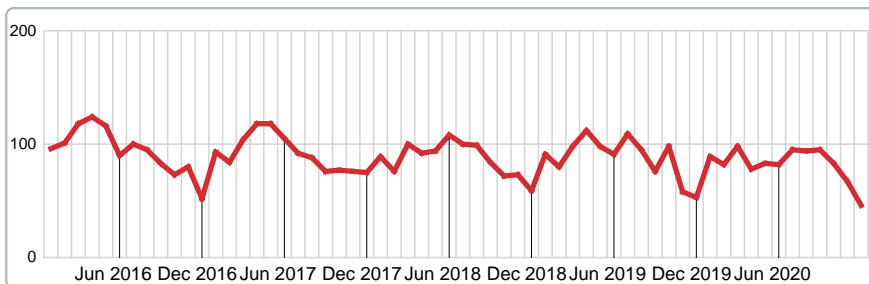
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 57

High Apr 2016 124 Low Dec 2020 46

New Listings this month at 46
below the 5 yr DEC average of 57



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	4	8.70%	1	3	0	0
\$70,001 - \$90,000	6	13.04%	4	1	1	0
\$90,001 - \$100,000	6	13.04%	3	3	0	0
\$100,001 - \$150,000	12	26.09%	1	10	1	0
\$150,001 - \$220,000	9	19.57%	0	9	0	0
\$220,001 - \$270,000	4	8.70%	0	2	2	0
\$270,001 and up	5	10.87%	0	1	3	1
Total New Listed Units	46		9	29	7	1
Total New Listed Volume	8,696,785	100%	816.39K	4.51M	2.89M	479.00K
Median New Listed Listing Price	\$140,000		\$85,000	\$143,500	\$269,900	\$479,000

December 2020



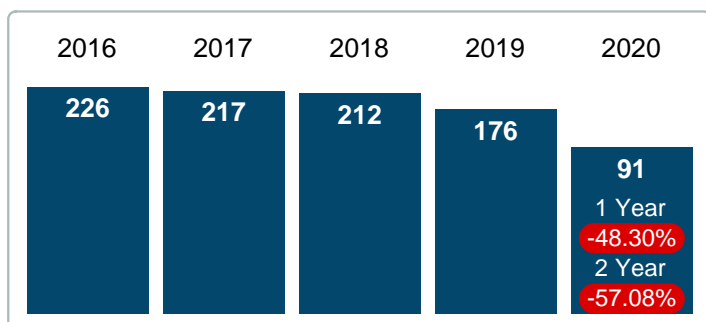
Area Delimited by County Of Creek - Residential Property Type



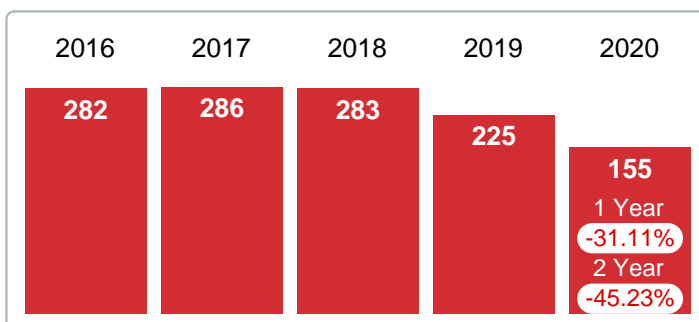
ACTIVE INVENTORY

Report produced on Aug 01, 2023 for MLS Technology Inc.

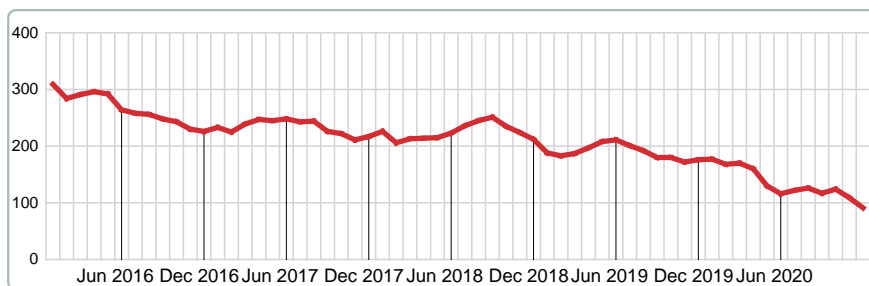
END OF DECEMBER



ACTIVE DURING DECEMBER

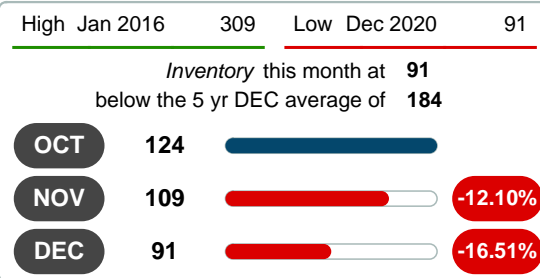


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 184



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	2	2.20%	78.5	1	1	0	0
\$50,001 - \$75,000	10	10.99%	52.5	5	4	1	0
\$75,001 - \$125,000	16	17.58%	40.5	7	6	3	0
\$125,001 - \$175,000	25	27.47%	66.0	1	23	1	0
\$175,001 - \$350,000	17	18.68%	57.0	3	9	4	1
\$350,001 - \$525,000	10	10.99%	53.0	0	2	4	4
\$525,001 and up	11	12.09%	78.0	0	2	5	4
Total Active Inventory by Units	91			17	47	18	9
Total Active Inventory by Volume	23,265,697	100%	62.0	1.74M	8.71M	7.56M	5.26M
Median Active Inventory Listing Price	\$160,900			\$84,900	\$155,000	\$332,000	\$515,000

December 2020



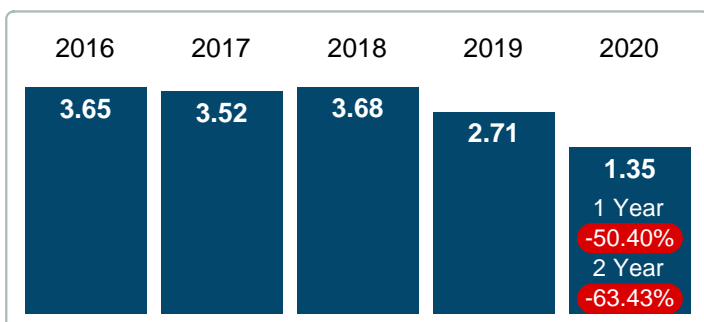
Area Delimited by County Of Creek - Residential Property Type



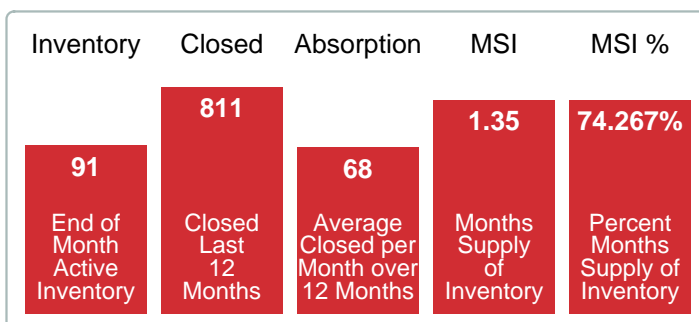
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Aug 01, 2023 for MLS Technology Inc.

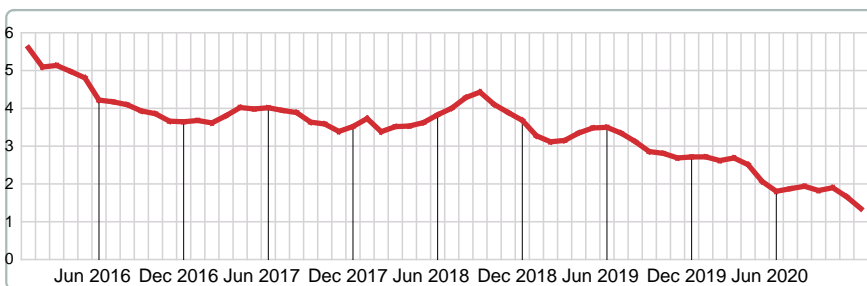
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2020



5 YEAR MARKET ACTIVITY TRENDS

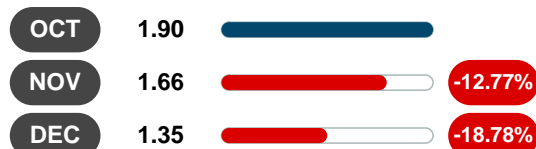


3 MONTHS

5 year DEC AVG = 2.98

High Jan 2016 5.60 Low Dec 2020 1.35

Months Supply this month at 1.35 below the 5 yr DEC average of 2.98



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	2	2.20%	0.60	0.60	0.75	0.00	0.00
\$50,001 - \$75,000	10	10.99%	2.61	3.53	2.09	4.00	0.00
\$75,001 - \$125,000	16	17.58%	1.03	2.27	0.51	5.14	0.00
\$125,001 - \$175,000	25	27.47%	1.36	0.92	1.57	0.41	0.00
\$175,001 - \$350,000	17	18.68%	0.82	9.00	0.63	0.77	1.00
\$350,001 - \$525,000	10	10.99%	2.50	0.00	3.00	1.71	4.36
\$525,001 and up	11	12.09%	6.95	0.00	4.00	7.50	9.60
Market Supply of Inventory (MSI)			1.35	2.22	1.04	1.53	3.00
Total Active Inventory by Units		100%	1.35	17	47	18	9

December 2020



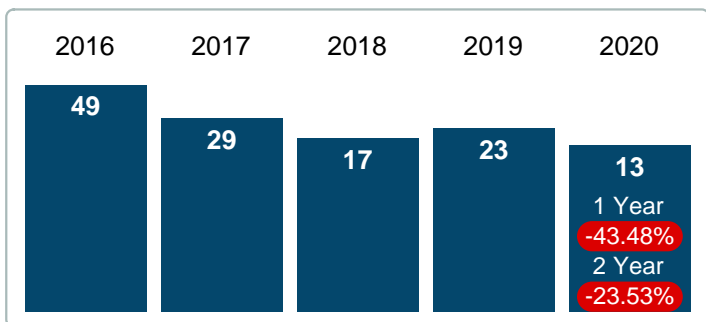
Area Delimited by County Of Creek - Residential Property Type



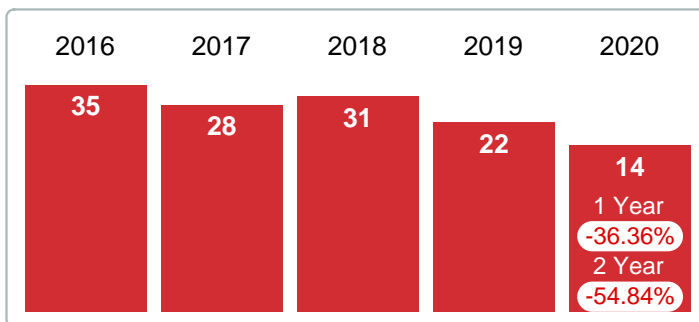
MEDIAN DAYS ON MARKET TO SALE

Report produced on Aug 01, 2023 for MLS Technology Inc.

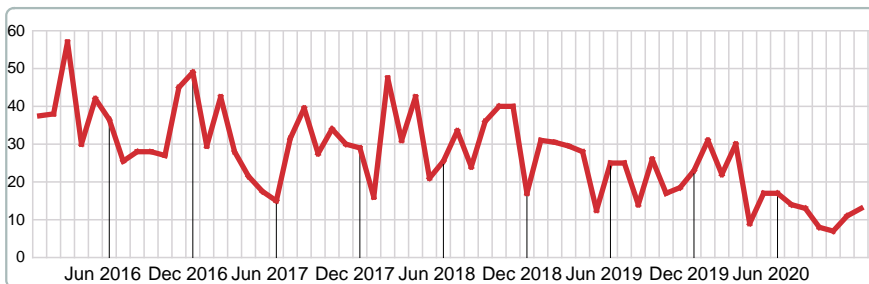
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

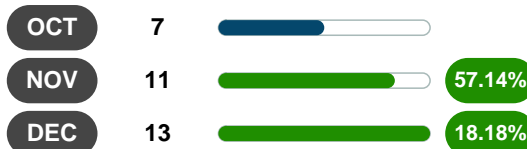


3 MONTHS

5 year DEC AVG = 26

High Mar 2016 57 Low Oct 2020 7

Median Days on Market to Sale this month at 13 below the 5 yr DEC average of 26



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
\$80,000 and less	9.21%	34	44	39	145	27
\$80,001 - \$100,000	13.16%	6	4	12	6	0
\$100,001 - \$120,000	11.84%	13	17	9	40	0
\$120,001 - \$170,000	26.32%	5	5	4	41	0
\$170,001 - \$230,000	17.11%	12	51	9	7	0
\$230,001 - \$360,000	11.84%	20	0	48	14	29
\$360,001 and up	10.53%	75	0	48	17	115
Median Closed DOM		13	6	9	20	89
Total Closed Units	100%	76	11	43	15	7
Total Closed Volume		14,803,151	1.15M	8.51M	2.97M	2.18M

December 2020



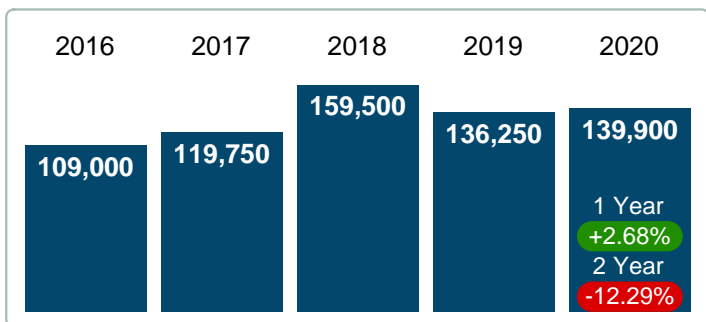
Area Delimited by County Of Creek - Residential Property Type



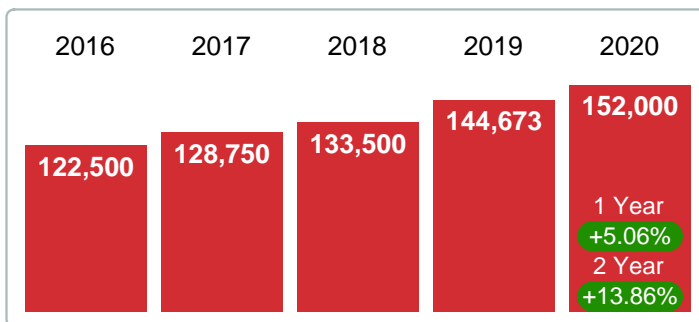
MEDIAN LIST PRICE AT CLOSING

Report produced on Aug 01, 2023 for MLS Technology Inc.

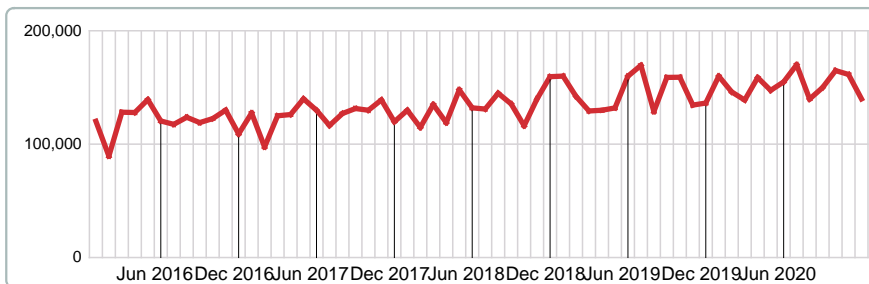
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

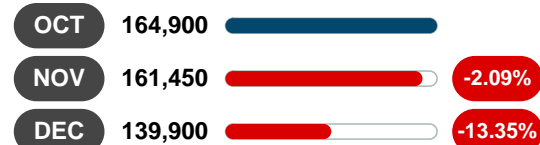


3 MONTHS

5 year DEC AVG = 132,880

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

Median List Price at Closing this month at **139,900**
 above the 5 yr DEC average of **132,880**



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
\$80,000 and less	9.21%	64,200	51,250	59,600	65,700	75,000
\$80,001 - \$100,000	13.16%	94,950	95,000	92,700	99,900	0
\$100,001 - \$120,000	13.16%	111,000	103,000	111,000	119,000	0
\$120,001 - \$170,000	25.00%	139,900	129,900	141,200	134,000	0
\$170,001 - \$230,000	17.11%	189,900	210,000	189,000	215,000	0
\$230,001 - \$360,000	10.53%	267,450	0	236,700	265,000	319,900
\$360,001 and up	11.84%	445,000	0	685,000	432,000	435,000
Median List Price		139,900	99,900	142,500	185,000	334,900
Total Closed Units	100%	139,900	11	43	15	7
Total Closed Volume		14,970,100	1.14M	8.54M	3.02M	2.27M

December 2020



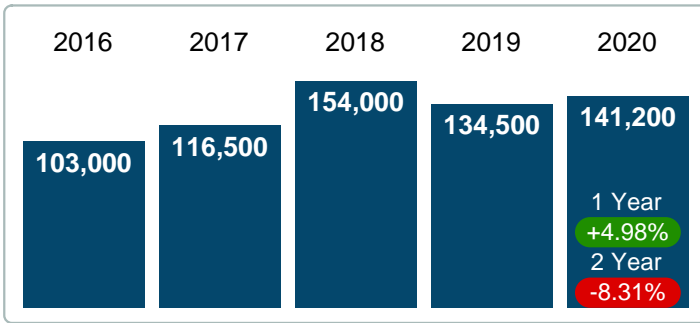
Area Delimited by County Of Creek - Residential Property Type



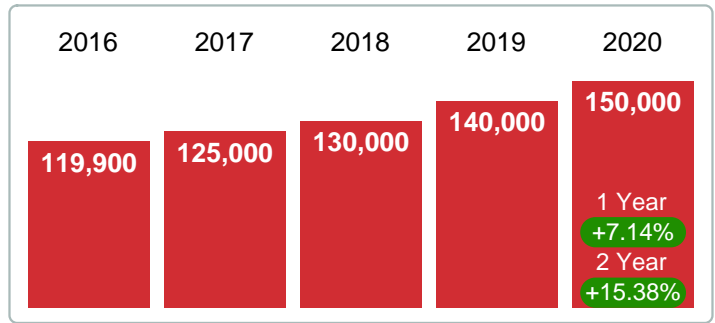
MEDIAN SOLD PRICE AT CLOSING

Report produced on Aug 01, 2023 for MLS Technology Inc.

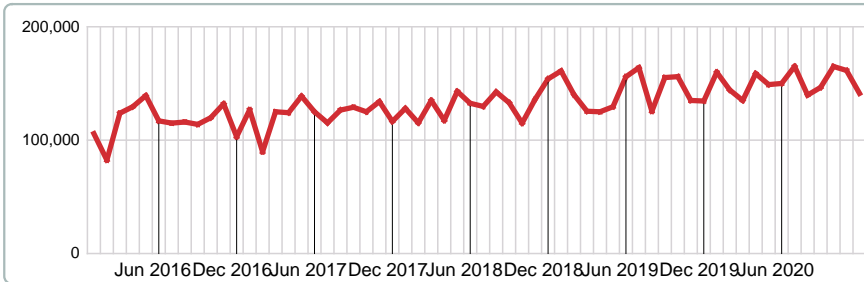
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

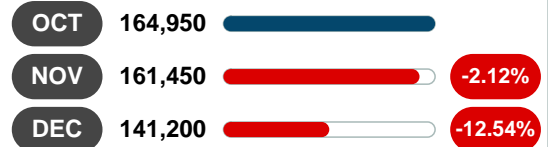


3 MONTHS

5 year DEC AVG = 129,840

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

Median Sold Price at Closing this month at 141,200 above the 5 yr DEC average of 129,840



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
\$80,000 and less	9.21%	55,000	46,000	52,250	53,776	70,000
\$80,001 - \$100,000	13.16%	96,000	91,000	97,000	99,900	0
\$100,001 - \$120,000	11.84%	115,000	107,000	115,000	115,000	0
\$120,001 - \$170,000	26.32%	137,950	132,000	142,500	135,000	0
\$170,001 - \$230,000	17.11%	189,000	210,000	188,500	201,250	0
\$230,001 - \$360,000	11.84%	270,000	0	232,300	250,000	305,000
\$360,001 and up	10.53%	467,000	0	680,000	495,000	395,000
Median Sold Price		141,200	98,000	145,000	185,000	334,900
Total Closed Units	100%	141,200	11	43	15	7
Total Closed Volume		14,803,151	1.15M	8.51M	2.97M	2.18M

December 2020



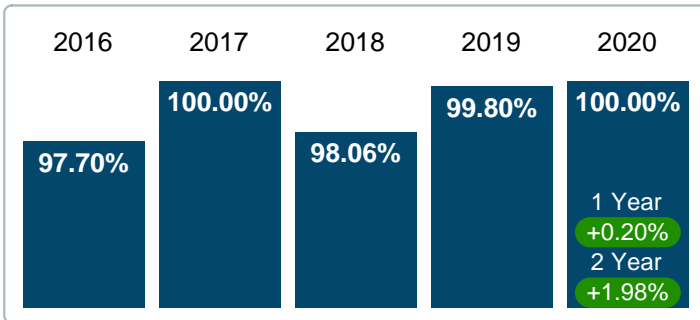
Area Delimited by County Of Creek - Residential Property Type



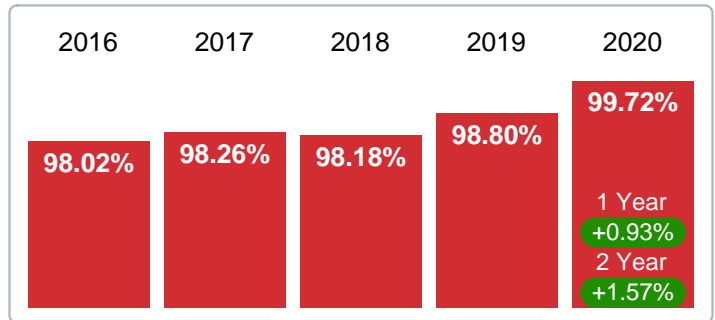
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Aug 01, 2023 for MLS Technology Inc.

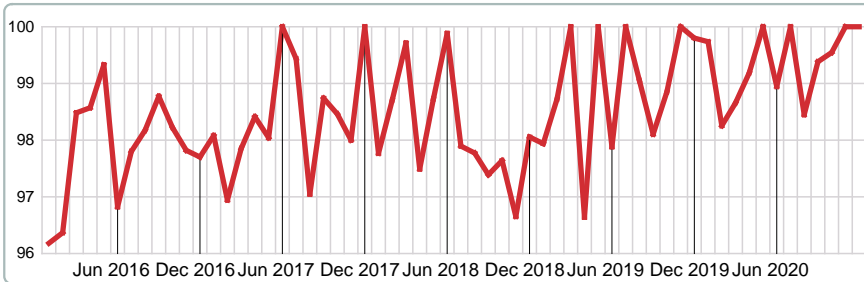
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

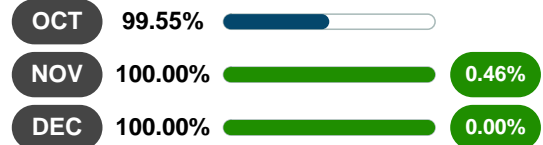


3 MONTHS

5 year DEC AVG = 99.11%

High Dec 2020 100.00% Low Jan 2016 96.18%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr DEC average of **99.11%**



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	
\$80,000 and less	7	9.21%	92.68%	95.63%	87.25%	78.54%	93.33%	
\$80,001 - \$100,000	10	13.16%	100.00%	100.00%	97.24%	100.00%	0.00%	
\$100,001 - \$120,000	9	11.84%	102.10%	105.42%	103.19%	96.64%	0.00%	
\$120,001 - \$170,000	20	26.32%	100.00%	101.62%	100.00%	100.00%	0.00%	
\$170,001 - \$230,000	13	17.11%	100.00%	100.00%	100.00%	100.58%	0.00%	
\$230,001 - \$360,000	9	11.84%	99.39%	0.00%	97.40%	99.39%	100.00%	
\$360,001 and up	8	10.53%	98.91%	0.00%	100.00%	99.20%	96.55%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	99.39%	96.55%	
Total Closed Units		76	100%	100.00%				
Total Closed Volume		14,803,151			1.15M	8.51M	2.97M	2.18M

December 2020



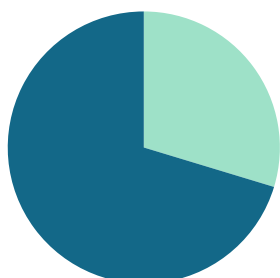
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Aug 01, 2023 for MLS Technology Inc.

INVENTORY

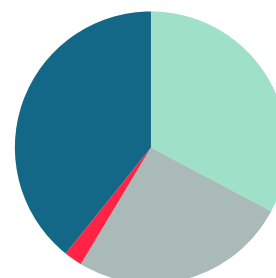


Inventory
 New Listings
46 = 29.68%
 Start Inventory
109
 Total Inventory Units
155
 Volume
\$35,207,481

Market Activity

Closed Sales
76 = 32.76%
 Pending Sales
60 = 25.86%
 Other Off Market
5 = 2.16%
 Active Inventory
91 = 39.22%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	54	76	40.74%	778	811	4.24%
Pending Sales	39	60	53.85%	793	866	9.21%
New Listings	53	46	-13.21%	1,059	992	-6.33%
Median List Price	136,250	139,900	2.68%	144,673	152,000	5.06%
Median Sale Price	134,500	141,200	4.98%	140,000	150,000	7.14%
Median Percent of Selling Price to List Price	99.80%	100.00%	0.20%	98.80%	99.72%	0.93%
Median Days on Market to Sale	23.00	13.00	-43.48%	22.00	14.00	-36.36%
Monthly Inventory	176	91	-48.30%	176	91	-48.30%
Months Supply of Inventory	2.71	1.35	-50.40%	2.71	1.35	-50.40%

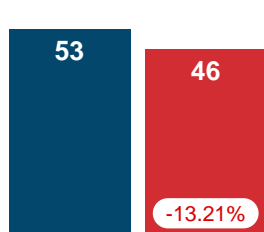
Absorption: Last 12 months, an Average of **68** Sales/Month

Inventory on December 31, 2020 = **91** 2019 2020

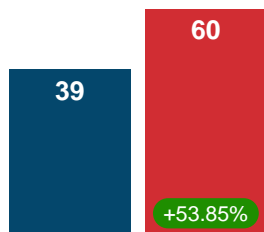
DECEMBER MARKET

MEDIAN PRICES

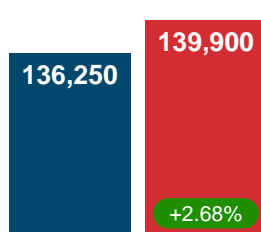
New Listings



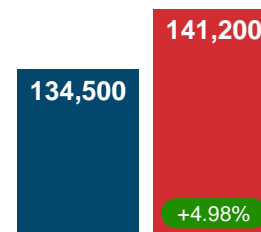
Pending Listings



List Price



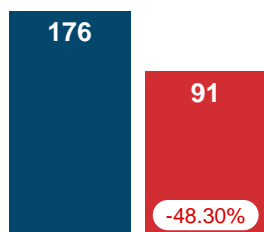
Sale Price



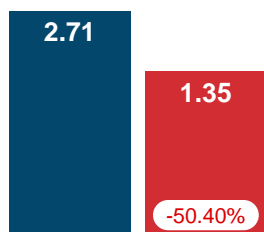
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

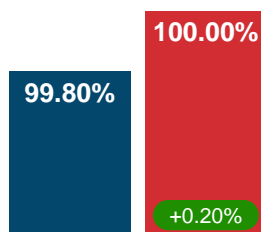
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

