

February 2020



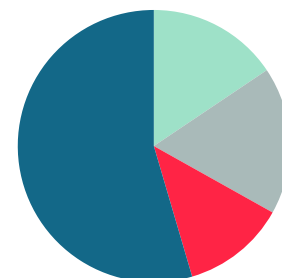
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	February 2020	+/-%
Closed Listings	60	48	-20.00%
Pending Listings	61	54	-11.48%
New Listings	80	82	2.50%
Average List Price	142,786	159,271	11.55%
Average Sale Price	139,900	153,766	9.91%
Average Percent of Selling Price to List Price	98.09%	96.24%	-1.89%
Average Days on Market to Sale	46.58	36.40	-21.87%
End of Month Inventory	183	168	-8.20%
Months Supply of Inventory	3.11	2.62	-15.95%



■ Closed (15.58%)
■ Pending (17.53%)
■ Other OffMarket (12.34%)
■ Active (54.55%)

Absorption: Last 12 months, an Average of **64** Sales/Month
Active Inventory as of February 29, 2020 = **168**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2020 decreased **8.20%** to 168 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 **2.62** 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 **9.91%** in February 2020 to \$153,766 versus the previous year at \$139,900.

Average Days on Market Shortens

The average number of **36.40** days that homes spent on the market before selling decreased by 10.19 days or **21.87%** in February 2020 compared to last year's same month at **46.58** DOM.

Sales Success for February 2020 is Positive

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

There were 82 New Listings in February 2020, up **2.50%** from last year at 80. Furthermore, there were 48 Closed Listings this month versus last year at 60, a **-20.00%** decrease.

Closed versus Listed trends yielded a **58.5%** ratio, down from previous year's, February 2019, at **75.0%**, a **21.95%** downswing. 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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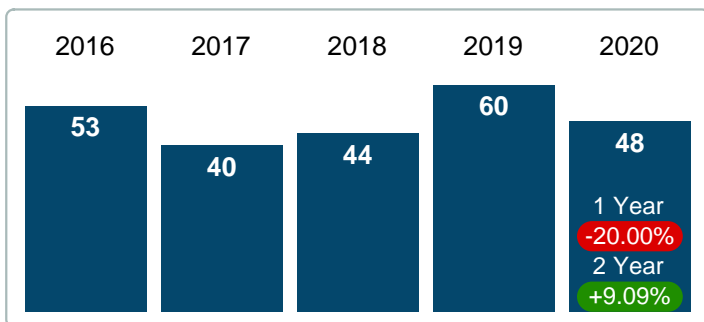
Area Delimited by County Of Creek - Residential Property Type



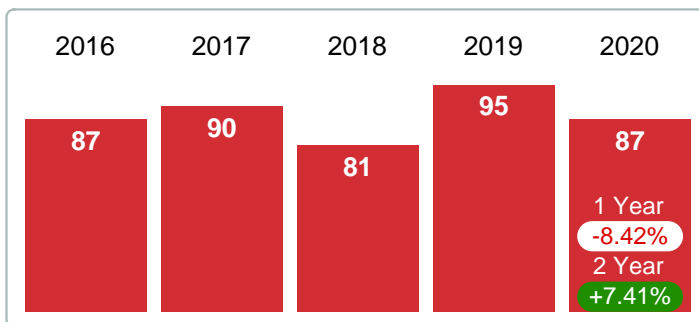
CLOSED LISTINGS

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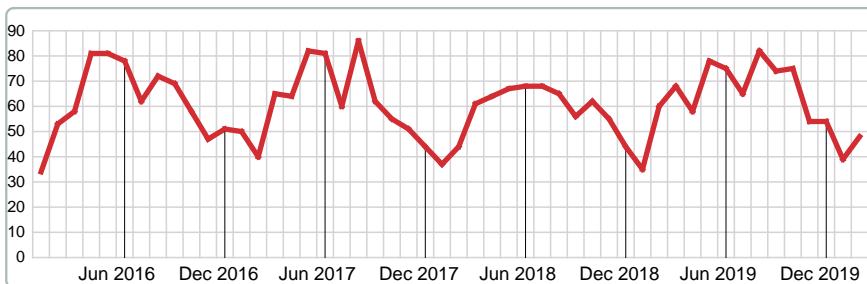
FEBRUARY



YEAR TO DATE (YTD)

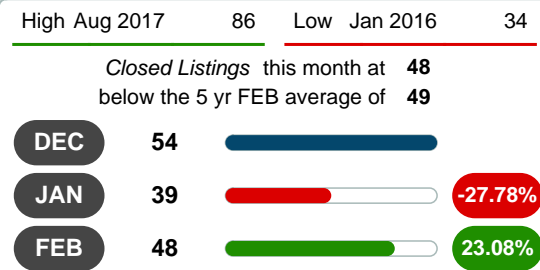


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 49



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	3	6.25%	9.7	2	1	0	0
\$50,001 - \$75,000	4	8.33%	15.0	3	1	0	0
\$75,001 - \$125,000	11	22.92%	36.5	2	9	0	0
\$125,001 - \$175,000	11	22.92%	38.7	1	8	2	0
\$175,001 - \$200,000	7	14.58%	33.1	0	7	0	0
\$200,001 - \$250,000	6	12.50%	68.2	0	4	2	0
\$250,001 and up	6	12.50%	31.5	0	4	2	0
Total Closed Units	48			8	34	6	0
Total Closed Volume	7,380,790	100%	36.4	625.20K	5.47M	1.29M	0.00B
Average Closed Price	\$153,766			\$78,150	\$160,856	\$214,417	\$0

February 2020



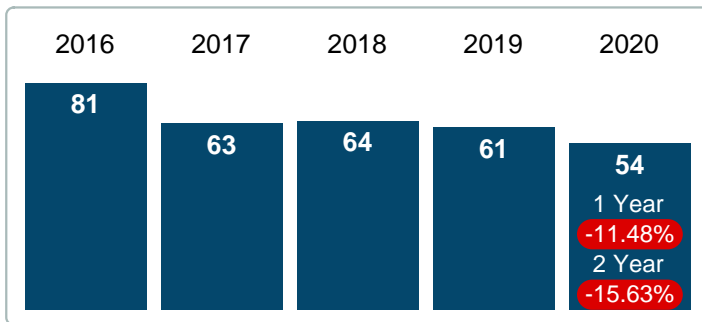
Area Delimited by County Of Creek - Residential Property Type



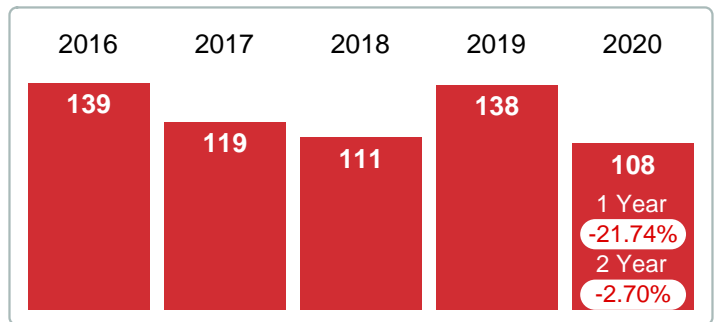
PENDING LISTINGS

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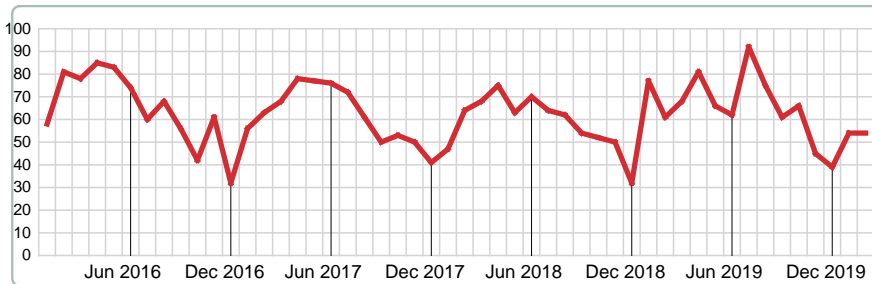
FEBRUARY



YEAR TO DATE (YTD)

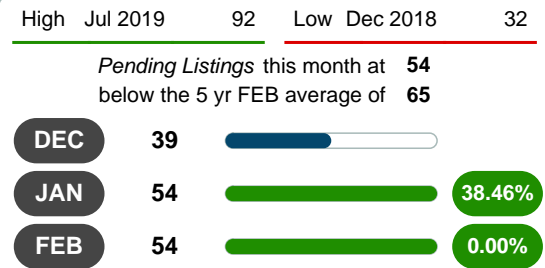


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 65



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	9.26%	70.2	4	1	0	0
\$75,001 - \$75,000	0	0.00%	0.0	0	0	0	0
\$75,001 - \$100,000	10	18.52%	55.8	4	6	0	0
\$100,001 - \$125,000	10	18.52%	34.9	0	10	0	0
\$125,001 - \$150,000	11	20.37%	23.9	0	11	0	0
\$150,001 - \$250,000	12	22.22%	51.6	0	8	4	0
\$250,001 and up	6	11.11%	33.2	0	2	4	0
Total Pending Units	54			8	38	8	0
Total Pending Volume	9,171,900	100%	41.7	579.90K	5.48M	3.11M	0.00B
Average Listing Price	\$169,187			\$72,488	\$144,139	\$389,338	\$0

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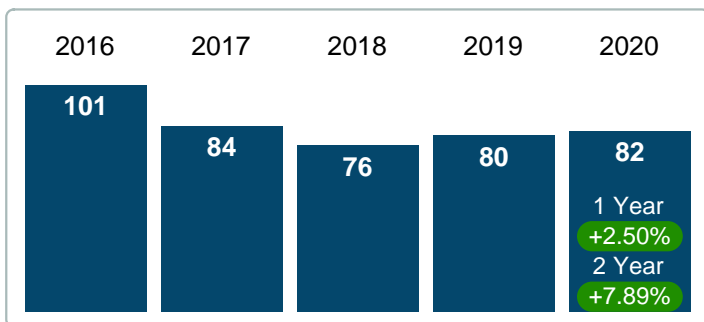
Area Delimited by County Of Creek - Residential Property Type



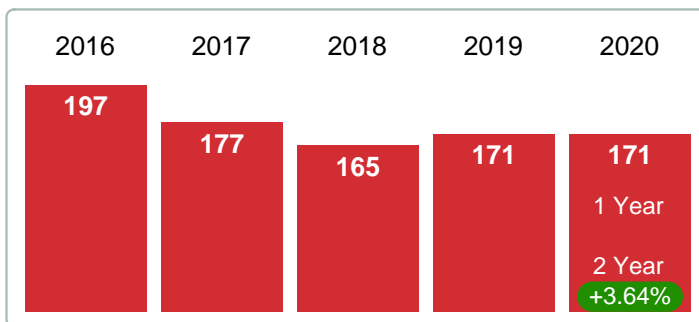
NEW LISTINGS

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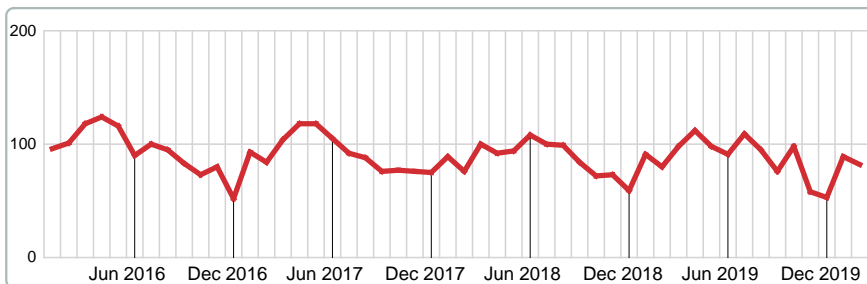
FEBRUARY



YEAR TO DATE (YTD)

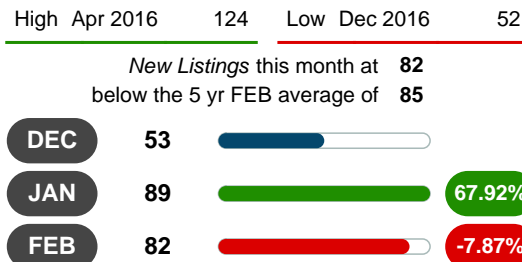


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 85



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	4	4.88%	3	1	0	0
\$50,001 - \$100,000	12	14.63%	2	8	2	0
\$100,001 - \$125,000	8	9.76%	2	6	0	0
\$125,001 - \$200,000	25	30.49%	1	21	3	0
\$200,001 - \$250,000	12	14.63%	1	8	3	0
\$250,001 - \$425,000	8	9.76%	0	4	2	2
\$425,001 and up	13	15.85%	0	1	9	3
Total New Listed Units	82		9	49	19	5
Total New Listed Volume	18,714,949	100%	826.30K	8.23M	7.58M	2.09M
Average New Listed Listing Price	\$215,375		\$91,811	\$167,900	\$398,697	\$417,260

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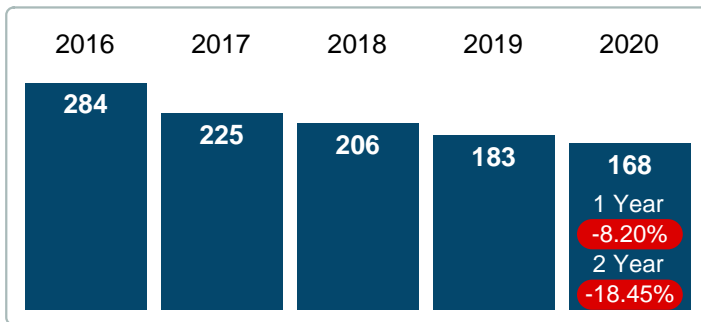
Area Delimited by County Of Creek - Residential Property Type



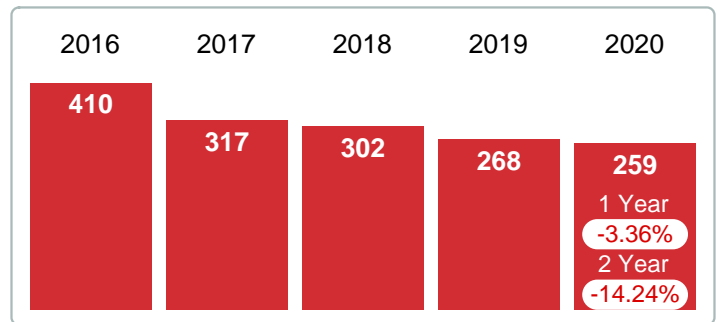
ACTIVE INVENTORY

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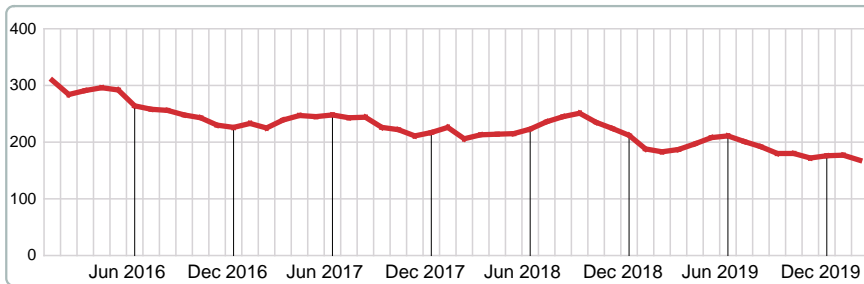
END OF FEBRUARY



ACTIVE DURING FEBRUARY

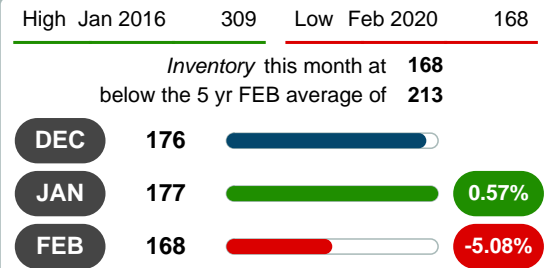


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 213



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	13	7.74%	71.8	8	4	1	0
\$50,001 - \$75,000	16	9.52%	41.8	4	8	3	1
\$75,001 - \$125,000	27	16.07%	65.8	5	18	4	0
\$125,001 - \$200,000	41	24.40%	67.9	1	32	8	0
\$200,001 - \$350,000	32	19.05%	52.3	1	19	9	3
\$350,001 - \$475,000	22	13.10%	56.8	1	2	12	7
\$475,001 and up	17	10.12%	65.6	1	2	11	3
Total Active Inventory by Units	168			21	85	48	14
Total Active Inventory by Volume	40,652,199	100%	60.7	2.22M	14.67M	17.14M	6.62M
Average Active Inventory Listing Price	\$241,977			\$105,852	\$172,551	\$357,110	\$472,943

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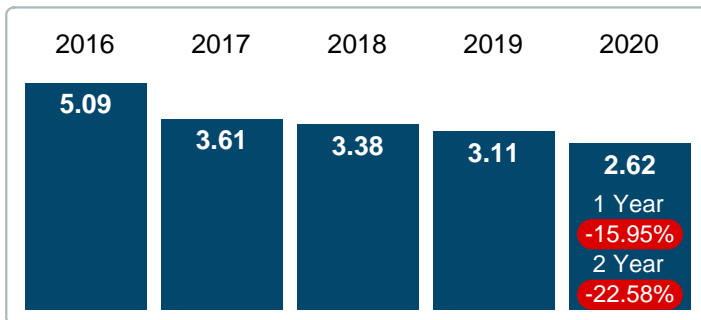
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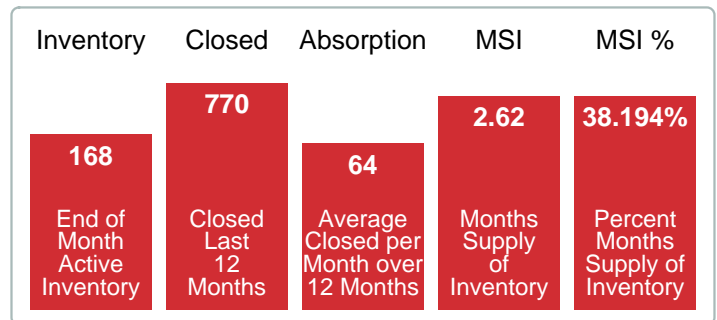
MONTHS SUPPLY of INVENTORY (MSI)

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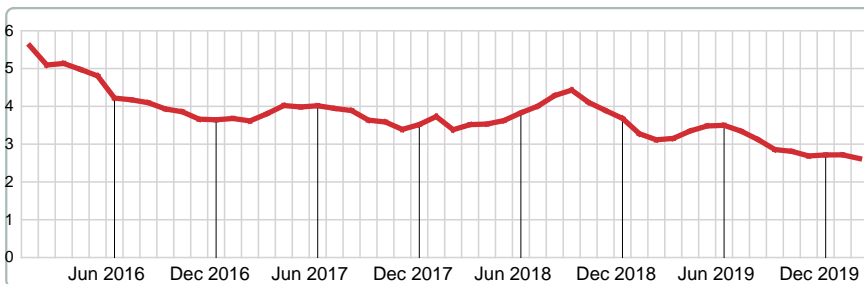
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2020

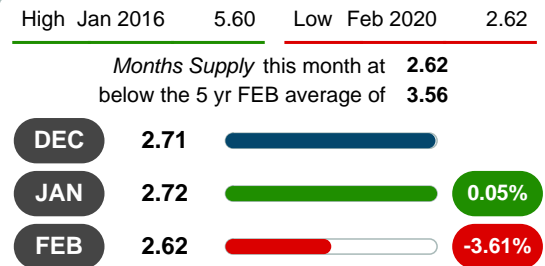


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 3.56



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	13	7.74%	2.64	4.57	1.33	6.00	0.00
\$50,001 - \$75,000	16	9.52%	3.00	2.18	2.46	18.00	12.00
\$75,001 - \$125,000	27	16.07%	1.72	1.62	1.65	2.67	0.00
\$125,001 - \$200,000	41	24.40%	1.74	0.55	1.81	2.09	0.00
\$200,001 - \$350,000	32	19.05%	2.63	4.00	2.96	1.83	5.14
\$350,001 - \$475,000	22	13.10%	11.48	0.00	4.00	11.08	21.00
\$475,001 and up	17	10.12%	25.50	12.00	24.00	66.00	9.00
Market Supply of Inventory (MSI)			2.62	2.38	2.03	4.06	8.40
Total Active Inventory by Units		100%	2.62	21	85	48	14

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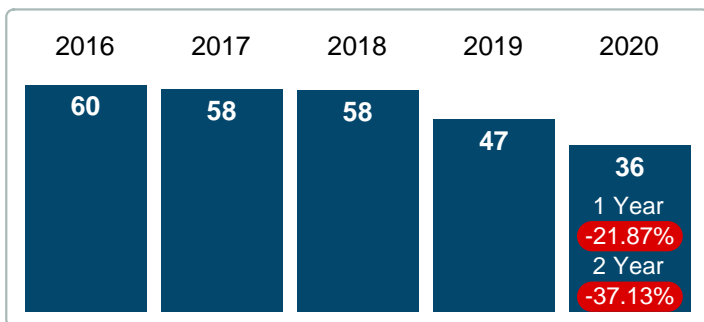
Area Delimited by County Of Creek - Residential Property Type



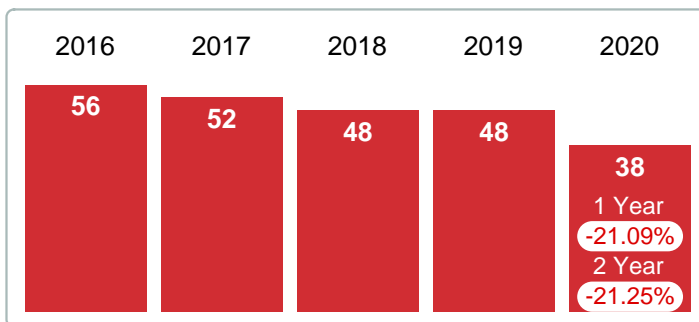
AVERAGE DAYS ON MARKET TO SALE

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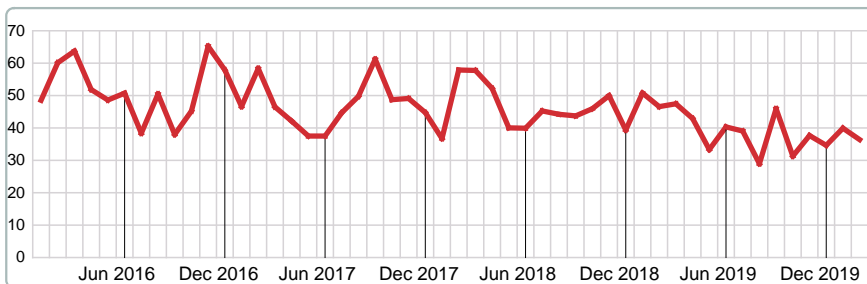
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 52

High Nov 2016 65 Low Aug 2019 29

Average Days on Market to Sale this month at 36 below the 5 yr FEB average of 52



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	6.25%	10	14	2	0	0
\$50,001 - \$75,000	8.33%	15	13	20	0	0
\$75,001 - \$125,000	22.92%	37	15	41	0	0
\$125,001 - \$175,000	22.92%	39	11	36	63	0
\$175,001 - \$200,000	14.58%	33	0	33	0	0
\$200,001 - \$250,000	12.50%	68	0	89	27	0
\$250,001 and up	12.50%	32	0	37	20	0
Average Closed DOM		36				
Total Closed Units	100%	36	8	34	6	0
Total Closed Volume		7,380,790	625.20K	5.47M	1.29M	0.00B

February 2020



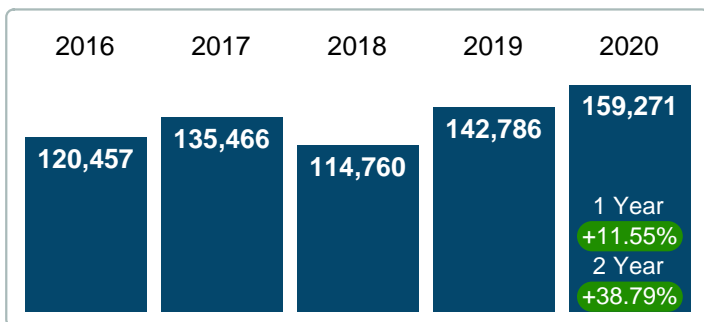
Area Delimited by County Of Creek - Residential Property Type



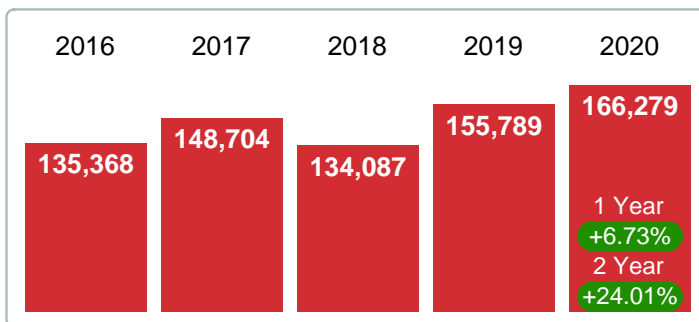
AVERAGE LIST PRICE AT CLOSING

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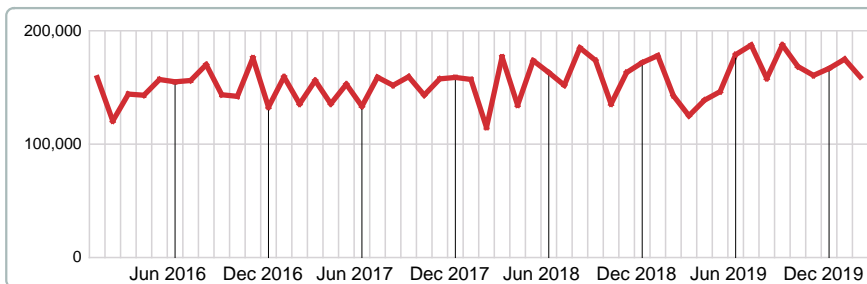
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

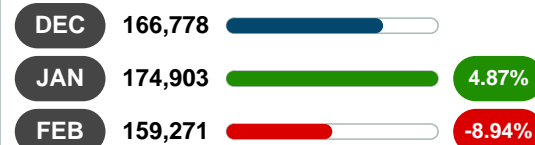


3 MONTHS

5 year FEB AVG = 134,548

High Sep 2019 187,441 Low Feb 2018 114,760

Average List Price at Closing this month at **159,271**
above the 5 yr FEB average of **134,548**



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	6.25%	39,467	44,250	39,900	0	0
\$50,001 - \$75,000	6.25%	68,967	69,967	71,900	0	0
\$75,001 - \$125,000	22.92%	101,427	103,700	105,811	0	0
\$125,001 - \$175,000	25.00%	141,850	135,000	141,413	153,500	0
\$175,001 - \$200,000	12.50%	190,306	0	193,819	0	0
\$200,001 - \$250,000	12.50%	228,517	0	251,925	224,200	0
\$250,001 and up	14.58%	284,129	0	280,125	284,250	0
Average List Price		159,271	80,100	167,069	220,650	0
Total Closed Units	100%	159,271	8	34	6	0
Total Closed Volume		7,645,030	640.80K	5.68M	1.32M	0.00B

February 2020



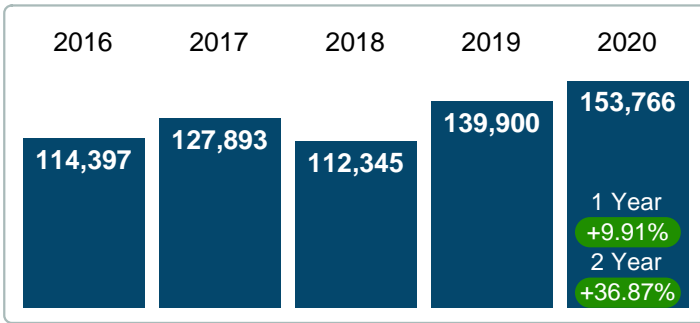
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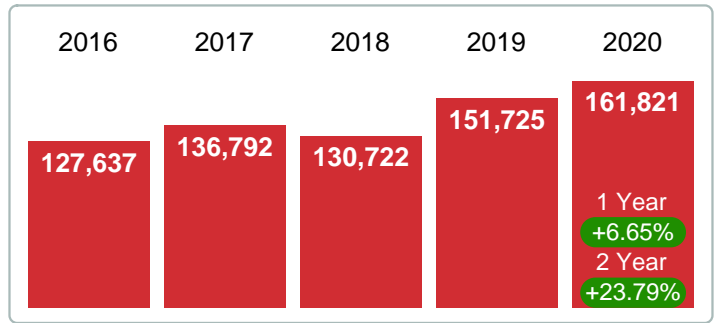
AVERAGE SOLD PRICE AT CLOSING

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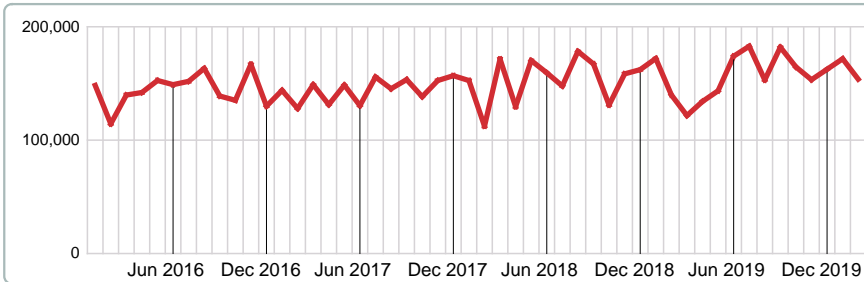
FEBRUARY



YEAR TO DATE (YTD)

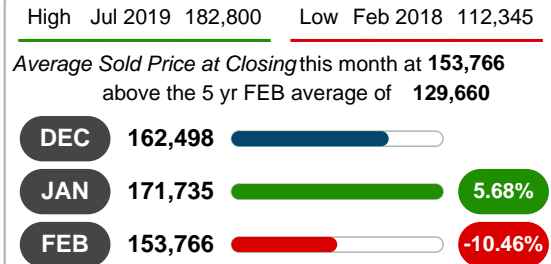


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 129,660



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	3	6.25%	34,500	36,750	30,000	0	0
\$50,001 - \$75,000	4	8.33%	66,050	65,733	67,000	0	0
\$75,001 - \$125,000	11	22.92%	101,426	104,750	100,688	0	0
\$125,001 - \$175,000	11	22.92%	142,364	145,000	140,750	147,500	0
\$175,001 - \$200,000	7	14.58%	186,843	0	186,843	0	0
\$200,001 - \$250,000	6	12.50%	229,000	0	234,250	218,500	0
\$250,001 and up	6	12.50%	274,917	0	273,750	277,250	0
Average Sold Price			153,766	78,150	160,856	214,417	0
Total Closed Units		100%	153,766	8	34	6	
Total Closed Volume			7,380,790	625.20K	5.47M	1.29M	0.00B

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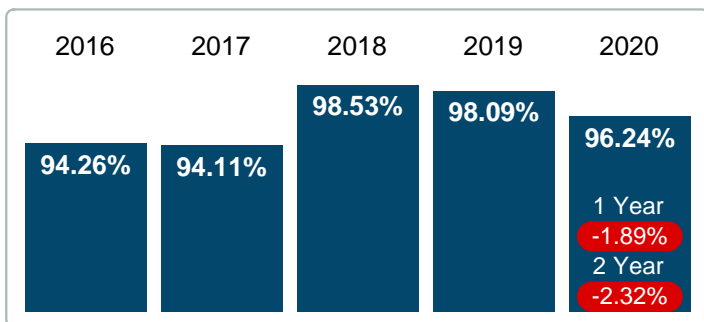
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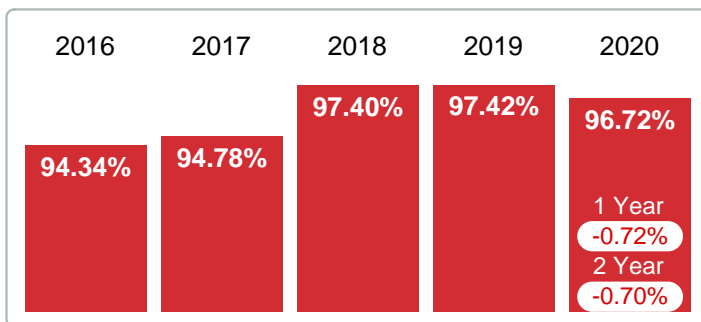
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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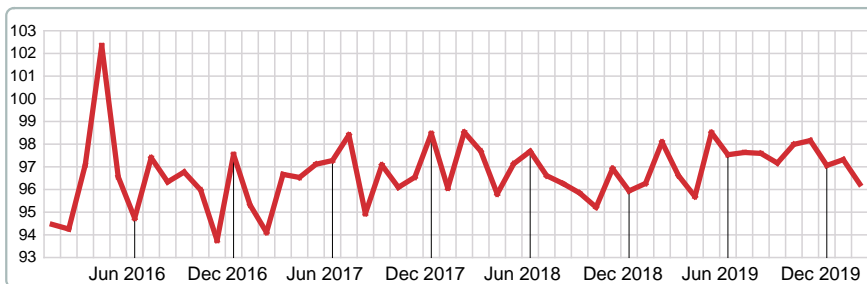
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

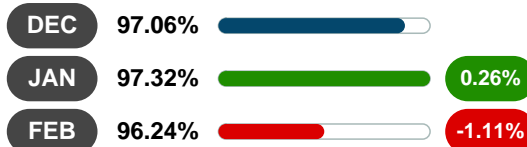


3 MONTHS

5 year FEB AVG = 96.25%

High Apr 2016 102.35% Low Nov 2016 93.76%

Average Sold/List Ratio this month at **96.24%**
equal to 5 yr FEB average of **96.25%**



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	3	6.25%	84.32%	88.88%	75.19%	0.00%	0.00%	
\$50,001 - \$75,000	4	8.33%	94.98%	95.58%	93.18%	0.00%	0.00%	
\$75,001 - \$125,000	11	22.92%	96.15%	100.96%	95.08%	0.00%	0.00%	
\$125,001 - \$175,000	11	22.92%	99.61%	107.41%	99.50%	96.16%	0.00%	
\$175,001 - \$200,000	7	14.58%	96.57%	0.00%	96.57%	0.00%	0.00%	
\$200,001 - \$250,000	6	12.50%	95.28%	0.00%	94.16%	97.51%	0.00%	
\$250,001 and up	6	12.50%	97.60%	0.00%	97.71%	97.40%	0.00%	
Average Sold/List Ratio		96.20%		96.73%	95.99%	97.02%	0.00%	
Total Closed Units		48	100%	96.20%	8	34	6	
Total Closed Volume		7,380,790			625.20K	5.47M	1.29M	0.00B

February 2020



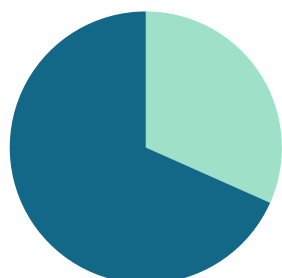
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

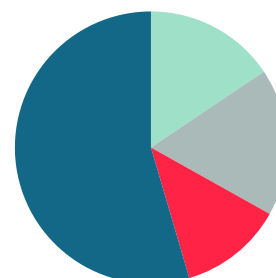


Inventory
 New Listings
82 = 31.66%
 Start Inventory
177
 Total Inventory Units
259
 Volume
\$58,477,499

Market Activity

Closed Sales
48 = 15.58%
 Pending Sales
54 = 17.53%
 Other Off Market
38 = 12.34%
 Active Inventory
168 = 54.55%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	60	48	-20.00%	95	87	-8.42%
Pending Sales	61	54	-11.48%	138	108	-21.74%
New Listings	80	82	2.50%	171	171	0.00%
Average List Price	142,786	159,271	11.55%	155,789	166,279	6.73%
Average Sale Price	139,900	153,766	9.91%	151,725	161,821	6.65%
Average Percent of Selling Price to List Price	98.09%	96.24%	-1.89%	97.42%	96.72%	-0.72%
Average Days on Market to Sale	46.58	36.40	-21.87%	48.13	37.98	-21.09%
Monthly Inventory	183	168	-8.20%	183	168	-8.20%
Months Supply of Inventory	3.11	2.62	-15.95%	3.11	2.62	-15.95%

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

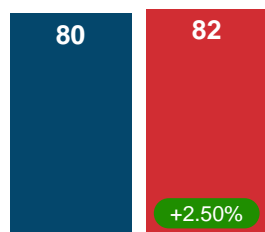
Inventory on February 29, 2020 = **168**

2019 **2020**

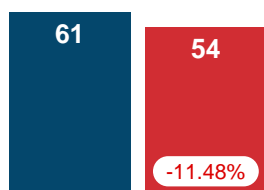
FEBRUARY MARKET

AVERAGE PRICES

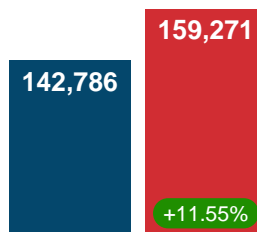
New Listings



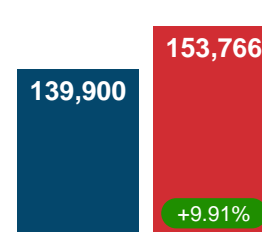
Pending Listings



List Price



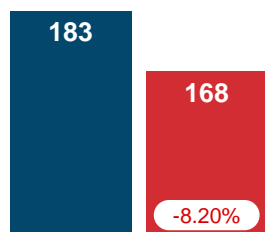
Sale Price



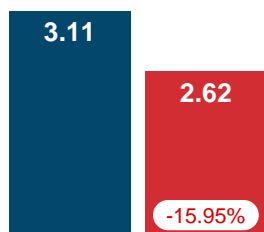
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

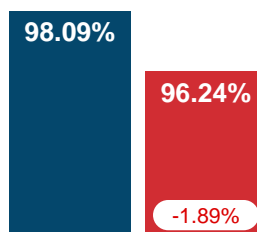
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

