

July 2020



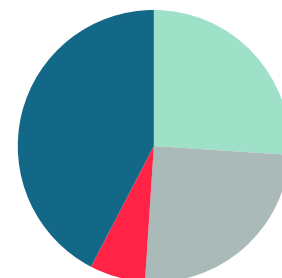
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	July 2020	+/-%
Closed Listings	65	75	15.38%
Pending Listings	92	72	-21.74%
New Listings	109	95	-12.84%
Average List Price	187,367	184,427	-1.57%
Average Sale Price	182,800	181,718	-0.59%
Average Percent of Selling Price to List Price	97.63%	97.79%	0.16%
Average Days on Market to Sale	39.05	37.57	-3.77%
End of Month Inventory	201	122	-39.30%
Months Supply of Inventory	3.35	1.87	-43.97%



■ Closed (26.04%)
■ Pending (25.00%)
■ Other OffMarket (6.60%)
■ Active (42.36%)

Absorption: Last 12 months, an Average of **65** Sales/Month
Active Inventory as of July 31, 2020 = **122**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2020 decreased **39.30%** to 122 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 **1.87** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **0.59%** in July 2020 to \$181,718 versus the previous year at \$182,800.

Average Days on Market Shortens

The average number of **37.57** days that homes spent on the market before selling decreased by 1.47 days or **3.77%** in July 2020 compared to last year's same month at **39.05** DOM.

Sales Success for July 2020 is Positive

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

There were 95 New Listings in July 2020, down **12.84%** from last year at 109. Furthermore, there were 75 Closed Listings this month versus last year at 65, a **15.38%** increase.

Closed versus Listed trends yielded a **78.9%** ratio, up from previous year's, July 2019, at **59.6%**, a **32.39%** 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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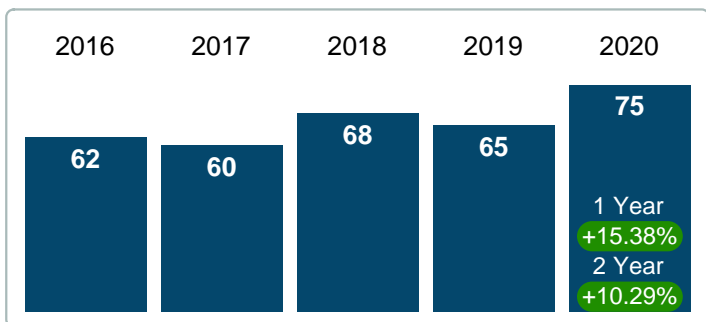
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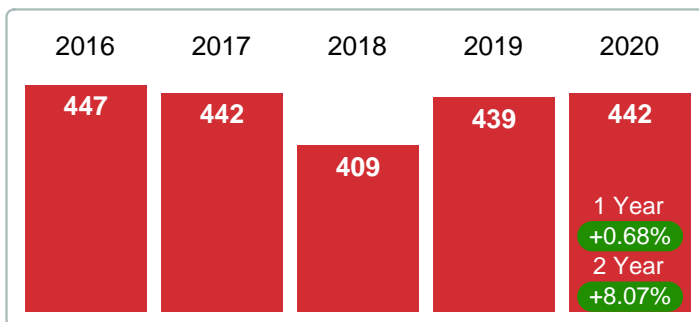
CLOSED LISTINGS

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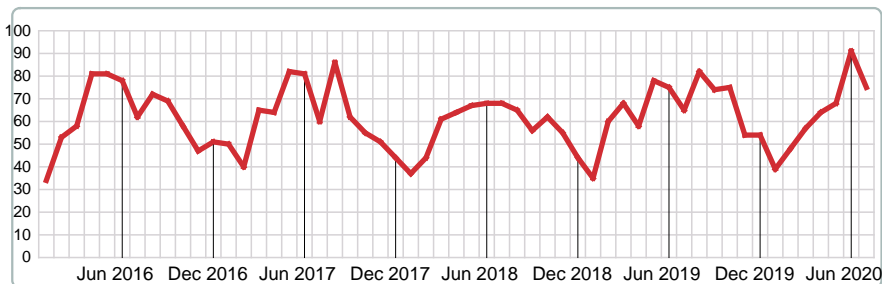
JULY



YEAR TO DATE (YTD)

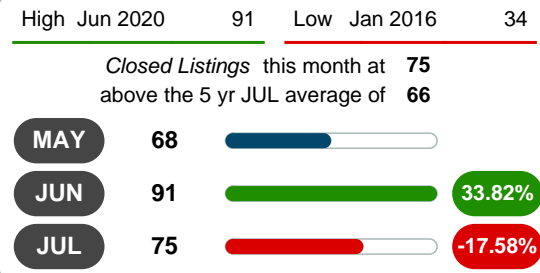


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL 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	7	9.33%	62.0	4	1	1	1
\$75,001 - \$100,000	7	9.33%	42.6	2	4	1	0
\$100,001 - \$125,000	8	10.67%	25.3	1	6	1	0
\$125,001 - \$175,000	20	26.67%	17.8	2	12	4	2
\$175,001 - \$225,000	16	21.33%	26.2	0	13	3	0
\$225,001 - \$300,000	9	12.00%	61.6	0	6	1	2
\$300,001 and up	8	10.67%	69.4	0	2	5	1
Total Closed Units	75			9	44	16	6
Total Closed Volume	13,628,817	100%	37.6	773.50K	7.60M	3.96M	1.29M
Average Closed Price	\$181,718			\$85,944	\$172,800	\$247,513	\$215,317

July 2020



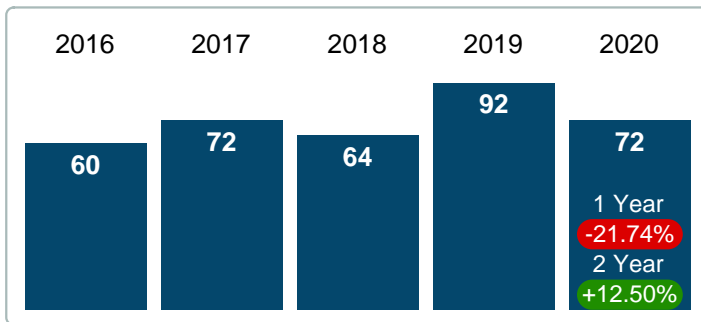
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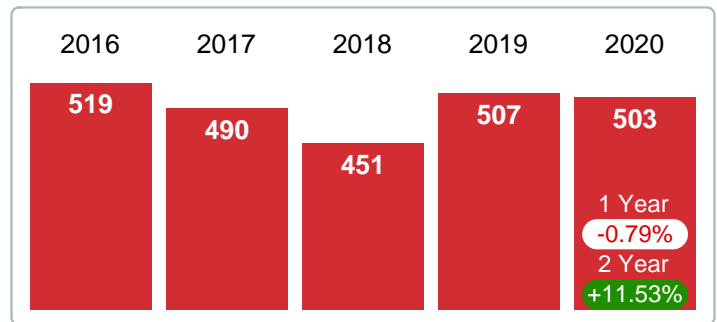
PENDING LISTINGS

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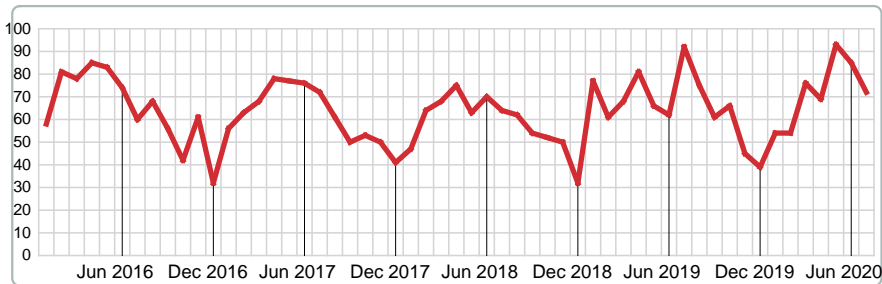
JULY



YEAR TO DATE (YTD)

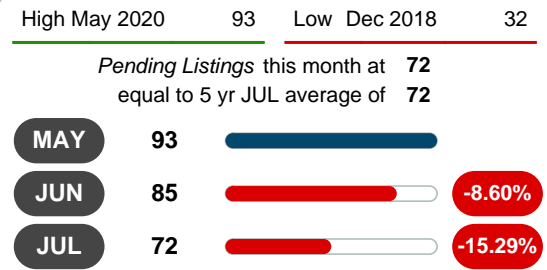


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 72



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	6	8.33%	73.5	2	2	2	0
\$50,001 - \$75,000	6	8.33%	23.3	3	3	0	0
\$75,001 - \$125,000	10	13.89%	32.5	3	7	0	0
\$125,001 - \$200,000	23	31.94%	19.4	1	19	3	0
\$200,001 - \$250,000	10	13.89%	32.0	0	7	2	1
\$250,001 - \$425,000	10	13.89%	21.9	1	2	5	2
\$425,001 and up	7	9.72%	98.3	0	1	4	2
Total Pending Units	72			10	41	16	5
Total Pending Volume	14,720,869	100%	36.1	953.70K	6.56M	5.24M	1.97M
Average Listing Price	\$206,564			\$95,370	\$159,961	\$327,435	\$393,960

July 2020



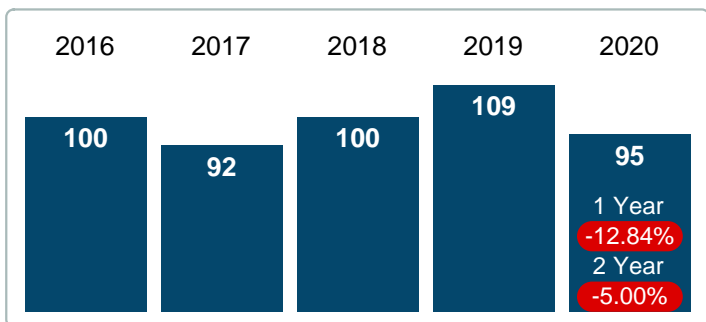
Area Delimited by County Of Creek - Residential Property Type



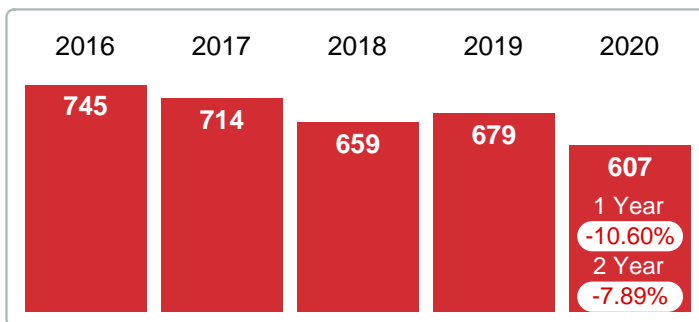
NEW LISTINGS

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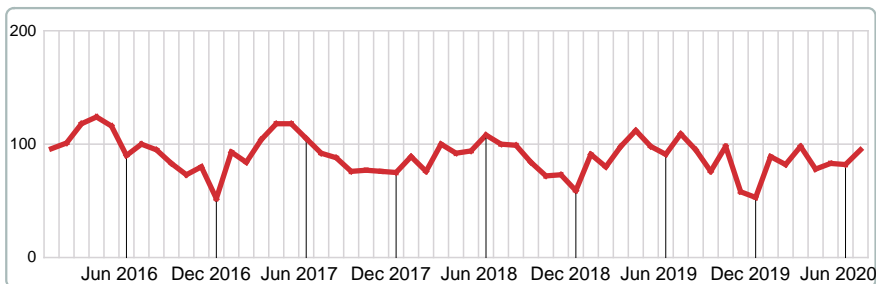
JULY



YEAR TO DATE (YTD)

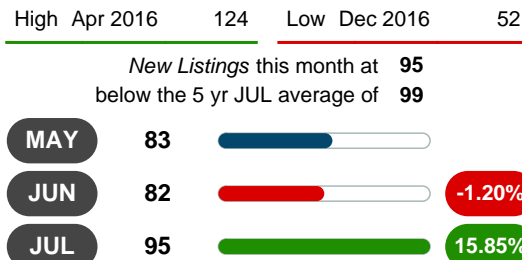


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 99



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	5	5.26%	3	1	1	0
\$50,001 - \$100,000	15	15.79%	4	8	3	0
\$100,001 - \$125,000	7	7.37%	0	4	3	0
\$125,001 - \$200,000	31	32.63%	2	27	2	0
\$200,001 - \$300,000	15	15.79%	1	11	3	0
\$300,001 - \$425,000	11	11.58%	0	2	6	3
\$425,001 and up	11	11.58%	0	3	5	3
Total New Listed Units	95		10	56	23	6
Total New Listed Volume	20,457,971	100%	920.90K	10.40M	6.11M	3.03M
Average New Listed Listing Price	\$215,833		\$92,090	\$185,706	\$265,705	\$504,383

July 2020



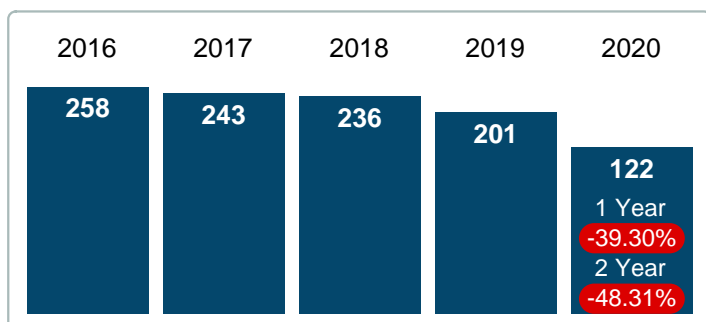
Area Delimited by County Of Creek - Residential Property Type



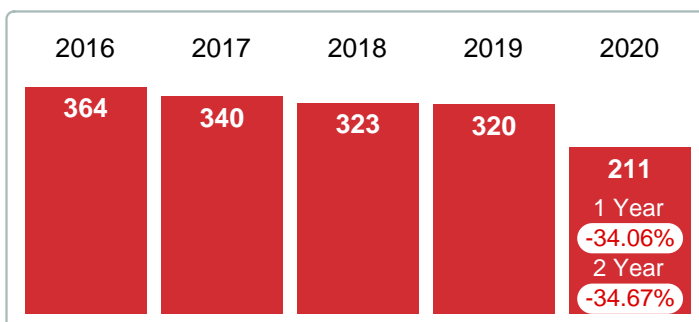
ACTIVE INVENTORY

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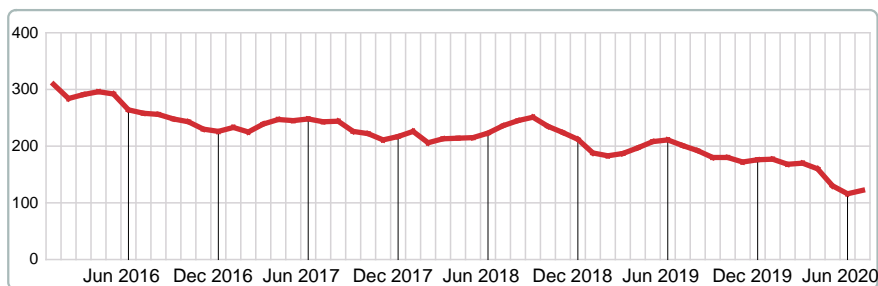
END OF JULY



ACTIVE DURING JULY

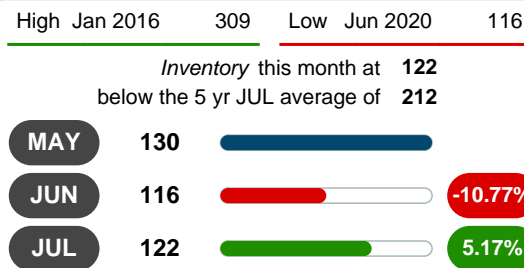


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 212



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	6	4.92%	76.3	4	2	0	0
\$50,001 - \$75,000	10	8.20%	97.6	2	5	2	1
\$75,001 - \$125,000	23	18.85%	47.6	5	13	4	1
\$125,001 - \$225,000	33	27.05%	58.7	2	28	2	1
\$225,001 - \$425,000	22	18.03%	42.5	1	13	6	2
\$425,001 - \$525,000	14	11.48%	54.3	0	2	8	4
\$525,001 and up	14	11.48%	84.9	0	3	3	8
Total Active Inventory by Units	122			14	66	25	17
Total Active Inventory by Volume	32,728,368	100%	60.2	1.44M	13.03M	9.19M	9.07M
Average Active Inventory Listing Price	\$268,265			\$102,886	\$197,419	\$367,612	\$533,412

July 2020



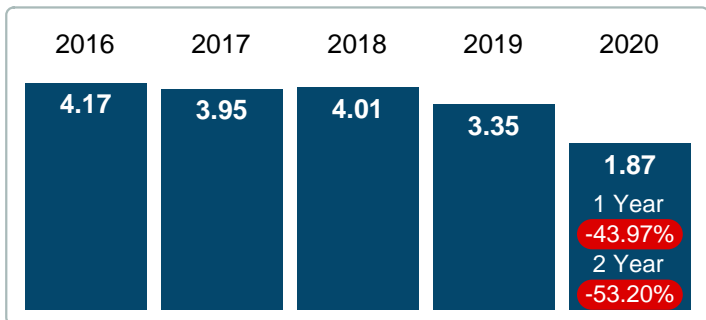
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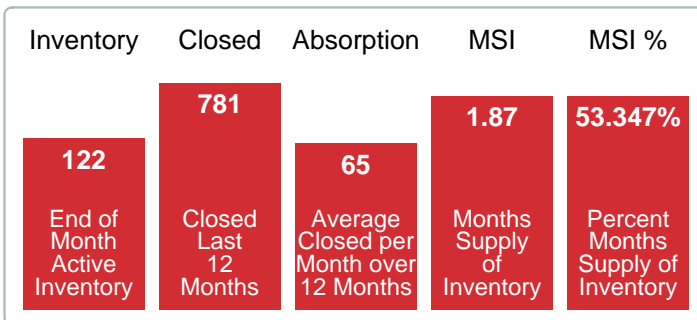
MONTHS SUPPLY of INVENTORY (MSI)

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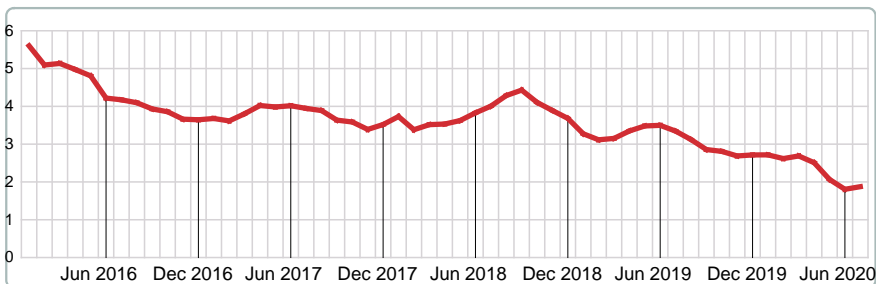
MSI FOR JULY



INDICATORS FOR JULY 2020

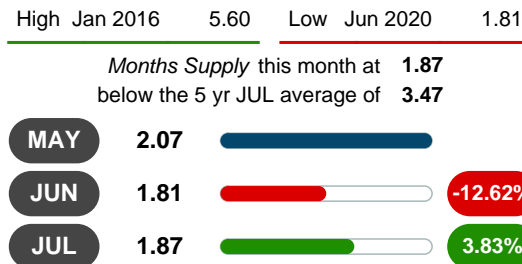


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL 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
\$50,000 and less	6	4.92%	1.44	2.18	0.92	0.00	0.00
\$50,001 - \$75,000	10	8.20%	2.45	1.26	2.22	12.00	12.00
\$75,001 - \$125,000	23	18.85%	1.45	1.54	1.12	3.69	0.00
\$125,001 - \$225,000	33	27.05%	1.16	1.26	1.30	0.39	6.00
\$225,001 - \$425,000	22	18.03%	2.03	0.00	2.52	1.29	2.00
\$425,001 - \$525,000	14	11.48%	18.67	0.00	0.00	12.00	48.00
\$525,001 and up	14	11.48%	14.00	0.00	18.00	5.14	48.00
Market Supply of Inventory (MSI)			1.87	1.68	1.54	2.01	11.33
Total Active Inventory by Units		100%	122	14	66	25	17

July 2020



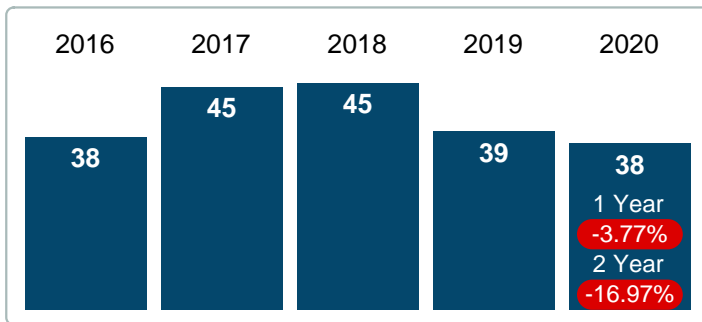
Area Delimited by County Of Creek - Residential Property Type



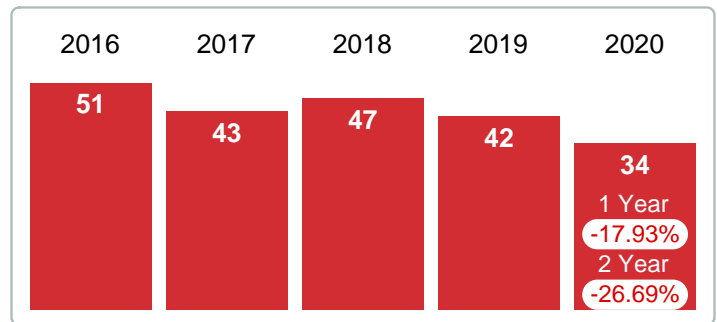
AVERAGE DAYS ON MARKET TO SALE

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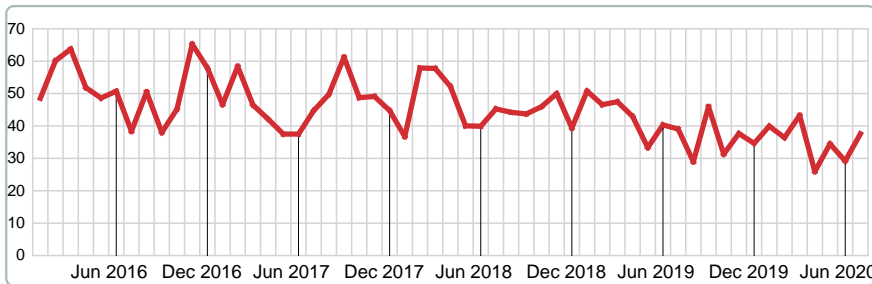
JULY



YEAR TO DATE (YTD)

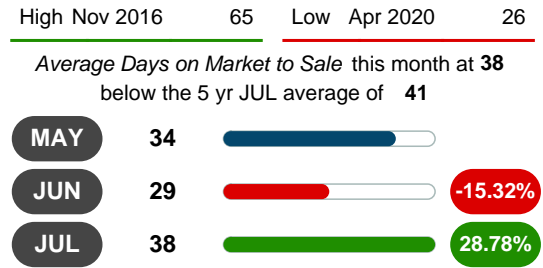


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 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
\$75,000 and less	9.33%	62	19	161	33	166
\$75,001 - \$100,000	9.33%	43	3	50	91	0
\$100,001 - \$125,000	10.67%	25	69	11	68	0
\$125,001 - \$175,000	26.67%	18	32	9	32	27
\$175,001 - \$225,000	21.33%	26	0	31	7	0
\$225,001 - \$300,000	12.00%	62	0	38	3	162
\$300,001 and up	10.67%	69	0	52	62	142
Average Closed DOM		38	24	29	41	114
Total Closed Units	100%	75	9	44	16	6
Total Closed Volume		13,628,817	773.50K	7.60M	3.96M	1.29M

July 2020



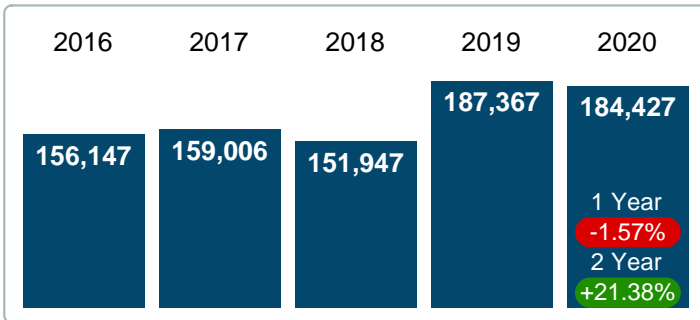
Area Delimited by County Of Creek - Residential Property Type



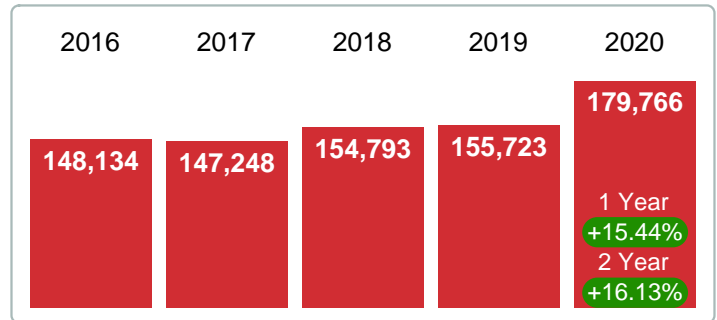
AVERAGE LIST PRICE AT CLOSING

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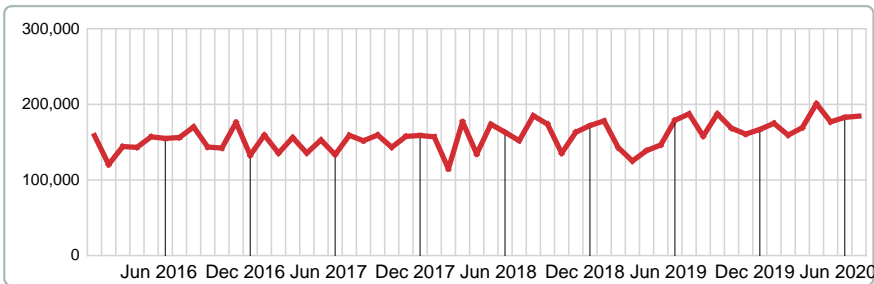
JULY



YEAR TO DATE (YTD)

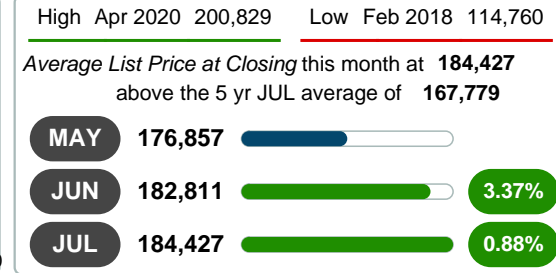


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 167,779



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	9.33%	50,629	59,850	31,000	9,000	75,000
\$75,001 - \$100,000	8.00%	85,817	85,500	85,975	105,000	0
\$100,001 - \$125,000	12.00%	117,422	115,000	121,133	110,000	0
\$125,001 - \$175,000	26.67%	153,748	151,000	153,542	156,913	154,950
\$175,001 - \$225,000	22.67%	199,606	0	196,877	200,633	0
\$225,001 - \$300,000	10.67%	255,550	0	244,233	259,900	272,000
\$300,001 and up	10.67%	424,163	0	359,500	463,860	355,000
Average List Price		184,427	91,933	174,727	252,047	213,983
Total Closed Units	100%	184,427	9	44	16	6
Total Closed Volume		13,832,050	827.40K	7.69M	4.03M	1.28M

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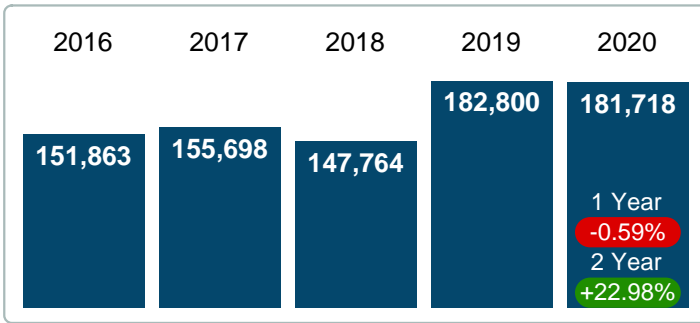
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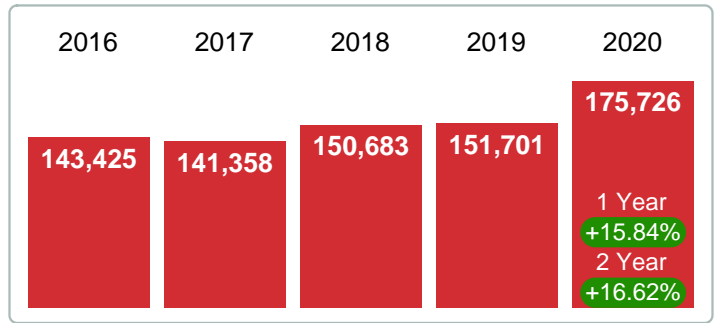
AVERAGE SOLD PRICE AT CLOSING

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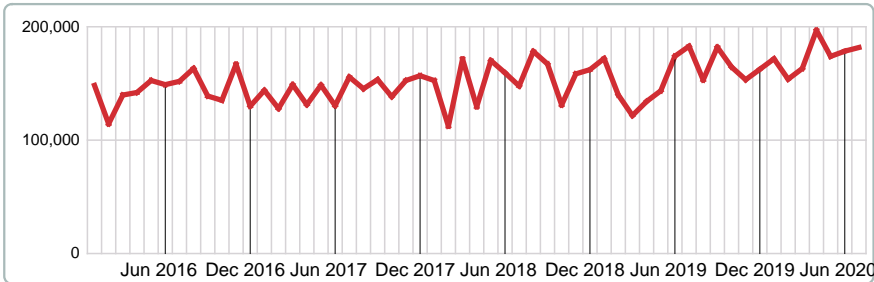
JULY



YEAR TO DATE (YTD)

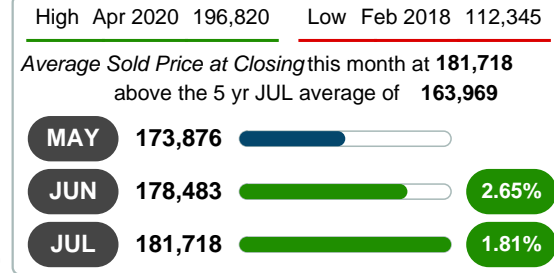


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 163,969



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	9.33%	43,629	50,375	29,900	9,000	65,000
\$75,001 - \$100,000	9.33%	85,571	82,000	85,000	95,000	0
\$100,001 - \$125,000	10.67%	117,538	110,000	120,050	110,000	0
\$125,001 - \$175,000	26.67%	151,288	149,000	149,079	157,225	154,950
\$175,001 - \$225,000	21.33%	196,644	0	195,300	202,467	0
\$225,001 - \$300,000	12.00%	252,230	0	245,028	259,900	270,000
\$300,001 and up	10.67%	417,750	0	357,500	450,000	377,000
Average Sold Price		181,718	85,944	172,800	247,513	215,317
Total Closed Units	100%	181,718	9	44	16	6
Total Closed Volume		13,628,817	773.50K	7.60M	3.96M	1.29M

July 2020



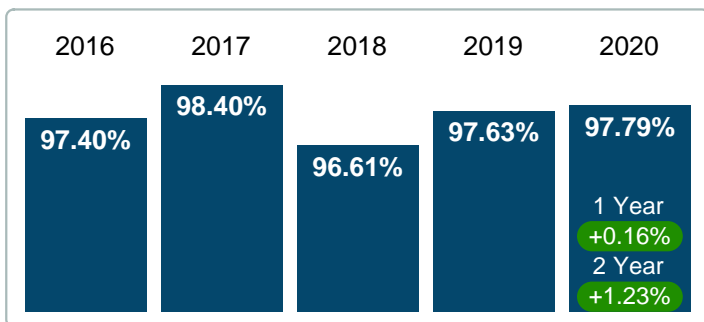
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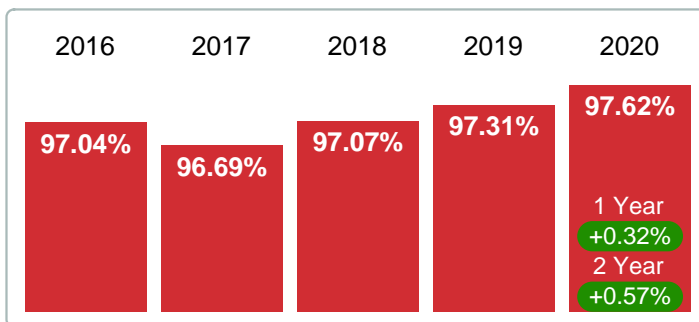
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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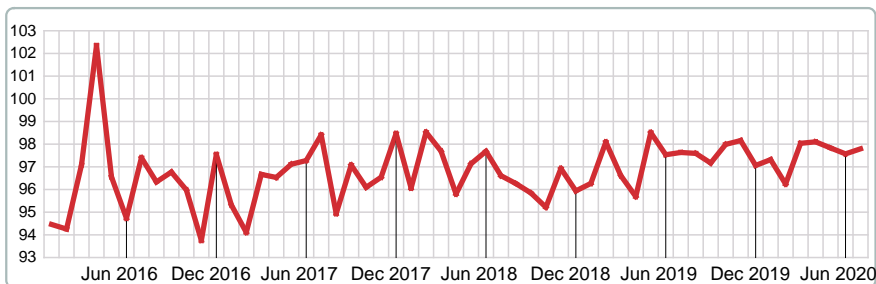
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

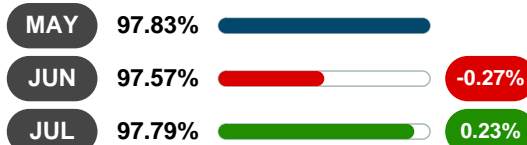


3 MONTHS

5 year JUL AVG = 97.57%

High Apr 2016 102.35% Low Nov 2016 93.76%

Average Sold/List Ratio this month at **97.79%**
equal to 5 yr JUL average of **97.57%**



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	7	9.33%	87.61%	82.54%	96.45%	100.00%	86.67%
\$75,001 - \$100,000	7	9.33%	96.83%	95.89%	98.89%	90.48%	0.00%
\$100,001 - \$125,000	8	10.67%	98.79%	95.65%	99.12%	100.00%	0.00%
\$125,001 - \$175,000	20	26.67%	98.31%	98.97%	97.13%	100.69%	100.00%
\$175,001 - \$225,000	16	21.33%	99.62%	0.00%	99.32%	100.96%	0.00%
\$225,001 - \$300,000	9	12.00%	100.11%	0.00%	100.43%	100.00%	99.20%
\$300,001 and up	8	10.67%	98.99%	0.00%	99.38%	97.40%	106.20%
Average Sold/List Ratio		97.80%		90.61%	98.74%	98.94%	98.54%
Total Closed Units		75	100%	9	44	16	6
Total Closed Volume		13,628,817		773.50K	7.60M	3.96M	1.29M

July 2020



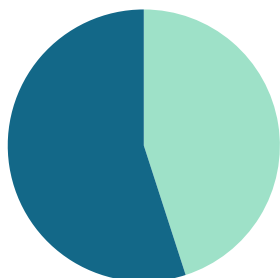
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

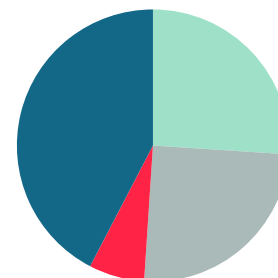


Inventory
 New Listings
95 = 45.02%
 Start Inventory
116
 Total Inventory Units
211
 Volume
\$51,676,077

Market Activity

Closed Sales
75 = 26.04%
 Pending Sales
72 = 25.00%
 Other Off Market
19 = 6.60%
 Active Inventory
122 = 42.36%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	65	75	15.38%	439	442	0.68%
Pending Sales	92	72	-21.74%	507	503	-0.79%
New Listings	109	95	-12.84%	679	607	-10.60%
Average List Price	187,367	184,427	-1.57%	155,723	179,766	15.44%
Average Sale Price	182,800	181,718	-0.59%	151,701	175,726	15.84%
Average Percent of Selling Price to List Price	97.63%	97.79%	0.16%	97.31%	97.62%	0.32%
Average Days on Market to Sale	39.05	37.57	-3.77%	42.03	34.49	-17.93%
Monthly Inventory	201	122	-39.30%	201	122	-39.30%
Months Supply of Inventory	3.35	1.87	-43.97%	3.35	1.87	-43.97%

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

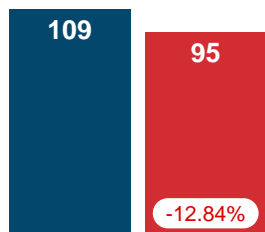
Inventory on July 31, 2020 = **122**

2019 **2020**

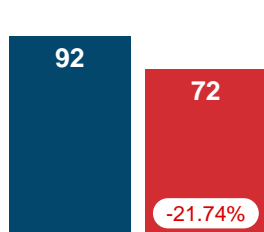
JULY MARKET

AVERAGE PRICES

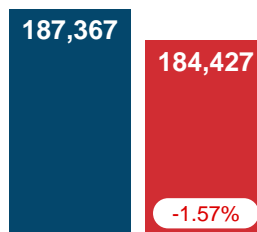
New Listings



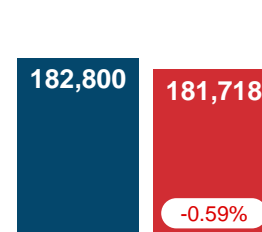
Pending Listings



List Price



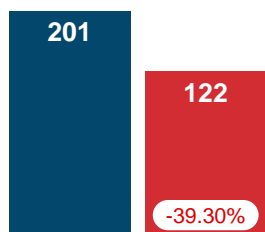
Sale Price



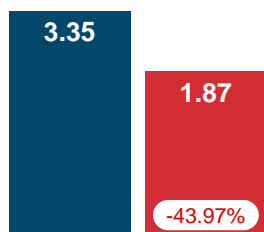
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

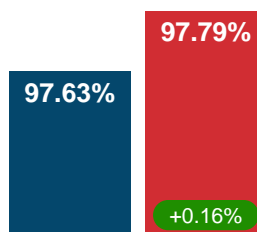
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

