

# July 2020



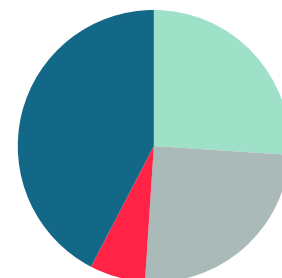
Area Delimited by County Of Creek - Residential Property Type



## 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%
Median List Price	169,500	170,000	0.29%
Median Sale Price	163,900	165,000	0.67%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	25.00	14.00	-44.00%
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.

#### 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 **0.67%** in July 2020 to \$165,000 versus the previous year at \$163,900.

#### Median Days on Market Shortens

The median number of **14.00** days that homes spent on the market before selling decreased by 11.00 days or **44.00%** in July 2020 compared to last year's same month at **25.00** DOM.

#### Sales Success for July 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 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.

### 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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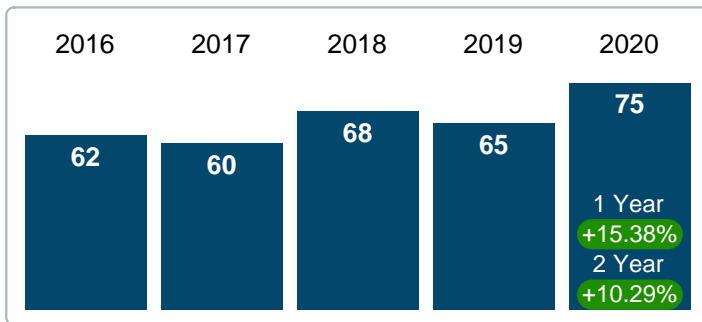
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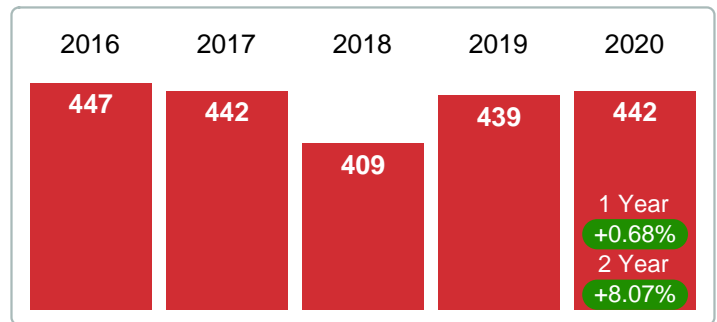
## CLOSED LISTINGS

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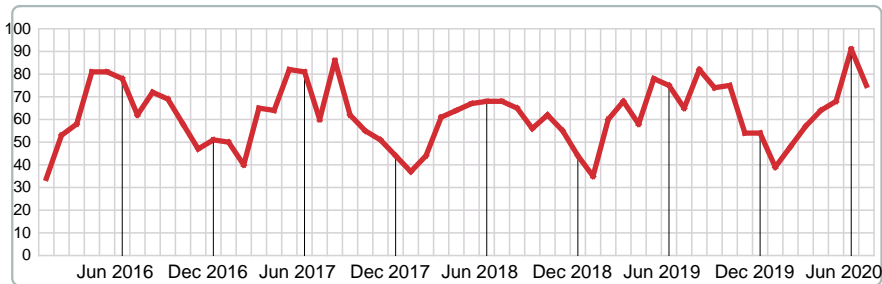
### JULY



### YEAR TO DATE (YTD)

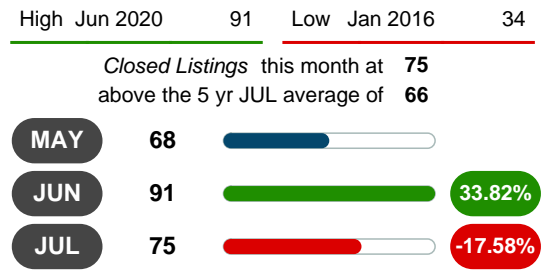


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 66



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	9.33%	28.0	4	1	1	1
\$75,001 - \$100,000	7	9.33%	10.0	2	4	1	0
\$100,001 - \$125,000	8	10.67%	16.5	1	6	1	0
\$125,001 - \$175,000	20	26.67%	6.5	2	12	4	2
\$175,001 - \$225,000	16	21.33%	3.5	0	13	3	0
\$225,001 - \$300,000	9	12.00%	3.0	0	6	1	2
\$300,001 and up	8	10.67%	25.5	0	2	5	1
<b>Total Closed Units</b>	<b>75</b>			<b>9</b>	<b>44</b>	<b>16</b>	<b>6</b>
<b>Total Closed Volume</b>	<b>13,628,817</b>	<b>100%</b>	<b>14.0</b>	<b>773.50K</b>	<b>7.60M</b>	<b>3.96M</b>	<b>1.29M</b>
<b>Median Closed Price</b>	<b>\$165,000</b>			<b>\$79,000</b>	<b>\$167,500</b>	<b>\$193,950</b>	<b>\$210,000</b>

# July 2020



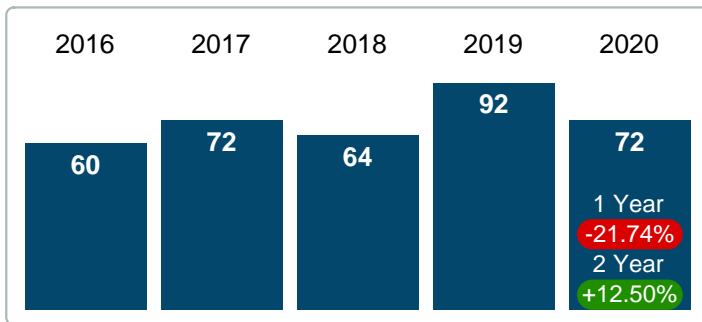
Area Delimited by County Of Creek - Residential Property Type



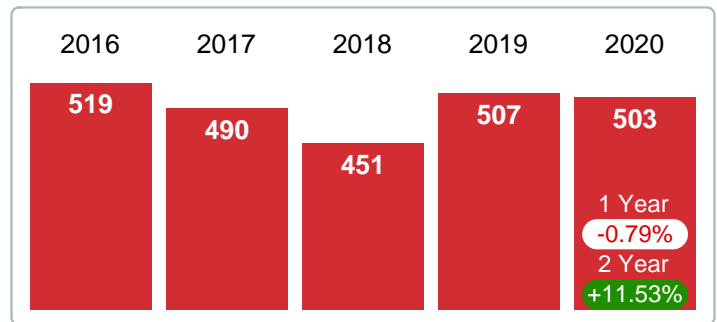
## PENDING LISTINGS

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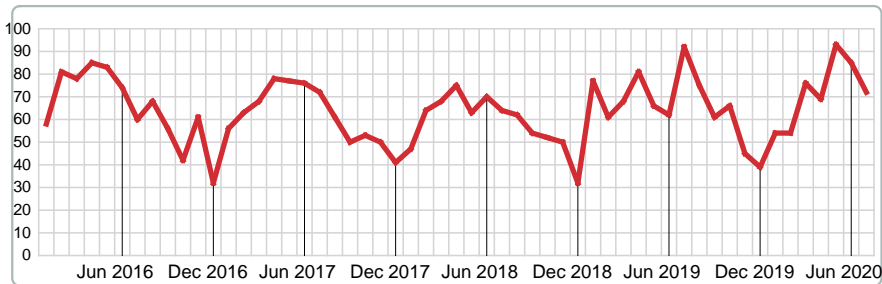
### JULY



### YEAR TO DATE (YTD)

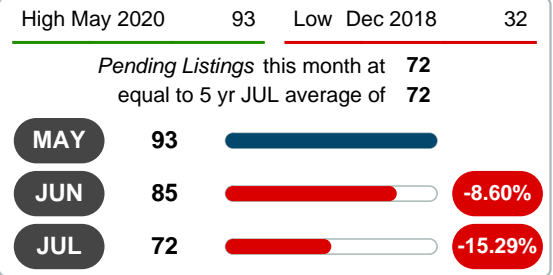


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 72



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	8.33%	42.5	2	2	2	0
\$50,001 - \$75,000	6	8.33%	9.5	3	3	0	0
\$75,001 - \$125,000	10	13.89%	25.0	3	7	0	0
\$125,001 - \$200,000	23	31.94%	8.0	1	19	3	0
\$200,001 - \$250,000	10	13.89%	16.0	0	7	2	1
\$250,001 - \$425,000	10	13.89%	4.5	1	2	5	2
\$425,001 and up	7	9.72%	127.0	0	1	4	2
<b>Total Pending Units</b>	<b>72</b>			<b>10</b>	<b>41</b>	<b>16</b>	<b>5</b>
<b>Total Pending Volume</b>	<b>14,720,869</b>	<b>100%</b>	<b>12.5</b>	<b>953.70K</b>	<b>6.56M</b>	<b>5.24M</b>	<b>1.97M</b>
<b>Median Listing Price</b>	<b>\$151,425</b>			<b>\$82,450</b>	<b>\$139,900</b>	<b>\$322,400</b>	<b>\$425,000</b>

# July 2020



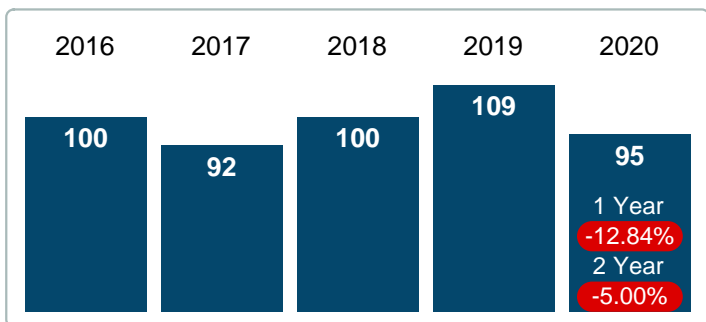
Area Delimited by County Of Creek - Residential Property Type



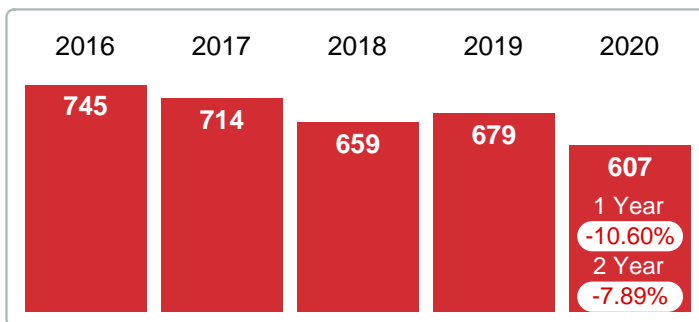
## NEW LISTINGS

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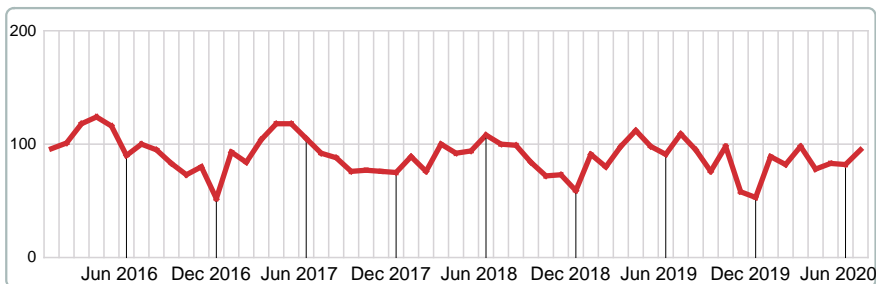
### JULY



### YEAR TO DATE (YTD)

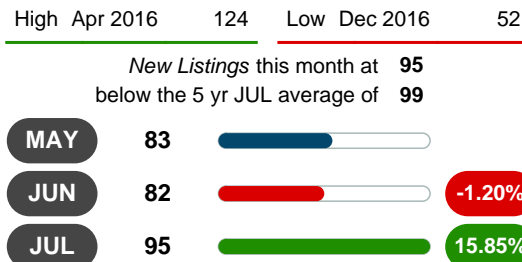


### 5 YEAR MARKET ACTIVITY TRENDS



### 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
<b>Total New Listed Units</b>	<b>95</b>		<b>10</b>	<b>56</b>	<b>23</b>	<b>6</b>
<b>Total New Listed Volume</b>	<b>20,457,971</b>	<b>100%</b>	<b>920.90K</b>	<b>10.40M</b>	<b>6.11M</b>	<b>3.03M</b>
<b>Median New Listed Listing Price</b>	<b>\$165,000</b>		<b>\$67,500</b>	<b>\$156,500</b>	<b>\$247,500</b>	<b>\$462,450</b>

# July 2020



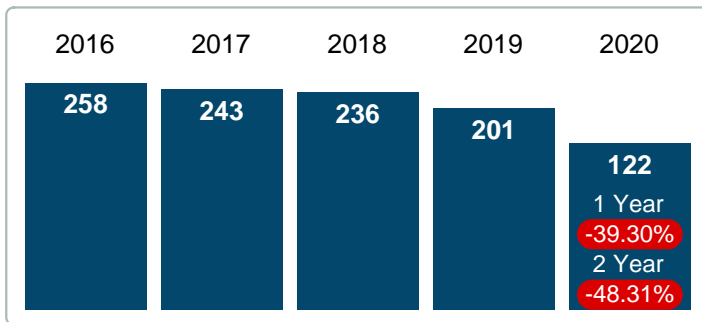
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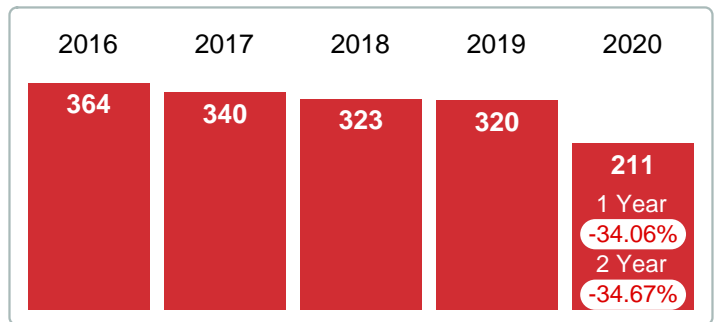
## ACTIVE INVENTORY

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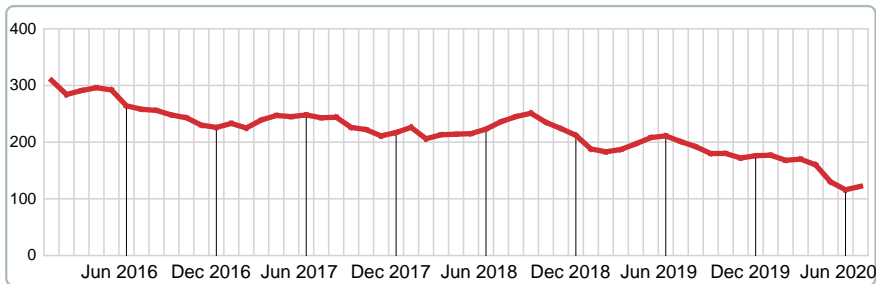
### END OF JULY



### ACTIVE DURING JULY

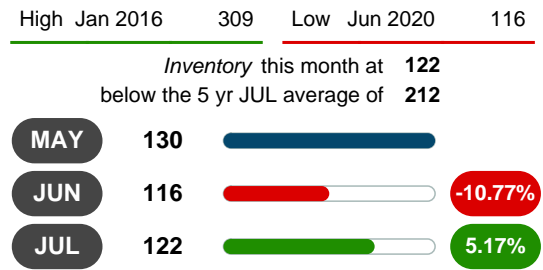


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 212



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	4.92%	87.5	4	2	0	0
\$50,001 - \$75,000	10	8.20%	86.0	2	5	2	1
\$75,001 - \$125,000	23	18.85%	42.0	5	13	4	1
\$125,001 - \$225,000	33	27.05%	24.0	2	28	2	1
\$225,001 - \$425,000	22	18.03%	29.0	1	13	6	2
\$425,001 - \$525,000	14	11.48%	40.5	0	2	8	4
\$525,001 and up	14	11.48%	63.5	0	3	3	8
<b>Total Active Inventory by Units</b>	<b>122</b>			<b>14</b>	<b>66</b>	<b>25</b>	<b>17</b>
<b>Total Active Inventory by Volume</b>	<b>32,728,368</b>	<b>100%</b>	<b>42.0</b>	<b>1.44M</b>	<b>13.03M</b>	<b>9.19M</b>	<b>9.07M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$179,000</b>			<b>\$89,500</b>	<b>\$166,450</b>	<b>\$365,000</b>	<b>\$515,000</b>

# July 2020



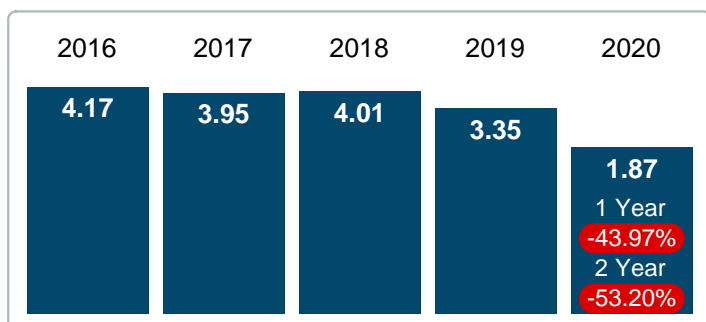
Area Delimited by County Of Creek - Residential Property Type



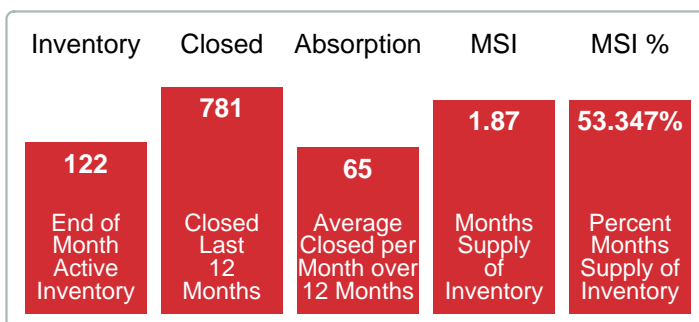
## MONTHS SUPPLY of INVENTORY (MSI)

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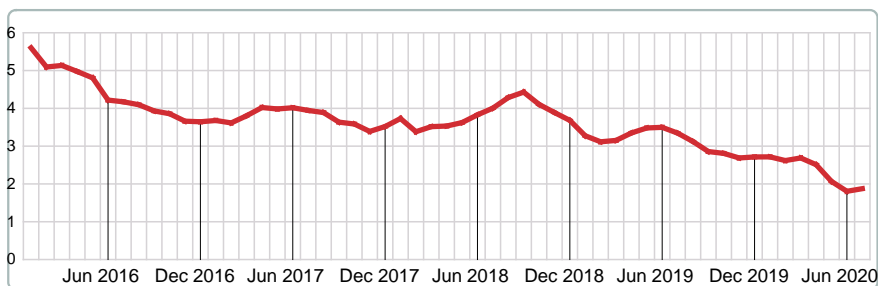
### MSI FOR JULY



### INDICATORS FOR JULY 2020

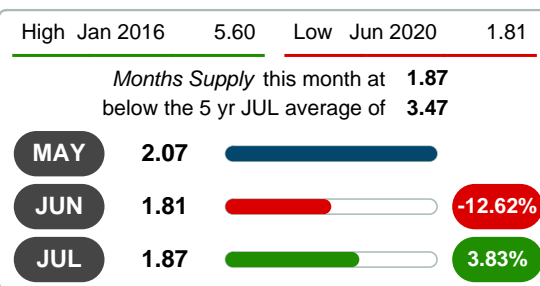


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



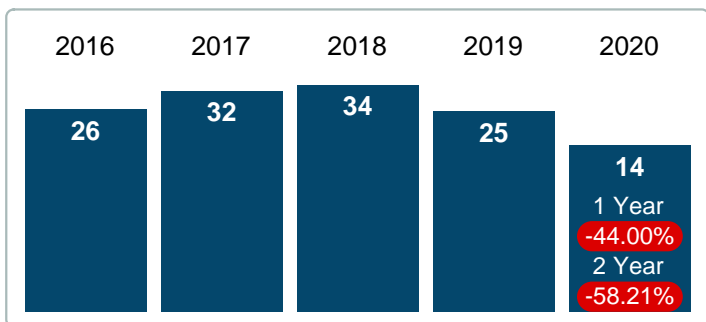
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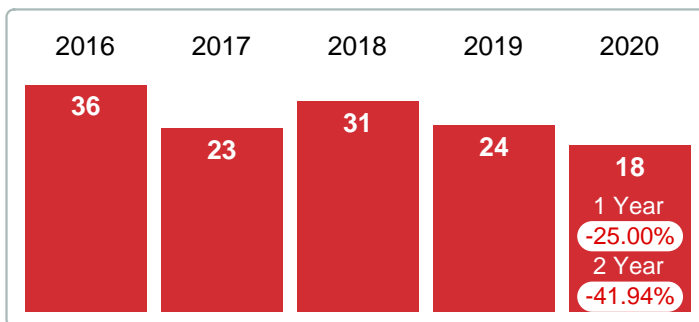
## MEDIAN DAYS ON MARKET TO SALE

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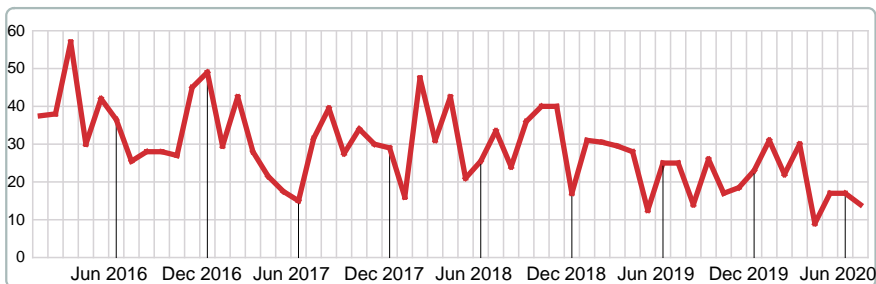
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

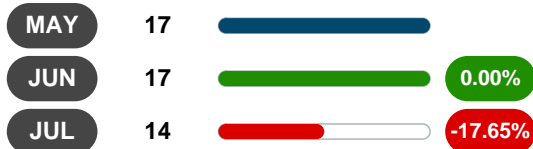


### 3 MONTHS

5 year JUL AVG = 26

High Mar 2016 57 Low Apr 2020 9

Median Days on Market to Sale this month at 14 below the 5 yr JUL 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
\$75,000 and less	9.33%	28	23	161	33	166
\$75,001 - \$100,000	9.33%	10	3	19	91	0
\$100,001 - \$125,000	10.67%	17	69	11	68	0
\$125,001 - \$175,000	26.67%	7	32	4	27	27
\$175,001 - \$225,000	21.33%	4	0	4	2	0
\$225,001 - \$300,000	12.00%	3	0	2	3	162
\$300,001 and up	10.67%	26	0	52	19	142
Median Closed DOM		14	17	6	19	145
Total Closed Units	100%	14.0	9	44	16	6
Total Closed Volume		13,628,817	773.50K	7.60M	3.96M	1.29M

# July 2020



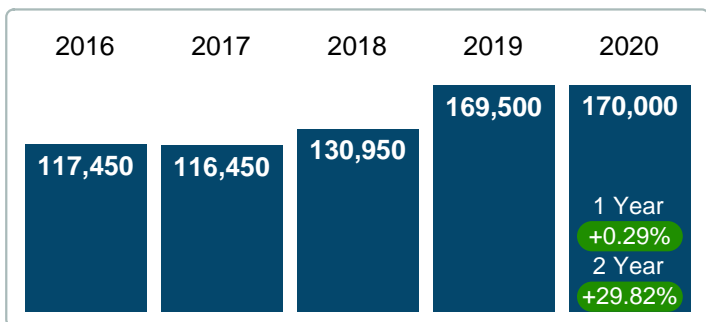
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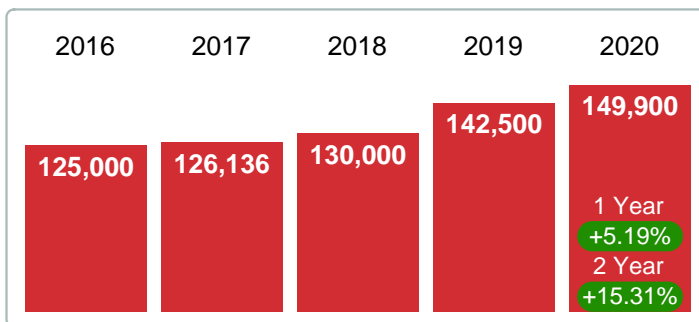
## MEDIAN LIST PRICE AT CLOSING

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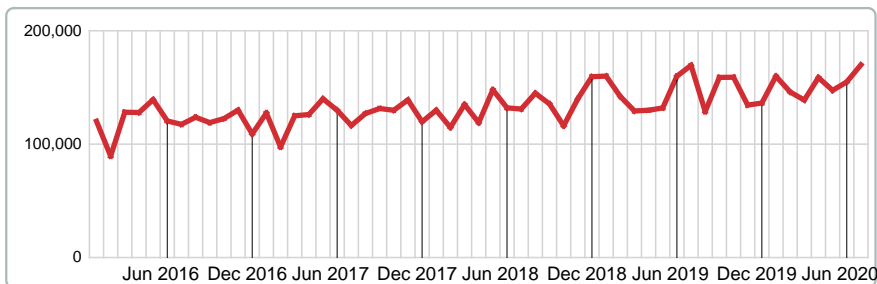
### JULY



### YEAR TO DATE (YTD)

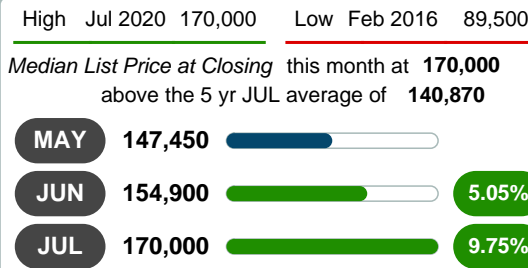


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 140,870



### 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
\$75,000 and less	9.33%	59,900	64,950	31,000	9,000	75,000
\$75,001 - \$100,000	8.00%	86,450	85,500	87,450	0	0
\$100,001 - \$125,000	12.00%	119,500	115,000	121,200	107,500	0
\$125,001 - \$175,000	26.67%	152,500	151,000	152,500	159,875	154,950
\$175,001 - \$225,000	22.67%	194,900	0	194,950	194,900	0
\$225,001 - \$300,000	10.67%	248,000	0	240,000	259,900	272,000
\$300,001 and up	10.67%	382,500	0	359,500	425,000	355,000
Median List Price		170,000	83,000	168,450	191,200	212,000
Total Closed Units	100%	170,000	9	44	16	6
Total Closed Volume		13,832,050	827.40K	7.69M	4.03M	1.28M



# July 2020



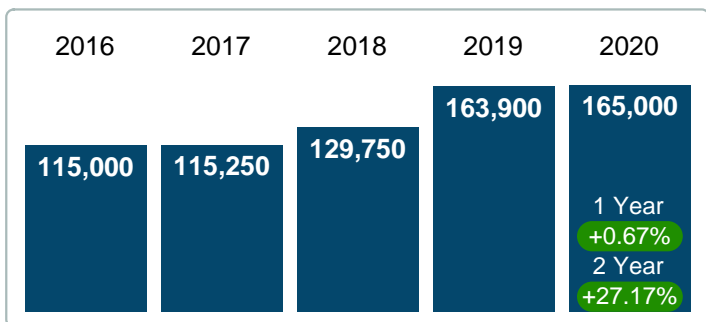
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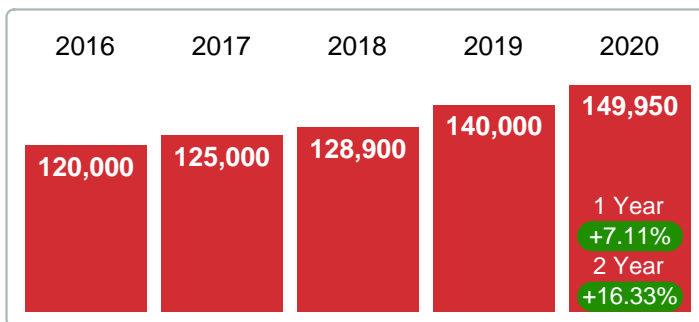
## MEDIAN SOLD PRICE AT CLOSING

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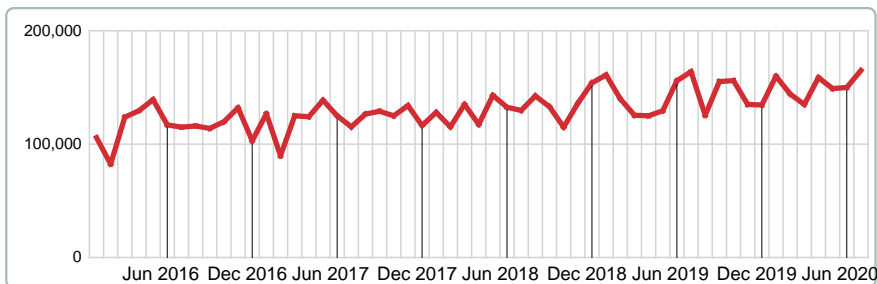
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

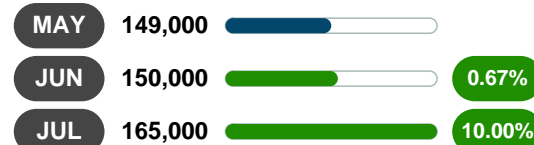


### 3 MONTHS

5 year JUL AVG = 137,780

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

Median Sold Price at Closing this month at **165,000** above the 5 yr JUL average of **137,780**



### 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
\$75,000 and less	9.33%	52,000	52,250	29,900	9,000	65,000
\$75,001 - \$100,000	9.33%	85,000	82,000	87,000	95,000	0
\$100,001 - \$125,000	10.67%	117,750	110,000	119,700	110,000	0
\$125,001 - \$175,000	26.67%	149,875	149,000	149,500	157,375	154,950
\$175,001 - \$225,000	21.33%	195,200	0	193,000	197,400	0
\$225,001 - \$300,000	12.00%	245,667	0	242,834	259,900	270,000
\$300,001 and up	10.67%	386,000	0	357,500	415,000	377,000
Median Sold Price		165,000	79,000	167,500	193,950	210,000
Total Closed Units	100%	75	9	44	16	6
Total Closed Volume		13,628,817	773.50K	7.60M	3.96M	1.29M

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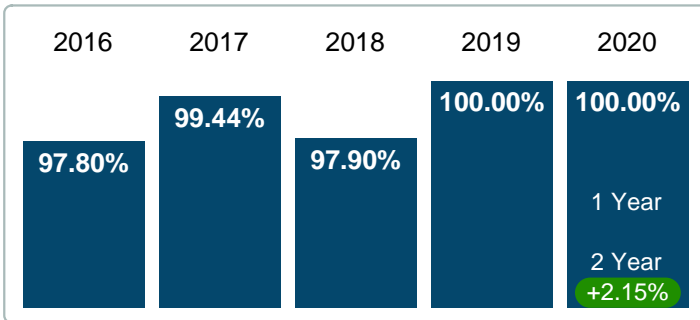
Area Delimited by County Of Creek - Residential Property Type



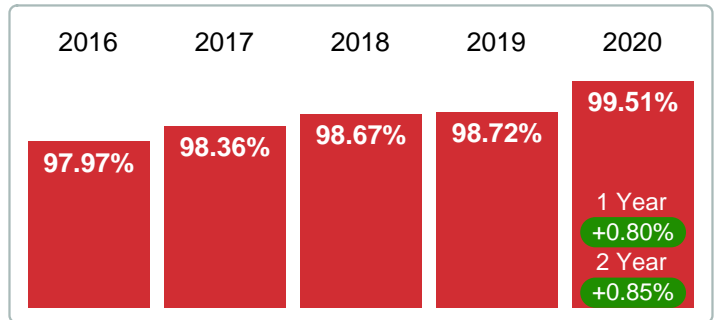
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

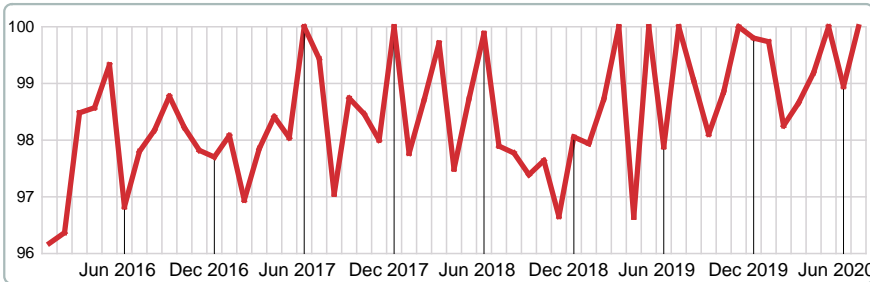
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

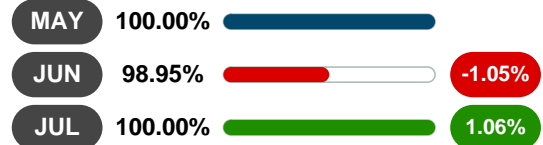


### 3 MONTHS

5 year JUL AVG = 99.03%

High Jul 2020 100.00% Low Jan 2016 96.18%

Median Sold/List Ratio this month at **100.00%**  
above the 5 yr JUL average of **99.03%**



## 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
\$75,000 and less	7	9.33%	86.81%	80.91%	96.45%	100.00%	86.67%
\$75,001 - \$100,000	7	9.33%	96.20%	95.89%	98.10%	90.48%	0.00%
\$100,001 - \$125,000	8	10.67%	100.00%	95.65%	100.00%	100.00%	0.00%
\$125,001 - \$175,000	20	26.67%	100.00%	98.97%	98.17%	100.00%	100.00%
\$175,001 - \$225,000	16	21.33%	100.00%	0.00%	100.00%	101.28%	0.00%
\$225,001 - \$300,000	9	12.00%	100.00%	0.00%	100.58%	100.00%	99.20%
\$300,001 and up	8	10.67%	98.70%	0.00%	99.38%	97.65%	106.20%
Median Sold/List Ratio		100.00%		95.65%	100.00%	100.00%	100.00%
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



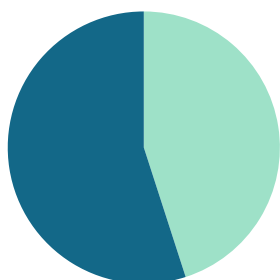
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

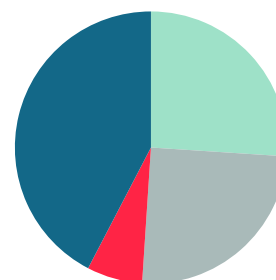


**Inventory**  
 New Listings  
**95 = 45.02%**  
 Start Inventory  
**116**  
 Total Inventory Units  
**211**  
 Volume  
**\$51,676,077**

### 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%
Median List Price	169,500	170,000	0.29%	142,500	149,900	5.19%
Median Sale Price	163,900	165,000	0.67%	140,000	149,950	7.11%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	98.72%	99.51%	0.80%
Median Days on Market to Sale	25.00	14.00	-44.00%	24.00	18.00	-25.00%
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

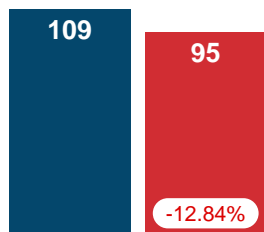
**Inventory** on July 31, 2020 = **122**

**2019** **2020**

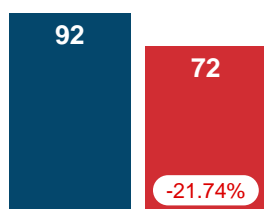
### JULY MARKET

### MEDIAN PRICES

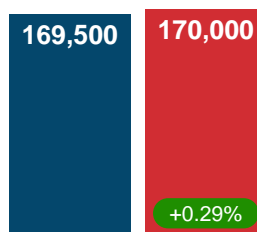
#### New Listings



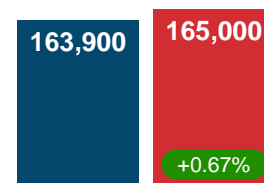
#### Pending Listings



#### List Price



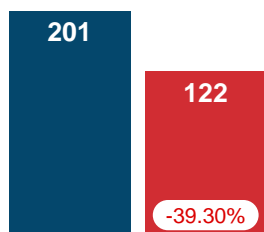
#### Sale Price



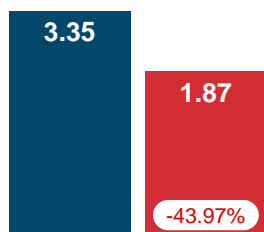
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

