

June 2020



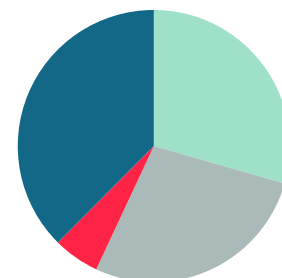
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	June 2020	+/-%
Closed Listings	75	91	21.33%
Pending Listings	62	85	37.10%
New Listings	91	82	-9.89%
Average List Price	178,936	182,811	2.17%
Average Sale Price	174,022	178,483	2.56%
Average Percent of Selling Price to List Price	97.53%	97.57%	0.04%
Average Days on Market to Sale	40.32	29.18	-27.64%
End of Month Inventory	211	116	-45.02%
Months Supply of Inventory	3.50	1.81	-48.38%



■ Closed (29.45%)
■ Pending (27.51%)
■ Other OffMarket (5.50%)
■ Active (37.54%)

Absorption: Last 12 months, an Average of **64** Sales/Month
Active Inventory as of June 30, 2020 = **116**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2020 decreased **45.02%** to 116 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 **1.81** 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 **2.56%** in June 2020 to \$178,483 versus the previous year at \$174,022.

Average Days on Market Shortens

The average number of **29.18** days that homes spent on the market before selling decreased by 11.14 days or **27.64%** in June 2020 compared to last year's same month at **40.32** DOM.

Sales Success for June 2020 is Positive

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

There were 82 New Listings in June 2020, down **9.89%** from last year at 91. Furthermore, there were 91 Closed Listings this month versus last year at 75, a **21.33%** increase.

Closed versus Listed trends yielded a **111.0%** ratio, up from previous year's, June 2019, at **82.4%**, a **34.65%** 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

June 2020



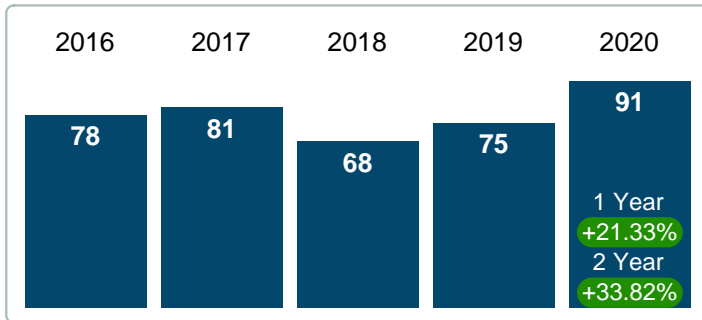
Area Delimited by County Of Creek - Residential Property Type



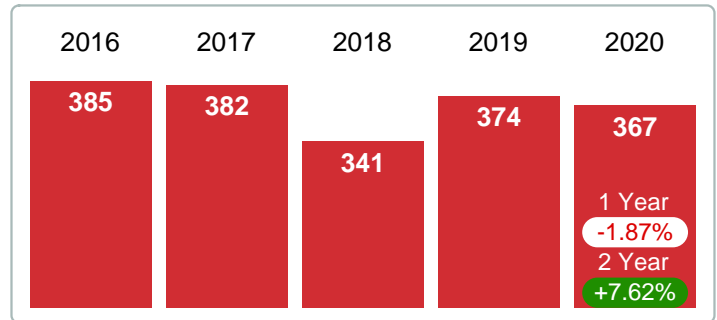
CLOSED LISTINGS

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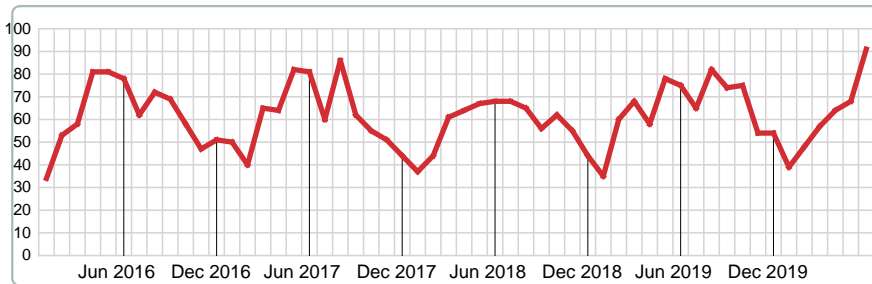
JUNE



YEAR TO DATE (YTD)

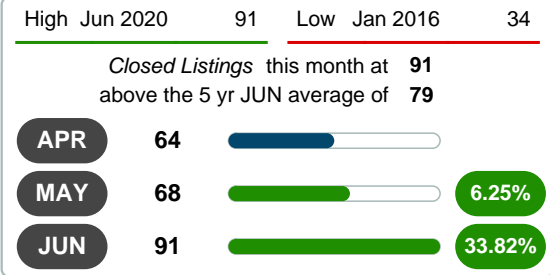


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 79



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	5	5.49%	73.8	4	1	0	0
\$50,001 - \$75,000	6	6.59%	33.0	1	4	1	0
\$75,001 - \$125,000	22	24.18%	27.5	5	17	0	0
\$125,001 - \$175,000	22	24.18%	18.6	2	14	6	0
\$175,001 - \$200,000	12	13.19%	19.1	0	9	3	0
\$200,001 - \$300,000	12	13.19%	38.6	0	9	3	0
\$300,001 and up	12	13.19%	31.8	0	3	7	2
Total Closed Units	91			12	57	20	2
Total Closed Volume	16,241,950	100%	29.2	1.01M	9.26M	5.10M	875.00K
Average Closed Price	\$178,483			\$83,896	\$162,512	\$254,850	\$437,500

June 2020



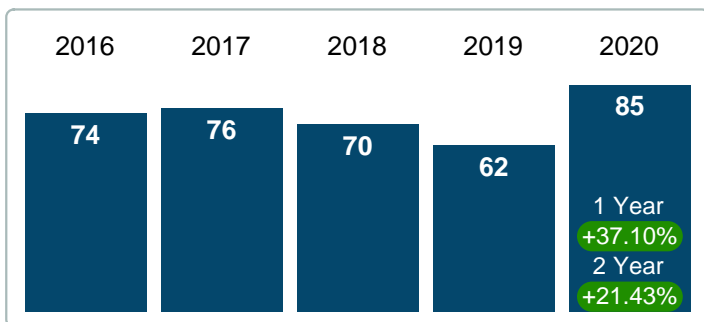
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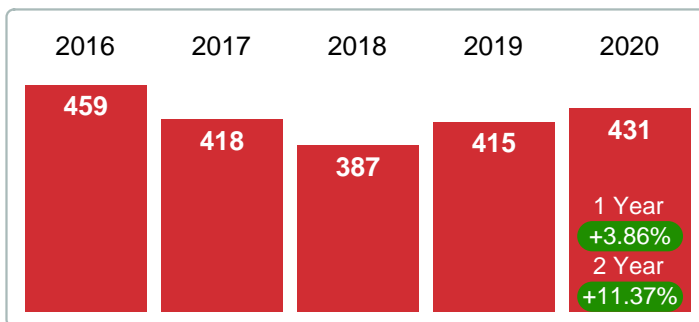
PENDING LISTINGS

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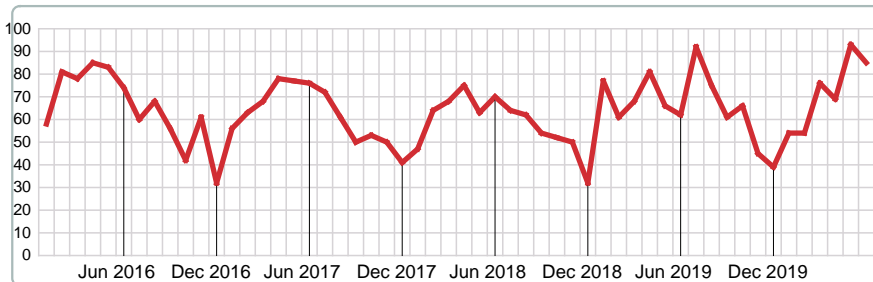
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 73

High May 2020 93 Low Dec 2018 32

Pending Listings this month at **85**
above the 5 yr JUN average of **73**



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	10	11.76%	82.7	5	3	1	1
\$75,001 - \$75,000	0	0.00%	0.0	0	0	0	0
\$75,001 - \$100,000	10	11.76%	19.1	5	4	0	1
\$100,001 - \$175,000	33	38.82%	28.3	2	24	5	2
\$175,001 - \$200,000	12	14.12%	12.7	0	10	2	0
\$200,001 - \$250,000	9	10.59%	45.0	0	8	0	1
\$250,001 and up	11	12.94%	57.4	0	4	4	3
Total Pending Units	85			12	53	12	8
Total Pending Volume	14,097,350	100%	37.9	1.01M	8.62M	2.58M	1.89M
Average Listing Price	\$165,779			\$84,517	\$162,623	\$214,788	\$235,838

June 2020



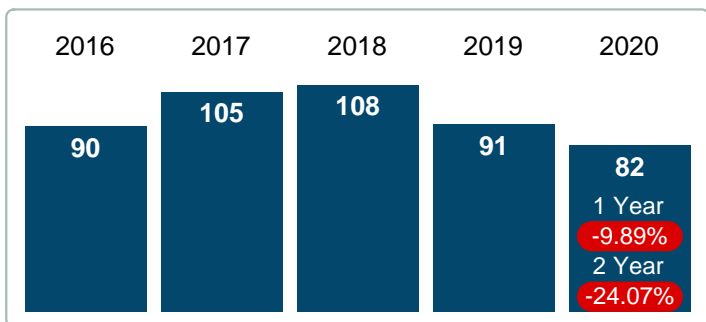
Area Delimited by County Of Creek - Residential Property Type



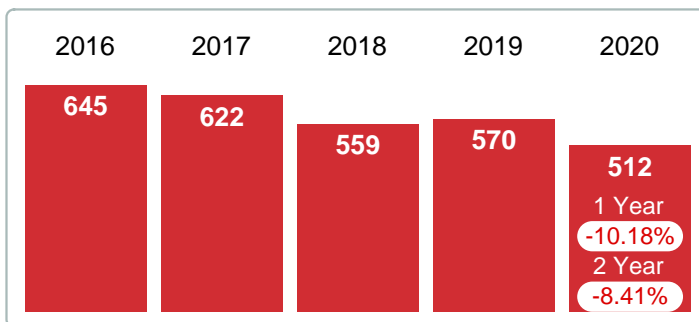
NEW LISTINGS

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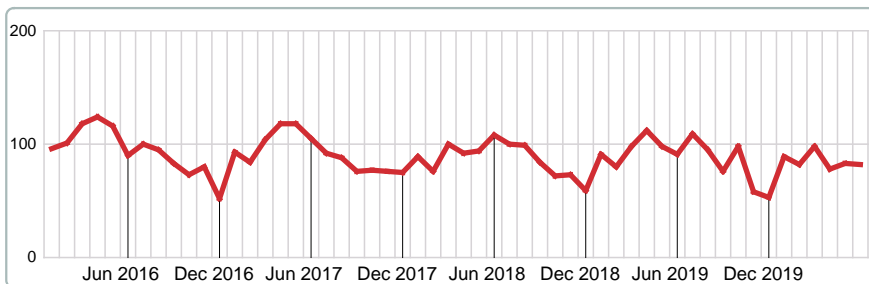
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 95

High Apr 2016 124 Low Dec 2016 52

New Listings this month at **82**
 below the 5 yr JUN average of **95**



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	4	4.88%	3	1	0	0
\$75,001 - \$100,000	12	14.63%	8	3	0	1
\$100,001 - \$125,000	12	14.63%	1	10	0	1
\$125,001 - \$175,000	16	19.51%	1	12	1	2
\$175,001 - \$225,000	16	19.51%	0	14	2	0
\$225,001 - \$425,000	14	17.07%	1	7	6	0
\$425,001 and up	8	9.76%	0	2	1	5
Total New Listed Units	82		14	49	10	9
Total New Listed Volume	17,093,099	100%	1.58M	8.99M	2.99M	3.54M
Average New Listed Listing Price	\$203,456		\$112,836	\$183,378	\$298,520	\$393,633

June 2020



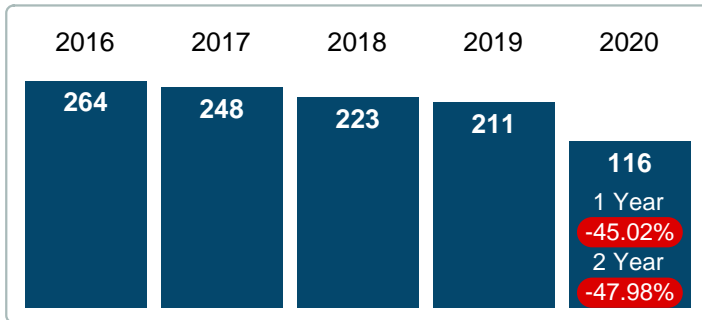
Area Delimited by County Of Creek - Residential Property Type



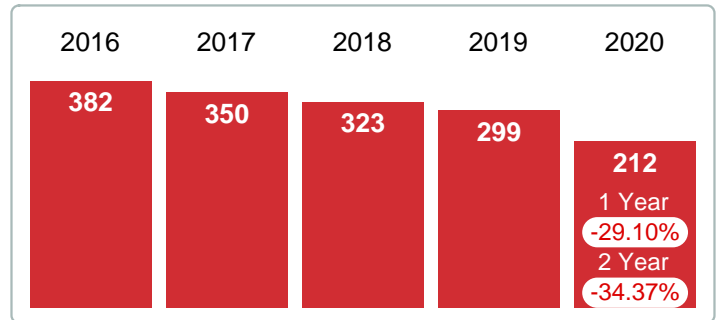
ACTIVE INVENTORY

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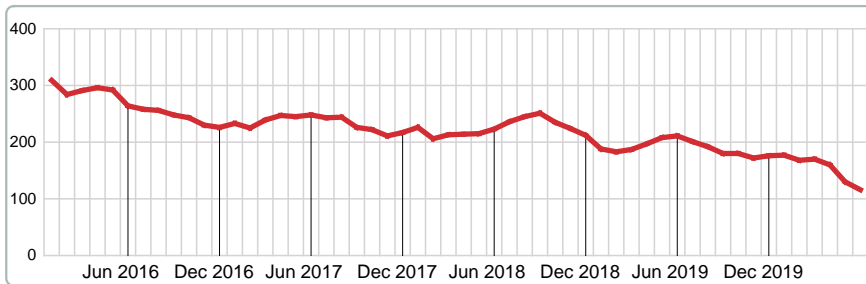
END OF JUNE



ACTIVE DURING JUNE

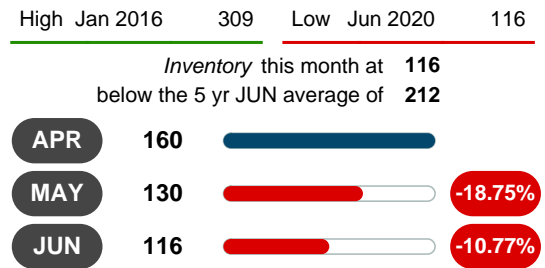


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN 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	8	6.90%	92.4	2	4	2	0
\$50,001 - \$75,000	8	6.90%	99.4	2	4	1	1
\$75,001 - \$125,000	24	20.69%	64.7	8	15	0	1
\$125,001 - \$225,000	31	26.72%	73.6	1	26	2	2
\$225,001 - \$425,000	18	15.52%	65.9	2	9	6	1
\$425,001 - \$575,000	15	12.93%	84.1	0	1	7	7
\$575,001 and up	12	10.34%	87.8	0	2	5	5
Total Active Inventory by Units	116			15	61	23	17
Total Active Inventory by Volume	31,218,106	100%	76.4	1.96M	10.59M	9.91M	8.76M
Average Active Inventory Listing Price	\$269,122			\$130,873	\$173,571	\$430,729	\$515,318

June 2020



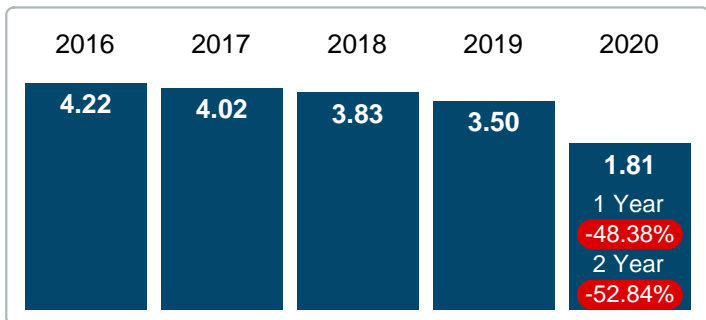
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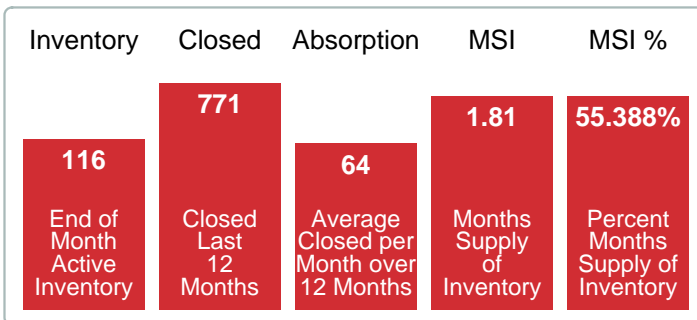
MONTHS SUPPLY of INVENTORY (MSI)

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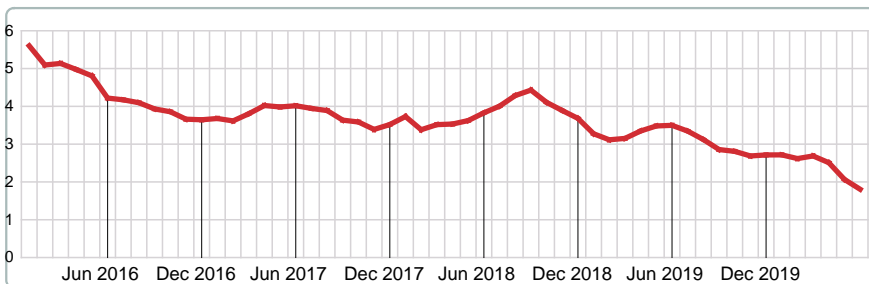
MSI FOR JUNE



INDICATORS FOR JUNE 2020



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 3.47

High Jan 2016 5.60 Low Jun 2020 1.81

Months Supply this month at 1.81 below the 5 yr JUN average of 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	8	6.90%	2.00	1.14	1.85	24.00	0.00
\$50,001 - \$75,000	8	6.90%	1.96	1.50	1.55	6.00	0.00
\$75,001 - \$125,000	24	20.69%	1.55	2.59	1.31	0.00	0.00
\$125,001 - \$225,000	31	26.72%	1.10	0.60	1.22	0.39	0.00
\$225,001 - \$425,000	18	15.52%	1.65	0.00	1.74	1.22	1.20
\$425,001 - \$575,000	15	12.93%	16.36	0.00	12.00	12.00	42.00
\$575,001 and up	12	10.34%	16.00	0.00	24.00	10.00	30.00
Market Supply of Inventory (MSI)			1.81	1.89	1.43	1.85	14.57
Total Active Inventory by Units		100%	1.81	15	61	23	17

June 2020



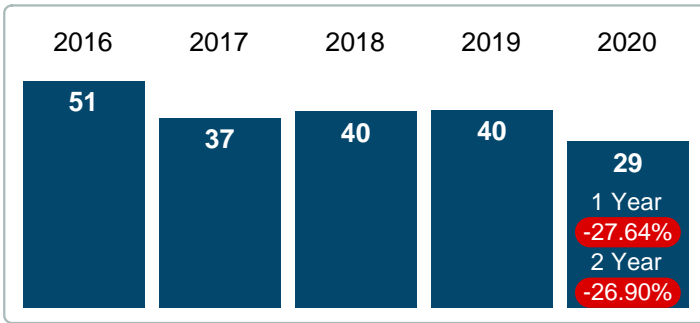
Area Delimited by County Of Creek - Residential Property Type



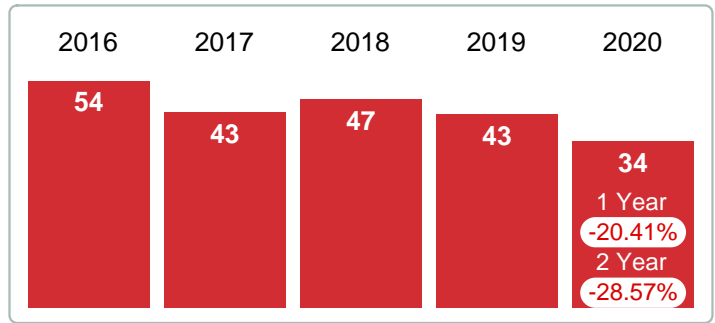
AVERAGE DAYS ON MARKET TO SALE

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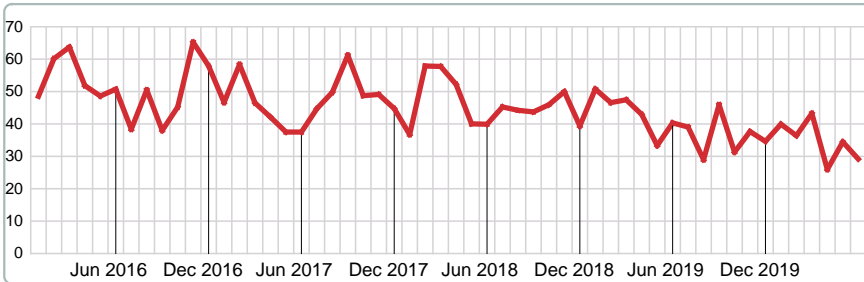
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 40

High Nov 2016 65 Low Apr 2020 26

Average Days on Market to Sale this month at 29 below the 5 yr JUN average of 40



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	5.49%	74	67	100	0	0
\$50,001 - \$75,000	6.59%	33	14	17	117	0
\$75,001 - \$125,000	24.18%	28	36	25	0	0
\$125,001 - \$175,000	24.18%	19	3	16	29	0
\$175,001 - \$200,000	13.19%	19	0	11	44	0
\$200,001 - \$300,000	13.19%	39	0	47	14	0
\$300,001 and up	13.19%	32	0	10	45	18
Average Closed DOM		29				
Total Closed Units	100%	29	12	57	20	2
Total Closed Volume		16,241,950	1.01M	9.26M	5.10M	875.00K

June 2020



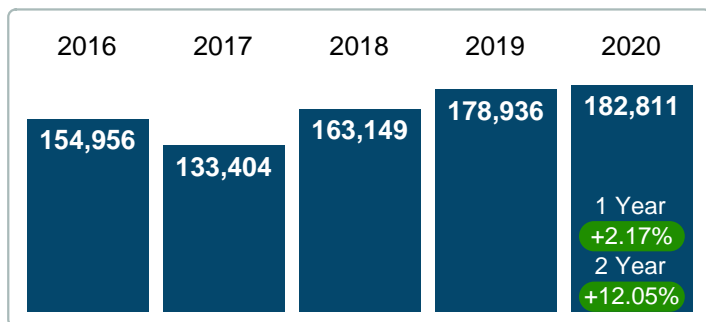
Area Delimited by County Of Creek - Residential Property Type



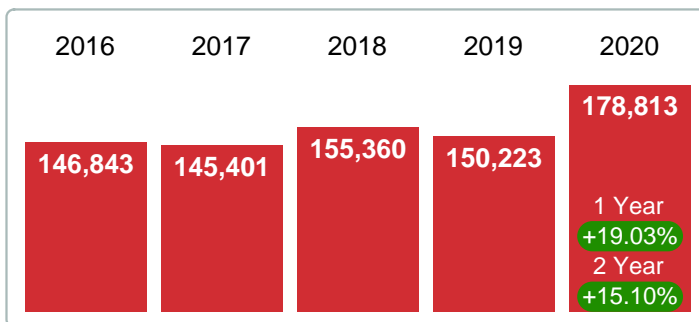
AVERAGE LIST PRICE AT CLOSING

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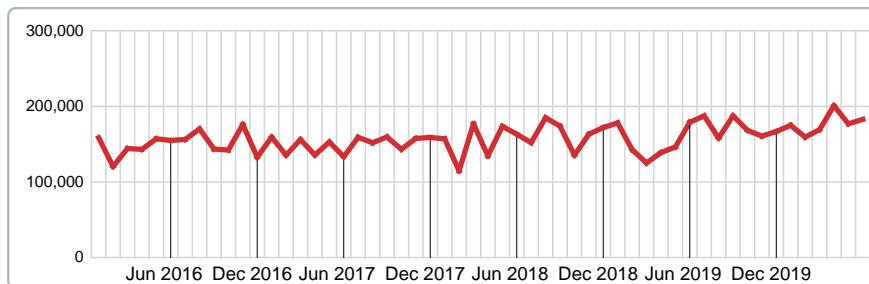
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

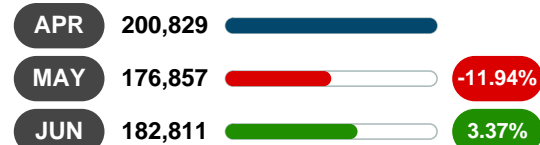


3 MONTHS

5 year JUN AVG = 162,651

High Apr 2020 200,829 Low Feb 2018 114,760

Average List Price at Closing this month at **182,811** above the 5 yr JUN average of **162,651**



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	4.40%	42,000	42,000	59,900	0	0
\$50,001 - \$75,000	6.59%	65,400	79,000	68,100	65,000	0
\$75,001 - \$125,000	23.08%	100,510	107,740	102,735	0	0
\$125,001 - \$175,000	26.37%	147,533	129,450	153,464	148,333	0
\$175,001 - \$200,000	12.09%	186,227	0	184,289	205,333	0
\$200,001 - \$300,000	13.19%	246,183	0	250,678	254,000	0
\$300,001 and up	14.29%	417,015	0	428,333	412,329	472,450
Average List Price		182,811	87,050	165,386	260,965	472,450
Total Closed Units	100%	182,811	12	57	20	2
Total Closed Volume		16,635,800	1.04M	9.43M	5.22M	944.90K

June 2020



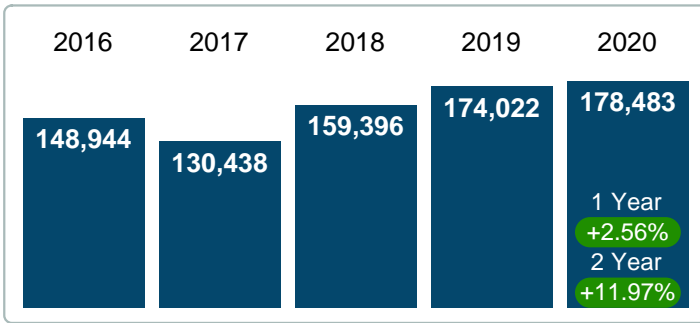
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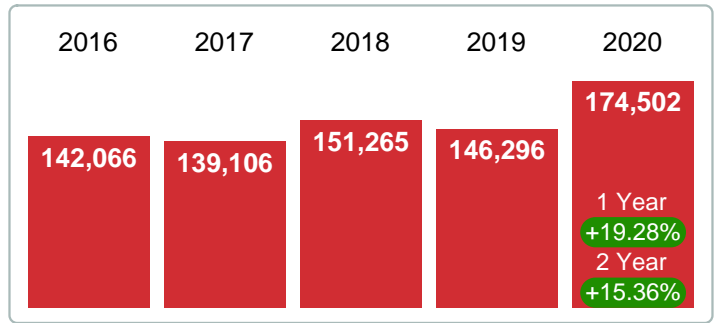
AVERAGE SOLD PRICE AT CLOSING

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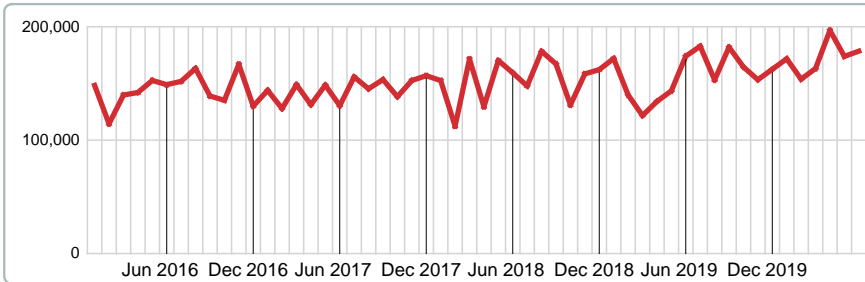
JUNE



YEAR TO DATE (YTD)

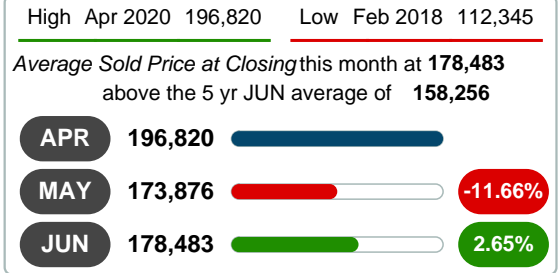


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 158,256



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	5	5.49%	40,500	39,375	45,000	0	0
\$50,001 - \$75,000	6	6.59%	65,583	65,000	67,375	59,000	0
\$75,001 - \$125,000	22	24.18%	100,995	103,800	100,171	0	0
\$125,001 - \$175,000	22	24.18%	148,443	132,625	152,000	145,417	0
\$175,001 - \$200,000	12	13.19%	187,075	0	184,989	193,333	0
\$200,001 - \$300,000	12	13.19%	249,658	0	248,544	253,000	0
\$300,001 and up	12	13.19%	409,792	0	405,333	403,786	437,500
Average Sold Price			178,483	83,896	162,512	254,850	437,500
Total Closed Units		100%	178,483	12	57	20	2
Total Closed Volume			16,241,950	1.01M	9.26M	5.10M	875.00K

June 2020



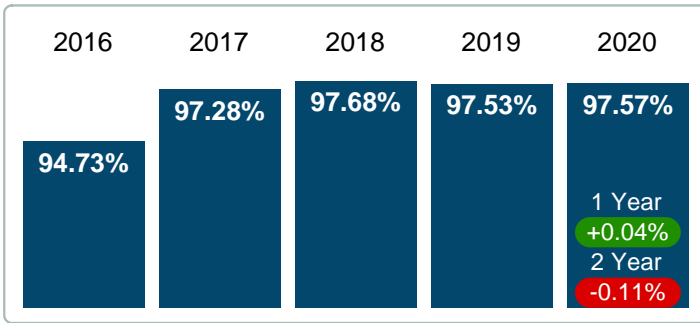
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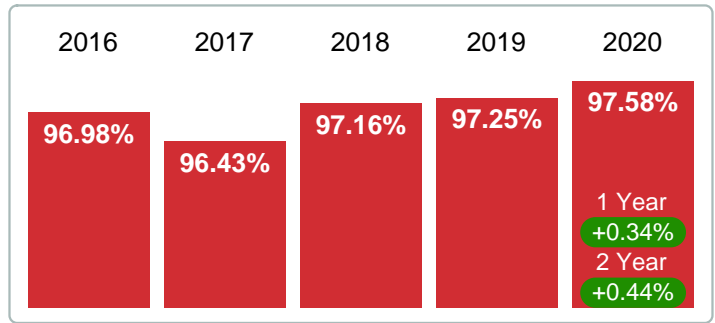
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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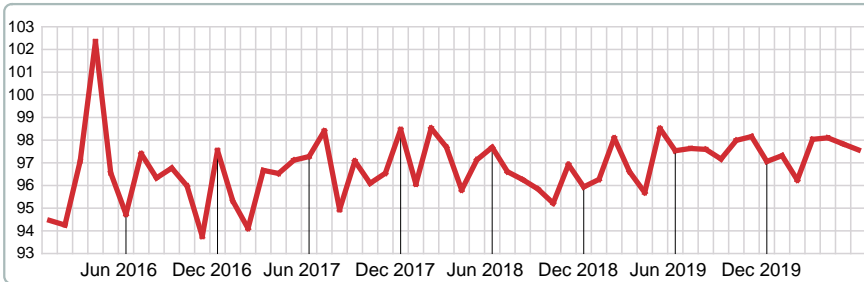
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

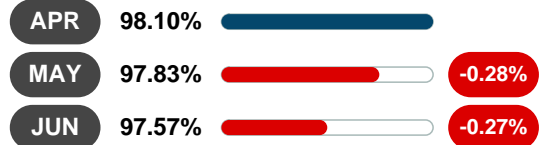


3 MONTHS

5 year JUN AVG = 96.96%

High Apr 2016 102.35% Low Nov 2016 93.76%

Average Sold/List Ratio this month at **97.57%**
above the 5 yr JUN average of **96.96%**



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	5	5.49%	88.82%	92.25%	75.13%	0.00%	0.00%
\$50,001 - \$75,000	6	6.59%	95.09%	82.28%	99.37%	90.77%	0.00%
\$75,001 - \$125,000	22	24.18%	97.42%	96.94%	97.56%	0.00%	0.00%
\$125,001 - \$175,000	22	24.18%	99.17%	102.46%	99.20%	98.01%	0.00%
\$175,001 - \$200,000	12	13.19%	98.96%	0.00%	100.44%	94.53%	0.00%
\$200,001 - \$300,000	12	13.19%	99.50%	0.00%	99.49%	99.53%	0.00%
\$300,001 and up	12	13.19%	96.48%	0.00%	94.41%	98.41%	92.87%
Average Sold/List Ratio		97.60%		95.07%	98.29%	97.49%	92.87%
Total Closed Units		91	100%	12	57	20	2
Total Closed Volume		16,241,950		1.01M	9.26M	5.10M	875.00K

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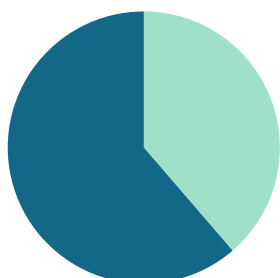
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

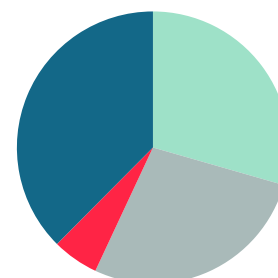


Inventory
 New Listings
82 = 38.68%
 Start Inventory
130
 Total Inventory Units
212
 Volume
\$48,041,756

Market Activity

Closed Sales
91 = 29.45%
 Pending Sales
85 = 27.51%
 Other Off Market
17 = 5.50%
 Active Inventory
116 = 37.54%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	75	91	21.33%	374	367	-1.87%
Pending Sales	62	85	37.10%	415	431	3.86%
New Listings	91	82	-9.89%	570	512	-10.18%
Average List Price	178,936	182,811	2.17%	150,223	178,813	19.03%
Average Sale Price	174,022	178,483	2.56%	146,296	174,502	19.28%
Average Percent of Selling Price to List Price	97.53%	97.57%	0.04%	97.25%	97.58%	0.34%
Average Days on Market to Sale	40.32	29.18	-27.64%	42.55	33.86	-20.41%
Monthly Inventory	211	116	-45.02%	211	116	-45.02%
Months Supply of Inventory	3.50	1.81	-48.38%	3.50	1.81	-48.38%

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

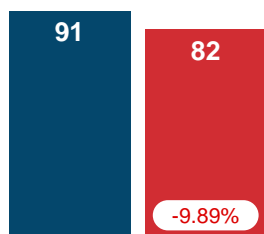
Inventory on June 30, 2020 = **116**

2019 **2020**

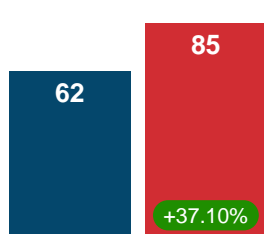
JUNE MARKET

AVERAGE PRICES

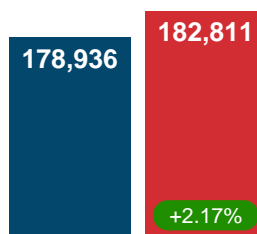
New Listings



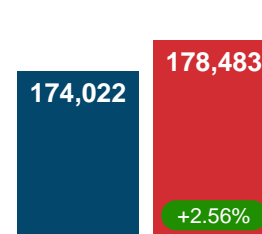
Pending Listings



List Price



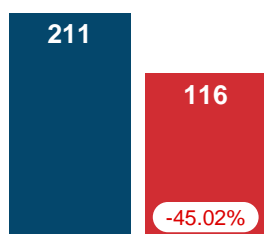
Sale Price



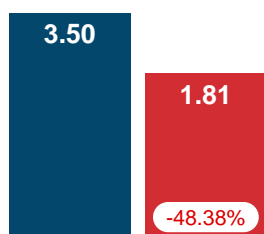
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

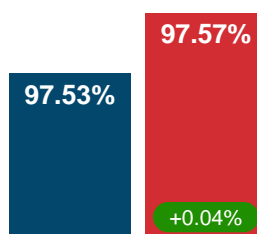
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

