

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%
Median List Price	159,900	154,900	-3.13%
Median Sale Price	155,900	150,000	-3.78%
Median Percent of Selling Price to List Price	97.88%	98.95%	1.09%
Median Days on Market to Sale	25.00	17.00	-32.00%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **3.78%** in June 2020 to \$150,000 versus the previous year at \$155,900.

Median Days on Market Shortens

The median number of **17.00** days that homes spent on the market before selling decreased by 8.00 days or **32.00%** in June 2020 compared to last year's same month at **25.00** DOM.

Sales Success for June 2020 is Positive

Overall, with Median Prices falling 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 Monthly 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



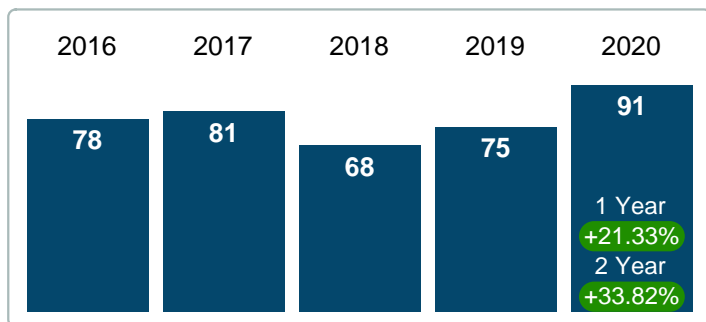
Area Delimited by County Of Creek - Residential Property Type



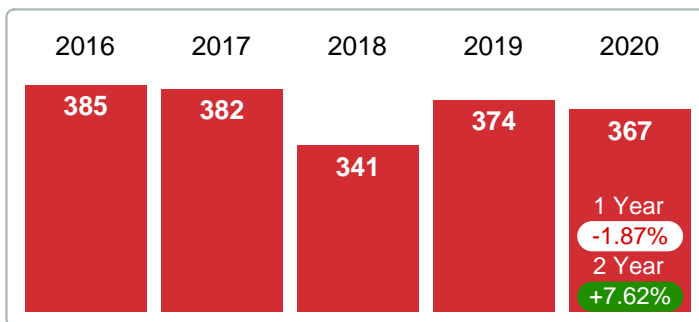
CLOSED LISTINGS

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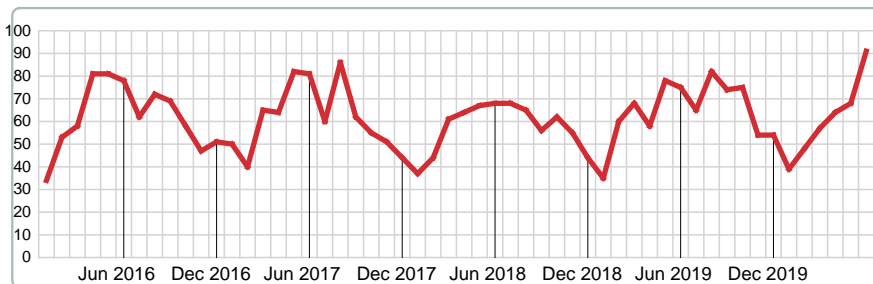
JUNE



YEAR TO DATE (YTD)

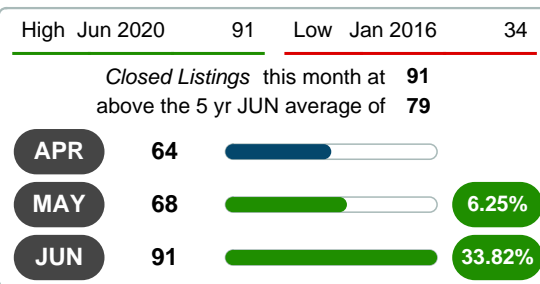


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 79



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	7	7.69%	94.0	4	2	1	0
\$60,001 - \$90,000	11	12.09%	14.0	2	9	0	0
\$90,001 - \$120,000	13	14.29%	10.0	4	9	0	0
\$120,001 - \$170,000	22	24.18%	16.0	2	14	6	0
\$170,001 - \$210,000	16	17.58%	6.5	0	12	4	0
\$210,001 - \$310,000	12	13.19%	18.5	0	9	3	0
\$310,001 and up	10	10.99%	24.5	0	2	6	2
Total Closed Units	91			12	57	20	2
Total Closed Volume	16,241,950	100%	17.0	1.01M	9.26M	5.10M	875.00K
Median Closed Price	\$150,000			\$94,500	\$150,000	\$204,500	\$437,500

June 2020



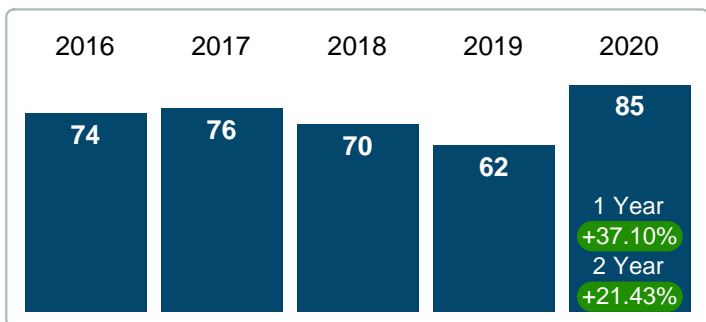
Area Delimited by County Of Creek - Residential Property Type



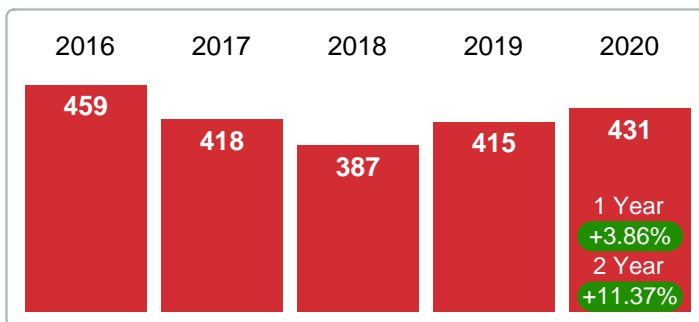
PENDING LISTINGS

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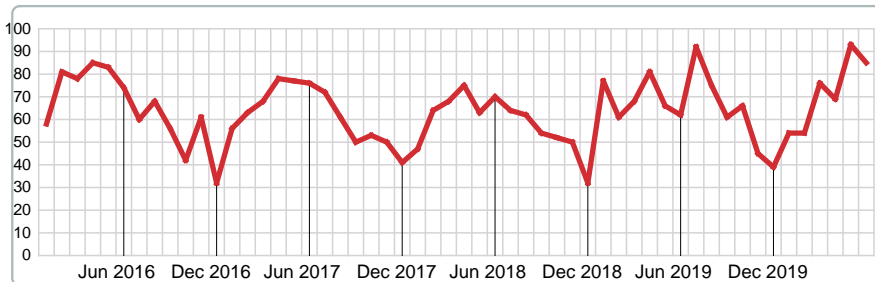
JUNE



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	8	9.41%	63.0	5	2	1	0
\$70,001 - \$90,000	8	9.41%	17.5	3	3	0	2
\$90,001 - \$120,000	15	17.65%	3.0	2	12	1	0
\$120,001 - \$170,000	20	23.53%	9.0	2	14	3	1
\$170,001 - \$210,000	15	17.65%	3.0	0	11	3	1
\$210,001 - \$260,000	10	11.76%	24.5	0	8	1	1
\$260,001 and up	9	10.59%	23.0	0	3	3	3
Total Pending Units	85			12	53	12	8
Total Pending Volume	14,097,350	100%	14.0	1.01M	8.62M	2.58M	1.89M
Median Listing Price	\$145,900			\$85,500	\$149,000	\$182,250	\$212,000

June 2020



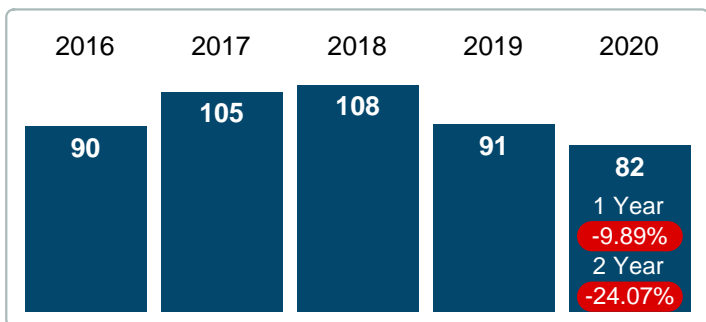
Area Delimited by County Of Creek - Residential Property Type



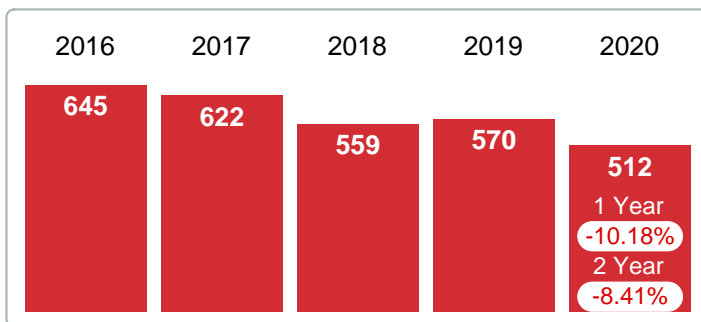
NEW LISTINGS

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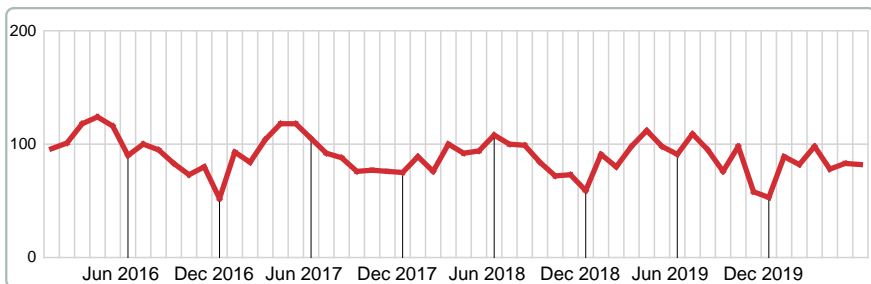
JUNE



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
Median New Listed Listing Price	\$167,500		\$89,950	\$165,000	\$279,450	\$435,000

June 2020



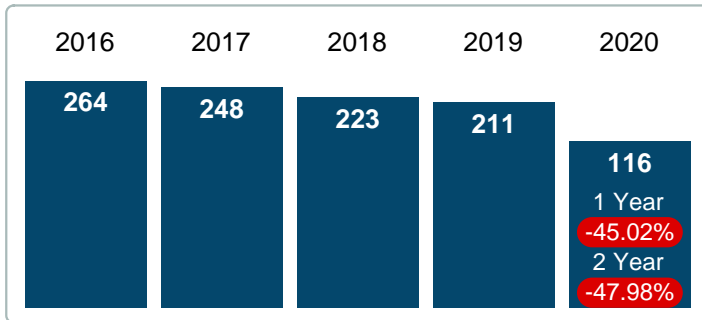
Area Delimited by County Of Creek - Residential Property Type



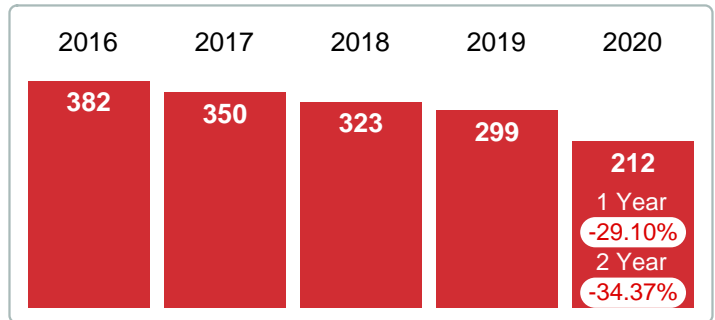
ACTIVE INVENTORY

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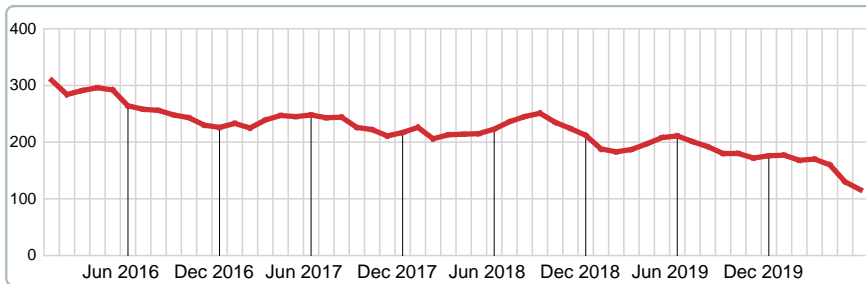
END OF JUNE



ACTIVE DURING JUNE

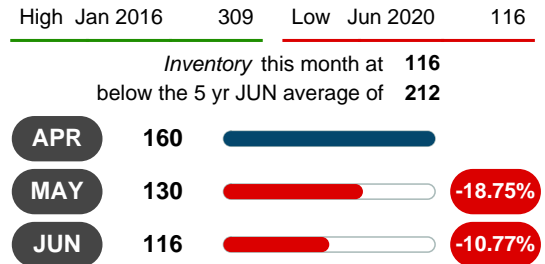


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 212



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	8	6.90%	93.5	2	4	2	0
\$50,001 - \$75,000	8	6.90%	89.0	2	4	1	1
\$75,001 - \$125,000	24	20.69%	32.0	8	15	0	1
\$125,001 - \$225,000	31	26.72%	46.0	1	26	2	2
\$225,001 - \$425,000	18	15.52%	37.0	2	9	6	1
\$425,001 - \$575,000	15	12.93%	53.0	0	1	7	7
\$575,001 and up	12	10.34%	96.5	0	2	5	5
Total Active Inventory by Units	116			15	61	23	17
Total Active Inventory by Volume	31,218,106	100%	55.0	1.96M	10.59M	9.91M	8.76M
Median Active Inventory Listing Price	\$177,000			\$99,000	\$149,500	\$447,500	\$470,000

June 2020



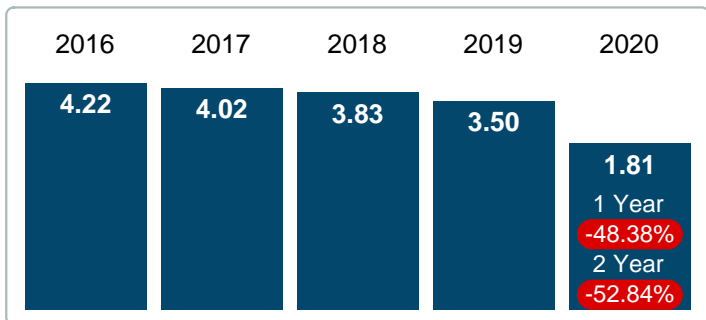
Area Delimited by County Of Creek - Residential Property Type



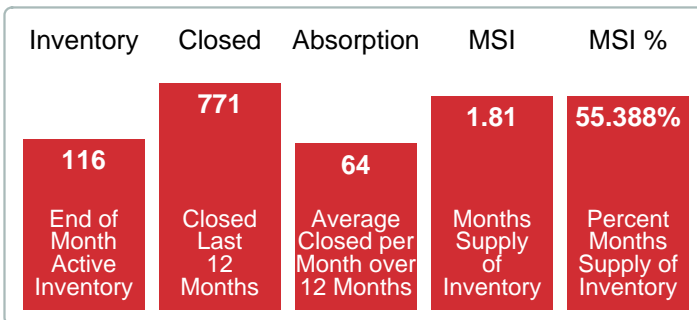
MONTHS SUPPLY of INVENTORY (MSI)

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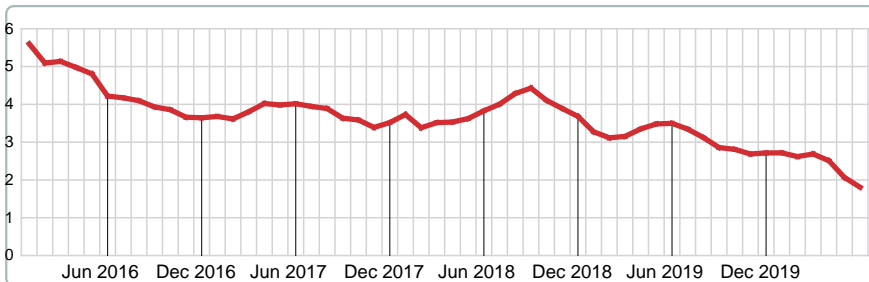
MSI FOR JUNE



INDICATORS FOR JUNE 2020

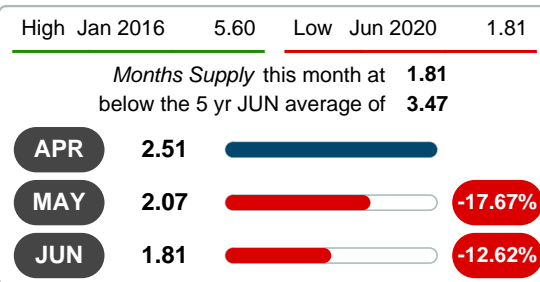


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 3.47



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



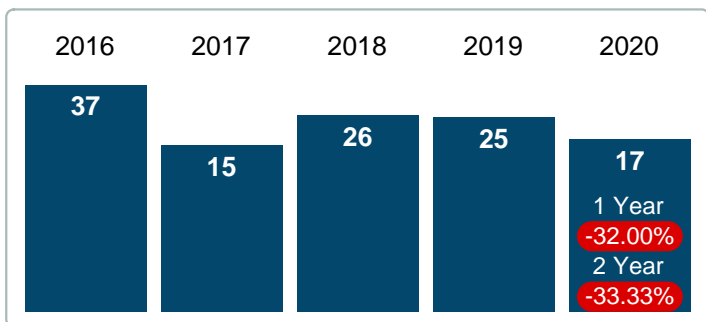
Area Delimited by County Of Creek - Residential Property Type



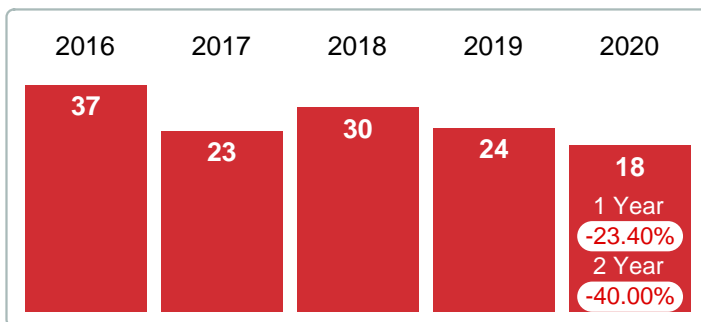
MEDIAN DAYS ON MARKET TO SALE

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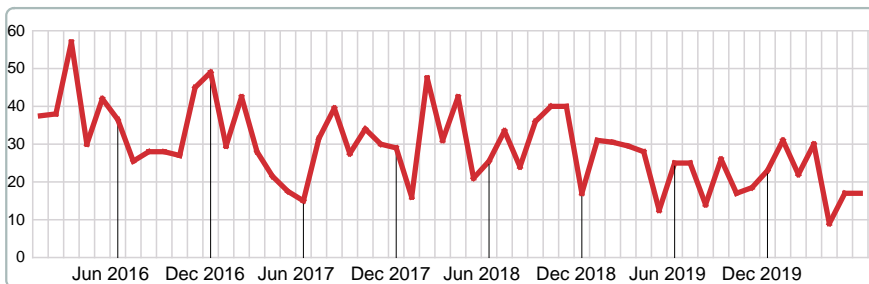
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

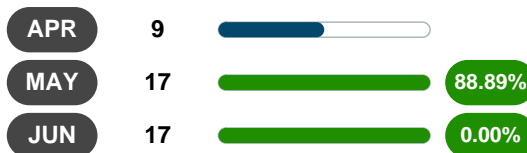


3 MONTHS

5 year JUN AVG = 24

High Mar 2016 57 Low Apr 2020 9

Median Days on Market to Sale this month at 17 below the 5 yr JUN average of 24



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
\$60,000 and less	7.69%	94	87	70	117	0
\$60,001 - \$90,000	12.09%	14	31	13	0	0
\$90,001 - \$120,000	14.29%	10	27	5	0	0
\$120,001 - \$170,000	24.18%	16	3	13	20	0
\$170,001 - \$210,000	17.58%	7	0	7	17	0
\$210,001 - \$310,000	13.19%	19	0	19	7	0
\$310,001 and up	10.99%	25	0	6	47	18
Median Closed DOM		17	27	11	22	18
Total Closed Units	100%	17.0	12	57	20	2
Total Closed Volume		16,241,950	1.01M	9.26M	5.10M	875.00K

June 2020



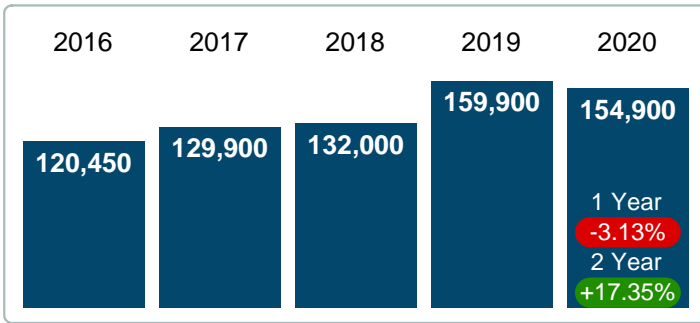
Area Delimited by County Of Creek - Residential Property Type



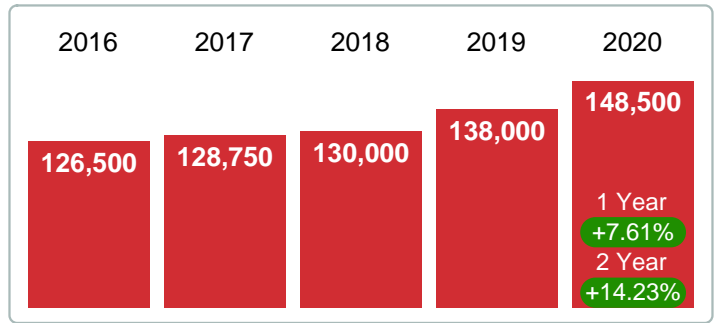
MEDIAN LIST PRICE AT CLOSING

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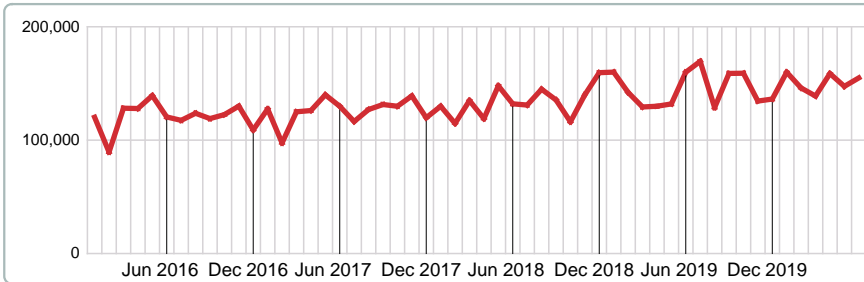
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

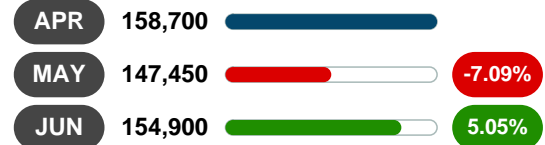


3 MONTHS

5 year JUN AVG = 139,430

High Jul 2019 169,500 Low Feb 2016 89,500

Median List Price at Closing this month at **154,900**
 above the 5 yr JUN average of **139,430**



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
\$50,000 and less	4	4.40%	44,750	44,750	0	0	0
\$50,001 - \$75,000	6	6.59%	64,500	0	64,000	65,000	0
\$75,001 - \$125,000	21	23.08%	95,700	95,700	97,500	0	0
\$125,001 - \$175,000	24	26.37%	146,250	129,000	154,900	146,000	0
\$175,001 - \$200,000	11	12.09%	185,000	0	185,000	185,000	0
\$200,001 - \$300,000	12	13.19%	247,450	0	255,000	223,000	0
\$300,001 and up	13	14.29%	375,000	0	345,000	374,900	472,450
Median List Price			154,900	92,850	154,900	217,500	472,450
Total Closed Units		100%	154,900	12	57	20	2
Total Closed Volume			16,635,800	1.04M	9.43M	5.22M	944.90K

June 2020



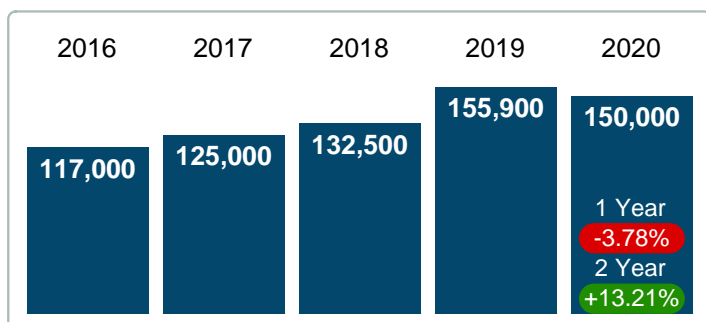
Area Delimited by County Of Creek - Residential Property Type



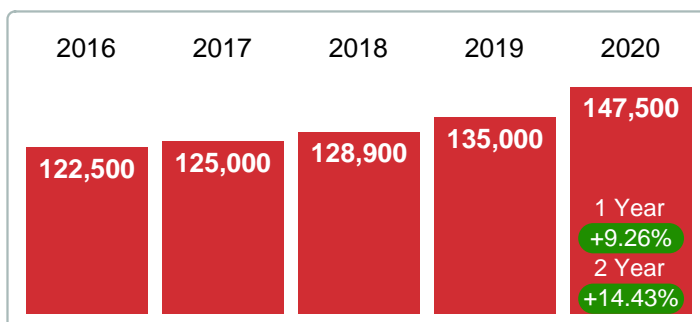
MEDIAN SOLD PRICE AT CLOSING

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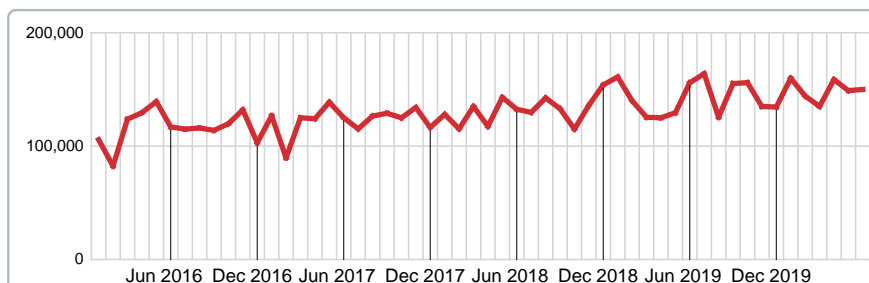
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

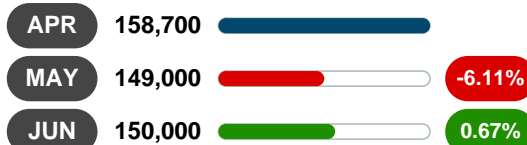


3 MONTHS

5 year JUN AVG = 136,080

High Jul 2019 163,900 Low Feb 2016 82,432

Median Sold Price at Closing this month at 150,000 above the 5 yr JUN average of 136,080



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
\$60,000 and less	7.69%	47,000	42,250	52,250	59,000	0
\$60,001 - \$90,000	12.09%	77,000	77,500	77,000	0	0
\$90,001 - \$120,000	14.29%	110,000	105,000	110,000	0	0
\$120,001 - \$170,000	24.18%	141,000	132,625	143,500	144,250	0
\$170,001 - \$210,000	17.58%	185,000	0	182,500	197,500	0
\$210,001 - \$310,000	13.19%	274,000	0	265,000	280,000	0
\$310,001 and up	10.99%	414,000	0	454,000	406,500	437,500
Median Sold Price		150,000	94,500	150,000	204,500	437,500
Total Closed Units	100%	91	12	57	20	2
Total Closed Volume		16,241,950	1.01M	9.26M	5.10M	875.00K

June 2020



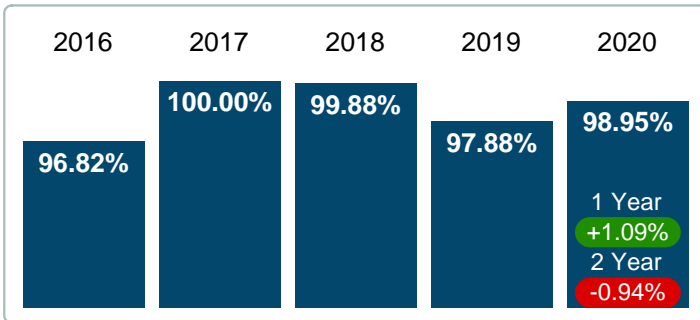
Area Delimited by County Of Creek - Residential Property Type



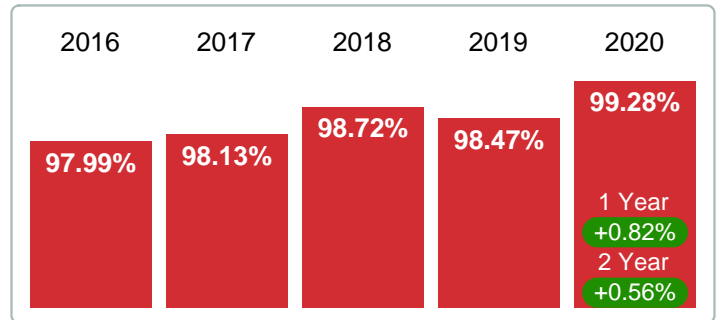
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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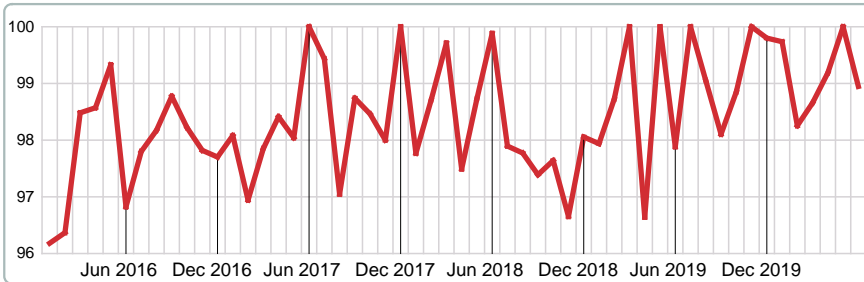
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

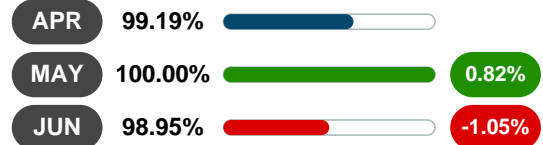


3 MONTHS

5 year JUN AVG = 98.71%

High May 2020 100.00% Low Jan 2016 96.18%

Median Sold/List Ratio this month at **98.95%**
equal to 5 yr JUN average of **98.71%**



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
\$60,000 and less	7	7.69%	90.15%	93.60%	82.64%	90.77%	0.00%
\$60,001 - \$90,000	11	12.09%	96.37%	91.14%	96.37%	0.00%	0.00%
\$90,001 - \$120,000	13	14.29%	100.00%	97.83%	100.00%	0.00%	0.00%
\$120,001 - \$170,000	22	24.18%	100.00%	102.46%	100.00%	98.73%	0.00%
\$170,001 - \$210,000	16	17.58%	99.86%	0.00%	100.00%	97.37%	0.00%
\$210,001 - \$310,000	12	13.19%	97.87%	0.00%	97.78%	100.00%	0.00%
\$310,001 and up	10	10.99%	96.97%	0.00%	92.72%	98.95%	92.87%
Median Sold/List Ratio		98.95%		100.00%	99.28%	98.41%	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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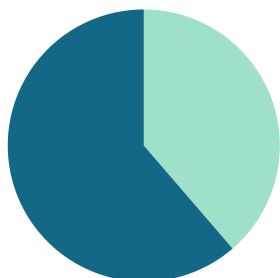
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

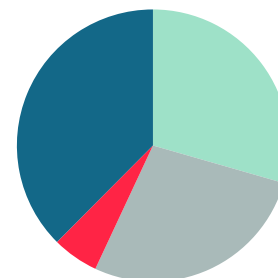


Inventory
 New Listings
82 = 38.68%
 Start Inventory
130
 Total Inventory Units
212
 Volume
\$48,041,756

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%
Median List Price	159,900	154,900	-3.13%	138,000	148,500	7.61%
Median Sale Price	155,900	150,000	-3.78%	135,000	147,500	9.26%
Median Percent of Selling Price to List Price	97.88%	98.95%	1.09%	98.47%	99.28%	0.82%
Median Days on Market to Sale	25.00	17.00	-32.00%	23.50	18.00	-23.40%
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

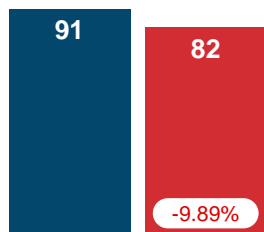
Inventory on June 30, 2020 = **116**

2019 **2020**

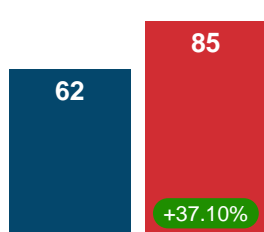
JUNE MARKET

MEDIAN PRICES

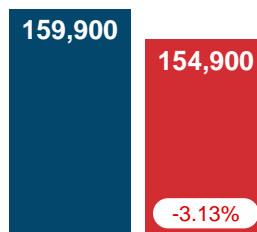
New Listings



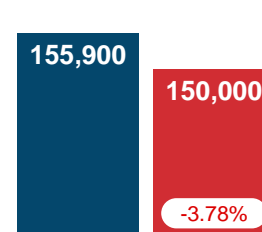
Pending Listings



List Price



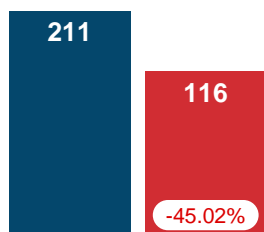
Sale Price



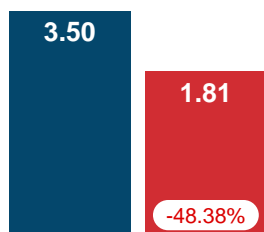
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

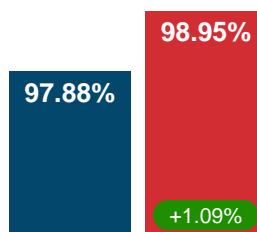
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

