

May 2020



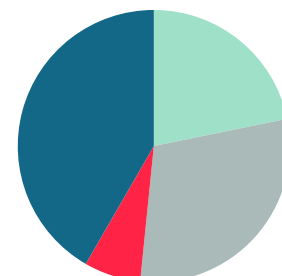
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	May 2020	+/-%
Closed Listings	78	68	-12.82%
Pending Listings	66	93	40.91%
New Listings	98	83	-15.31%
Average List Price	146,288	176,857	20.90%
Average Sale Price	143,513	173,876	21.16%
Average Percent of Selling Price to List Price	98.51%	97.83%	-0.69%
Average Days on Market to Sale	33.33	34.46	3.37%
End of Month Inventory	208	130	-37.50%
Months Supply of Inventory	3.48	2.07	-40.65%



■ Closed (21.79%)
■ Pending (29.81%)
■ Other OffMarket (6.73%)
■ Active (41.67%)

Absorption: Last 12 months, an Average of **63** Sales/Month
Active Inventory as of May 31, 2020 = **130**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2020 decreased **37.50%** to 130 existing homes available for sale. Over the last 12 months this area has had an average of 63 closed sales per month. This represents an unsold inventory index of **2.07** 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 **21.16%** in May 2020 to \$173,876 versus the previous year at \$143,513.

Average Days on Market Lengthens

The average number of **34.46** days that homes spent on the market before selling increased by 1.12 days or **3.37%** in May 2020 compared to last year's same month at **33.33** DOM.

Sales Success for May 2020 is Positive

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

There were 83 New Listings in May 2020, down **15.31%** from last year at 98. Furthermore, there were 68 Closed Listings this month versus last year at 78, a **-12.82%** decrease.

Closed versus Listed trends yielded a **81.9%** ratio, up from previous year's, May 2019, at **79.6%**, a **2.93%** 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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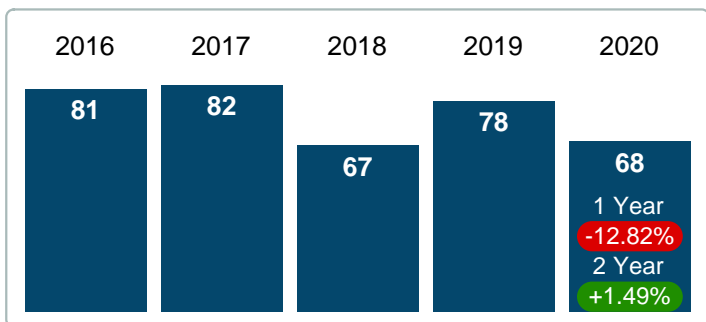
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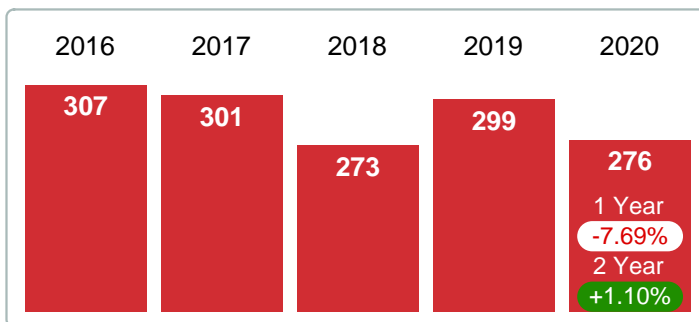
CLOSED LISTINGS

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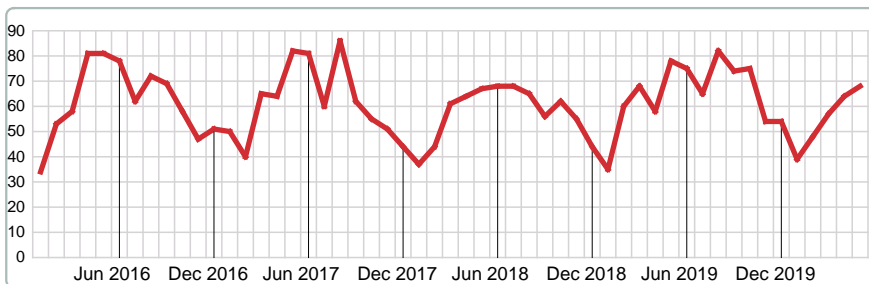
MAY



YEAR TO DATE (YTD)

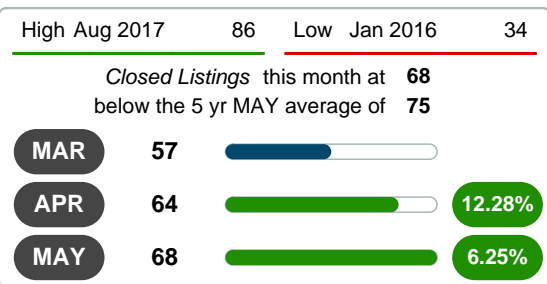


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 75



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	7.35%	49.8	3	2	0	0
\$50,001 - \$100,000	12	17.65%	24.5	4	8	0	0
\$100,001 - \$125,000	8	11.76%	18.6	1	6	1	0
\$125,001 - \$175,000	17	25.00%	32.8	0	15	2	0
\$175,001 - \$200,000	7	10.29%	54.6	0	6	1	0
\$200,001 - \$300,000	12	17.65%	35.2	0	8	4	0
\$300,001 and up	7	10.29%	41.4	0	1	5	1
Total Closed Units	68			8	46	13	1
Total Closed Volume	11,823,557	100%	34.5	500.70K	7.07M	3.95M	307.40K
Average Closed Price	\$173,876			\$62,588	\$153,588	\$303,877	\$307,400

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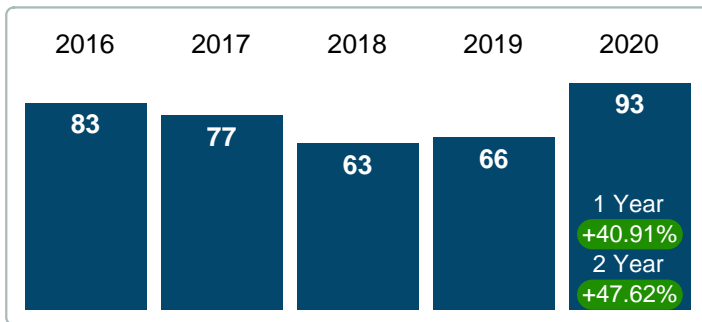
Area Delimited by County Of Creek - Residential Property Type



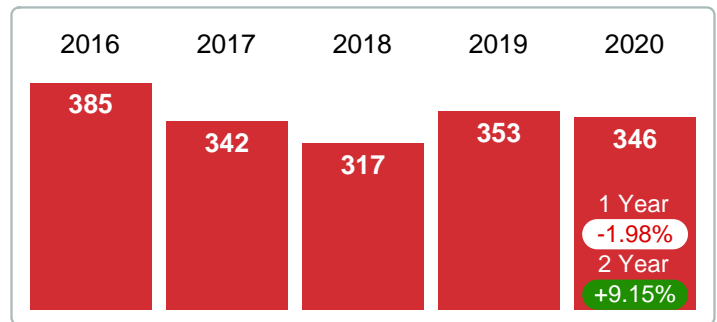
PENDING LISTINGS

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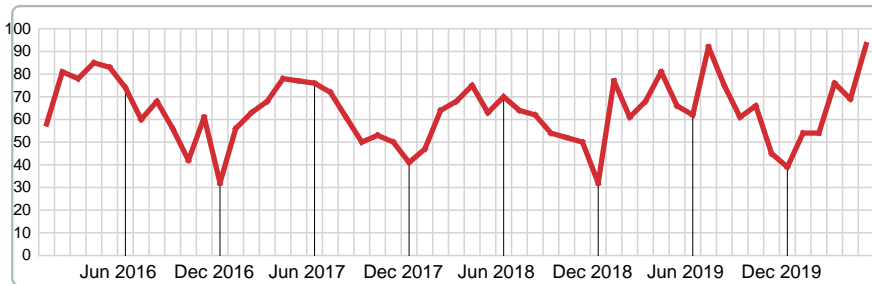
MAY



YEAR TO DATE (YTD)

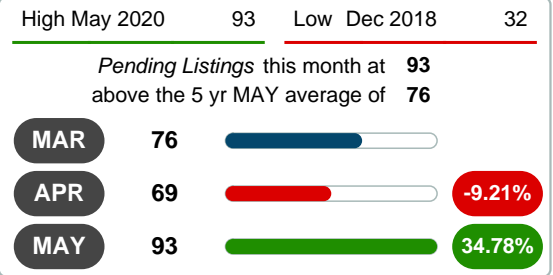


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 76



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	7	7.53%	61.0	4	3	0	0
\$75,001 - \$100,000	11	11.83%	31.9	3	8	0	0
\$100,001 - \$125,000	9	9.68%	38.7	2	6	1	0
\$125,001 - \$175,000	27	29.03%	31.2	4	16	6	1
\$175,001 - \$200,000	13	13.98%	12.5	0	11	2	0
\$200,001 - \$300,000	16	17.20%	54.1	0	10	6	0
\$300,001 and up	10	10.75%	32.1	0	3	6	1
Total Pending Units	93			13	57	21	2
Total Pending Volume	16,887,900	100%	36.0	1.22M	9.58M	5.60M	489.90K
Average Listing Price	\$180,315			\$93,854	\$168,033	\$266,667	\$244,950

May 2020



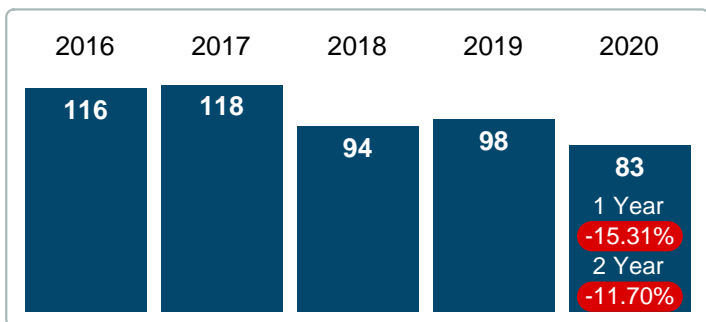
Area Delimited by County Of Creek - Residential Property Type



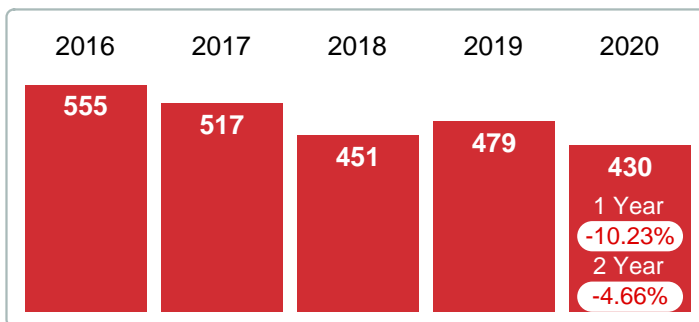
NEW LISTINGS

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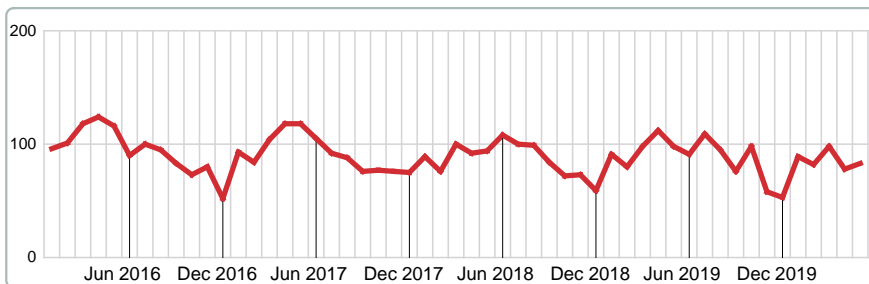
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 102

High Apr 2016 124 Low Dec 2016 52

New Listings this month at 83
below the 5 yr MAY average of 102



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	8	9.64%	4	2	1	1
\$75,001 - \$75,000	0	0.00%	0	0	0	0
\$75,001 - \$125,000	23	27.71%	5	18	0	0
\$125,001 - \$175,000	19	22.89%	2	14	3	0
\$175,001 - \$225,000	14	16.87%	1	9	4	0
\$225,001 - \$325,000	10	12.05%	0	7	3	0
\$325,001 and up	9	10.84%	0	0	7	2
Total New Listed Units	83		12	50	18	3
Total New Listed Volume	15,735,749	100%	1.11M	7.82M	5.75M	1.06M
Average New Listed Listing Price	\$193,706		\$92,117	\$156,492	\$319,475	\$351,733

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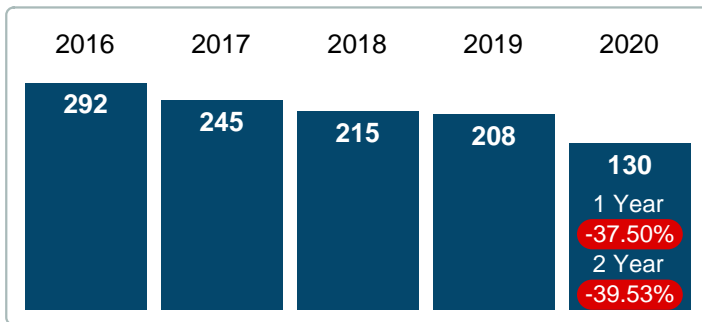
Area Delimited by County Of Creek - Residential Property Type



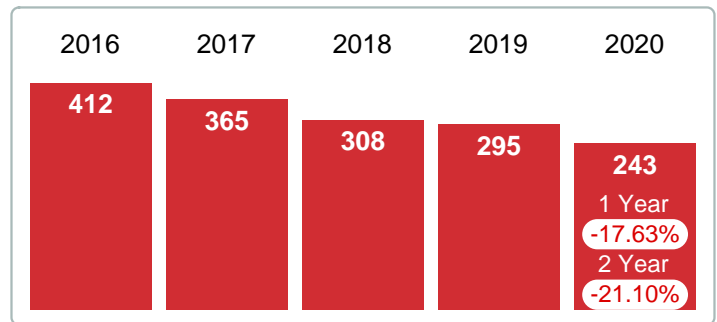
ACTIVE INVENTORY

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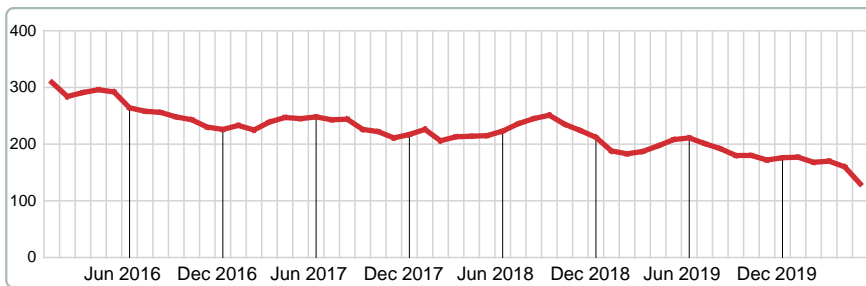
END OF MAY



ACTIVE DURING MAY

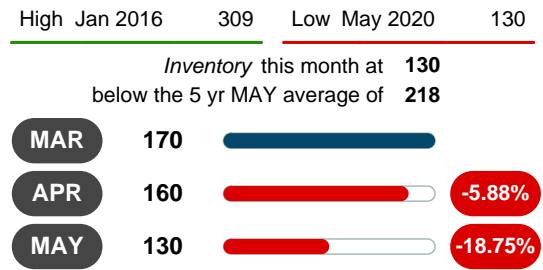


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 218



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	11	8.46%	52.5	4	5	2	0
\$50,001 - \$75,000	14	10.77%	88.4	4	6	2	2
\$75,001 - \$100,000	16	12.31%	86.3	4	10	1	1
\$100,001 - \$200,000	40	30.77%	61.7	4	30	6	0
\$200,001 - \$350,000	19	14.62%	60.7	0	13	3	3
\$350,001 - \$525,000	17	13.08%	77.7	1	0	10	6
\$525,001 and up	13	10.00%	99.8	0	1	7	5
Total Active Inventory by Units	130			17	65	31	17
Total Active Inventory by Volume	30,948,657	100%	72.6	1.78M	9.98M	11.53M	7.65M
Average Active Inventory Listing Price	\$238,067			\$104,888	\$153,592	\$371,865	\$450,253

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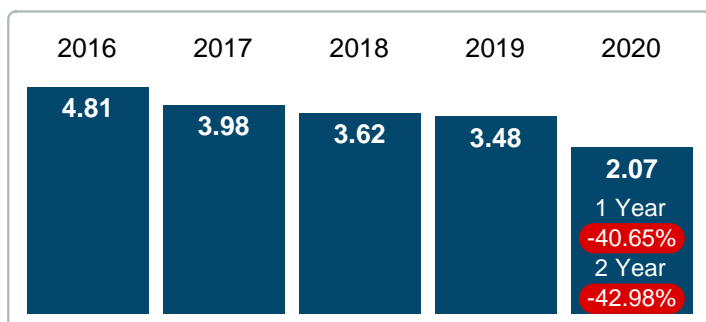
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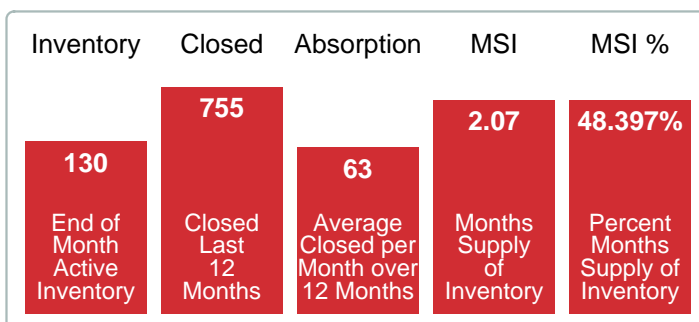
MONTHS SUPPLY of INVENTORY (MSI)

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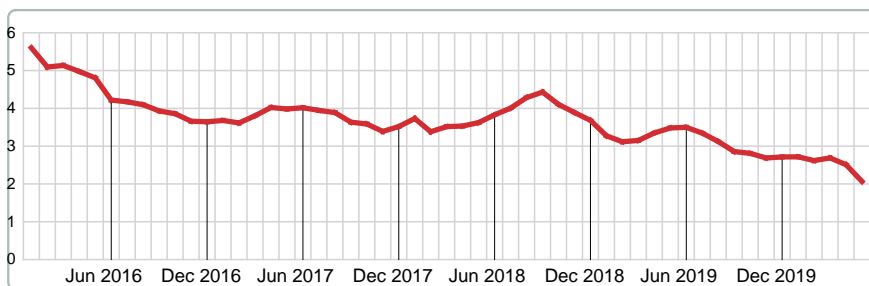
MSI FOR MAY



INDICATORS FOR MAY 2020

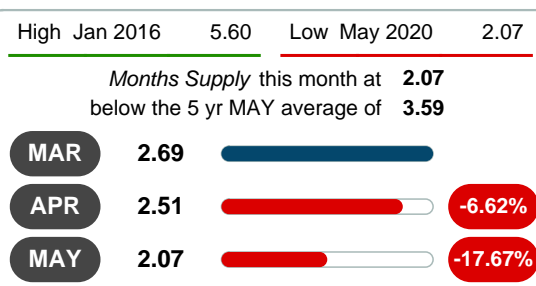


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 3.59



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	11	8.46%	2.75	2.67	2.07	24.00	0.00
\$50,001 - \$75,000	14	10.77%	3.50	2.82	2.40	24.00	0.00
\$75,001 - \$100,000	16	12.31%	2.23	2.18	1.97	4.00	0.00
\$100,001 - \$200,000	40	30.77%	1.26	1.60	1.23	1.24	0.00
\$200,001 - \$350,000	19	14.62%	1.51	0.00	1.81	0.67	4.50
\$350,001 - \$525,000	17	13.08%	6.38	0.00	0.00	6.00	14.40
\$525,001 and up	13	10.00%	15.60	0.00	12.00	16.80	20.00
Market Supply of Inventory (MSI)			2.07	2.24	1.54	2.62	12.75
Total Active Inventory by Units		100%	2.07	17	65	31	17

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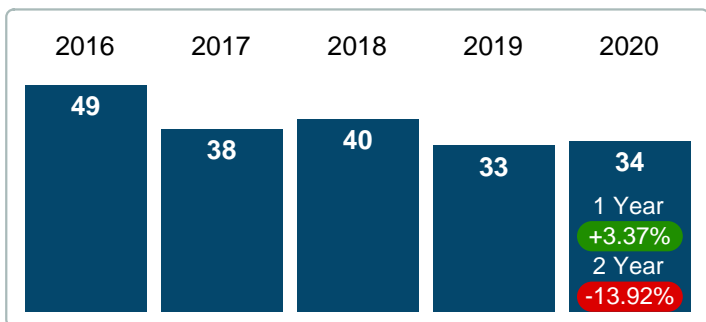
Area Delimited by County Of Creek - Residential Property Type



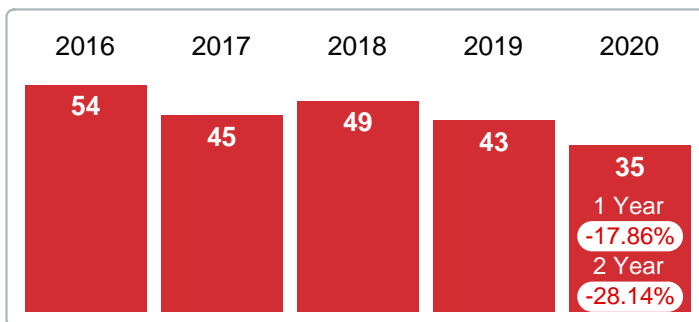
AVERAGE DAYS ON MARKET TO SALE

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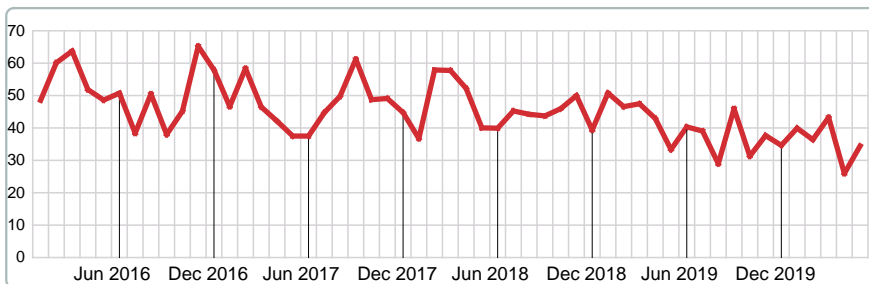
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 39

High Nov 2016 65 Low Apr 2020 26

Average Days on Market to Sale this month at 34 below the 5 yr MAY average of 39



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	7.35%	50	59	36	0	0
\$50,001 - \$100,000	17.65%	25	44	15	0	0
\$100,001 - \$125,000	11.76%	19	1	18	42	0
\$125,001 - \$175,000	25.00%	33	0	33	32	0
\$175,001 - \$200,000	10.29%	55	0	63	7	0
\$200,001 - \$300,000	17.65%	35	0	18	69	0
\$300,001 and up	10.29%	41	0	124	30	17
Average Closed DOM		34				
Total Closed Units	100%	68	8	46	13	1
Total Closed Volume		11,823,557	500.70K	7.07M	3.95M	307.40K

May 2020



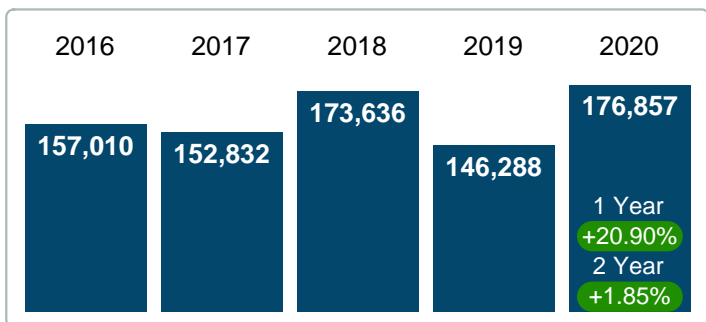
Area Delimited by County Of Creek - Residential Property Type



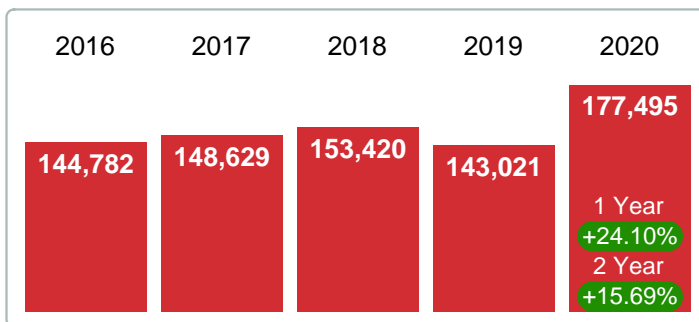
AVERAGE LIST PRICE AT CLOSING

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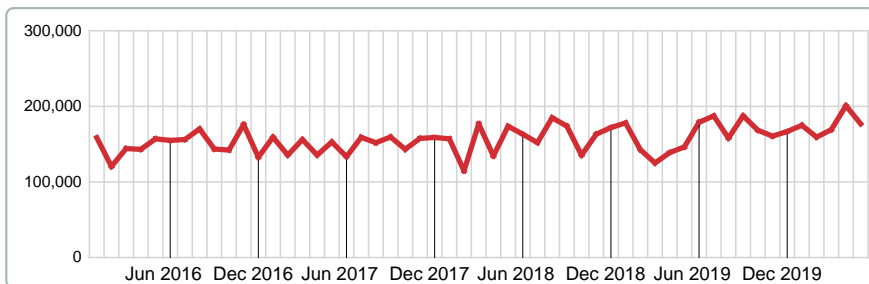
MAY



YEAR TO DATE (YTD)

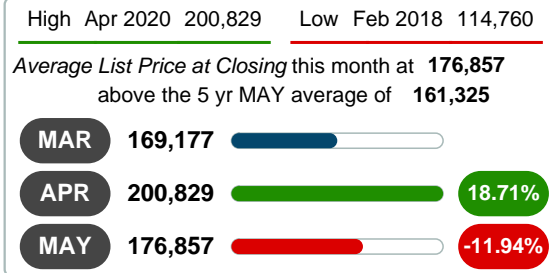


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 161,325



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	5.88%	38,125	42,833	39,500	0	0
\$50,001 - \$100,000	12	17.65%	80,025	70,150	93,713	0	0
\$100,001 - \$125,000	7	10.29%	114,829	110,000	117,283	127,000	0
\$125,001 - \$175,000	20	29.41%	150,990	0	152,567	154,900	0
\$175,001 - \$200,000	5	7.35%	182,700	0	182,933	180,500	0
\$200,001 - \$300,000	13	19.12%	232,985	0	232,038	241,875	0
\$300,001 and up	7	10.29%	449,657	0	399,900	486,160	316,900
Average List Price			176,857	64,888	155,972	308,892	316,900
Total Closed Units		100%	176,857	8	46	13	1
Total Closed Volume			12,026,300	519.10K	7.17M	4.02M	316.90K

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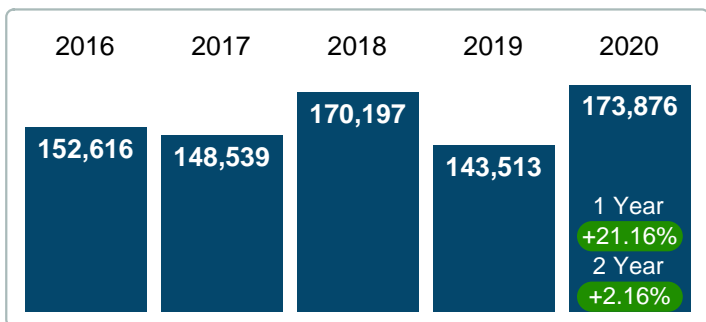
Area Delimited by County Of Creek - Residential Property Type



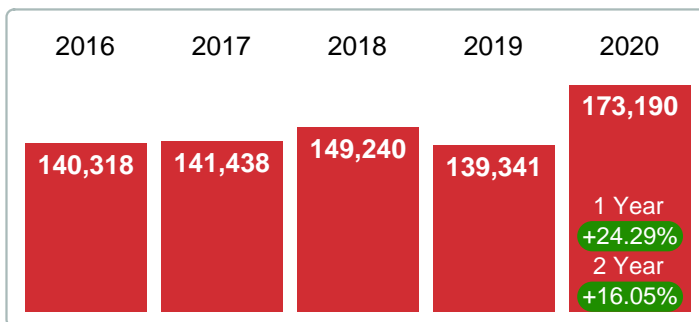
AVERAGE SOLD PRICE AT CLOSING

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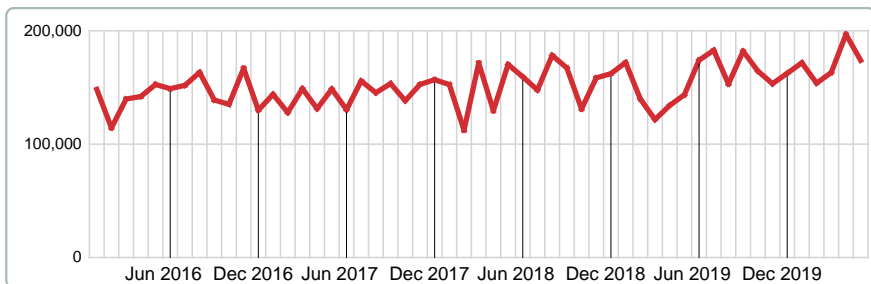
MAY



YEAR TO DATE (YTD)

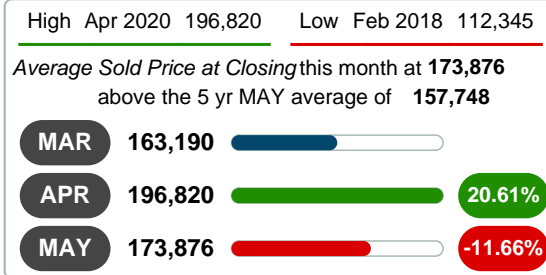


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 157,748



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	7.35%	37,300	40,833	32,000	0	0
\$50,001 - \$100,000	17.65%	81,284	67,050	88,402	0	0
\$100,001 - \$125,000	11.76%	115,550	110,000	115,233	123,000	0
\$125,001 - \$175,000	25.00%	151,556	0	151,130	154,750	0
\$175,001 - \$200,000	10.29%	185,086	0	184,267	190,000	0
\$200,001 - \$300,000	17.65%	230,333	0	228,750	233,500	0
\$300,001 and up	10.29%	443,029	0	399,900	478,780	307,400
Average Sold Price		173,876	62,588	153,588	303,877	307,400
Total Closed Units	100%	173,876	8	46	13	1
Total Closed Volume		11,823,557	500.70K	7.07M	3.95M	307.40K

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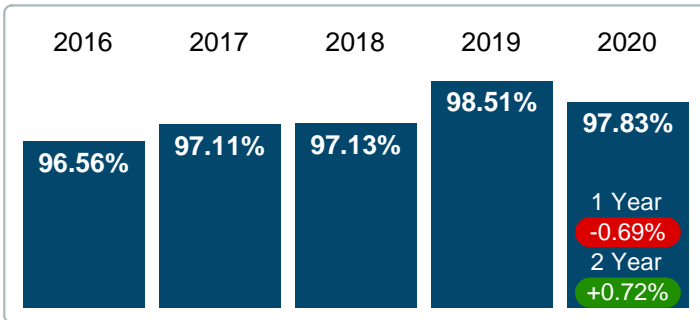
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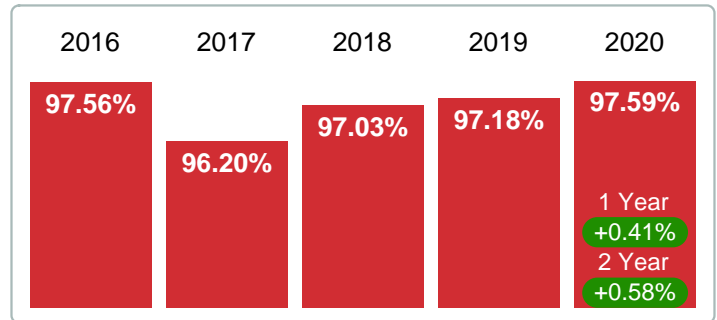
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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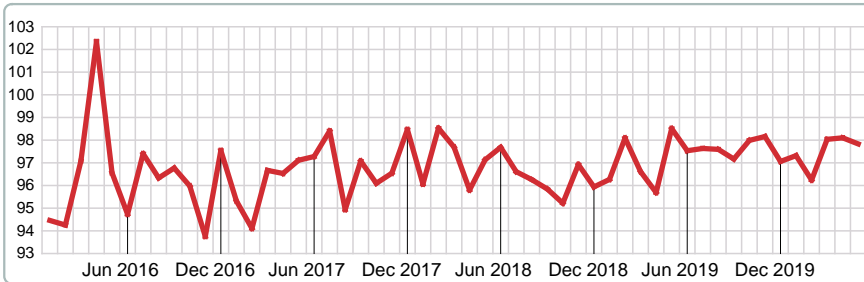
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

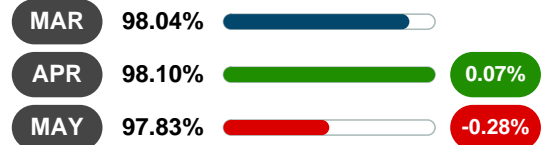


3 MONTHS

5 year MAY AVG = 97.43%

High Apr 2016 102.35% Low Nov 2016 93.76%

Average Sold/List Ratio this month at **97.83%**
above the 5 yr MAY average of **97.43%**



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	7.35%	91.12%	94.29%	86.36%	0.00%	0.00%	
\$50,001 - \$100,000	12	17.65%	95.67%	95.29%	95.87%	0.00%	0.00%	
\$100,001 - \$125,000	8	11.76%	98.45%	100.00%	98.46%	96.85%	0.00%	
\$125,001 - \$175,000	17	25.00%	99.20%	0.00%	99.14%	99.67%	0.00%	
\$175,001 - \$200,000	7	10.29%	101.59%	0.00%	100.98%	105.26%	0.00%	
\$200,001 - \$300,000	12	17.65%	97.92%	0.00%	98.57%	96.60%	0.00%	
\$300,001 and up	7	10.29%	98.40%	0.00%	100.00%	98.36%	97.00%	
Average Sold/List Ratio		97.80%		95.50%	98.09%	98.43%	97.00%	
Total Closed Units		68	100%	97.80%	8	46	13	1
Total Closed Volume		11,823,557			500.70K	7.07M	3.95M	307.40K

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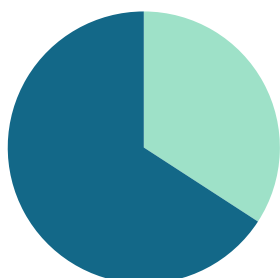
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

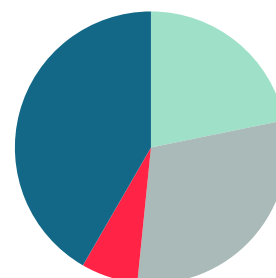


Inventory
 New Listings
83 = 34.16%
 Start Inventory
160
 Total Inventory Units
243
 Volume
\$51,254,657

Market Activity

Closed Sales
68 = 21.79%
 Pending Sales
93 = 29.81%
 Other Off Market
21 = 6.73%
 Active Inventory
130 = 41.67%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	78	68	-12.82%	299	276	-7.69%
Pending Sales	66	93	40.91%	353	346	-1.98%
New Listings	98	83	-15.31%	479	430	-10.23%
Average List Price	146,288	176,857	20.90%	143,021	177,495	24.10%
Average Sale Price	143,513	173,876	21.16%	139,341	173,190	24.29%
Average Percent of Selling Price to List Price	98.51%	97.83%	-0.69%	97.18%	97.59%	0.41%
Average Days on Market to Sale	33.33	34.46	3.37%	43.11	35.41	-17.86%
Monthly Inventory	208	130	-37.50%	208	130	-37.50%
Months Supply of Inventory	3.48	2.07	-40.65%	3.48	2.07	-40.65%

Absorption: Last 12 months, an Average of **63** Sales/Month

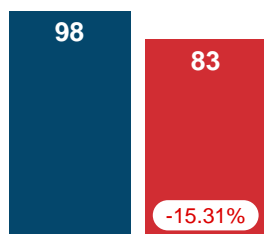
Inventory on May 31, 2020 = **130**

2019 **2020**

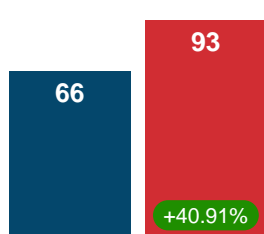
MAY MARKET

AVERAGE PRICES

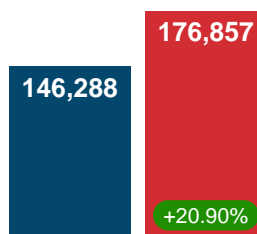
New Listings



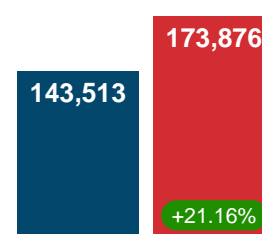
Pending Listings



List Price



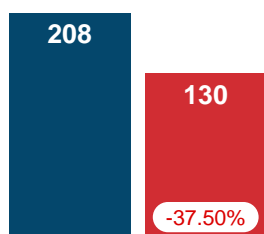
Sale Price



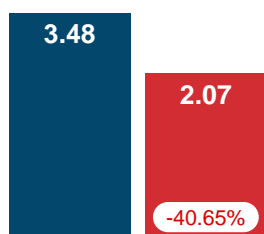
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

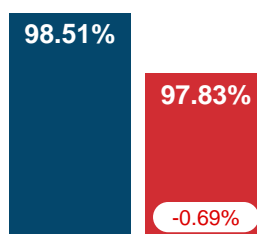
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

