

# May 2020



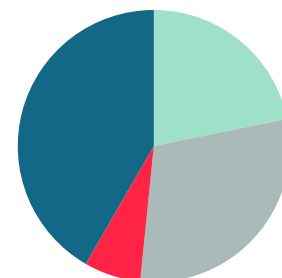
Area Delimited by County Of Creek - Residential Property Type



## 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%
Median List Price	131,950	147,450	11.75%
Median Sale Price	129,450	149,000	15.10%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	12.50	17.00	36.00%
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.

#### 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 **15.10%** in May 2020 to \$149,000 versus the previous year at \$129,450.

#### Median Days on Market Lengthens

The median number of **17.00** days that homes spent on the market before selling increased by 4.50 days or **36.00%** in May 2020 compared to last year's same month at **12.50** DOM.

#### Sales Success for May 2020 is Positive

Overall, with Median 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.

### 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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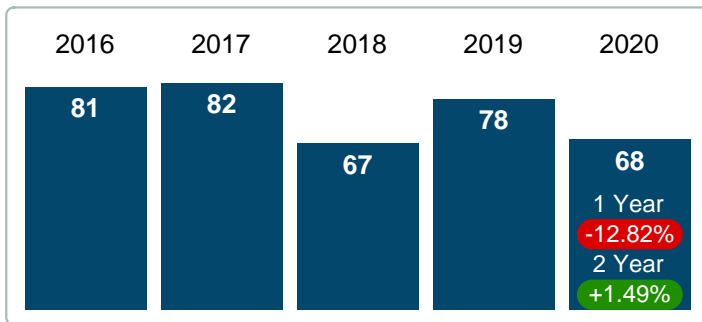
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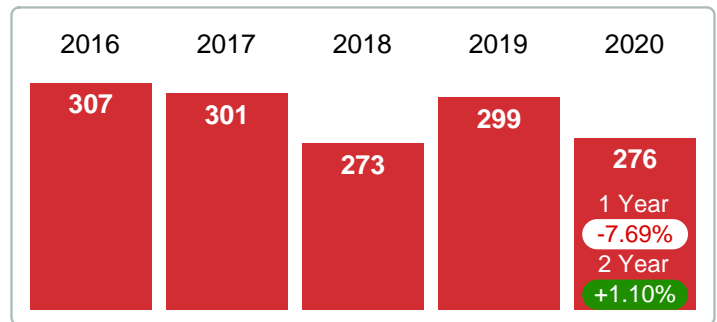
## CLOSED LISTINGS

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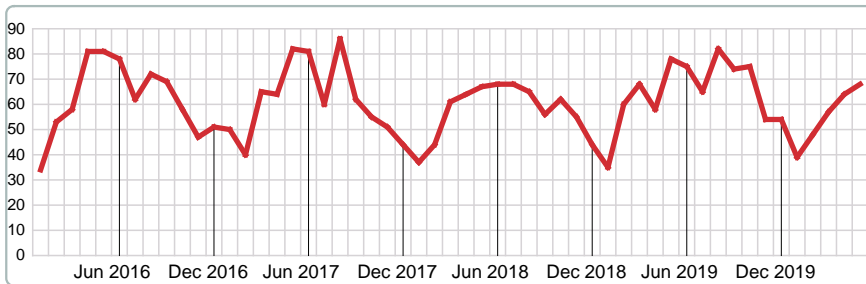
### MAY



### YEAR TO DATE (YTD)

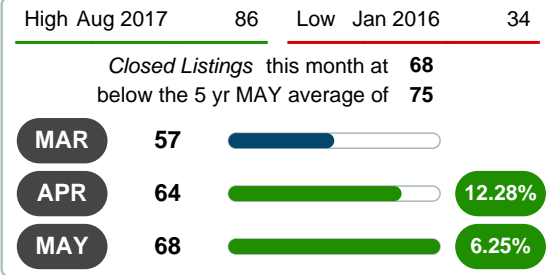


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 75



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	7.35%	3.0	3	2	0	0
\$50,001 - \$100,000	12	17.65%	15.0	4	8	0	0
\$100,001 - \$130,000	8	11.76%	9.0	1	6	1	0
\$130,001 - \$170,000	14	20.59%	11.5	0	13	1	0
\$170,001 - \$210,000	13	19.12%	44.0	0	9	4	0
\$210,001 - \$300,000	9	13.24%	17.0	0	7	2	0
\$300,001 and up	7	10.29%	17.0	0	1	5	1
<b>Total Closed Units</b>	<b>68</b>			<b>8</b>	<b>46</b>	<b>13</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>11,823,557</b>	<b>100%</b>	<b>17.0</b>	<b>500.70K</b>	<b>7.07M</b>	<b>3.95M</b>	<b>307.40K</b>
<b>Median Closed Price</b>	<b>\$149,000</b>			<b>\$53,000</b>	<b>\$143,500</b>	<b>\$246,000</b>	<b>\$307,400</b>

# May 2020



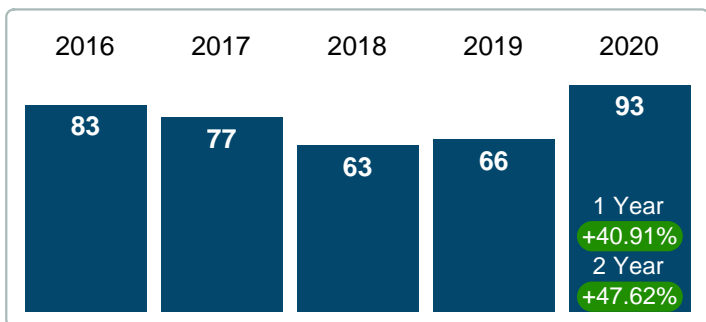
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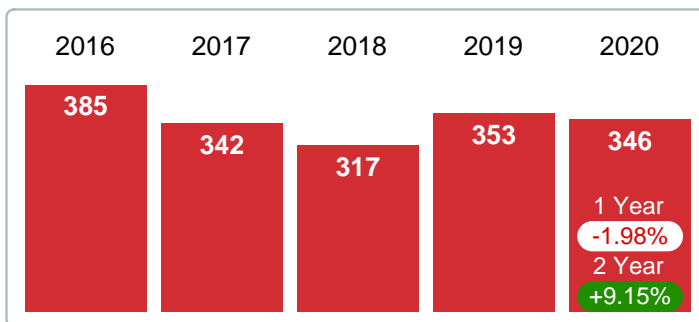
## PENDING LISTINGS

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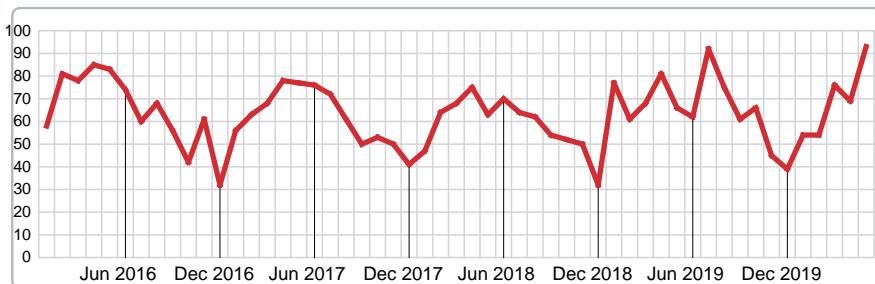
### MAY



### YEAR TO DATE (YTD)

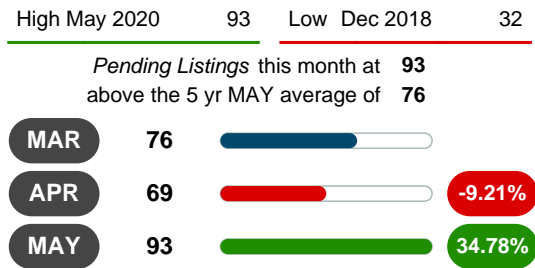


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 76



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	7.53%	80.0	4	3	0	0
\$75,001 - \$100,000	11	11.83%	14.0	3	8	0	0
\$100,001 - \$125,000	9	9.68%	11.0	2	6	1	0
\$125,001 - \$175,000	27	29.03%	17.0	4	16	6	1
\$175,001 - \$200,000	13	13.98%	7.0	0	11	2	0
\$200,001 - \$300,000	16	17.20%	25.0	0	10	6	0
\$300,001 and up	10	10.75%	24.5	0	3	6	1
<b>Total Pending Units</b>	<b>93</b>			<b>13</b>	<b>57</b>	<b>21</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>16,887,900</b>	<b>100%</b>	<b>18.0</b>	<b>1.22M</b>	<b>9.58M</b>	<b>5.60M</b>	<b>489.90K</b>
<b>Median Listing Price</b>	<b>\$155,000</b>			<b>\$95,700</b>	<b>\$156,500</b>	<b>\$212,000</b>	<b>\$244,950</b>

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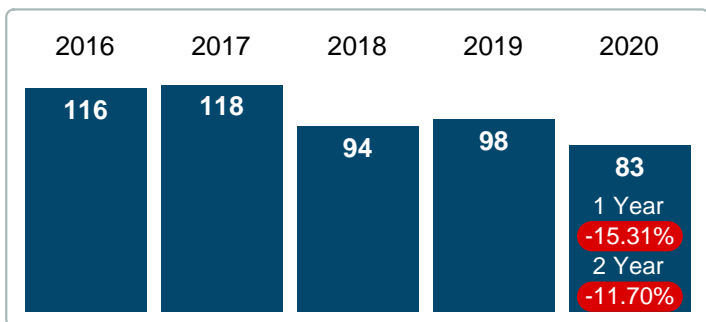
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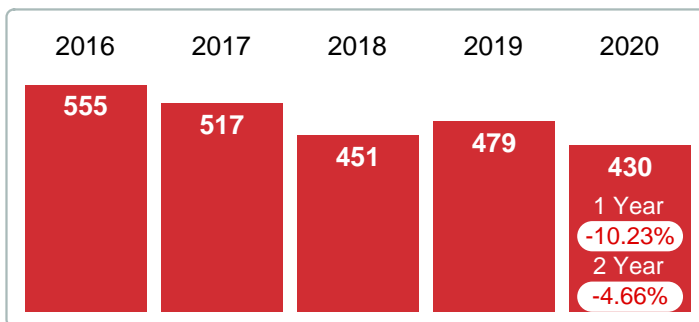
## NEW LISTINGS

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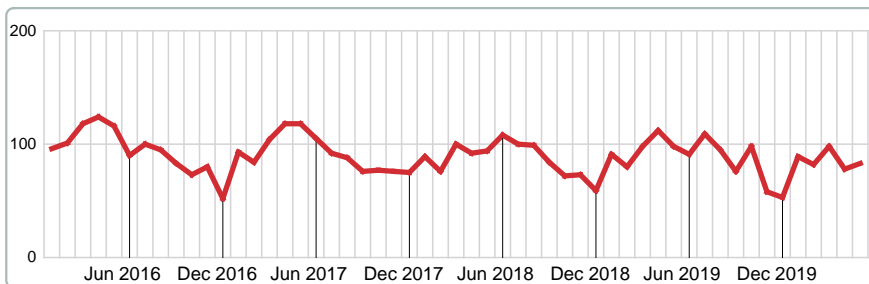
### MAY



### YEAR TO DATE (YTD)

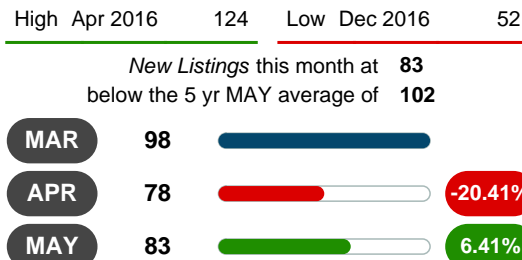


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 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
<b>Total New Listed Units</b>	<b>83</b>		<b>12</b>	<b>50</b>	<b>18</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>15,735,749</b>	<b>100%</b>	<b>1.11M</b>	<b>7.82M</b>	<b>5.75M</b>	<b>1.06M</b>
<b>Median New Listed Listing Price</b>	<b>\$155,000</b>		<b>\$92,800</b>	<b>\$146,200</b>	<b>\$275,000</b>	<b>\$470,000</b>

# May 2020



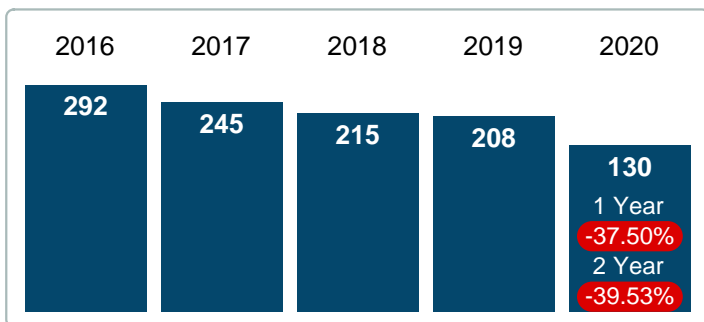
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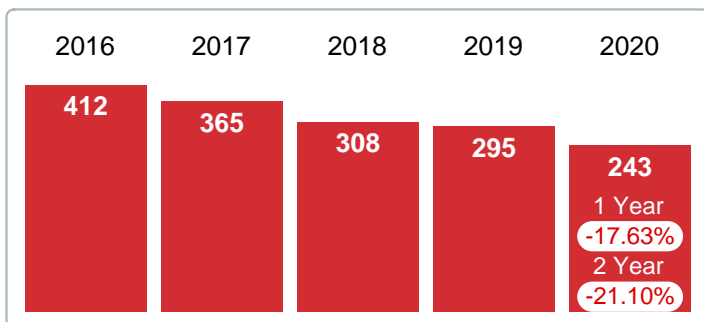
## ACTIVE INVENTORY

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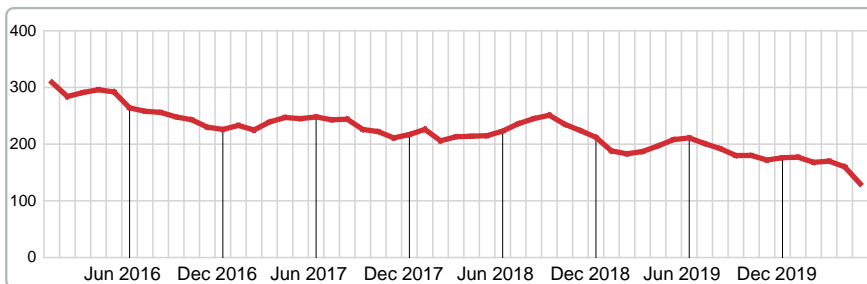
### END OF MAY



### ACTIVE DURING MAY

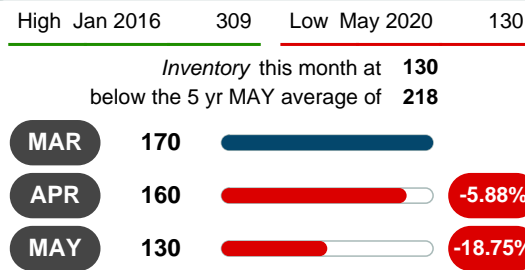


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 218



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	11	8.46%	46.0	4	5	2	0
\$50,001 - \$75,000	14	10.77%	84.5	4	6	2	2
\$75,001 - \$100,000	16	12.31%	67.5	4	10	1	1
\$100,001 - \$200,000	40	30.77%	35.5	4	30	6	0
\$200,001 - \$350,000	19	14.62%	48.0	0	13	3	3
\$350,001 - \$525,000	17	13.08%	93.0	1	0	10	6
\$525,001 and up	13	10.00%	99.0	0	1	7	5
<b>Total Active Inventory by Units</b>	<b>130</b>			<b>17</b>	<b>65</b>	<b>31</b>	<b>17</b>
<b>Total Active Inventory by Volume</b>	<b>30,948,657</b>	<b>100%</b>	<b>62.0</b>	<b>1.78M</b>	<b>9.98M</b>	<b>11.53M</b>	<b>7.65M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$151,300</b>			<b>\$82,000</b>	<b>\$129,000</b>	<b>\$369,000</b>	<b>\$429,999</b>

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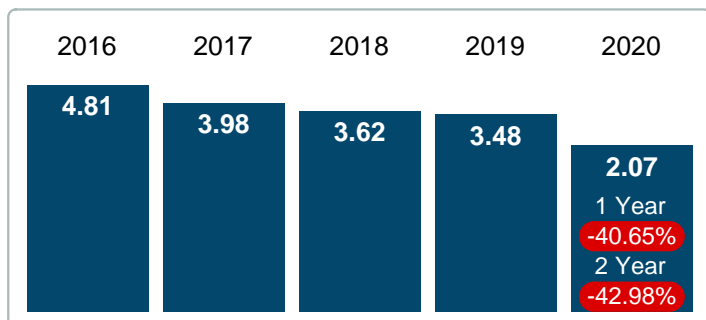
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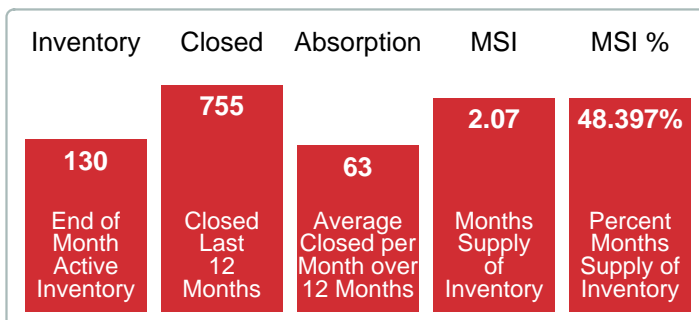
## MONTHS SUPPLY of INVENTORY (MSI)

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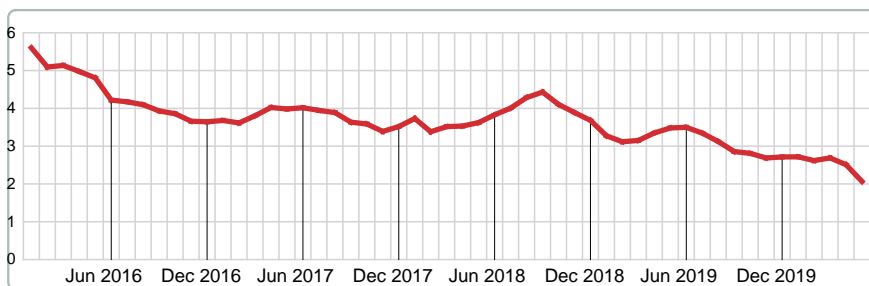
### MSI FOR MAY



### INDICATORS FOR MAY 2020

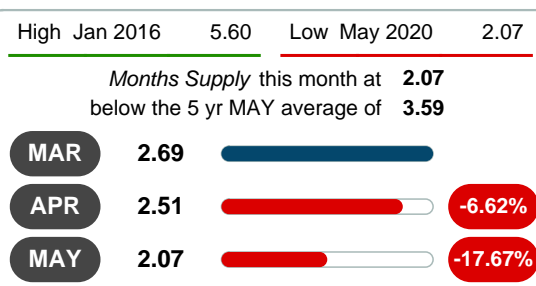


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

# May 2020



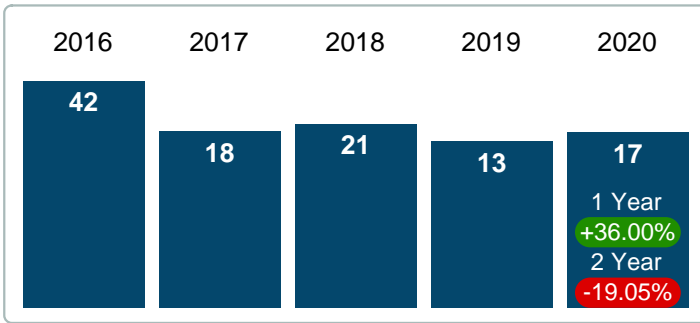
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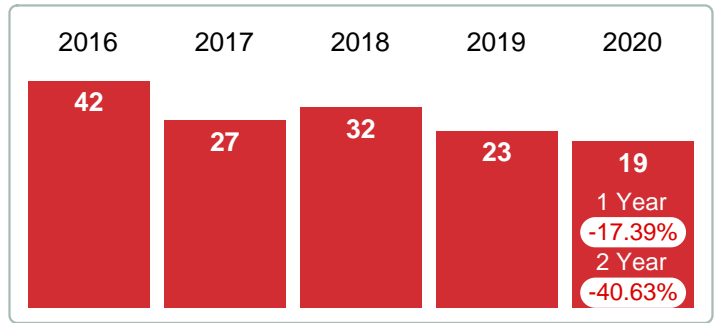
## MEDIAN DAYS ON MARKET TO SALE

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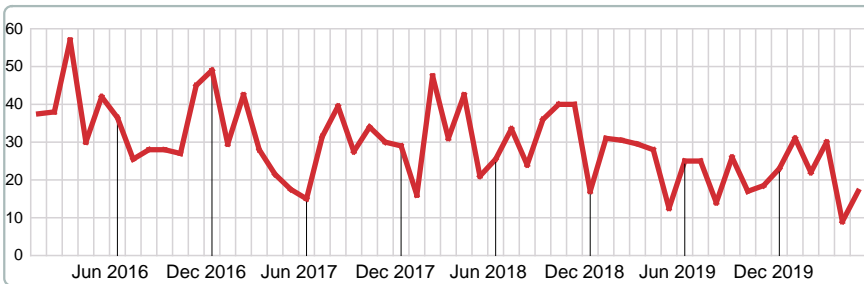
### MAY



### YEAR TO DATE (YTD)

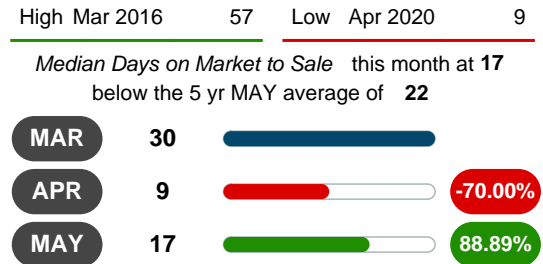


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 22



### 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
\$50,000 and less	7.35%	3	3	36	0	0
\$50,001 - \$100,000	17.65%	15	39	6	0	0
\$100,001 - \$130,000	11.76%	9	1	9	42	0
\$130,001 - \$170,000	20.59%	12	0	8	57	0
\$170,001 - \$210,000	19.12%	44	0	44	31	0
\$210,001 - \$300,000	13.24%	17	0	7	30	0
\$300,001 and up	10.29%	17	0	124	15	17
Median Closed DOM		17	13	15	42	17
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



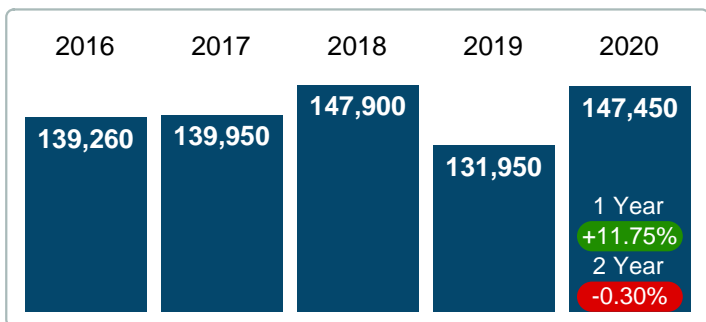
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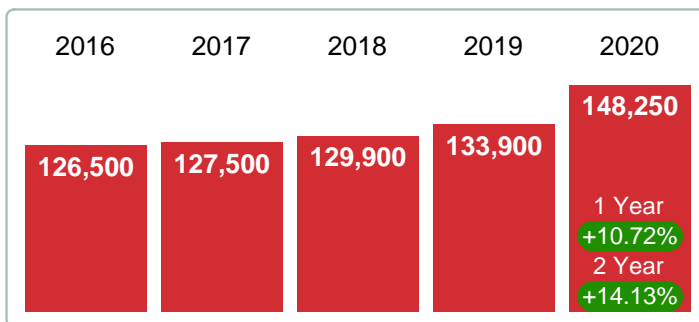
## MEDIAN LIST PRICE AT CLOSING

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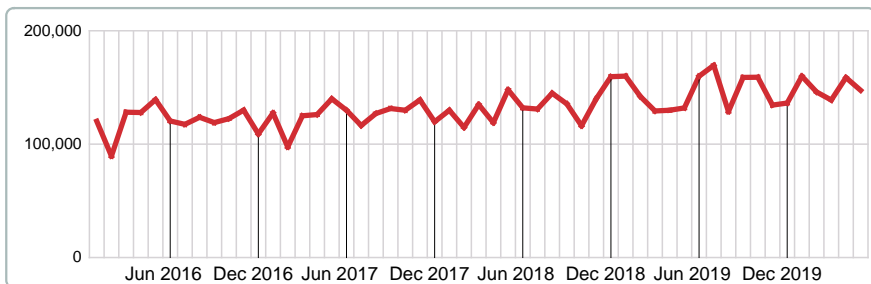
### MAY



### YEAR TO DATE (YTD)

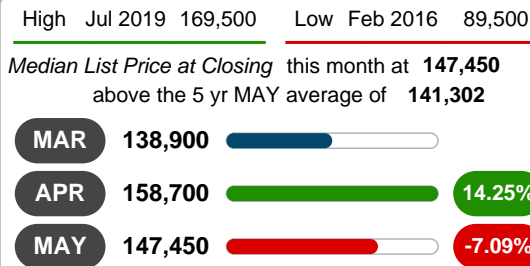


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 141,302



### 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	39,250	43,500	24,000	0	0
\$50,001 - \$100,000	12	77,550	69,750	89,450	0	0
\$100,001 - \$130,000	8	114,750	110,000	114,750	127,000	0
\$130,001 - \$170,000	16	144,000	0	144,000	154,900	0
\$170,001 - \$210,000	10	180,200	0	177,750	192,750	0
\$210,001 - \$300,000	11	225,000	0	225,000	250,000	0
\$300,001 and up	7	449,900	0	399,900	450,000	316,900
Median List Price		147,450	65,200	145,000	250,000	316,900
Total Closed Units	68	100%	8	46	13	1
Total Closed Volume	12,026,300		519.10K	7.17M	4.02M	316.90K



# May 2020



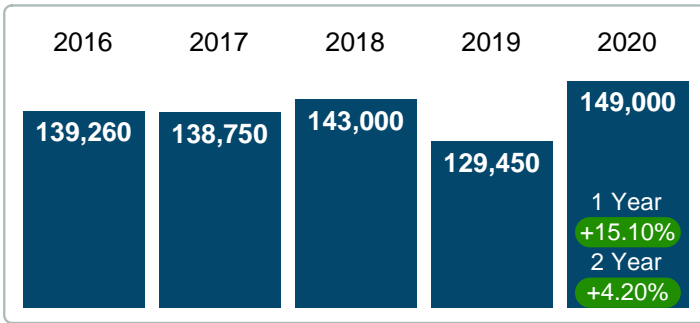
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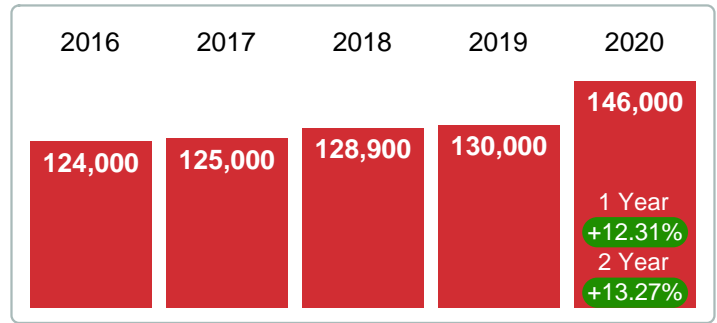
## MEDIAN SOLD PRICE AT CLOSING

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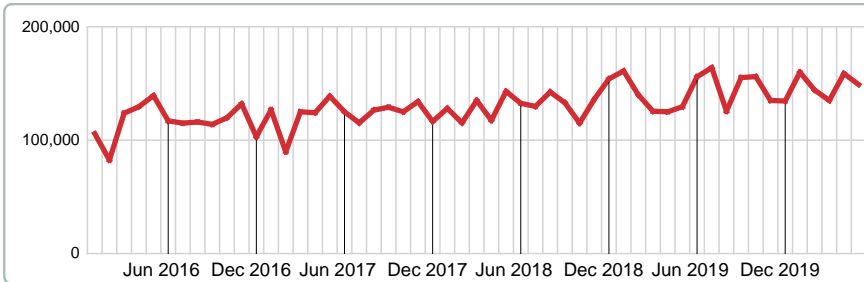
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

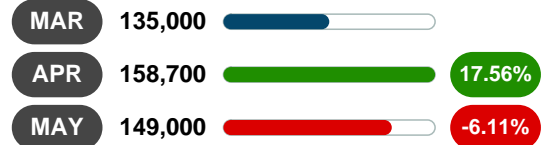


### 3 MONTHS

5 year MAY AVG = 139,892

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

Median Sold Price at Closing this month at **149,000** above the 5 yr MAY average of **139,892**



### 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
\$50,000 and less	7.35%	40,000	43,500	32,000	0	0
\$50,001 - \$100,000	17.65%	84,350	67,600	88,500	0	0
\$100,001 - \$130,000	11.76%	114,750	110,000	114,750	123,000	0
\$130,001 - \$170,000	20.59%	142,000	0	142,000	136,000	0
\$170,001 - \$210,000	19.12%	182,500	0	180,000	195,500	0
\$210,001 - \$300,000	13.24%	229,000	0	225,000	263,500	0
\$300,001 and up	10.29%	437,000	0	399,900	440,000	307,400
<b>Median Sold Price</b>		<b>149,000</b>	53,000	143,500	246,000	307,400
<b>Total Closed Units</b>	100%	<b>68</b>	8	46	13	1
<b>Total Closed Volume</b>		<b>11,823,557</b>	500.70K	7.07M	3.95M	307.40K

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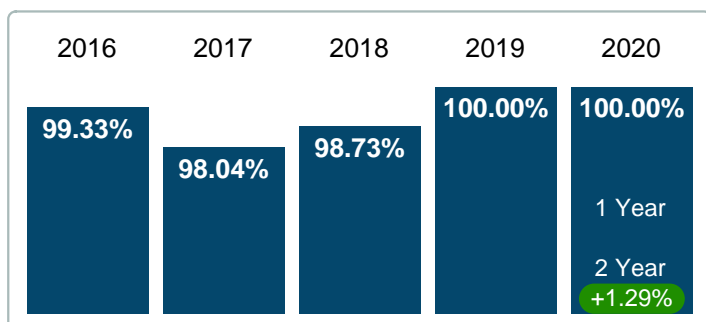
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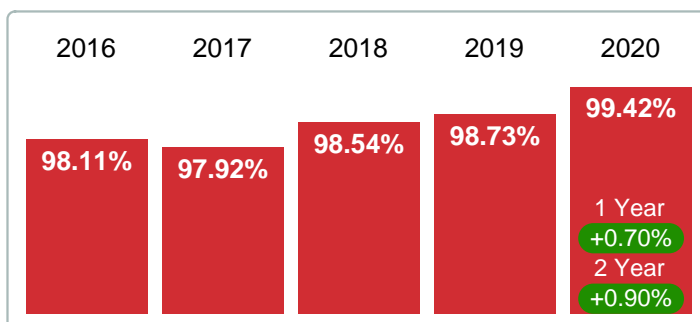
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

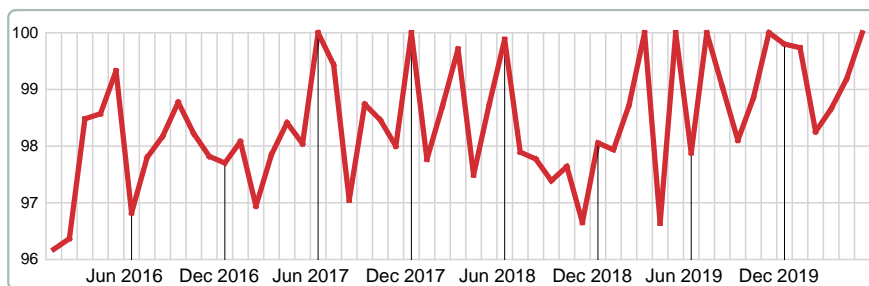
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

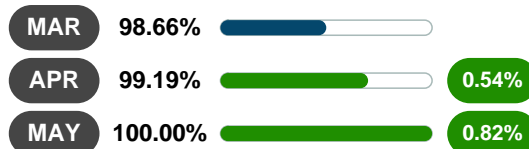


### 3 MONTHS

5 year MAY AVG = 99.22%

High May 2020 100.00% Low Jan 2016 96.18%

Median Sold/List Ratio this month at **100.00%**  
above the 5 yr MAY average of **99.22%**



### 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
\$50,000 and less	5	7.35%	100.00%	100.00%	86.36%	0.00%	0.00%
\$50,001 - \$100,000	12	17.65%	100.00%	95.16%	100.00%	0.00%	0.00%
\$100,001 - \$130,000	8	11.76%	100.00%	100.00%	100.00%	96.85%	0.00%
\$130,001 - \$170,000	14	20.59%	100.36%	0.00%	100.72%	97.21%	0.00%
\$170,001 - \$210,000	13	19.12%	100.00%	0.00%	100.00%	100.08%	0.00%
\$210,001 - \$300,000	9	13.24%	98.95%	0.00%	100.00%	96.83%	0.00%
\$300,001 and up	7	10.29%	97.78%	0.00%	100.00%	97.78%	97.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	97.78%	97.00%
Total Closed Units		68	100%	8	46	13	1
Total Closed Volume		11,823,557		500.70K	7.07M	3.95M	307.40K

# May 2020



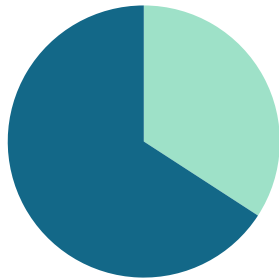
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

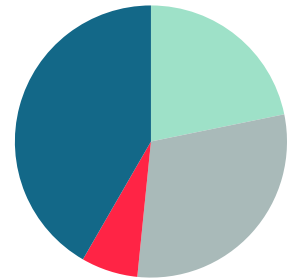


**Inventory**  
 New Listings  
**83 = 34.16%**  
 Start Inventory  
**160**  
 Total Inventory Units  
**243**  
 Volume  
**\$51,254,657**

### 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%
Median List Price	131,950	147,450	11.75%	133,900	148,250	10.72%
Median Sale Price	129,450	149,000	15.10%	130,000	146,000	12.31%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	98.73%	99.42%	0.70%
Median Days on Market to Sale	12.50	17.00	36.00%	23.00	19.00	-17.39%
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

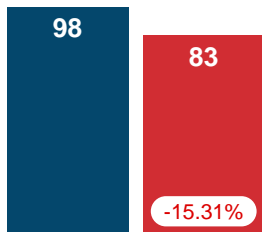
**Inventory** on May 31, 2020 = **130**

**2019** **2020**

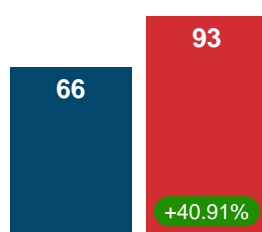
### MAY MARKET

### MEDIAN PRICES

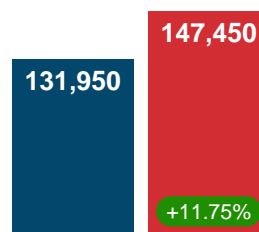
#### New Listings



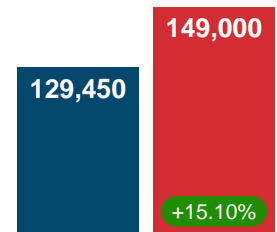
#### Pending Listings



#### List Price



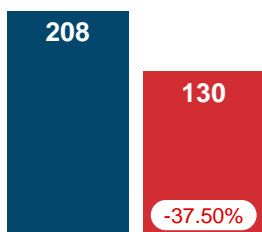
#### Sale Price



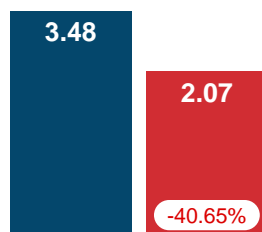
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

