

November 2020



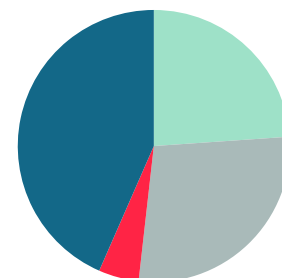
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 01, 2023 for MLS Technology Inc.

Compared Metrics	November		
	2019	2020	+/-%
Closed Listings	54	60	11.11%
Pending Listings	45	70	55.56%
New Listings	58	67	15.52%
Median List Price	134,450	161,450	20.08%
Median Sale Price	135,000	161,450	19.59%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	18.50	11.00	-40.54%
End of Month Inventory	172	109	-36.63%
Months Supply of Inventory	2.69	1.66	-38.31%



■ Closed (23.90%)
■ Pending (27.89%)
■ Other OffMarket (4.78%)
■ Active (43.43%)

Absorption: Last 12 months, an Average of **66** Sales/Month
Active Inventory as of November 30, 2020 = **109**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of November 2020 decreased **36.63%** to 109 existing homes available for sale. Over the last 12 months this area has had an average of 66 closed sales per month. This represents an unsold inventory index of **1.66** 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 **19.59%** in November 2020 to \$161,450 versus the previous year at \$135,000.

Median Days on Market Shortens

The median number of **11.00** days that homes spent on the market before selling decreased by 7.50 days or **40.54%** in November 2020 compared to last year's same month at **18.50** DOM.

Sales Success for November 2020 is Positive

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

There were 67 New Listings in November 2020, up **15.52%** from last year at 58. Furthermore, there were 60 Closed Listings this month versus last year at 54, a **11.11%** increase.

Closed versus Listed trends yielded a **89.6%** ratio, down from previous year's, November 2019, at **93.1%**, a **3.81%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

November 2020



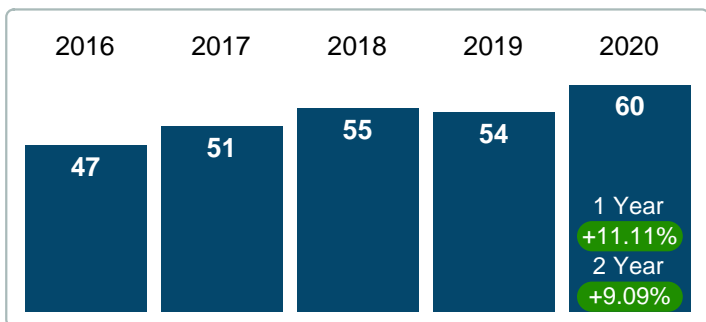
Area Delimited by County Of Creek - Residential Property Type



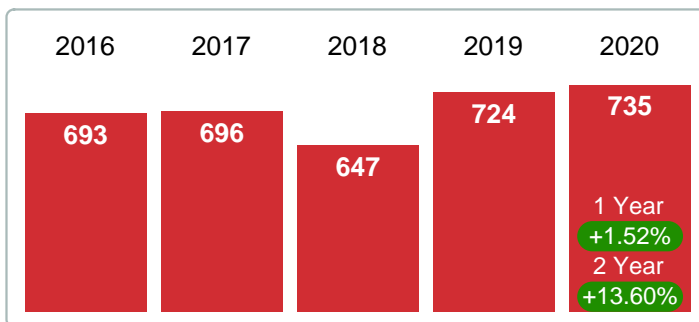
CLOSED LISTINGS

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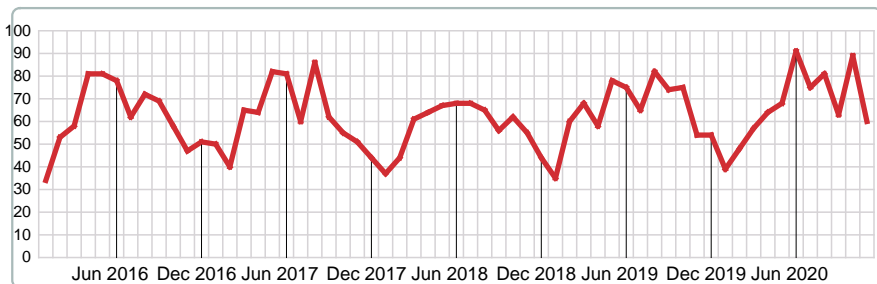
NOVEMBER



YEAR TO DATE (YTD)

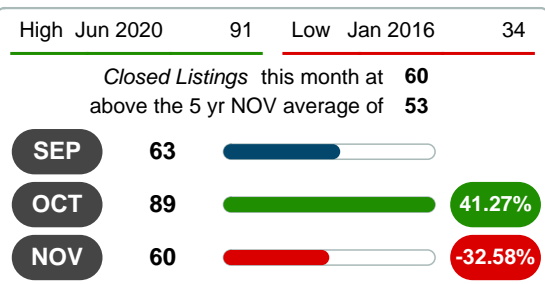


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 53



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	6	10.00%	27.0	3	2	1	0
\$75,001 - \$100,000	4	6.67%	44.0	0	4	0	0
\$100,001 - \$125,000	5	8.33%	20.0	1	3	0	1
\$125,001 - \$175,000	22	36.67%	5.5	1	19	2	0
\$175,001 - \$250,000	9	15.00%	15.0	1	7	1	0
\$250,001 - \$450,000	8	13.33%	8.0	0	4	4	0
\$450,001 and up	6	10.00%	58.5	0	0	4	2
Total Closed Units	60			6	39	12	3
Total Closed Volume	12,697,261	100%	11.0	538.50K	6.63M	4.02M	1.51M
Median Closed Price	\$161,450			\$86,500	\$155,000	\$376,500	\$700,000



Area Delimited by County Of Creek - Residential Property Type

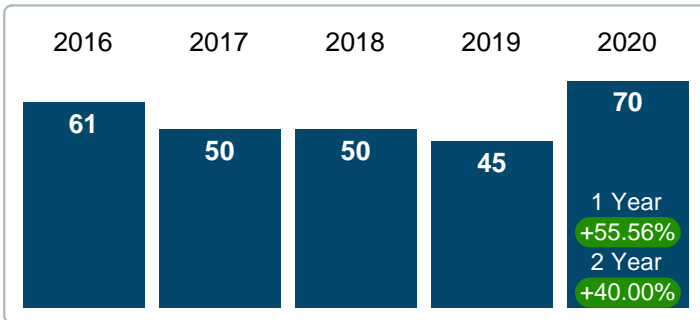


November 2020

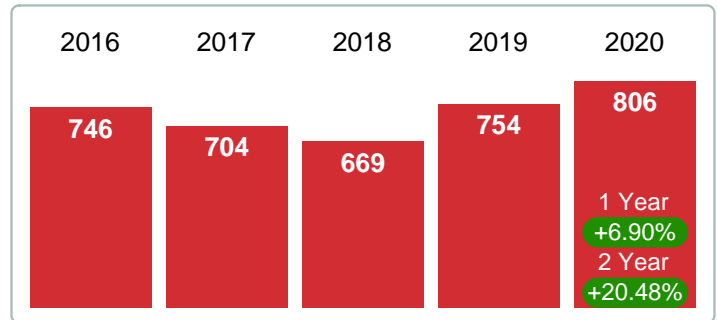
PENDING LISTINGS

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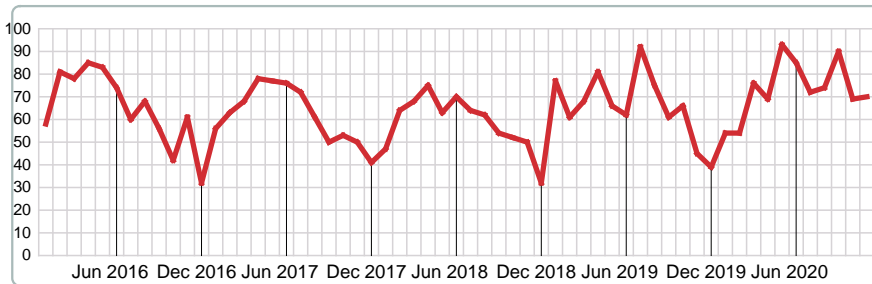
NOVEMBER



YEAR TO DATE (YTD)

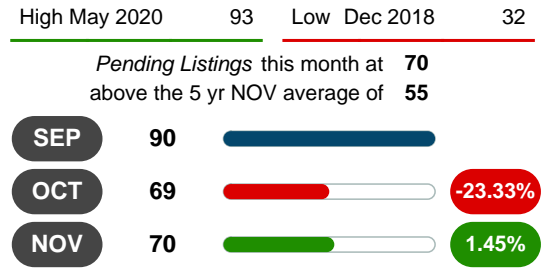


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 55



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$90,000 and less	7	10.00%	11.0	3	3	1	0
\$90,001 - \$100,000	7	10.00%	27.0	3	4	0	0
\$100,001 - \$120,000	10	14.29%	10.0	1	8	1	0
\$120,001 - \$150,000	15	21.43%	31.0	1	13	1	0
\$150,001 - \$230,000	15	21.43%	6.0	0	11	4	0
\$230,001 - \$440,000	9	12.86%	23.0	0	5	2	2
\$440,001 and up	7	10.00%	73.0	0	1	4	2
Total Pending Units	70			8	45	13	4
Total Pending Volume	13,942,500	100%	13.5	794.60K	7.85M	3.45M	1.84M
Median Listing Price	\$139,900			\$97,450	\$139,000	\$185,000	\$440,000

November 2020



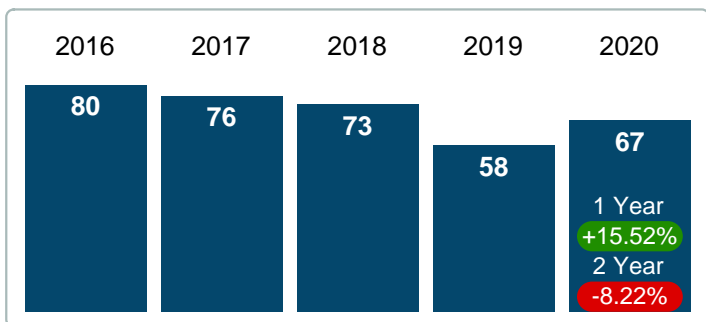
Area Delimited by County Of Creek - Residential Property Type



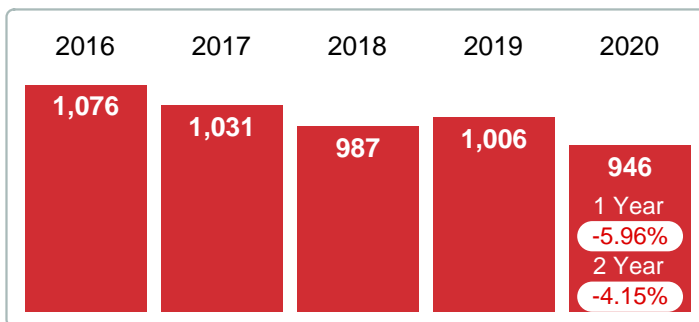
NEW LISTINGS

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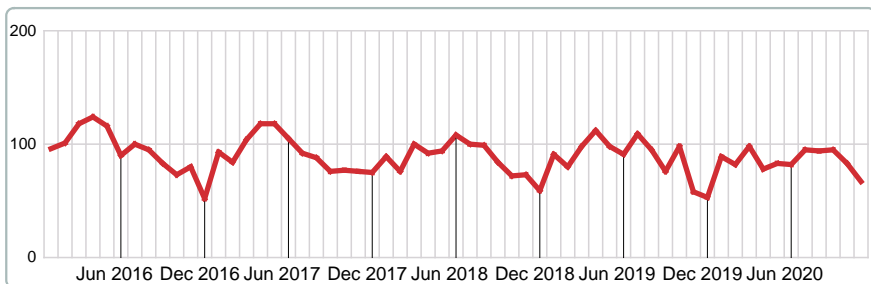
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

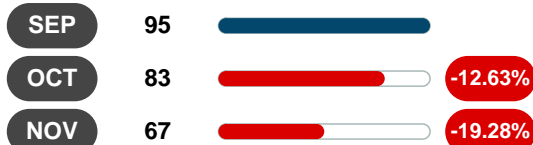


3 MONTHS

5 year NOV AVG = 71

High Apr 2016 124 Low Dec 2016 52

New Listings this month at 67
below the 5 yr NOV average of 71



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	7	10.45%	1	3	3	0
\$75,001 - \$100,000	8	11.94%	5	2	1	0
\$100,001 - \$125,000	9	13.43%	0	9	0	0
\$125,001 - \$175,000	15	22.39%	1	10	4	0
\$175,001 - \$225,000	12	17.91%	0	10	2	0
\$225,001 - \$375,000	9	13.43%	1	5	2	1
\$375,001 and up	7	10.45%	0	3	4	0
Total New Listed Units	67		8	42	16	1
Total New Listed Volume	12,628,589	100%	884.80K	7.91M	3.54M	289.00K
Median New Listed Listing Price	\$165,000		\$94,000	\$166,250	\$175,000	\$289,000

November 2020



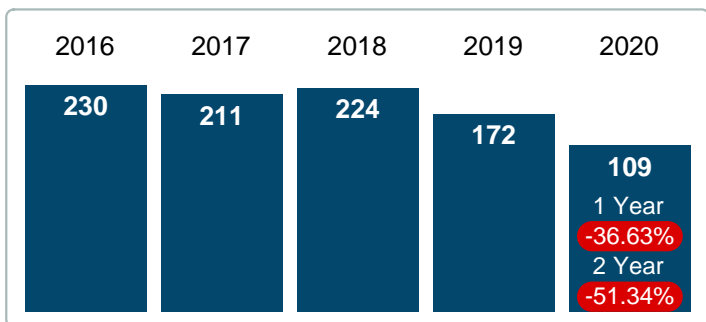
Area Delimited by County Of Creek - Residential Property Type



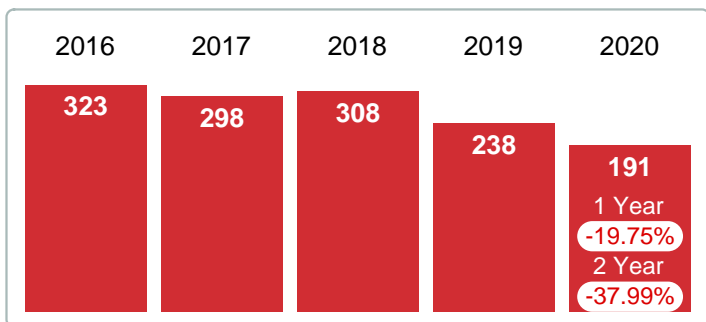
ACTIVE INVENTORY

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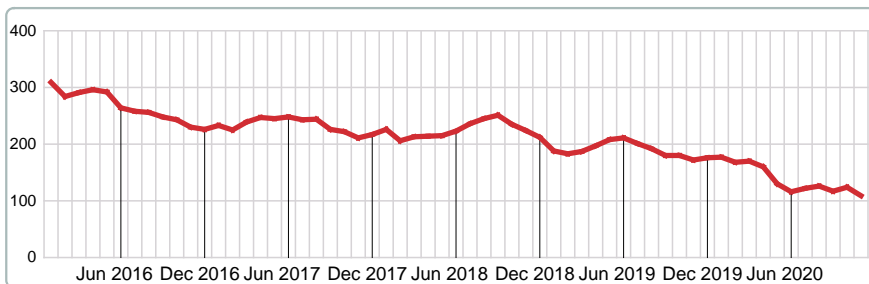
END OF NOVEMBER



ACTIVE DURING NOVEMBER



5 YEAR MARKET ACTIVITY TRENDS

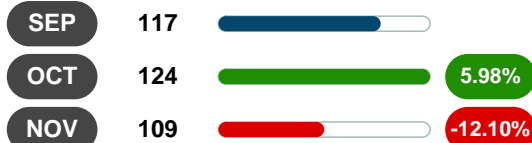


3 MONTHS

5 year NOV AVG = 189

High Jan 2016 309 Low Nov 2020 109

Inventory this month at 109
below the 5 yr NOV average of 189



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	11	10.09%	39.0	4	5	2	0
\$75,001 - \$75,000	0	0.00%	39.0	0	0	0	0
\$75,001 - \$125,000	22	20.18%	44.5	7	10	3	2
\$125,001 - \$200,000	34	31.19%	50.0	3	29	2	0
\$200,001 - \$350,000	17	15.60%	49.0	1	9	5	2
\$350,001 - \$500,000	14	12.84%	71.0	0	4	7	3
\$500,001 and up	11	10.09%	52.0	0	1	4	6
Total Active Inventory by Units	109			15	58	23	13
Total Active Inventory by Volume	26,510,696	100%	51.0	1.63M	10.73M	7.90M	6.26M
Median Active Inventory Listing Price	\$171,500			\$90,000	\$162,950	\$289,500	\$435,000

November 2020



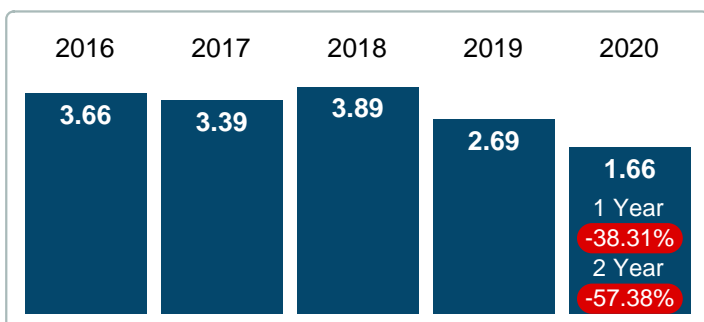
Area Delimited by County Of Creek - Residential Property Type



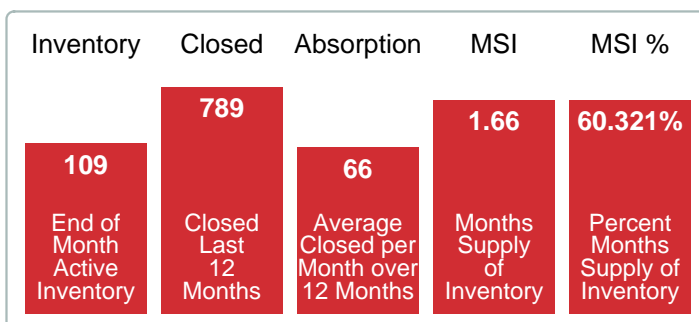
MONTHS SUPPLY of INVENTORY (MSI)

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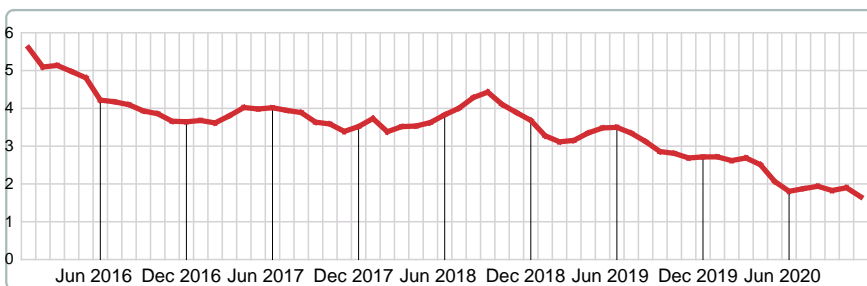
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2020



5 YEAR MARKET ACTIVITY TRENDS

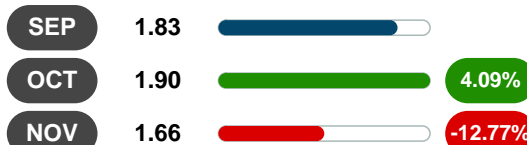


3 MONTHS

5 year NOV AVG = 3.06

High Jan 2016 5.60 Low Nov 2020 1.66

Months Supply this month at 1.66
below the 5 yr NOV average of 3.06



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
\$75,000 and less	11	10.09%	1.52	1.23	1.46	4.80	0.00
\$75,001 - \$75,000	0	0.00%	nan	0.00	0.00	0.00	0.00
\$75,001 - \$125,000	22	20.18%	1.45	2.40	0.86	6.00	12.00
\$125,001 - \$200,000	34	31.19%	1.38	2.40	1.48	0.57	0.00
\$200,001 - \$350,000	17	15.60%	1.27	4.00	1.07	1.25	2.67
\$350,001 - \$500,000	14	12.84%	3.65	0.00	8.00	2.90	3.60
\$500,001 and up	11	10.09%	7.33	0.00	3.00	5.33	14.40
Market Supply of Inventory (MSI)			1.66	1.94	1.32	1.99	5.03
Total Active Inventory by Units		100%	1.66	15	58	23	13

November 2020



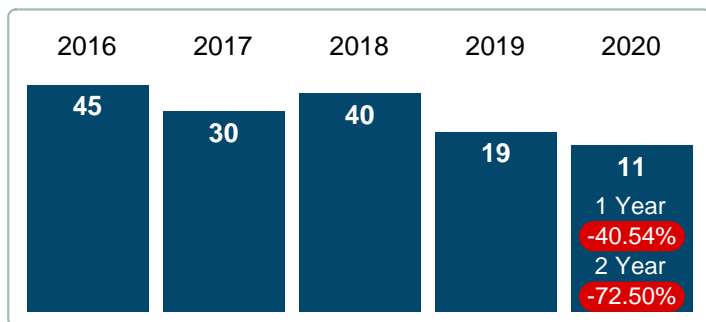
Area Delimited by County Of Creek - Residential Property Type



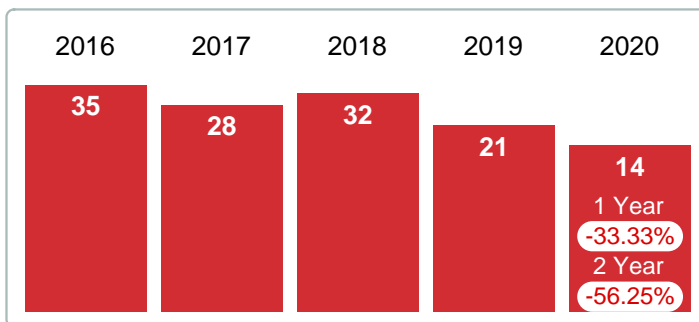
MEDIAN DAYS ON MARKET TO SALE

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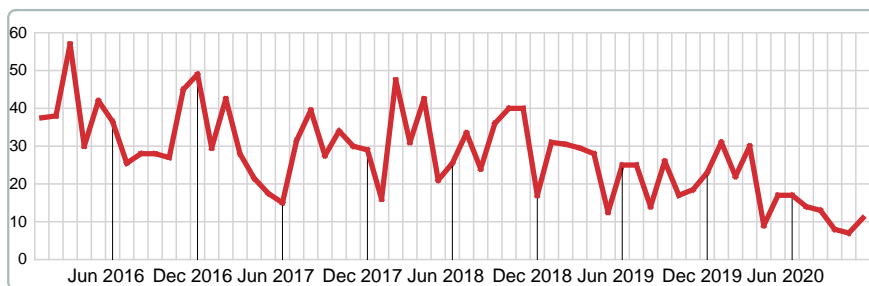
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 29

High Mar 2016 57 Low Oct 2020 7

Median Days on Market to Sale this month at 11 below the 5 yr NOV average of 29

- SEP 8
- OCT 7 (-12.50%)
- NOV 11 (57.14%)

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	10.00%	27	78	9	40	0
\$75,001 - \$100,000	6.67%	44	0	44	0	0
\$100,001 - \$125,000	8.33%	20	4	20	0	47
\$125,001 - \$175,000	36.67%	6	6	5	34	0
\$175,001 - \$250,000	15.00%	15	23	15	7	0
\$250,001 - \$450,000	13.33%	8	0	8	9	0
\$450,001 and up	10.00%	59	0	0	108	37
Median Closed DOM		11	15	7	27	47
Total Closed Units	100%	60	6	39	12	3
Total Closed Volume		12,697,261	538.50K	6.63M	4.02M	1.51M

November 2020



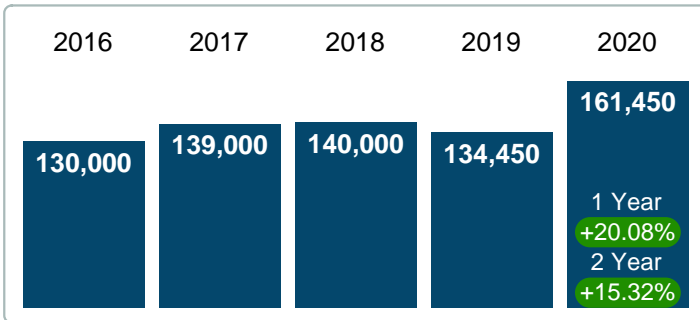
Area Delimited by County Of Creek - Residential Property Type



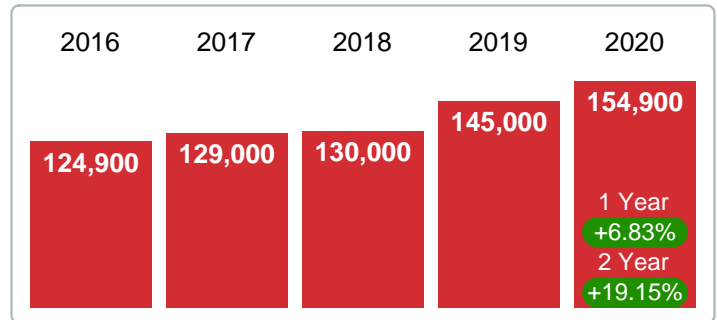
MEDIAN LIST PRICE AT CLOSING

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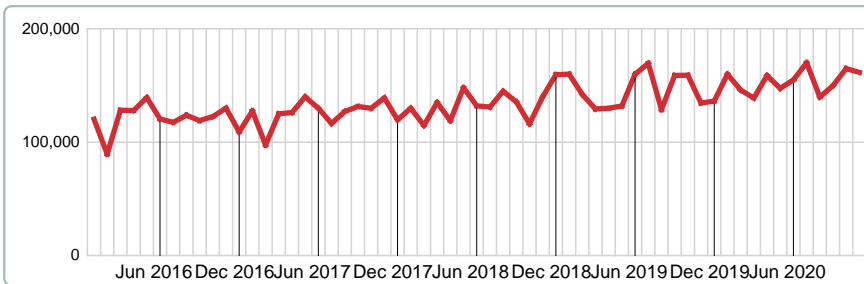
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

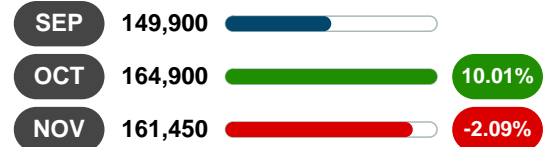


3 MONTHS

5 year NOV AVG = 140,980

High Jul 2020 170,000 Low Feb 2016 89,500

Median List Price at Closing this month at **161,450**
above the 5 yr NOV average of **140,980**



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	10.00%	60,000	32,900	70,000	65,000	0
\$75,001 - \$100,000	6.67%	89,650	0	89,650	0	0
\$100,001 - \$125,000	10.00%	115,000	109,900	120,000	125,000	110,000
\$125,001 - \$175,000	35.00%	155,000	134,000	155,000	165,000	0
\$175,001 - \$250,000	15.00%	209,911	184,000	220,000	209,911	0
\$250,001 - \$450,000	15.00%	390,000	0	344,950	399,900	0
\$450,001 and up	8.33%	615,000	0	0	469,900	723,250
Median List Price		161,450	82,450	159,000	382,450	699,000
Total Closed Units	100%	161,450	6	39	12	3
Total Closed Volume		12,874,306	519.80K	6.70M	4.10M	1.56M

November 2020



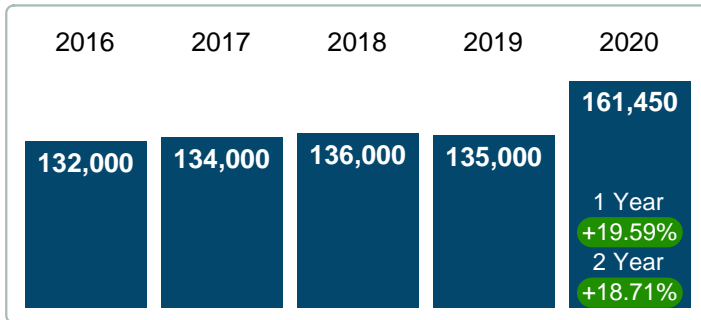
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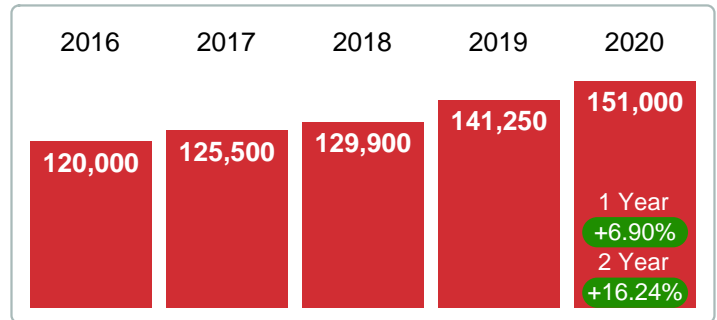
MEDIAN SOLD PRICE AT CLOSING

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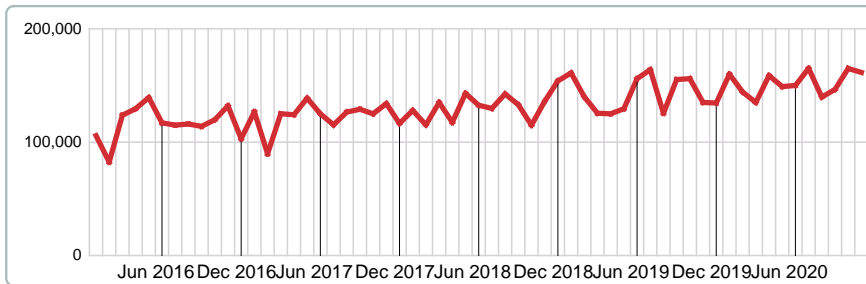
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

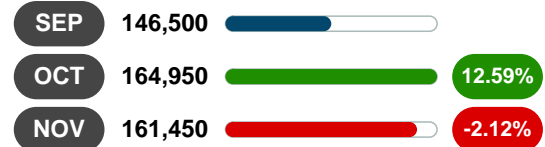


3 MONTHS

5 year NOV AVG = 139,690

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

Median Sold Price at Closing this month at **161,450** above the 5 yr NOV average of **139,690**



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	10.00%	47,750	31,500	63,500	40,500	0
\$75,001 - \$100,000	6.67%	90,650	0	90,650	0	0
\$100,001 - \$125,000	8.33%	118,000	118,000	121,000	0	105,000
\$125,001 - \$175,000	36.67%	152,450	147,500	154,900	153,500	0
\$175,001 - \$250,000	15.00%	212,000	184,000	217,200	209,911	0
\$250,001 - \$450,000	13.33%	376,500	0	342,500	376,500	0
\$450,001 and up	10.00%	542,450	0	0	462,450	701,975
Median Sold Price		161,450	86,500	155,000	376,500	700,000
Total Closed Units	100%	161,450	6	39	12	3
Total Closed Volume		12,697,261	538.50K	6.63M	4.02M	1.51M

November 2020



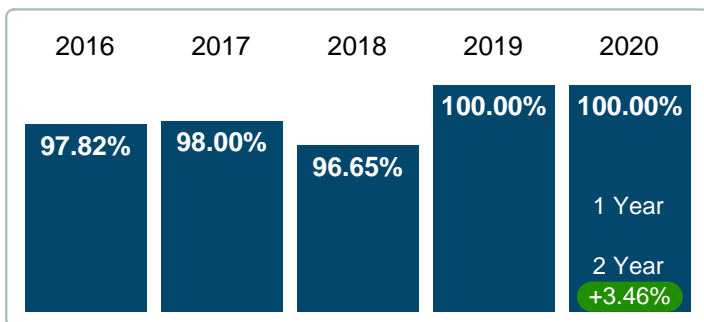
Area Delimited by County Of Creek - Residential Property Type



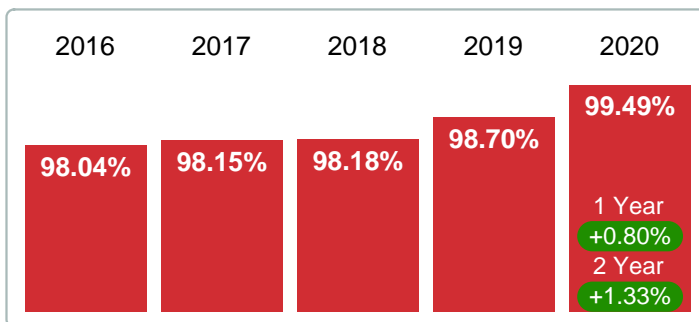
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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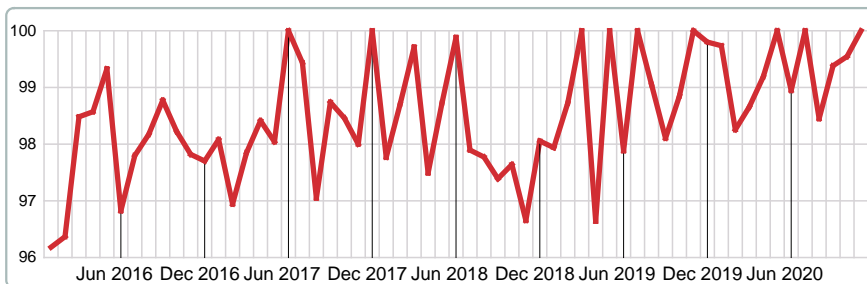
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

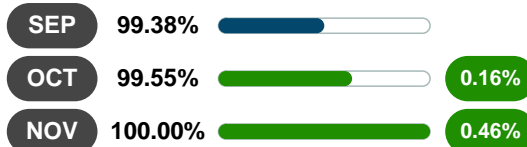


3 MONTHS

5 year NOV AVG = 98.49%

High Nov 2020 100.00% Low Jan 2016 96.18%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr NOV average of **98.49%**



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	6	10.00%	90.87%	95.74%	91.08%	62.31%	0.00%
\$75,001 - \$100,000	4	6.67%	101.11%	0.00%	101.11%	0.00%	0.00%
\$100,001 - \$125,000	5	8.33%	100.00%	107.37%	100.00%	0.00%	95.45%
\$125,001 - \$175,000	22	36.67%	100.00%	110.07%	100.00%	105.83%	0.00%
\$175,001 - \$250,000	9	15.00%	100.00%	100.00%	100.00%	100.00%	0.00%
\$250,001 - \$450,000	8	13.33%	100.14%	0.00%	100.75%	98.64%	0.00%
\$450,001 and up	6	10.00%	100.00%	0.00%	0.00%	100.00%	97.18%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	95.45%
Total Closed Units		60	100%	6	39	12	3
Total Closed Volume		12,697,261		538.50K	6.63M	4.02M	1.51M

November 2020



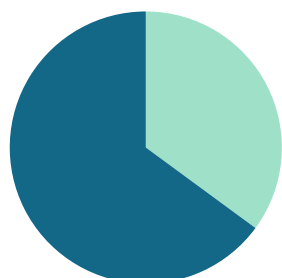
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Aug 01, 2023 for MLS Technology Inc.

INVENTORY



Inventory

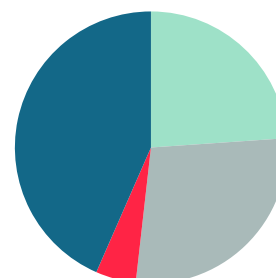
- New Listings **67 = 35.08%**
- Start Inventory **124**
- Total Inventory Units **191**
- Volume **\$42,621,666**

Market Activity

Market Activity

- Closed Sales **60 = 23.90%**
- Pending Sales **70 = 27.89%**
- Other Off Market **12 = 4.78%**
- Active Inventory **109 = 43.43%**

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	54	60	11.11%	724	735	1.52%
Pending Sales	45	70	55.56%	754	806	6.90%
New Listings	58	67	15.52%	1,006	946	-5.96%
Median List Price	134,450	161,450	20.08%	145,000	154,900	6.83%
Median Sale Price	135,000	161,450	19.59%	141,250	151,000	6.90%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	98.70%	99.49%	0.80%
Median Days on Market to Sale	18.50	11.00	-40.54%	21.00	14.00	-33.33%
Monthly Inventory	172	109	-36.63%	172	109	-36.63%
Months Supply of Inventory	2.69	1.66	-38.31%	2.69	1.66	-38.31%

Absorption: Last 12 months, an Average of **66** Sales/Month

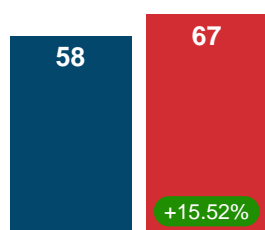
Inventory on November 30, 2020 = **109**

2019 **2020**

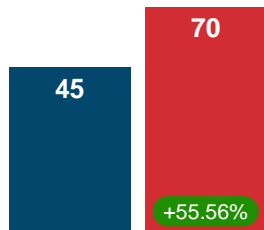
NOVEMBER MARKET

MEDIAN PRICES

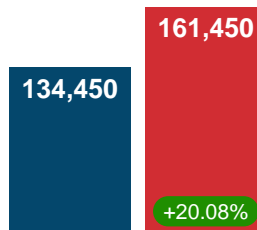
New Listings



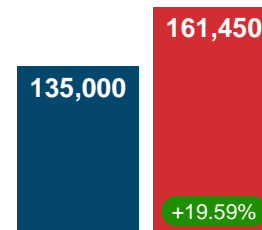
Pending Listings



List Price



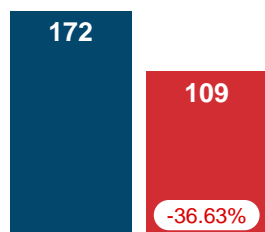
Sale Price



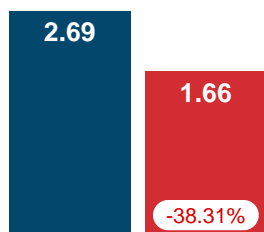
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

