

# May 2019



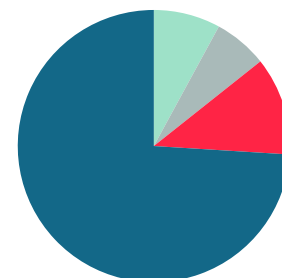
Area Delimited by Counties Atoka, Choctaw, Marshall



## MONTHLY INVENTORY ANALYSIS

Report produced on Jun 11, 2019 for MLS Technology Inc.

| Compared Metrics                              | 2018    | May 2019 | +/-%    |
|---|---------|----------|---------|
| Closed Listings                               | 31      | 36       | 16.13%  |
| Pending Listings                              | 24      | 29       | 20.83%  |
| New Listings                                  | 77      | 82       | 6.49%   |
| Median List Price                             | 139,900 | 134,900  | -3.57%  |
| Median Sale Price                             | 130,000 | 126,800  | -2.46%  |
| Median Percent of Selling Price to List Price | 93.49%  | 96.84%   | 3.58%   |
| Median Days on Market to Sale                 | 25.00   | 42.00    | 68.00%  |
| End of Month Inventory                        | 375     | 336      | -10.40% |
| Months Supply of Inventory                    | 16.79   | 12.41    | -26.11% |



■ Closed (7.93%)  
■ Pending (6.39%)  
■ Other OffMarket (11.67%)  
■ Active (74.01%)

**Absorption:** Last 12 months, an Average of **27** Sales/Month  
**Active Inventory** as of May 31, 2019 = **336**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2019 decreased **10.40%** to 336 existing homes available for sale. Over the last 12 months this area has had an average of 27 closed sales per month. This represents an unsold inventory index of **12.41** 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 **2.46%** in May 2019 to \$126,800 versus the previous year at \$130,000.

#### Median Days on Market Lengthens

The median number of **42.00** days that homes spent on the market before selling increased by 17.00 days or **68.00%** in May 2019 compared to last year's same month at **25.00** DOM.

#### Sales Success for May 2019 is Positive

Overall, with Median Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 82 New Listings in May 2019, up **6.49%** from last year at 77. Furthermore, there were 36 Closed Listings this month versus last year at 31, a **16.13%** increase.

Closed versus Listed trends yielded a **43.9%** ratio, up from previous year's, May 2018, at **40.3%**, a **9.05%** 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>1</b>  |
| <b>Pending Listings</b>                              | <b>2</b>  |
| <b>New Listings</b>                                  | <b>3</b>  |
| <b>Inventory</b>                                     | <b>4</b>  |
| <b>Months Supply of Inventory</b>                    | <b>5</b>  |
| <b>Median Days on Market to Sale</b>                 | <b>6</b>  |
| <b>Median List Price at Closing</b>                  | <b>7</b>  |
| <b>Median Sale Price at Closing</b>                  | <b>8</b>  |
| <b>Median Percent of Selling Price to List Price</b> | <b>9</b>  |
| <b>Market Summary</b>                                | <b>10</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

# May 2019



Area Delimited by Counties Atoka, Choctaw, Marshall

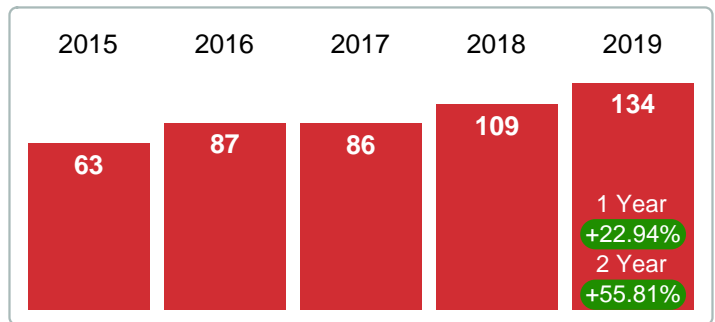
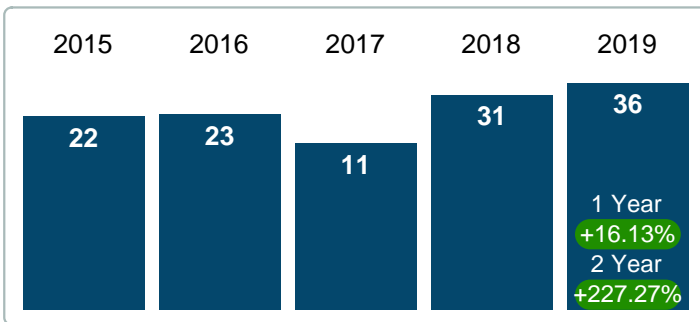


## CLOSED LISTINGS

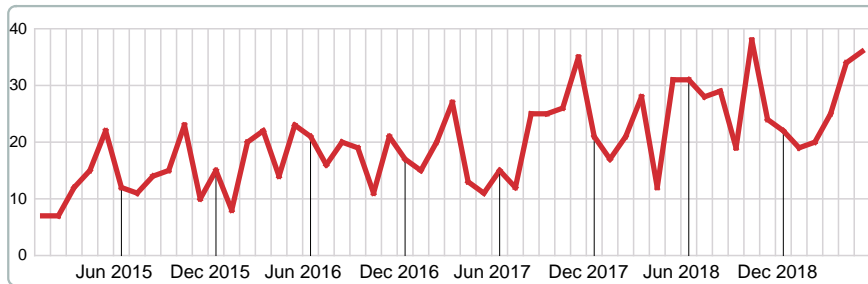
Report produced on Jun 11, 2019 for MLS Technology Inc.

### MAY

### YEAR TO DATE (YTD)

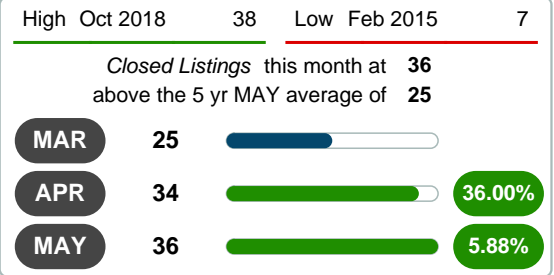


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 25



### 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                | 13.89%      | 46.0        | 5               | 0                | 0                | 0            |
| \$50,001 - \$70,000                            | 3                | 8.33%       | 42.0        | 2               | 1                | 0                | 0            |
| \$70,001 - \$100,000                           | 5                | 13.89%      | 21.0        | 3               | 2                | 0                | 0            |
| \$100,001 - \$180,000                          | 9                | 25.00%      | 28.0        | 5               | 4                | 0                | 0            |
| \$180,001 - \$220,000                          | 5                | 13.89%      | 87.0        | 0               | 4                | 1                | 0            |
| \$220,001 - \$400,000                          | 6                | 16.67%      | 84.5        | 2               | 4                | 0                | 0            |
| \$400,001 and up                               | 3                | 8.33%       | 1.0         | 2               | 1                | 0                | 0            |
| <b>Total Closed Units</b>                      | <b>36</b>        |             |             | <b>19</b>       | <b>16</b>        | <b>1</b>         | <b>0</b>     |
| <b>Total Closed Volume</b>                     | <b>7,255,140</b> | <b>100%</b> | <b>42.0</b> | <b>2.80M</b>    | <b>4.25M</b>     | <b>209.90K</b>   | <b>0.00B</b> |
| <b>Median Closed Price</b>                     | <b>\$126,800</b> |             |             | <b>\$94,000</b> | <b>\$189,750</b> | <b>\$209,900</b> | <b>\$0</b>   |

# May 2019



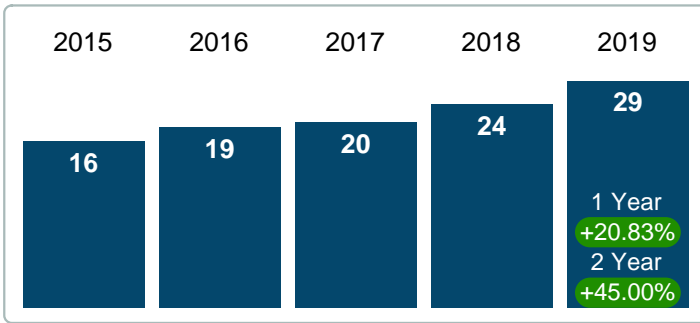
Area Delimited by Counties Atoka, Choctaw, Marshall



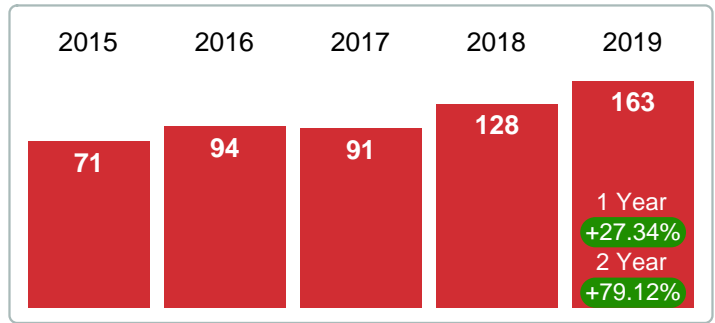
## PENDING LISTINGS

Report produced on Jun 11, 2019 for MLS Technology Inc.

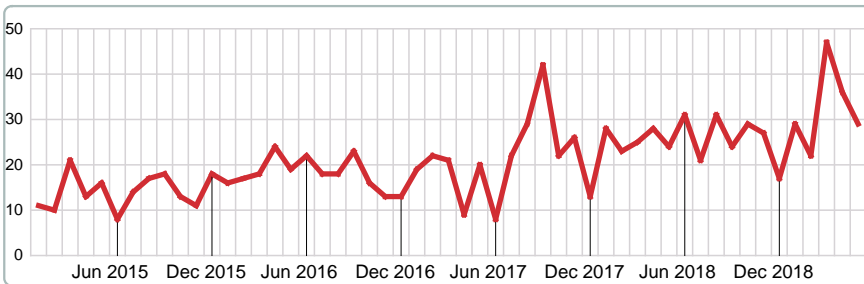
### MAY



### YEAR TO DATE (YTD)

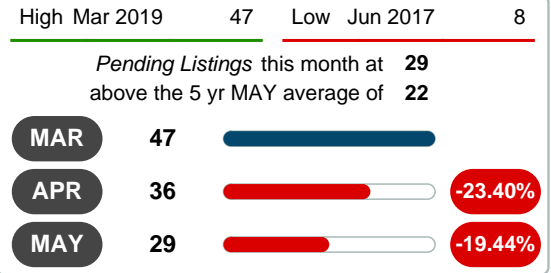


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 22



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range |                  | %           | MDOM        | 1-2 Beds        | 3 Beds           | 4 Beds           | 5+ Beds          |
|---|------------------|-------------|-------------|-----------------|------------------|------------------|------------------|
| \$20,000 and less                               | 1                | 3.45%       | 41.0        | 1               | 0                | 0                | 0                |
| \$20,001 - \$60,000                             | 5                | 17.24%      | 84.0        | 5               | 0                | 0                | 0                |
| \$60,001 - \$80,000                             | 2                | 6.90%       | 64.0        | 2               | 0                | 0                | 0                |
| \$80,001 - \$210,000                            | 10               | 34.48%      | 68.5        | 2               | 6                | 2                | 0                |
| \$210,001 - \$250,000                           | 4                | 13.79%      | 43.5        | 0               | 4                | 0                | 0                |
| \$250,001 - \$330,000                           | 5                | 17.24%      | 65.0        | 1               | 3                | 0                | 1                |
| \$330,001 and up                                | 2                | 6.90%       | 60.0        | 1               | 0                | 1                | 0                |
| <b>Total Pending Units</b>                      | <b>29</b>        |             |             | <b>12</b>       | <b>13</b>        | <b>3</b>         | <b>1</b>         |
| <b>Total Pending Volume</b>                     | <b>4,979,037</b> | <b>100%</b> | <b>65.0</b> | <b>1.46M</b>    | <b>2.59M</b>     | <b>659.30K</b>   | <b>269.00K</b>   |
| <b>Median Listing Price</b>                     | <b>\$145,000</b> |             |             | <b>\$62,500</b> | <b>\$215,000</b> | <b>\$199,500</b> | <b>\$269,000</b> |

# May 2019



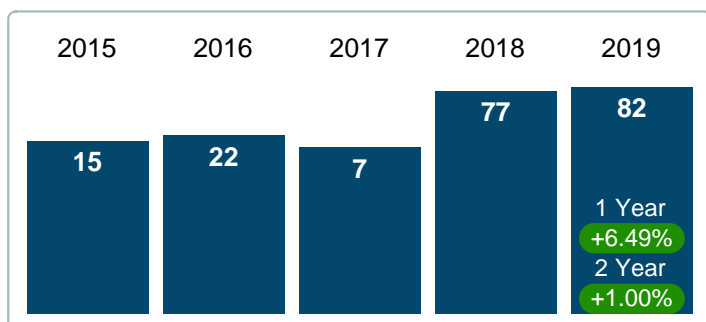
Area Delimited by Counties Atoka, Choctaw, Marshall



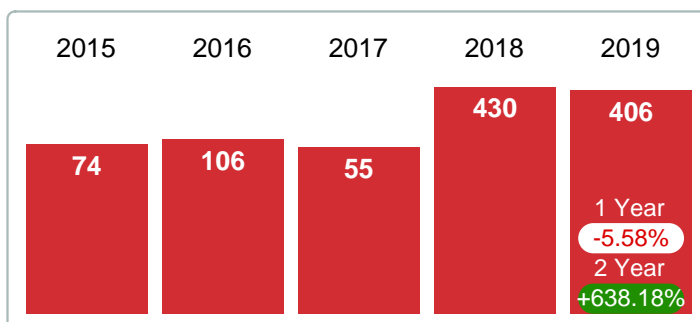
## NEW LISTINGS

Report produced on Jun 11, 2019 for MLS Technology Inc.

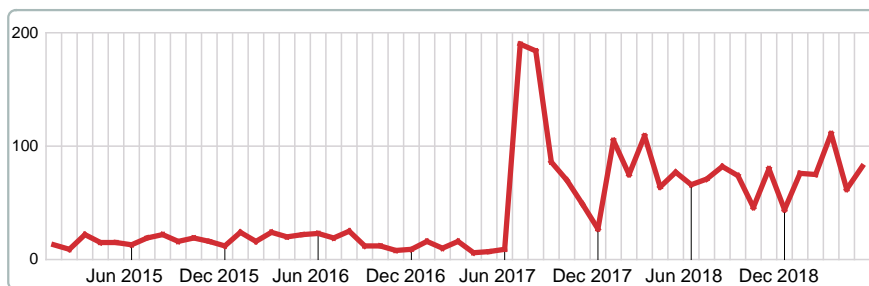
### MAY



### YEAR TO DATE (YTD)

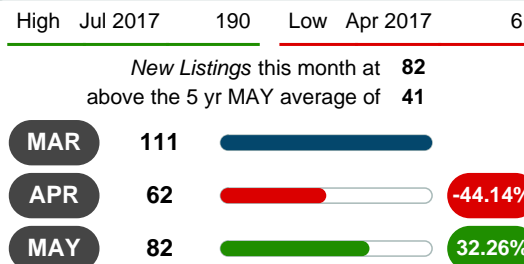


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 41



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of New Listings by Price Range |                   | %           | 1-2 Beds        | 3 Beds           | 4 Beds           | 5+ Beds          |
|---|-------------------|-------------|-----------------|------------------|------------------|------------------|
| \$10,000 and less                           | 4                 | 4.88%       | 4               | 0                | 0                | 0                |
| \$10,001 - \$50,000                         | 13                | 15.85%      | 13              | 0                | 0                | 0                |
| \$50,001 - \$100,000                        | 11                | 13.41%      | 7               | 4                | 0                | 0                |
| \$100,001 - \$200,000                       | 23                | 28.05%      | 13              | 6                | 4                | 0                |
| \$200,001 - \$270,000                       | 12                | 14.63%      | 2               | 7                | 3                | 0                |
| \$270,001 - \$360,000                       | 10                | 12.20%      | 0               | 6                | 3                | 1                |
| \$360,001 and up                            | 9                 | 10.98%      | 4               | 1                | 2                | 2                |
| <b>Total New Listed Units</b>               | <b>82</b>         |             | <b>43</b>       | <b>24</b>        | <b>12</b>        | <b>3</b>         |
| <b>Total New Listed Volume</b>              | <b>14,189,700</b> | <b>100%</b> | <b>4.56M</b>    | <b>5.05M</b>     | <b>3.24M</b>     | <b>1.35M</b>     |
| <b>Median New Listed Listing Price</b>      | <b>\$129,900</b>  |             | <b>\$75,000</b> | <b>\$209,450</b> | <b>\$231,500</b> | <b>\$375,000</b> |

# May 2019



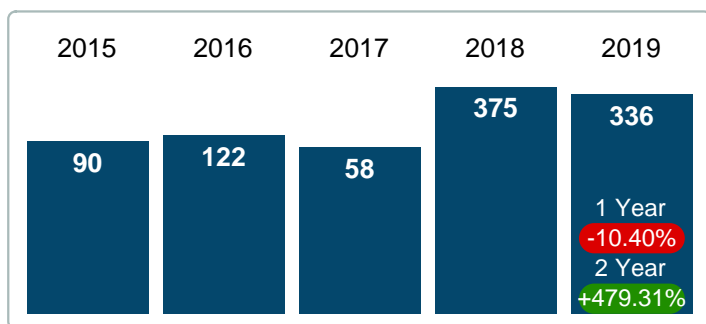
Area Delimited by Counties Atoka, Choctaw, Marshall



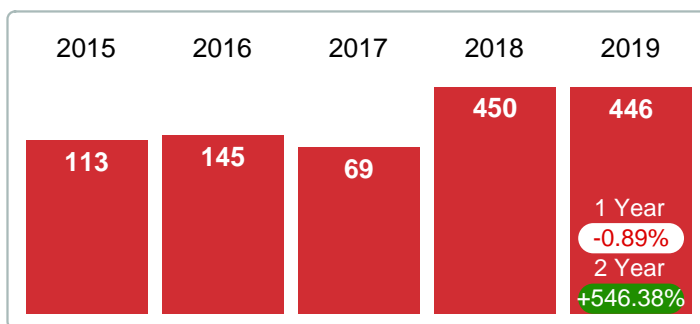
## ACTIVE INVENTORY

Report produced on Jun 11, 2019 for MLS Technology Inc.

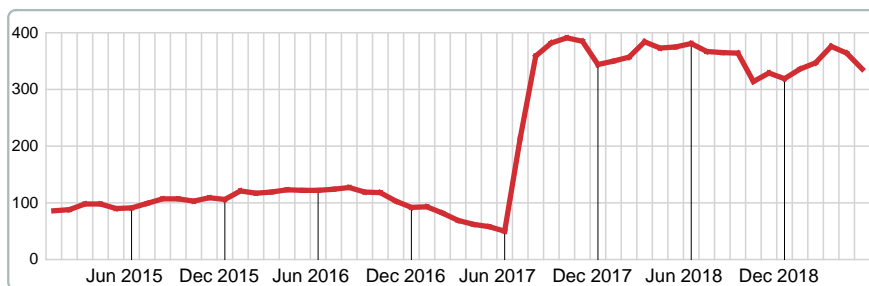
### END OF MAY



### ACTIVE DURING MAY

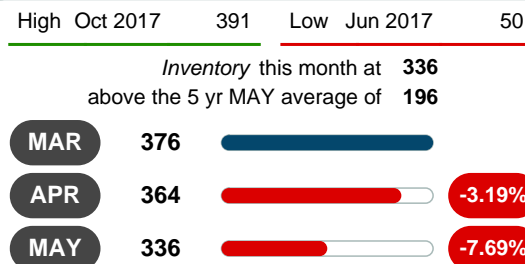


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 196



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range     |                   | %           | MDOM        | 1-2 Beds        | 3 Beds           | 4 Beds           | 5+ Beds          |
|--|-------------------|-------------|-------------|-----------------|------------------|------------------|------------------|
| \$20,000 and less                            | 29                | 8.63%       | 87.0        | 29              | 0                | 0                | 0                |
| \$20,001 - \$40,000                          | 50                | 14.88%      | 178.0       | 50              | 0                | 0                | 0                |
| \$40,001 - \$90,000                          | 49                | 14.58%      | 73.0        | 36              | 13               | 0                | 0                |
| \$90,001 - \$160,000                         | 79                | 23.51%      | 66.0        | 50              | 24               | 4                | 1                |
| \$160,001 - \$260,000                        | 52                | 15.48%      | 76.5        | 21              | 19               | 12               | 0                |
| \$260,001 - \$390,000                        | 44                | 13.10%      | 67.5        | 14              | 19               | 8                | 3                |
| \$390,001 and up                             | 33                | 9.82%       | 89.0        | 9               | 11               | 9                | 4                |
| <b>Total Active Inventory by Units</b>       | <b>336</b>        |             |             | <b>209</b>      | <b>86</b>        | <b>33</b>        | <b>8</b>         |
| <b>Total Active Inventory by Volume</b>      | <b>67,972,049</b> | <b>100%</b> | <b>82.5</b> | <b>29.46M</b>   | <b>21.03M</b>    | <b>13.64M</b>    | <b>3.85M</b>     |
| <b>Median Active Inventory Listing Price</b> | <b>\$129,200</b>  |             |             | <b>\$75,000</b> | <b>\$208,950</b> | <b>\$299,000</b> | <b>\$387,000</b> |

# May 2019



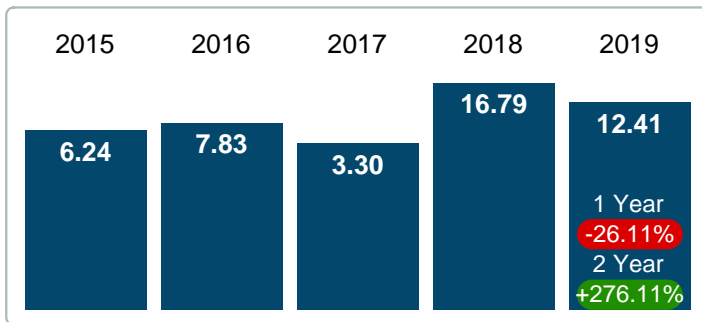
Area Delimited by Counties Atoka, Choctaw, Marshall



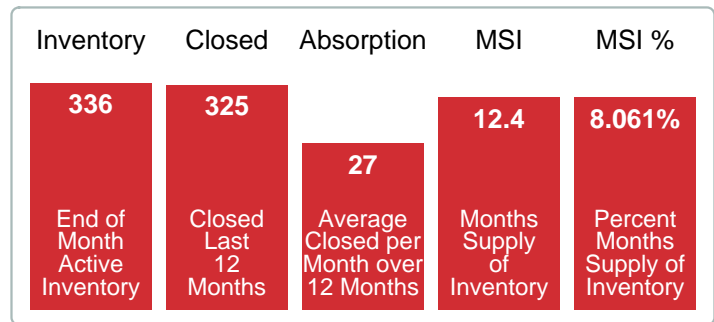
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Jun 11, 2019 for MLS Technology Inc.

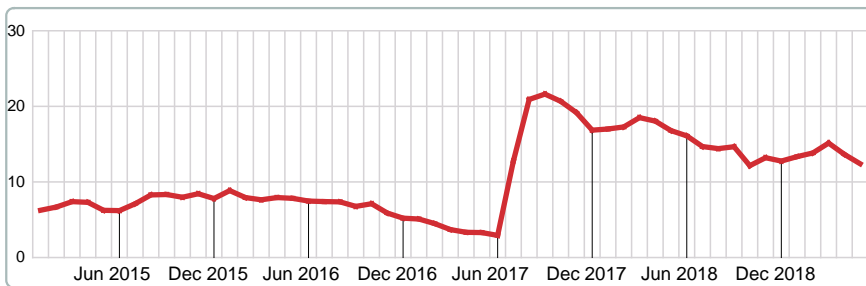
### MSI FOR MAY



### INDICATORS FOR MAY 2019

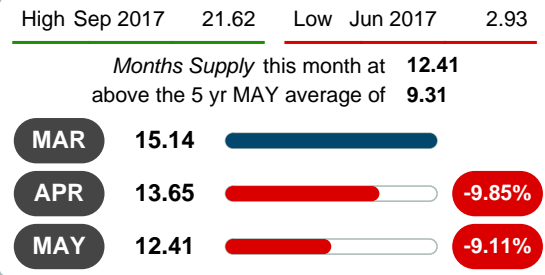


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 9.31



### 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 |
|---|----|--------|-------|----------|--------|--------|---------|
| \$20,000 and less                                       | 29 | 8.63%  | 24.86 | 24.86    | 0.00   | 0.00   | 0.00    |
| \$20,001 - \$40,000                                     | 50 | 14.88% | 15.38 | 21.43    | 0.00   | 0.00   | 0.00    |
| \$40,001 - \$90,000                                     | 49 | 14.58% | 6.76  | 10.29    | 4.22   | 0.00   | 0.00    |
| \$90,001 - \$160,000                                    | 79 | 23.51% | 10.42 | 17.14    | 6.40   | 4.80   | 12.00   |
| \$160,001 - \$260,000                                   | 52 | 15.48% | 10.58 | 16.80    | 7.86   | 11.08  | 0.00    |
| \$260,001 - \$390,000                                   | 44 | 13.10% | 25.14 | 42.00    | 20.73  | 19.20  | 36.00   |
| \$390,001 and up  | 33 | 9.82%  | 28.29 | 54.00    | 26.40  | 27.00  | 16.00   |
| Market Supply of Inventory (MSI)                        |    |        | 12.41 | 17.91    | 7.48   | 9.90   | 13.71   |
| Total Active Inventory by Units                         |    | 100%   | 12.41 | 209      | 86     | 33     | 8       |

# May 2019



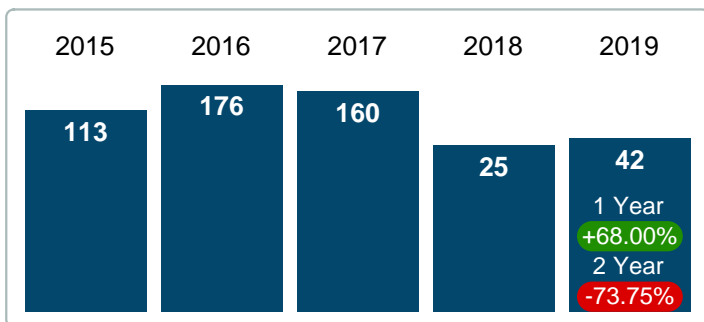
Area Delimited by Counties Atoka, Choctaw, Marshall



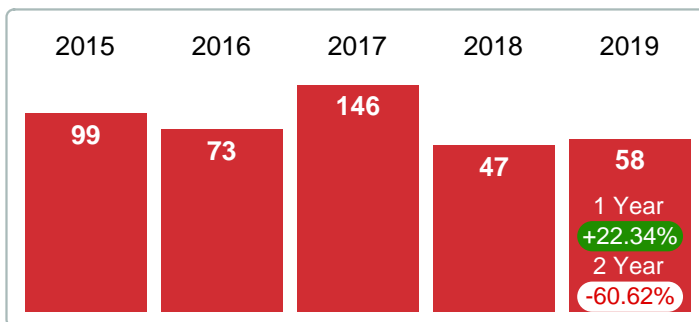
## MEDIAN DAYS ON MARKET TO SALE

Report produced on Jun 11, 2019 for MLS Technology Inc.

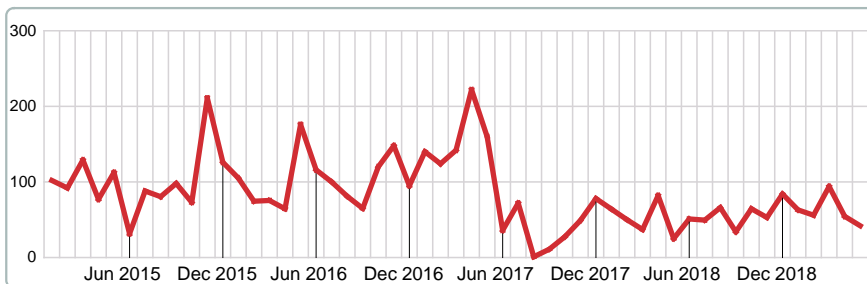
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 103

High Apr 2017 222 Low Aug 2017 1

Median Days on Market to Sale this month at 42 below the 5 yr MAY average of 103



### 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  | 13.89% | 46        | 46       | 0      | 0       | 0       |
| \$50,001 - \$70,000  | 8.33%  | 42        | 72       | 37     | 0       | 0       |
| \$70,001 - \$100,000   | 13.89% | 21        | 3        | 35     | 0       | 0       |
| \$100,001 - \$180,000  | 25.00% | 28        | 57       | 11     | 0       | 0       |
| \$180,001 - \$220,000  | 13.89% | 87        | 0        | 78     | 87      | 0       |
| \$220,001 - \$400,000  | 16.67% | 85        | 100      | 85     | 0       | 0       |
| \$400,001 and up   | 8.33%  | 1         | 13       | 1      | 0       | 0       |
| Median Closed DOM  |        | 42        | 42       | 36     | 87      | 0       |
| Total Closed Units   | 100%   | 36        | 19       | 16     | 1       |         |
| Total Closed Volume  |        | 7,255,140 | 2.80M    | 4.25M  | 209.90K | 0.00B   |

# May 2019



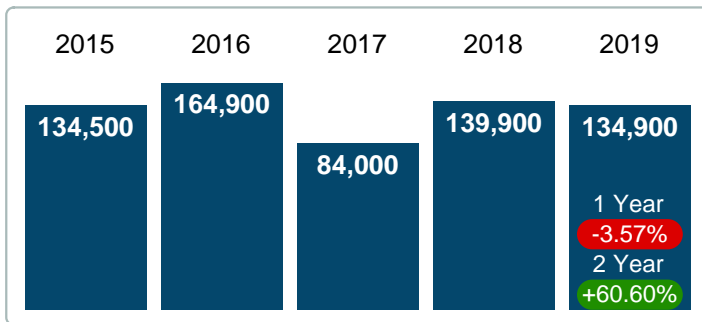
Area Delimited by Counties Atoka, Choctaw, Marshall



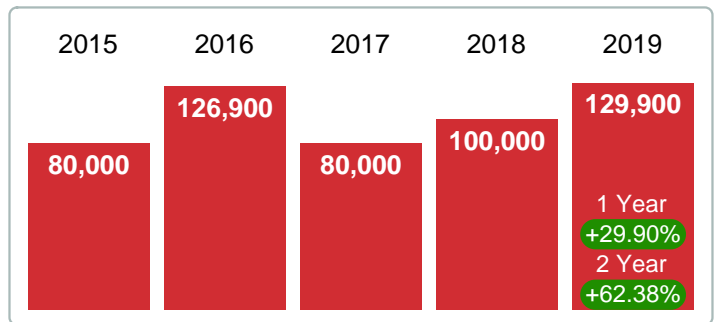
## MEDIAN LIST PRICE AT CLOSING

Report produced on Jun 11, 2019 for MLS Technology Inc.

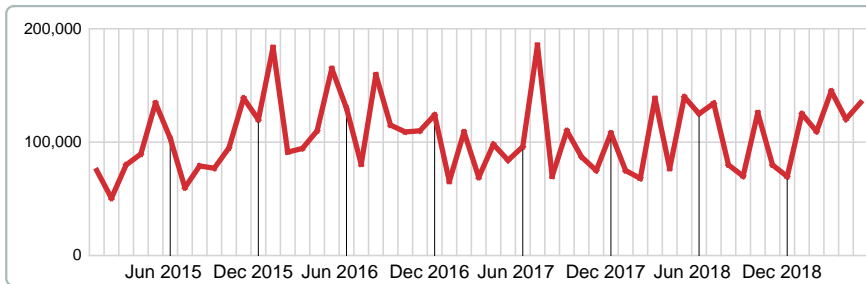
### MAY



### YEAR TO DATE (YTD)

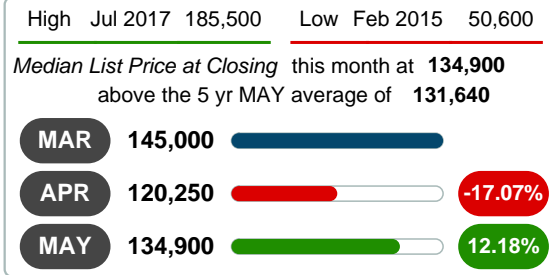


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 131,640



### 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   | 2 | 5.56%  | 25,000    | 25,000   | 0       | 0       | 0       |
| \$50,001 - \$70,000   | 4 | 11.11% | 59,000    | 60,000   | 58,000  | 0       | 0       |
| \$70,001 - \$100,000  | 6 | 16.67% | 75,000    | 75,000   | 83,000  | 0       | 0       |
| \$100,001 - \$180,000                                       | 9 | 25.00% | 120,000   | 109,000  | 154,900 | 0       | 0       |
| \$180,001 - \$220,000                                       | 5 | 13.89% | 198,000   | 195,000  | 198,000 | 209,900 | 0       |
| \$220,001 - \$400,000                                       | 6 | 16.67% | 267,088   | 264,587  | 319,500 | 0       | 0       |
| \$400,001 and up  | 4 | 11.11% | 584,820   | 584,820  | 843,750 | 0       | 0       |
| Median List Price   |   |        | 134,900   | 105,000  | 193,950 | 209,900 | 0       |
| Total Closed Units  |   | 100%   | 134,900   | 19       | 16      | 1       |         |
| Total Closed Volume   |   |        | 7,591,114 | 2.99M    | 4.39M   | 209.90K | 0.00B   |



# May 2019



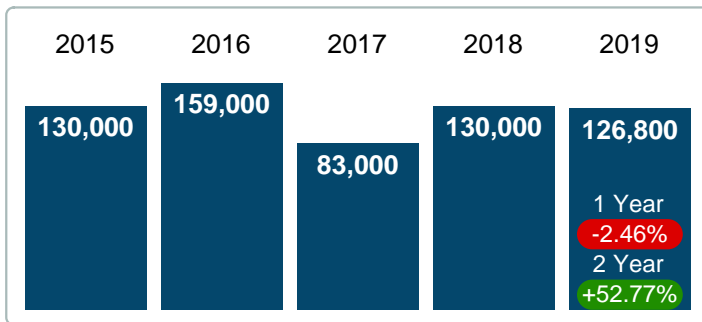
Area Delimited by Counties Atoka, Choctaw, Marshall



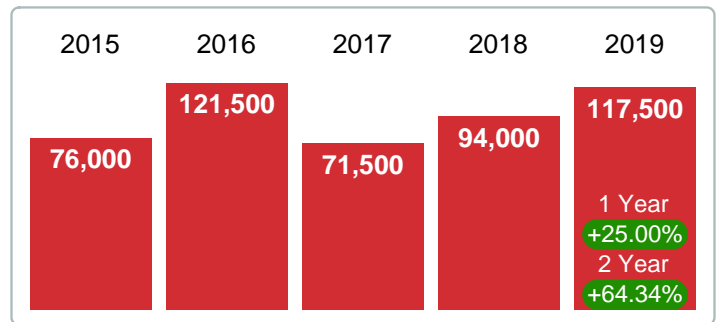
## MEDIAN SOLD PRICE AT CLOSING

Report produced on Jun 11, 2019 for MLS Technology Inc.

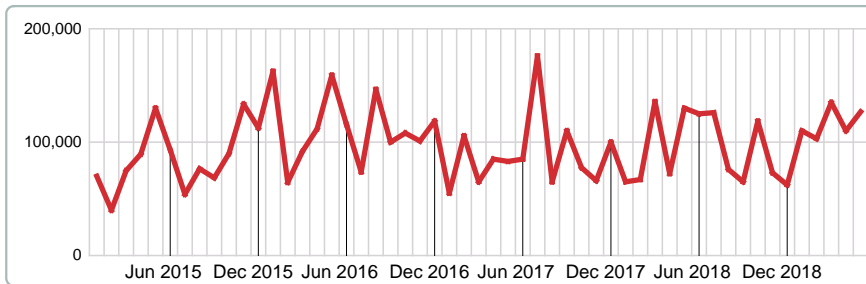
### MAY



### YEAR TO DATE (YTD)

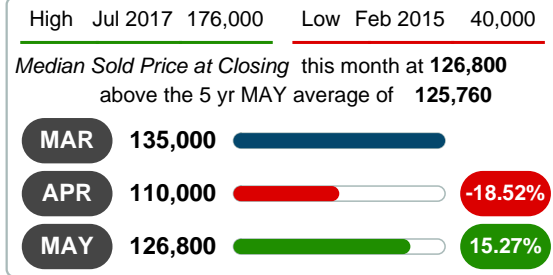


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 125,760



### 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   | 13.89%      | 40,000           | 40,000        | 0              | 0              | 0            |
| \$50,001 - \$70,000   | 8.33%       | 67,000           | 68,500        | 58,000         | 0              | 0            |
| \$70,001 - \$100,000  | 13.89%      | 77,500           | 77,500        | 80,000         | 0              | 0            |
| \$100,001 - \$180,000                                       | 25.00%      | 120,000          | 109,000       | 151,300        | 0              | 0            |
| \$180,001 - \$220,000                                       | 13.89%      | 202,000          | 0             | 198,500        | 209,900        | 0            |
| \$220,001 - \$400,000                                       | 16.67%      | 305,000          | 244,500       | 374,500        | 0              | 0            |
| \$400,001 and up  | 8.33%       | 629,640          | 564,820       | 1,250,000      | 0              | 0            |
| <b>Median Sold Price</b>                                    |             | <b>126,800</b>   | <b>94,000</b> | <b>189,750</b> | <b>209,900</b> | <b>0</b>     |
| <b>Total Closed Units</b>                                   | <b>100%</b> | <b>126,800</b>   | <b>19</b>     | <b>16</b>      | <b>1</b>       | <b>0</b>     |
| <b>Total Closed Volume</b>                                  |             | <b>7,255,140</b> | <b>2.80M</b>  | <b>4.25M</b>   | <b>209.90K</b> | <b>0.00B</b> |

# May 2019



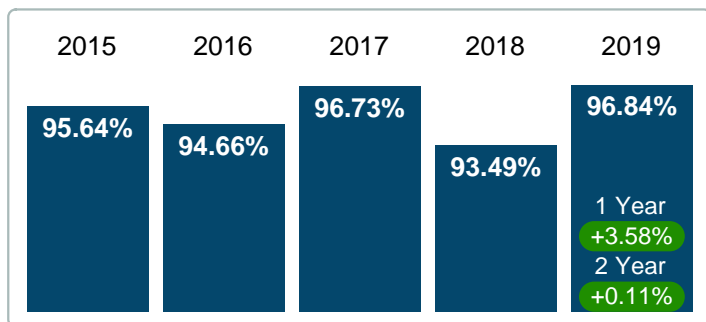
Area Delimited by Counties Atoka, Choctaw, Marshall



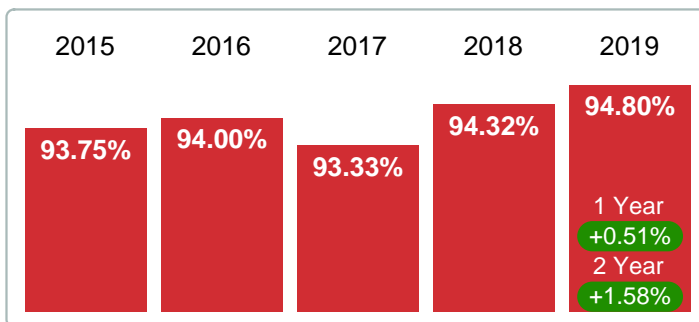
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jun 11, 2019 for MLS Technology Inc.

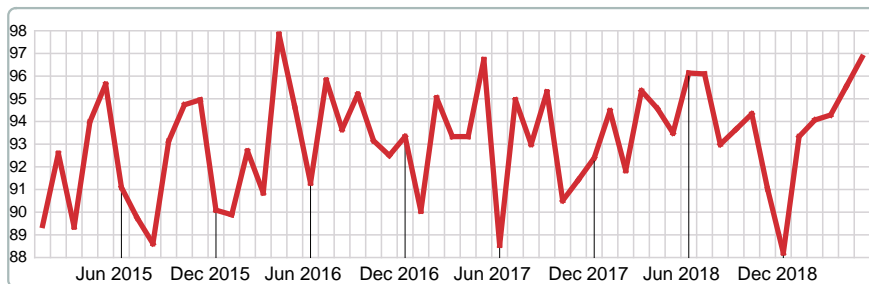
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

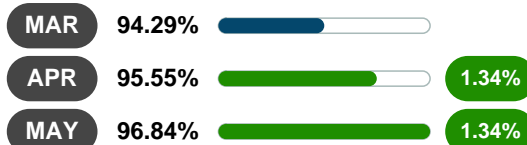


### 3 MONTHS

5 year MAY AVG = 95.47%

High Apr 2016 97.85% Low Dec 2018 88.21%

Median Sold/List Ratio this month at **96.84%**  
above the 5 yr MAY average of **95.47%**



### 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                              | <div style="width: 13.89%;"></div> 5 | 13.89%    | 86.21%  | 86.21%   | 0.00%   | 0.00%   | 0.00%   |
| \$50,001 - \$70,000                            | <div style="width: 8.33%;"></div> 3  | 8.33%     | 97.10%  | 95.59%   | 100.00% | 0.00%   | 0.00%   |
| \$70,001 - \$100,000                           | <div style="width: 13.89%;"></div> 5 | 13.89%    | 100.00% | 100.00%  | 96.70%  | 0.00%   | 0.00%   |
| \$100,001 - \$180,000                          | <div style="width: 25.00%;"></div> 9 | 25.00%    | 96.19%  | 95.37%   | 98.02%  | 0.00%   | 0.00%   |
| \$180,001 - \$220,000                          | <div style="width: 13.89%;"></div> 5 | 13.89%    | 97.16%  | 0.00%    | 96.79%  | 100.00% | 0.00%   |
| \$220,001 - \$400,000                          | <div style="width: 16.67%;"></div> 6 | 16.67%    | 94.44%  | 92.91%   | 95.71%  | 0.00%   | 0.00%   |
| \$400,001 and up                               | <div style="width: 8.33%;"></div> 3  | 8.33%     | 100.00% | 96.30%   | 100.00% | 0.00%   | 0.00%   |
| Median Sold/List Ratio                         |                                      | 96.84%    |         | 95.37%   | 97.82%  | 100.00% | 0.00%   |
| Total Closed Units                             |                                      | 36        | 100%    | 19       | 16      | 1       |         |
| Total Closed Volume                            |                                      | 7,255,140 |         | 2.80M    | 4.25M   | 209.90K | 0.00B   |

# May 2019



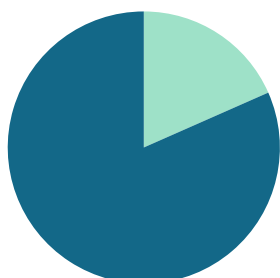
Area Delimited by Counties Atoka, Choctaw, Marshall



## MARKET SUMMARY

Report produced on Jun 11, 2019 for MLS Technology Inc.

### INVENTORY

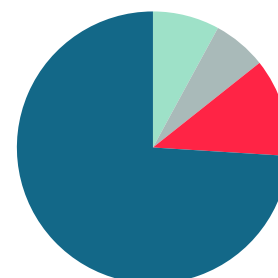


**Inventory**  
 New Listings **82 = 18.39%**  
 Start Inventory **364**  
 Total Inventory Units **446**  
 Volume **\$86,303,960**

### Market Activity

Closed Sales **36 = 7.93%**  
 Pending Sales **29 = 6.39%**  
 Other Off Market **53 = 11.67%**  
 Active Inventory **336 = 74.01%**

### MARKET ACTIVITY



| Compared Metrics                              | May     |         |         | Year to Date |         |         |
|---|---------|---------|---------|--------------|---------|---------|
|   | 2018    | 2019    | +/-%    | 2018         | 2019    | +/-%    |
| Closed Sales                                  | 31      | 36      | 16.13%  | 109          | 134     | 22.94%  |
| Pending Sales                                 | 24      | 29      | 20.83%  | 128          | 163     | 27.34%  |
| New Listings                                  | 77      | 82      | 6.49%   | 430          | 406     | -5.58%  |
| Median List Price                             | 139,900 | 134,900 | -3.57%  | 100,000      | 129,900 | 29.90%  |
| Median Sale Price                             | 130,000 | 126,800 | -2.46%  | 94,000       | 117,500 | 25.00%  |
| Median Percent of Selling Price to List Price | 93.49%  | 96.84%  | 3.58%   | 94.32%       | 94.80%  | 0.51%   |
| Median Days on Market to Sale                 | 25.00   | 42.00   | 68.00%  | 47.00        | 57.50   | 22.34%  |
| Monthly Inventory                             | 375     | 336     | -10.40% | 375          | 336     | -10.40% |
| Months Supply of Inventory                    | 16.79   | 12.41   | -26.11% | 16.79        | 12.41   | -26.11% |

**Absorption:** Last 12 months, an Average of **27** Sales/Month

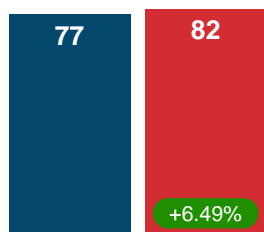
**Inventory** on May 31, 2019 = **336**

**2018** **2019**

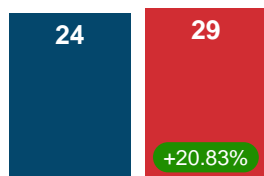
### MAY MARKET

### MEDIAN PRICES

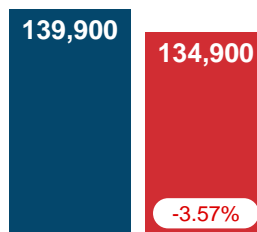
#### New Listings



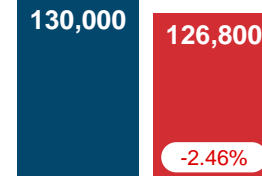
#### Pending Listings



#### List Price



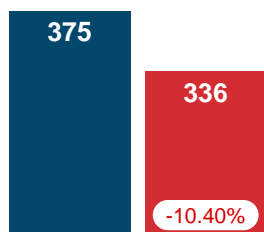
#### Sale Price



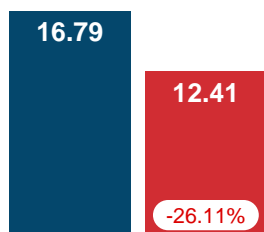
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

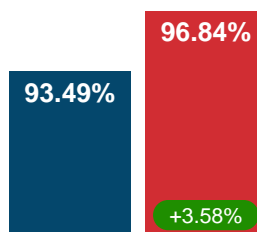
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

