

# September 2022



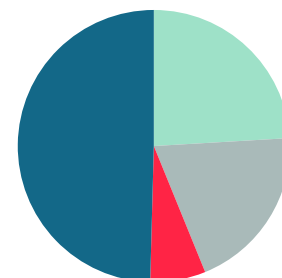
Area Delimited by County Of Creek - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Oct 11, 2022 for MLS Technology Inc.

Compared Metrics	September		
	2021	2022	+/-%
Closed Listings	87	84	-3.45%
Pending Listings	83	69	-16.87%
New Listings	78	85	8.97%
Median List Price	174,900	189,950	8.60%
Median Sale Price	173,000	193,618	11.92%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	9.00	9.50	5.56%
End of Month Inventory	225	173	-23.11%
Months Supply of Inventory	2.89	2.28	-21.25%



■ Closed (24.07%)  
■ Pending (19.77%)  
■ Other OffMarket (6.59%)  
■ Active (49.57%)

**Absorption:** Last 12 months, an Average of **76** Sales/Month  
**Active Inventory** as of September 30, 2022 = **173**

### Analysis Wrap-Up

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

The total housing inventory at the end of September 2022 decreased **23.11%** to 173 existing homes available for sale. Over the last 12 months this area has had an average of 76 closed sales per month. This represents an unsold inventory index of **2.28** 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 **11.92%** in September 2022 to \$193,618 versus the previous year at \$173,000.

#### Median Days on Market Lengthens

The median number of **9.50** days that homes spent on the market before selling increased by 0.50 days or **5.56%** in September 2022 compared to last year's same month at **9.00** DOM.

#### Sales Success for September 2022 is Positive

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

There were 85 New Listings in September 2022, up **8.97%** from last year at 78. Furthermore, there were 84 Closed Listings this month versus last year at 87, a **-3.45%** decrease.

Closed versus Listed trends yielded a **98.8%** ratio, down from previous year's, September 2021, at **111.5%**, a **11.40%** 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

<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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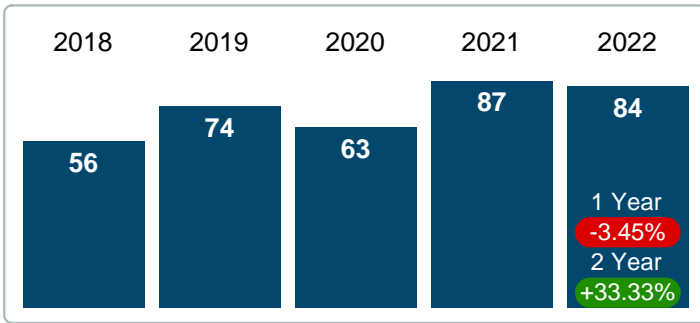
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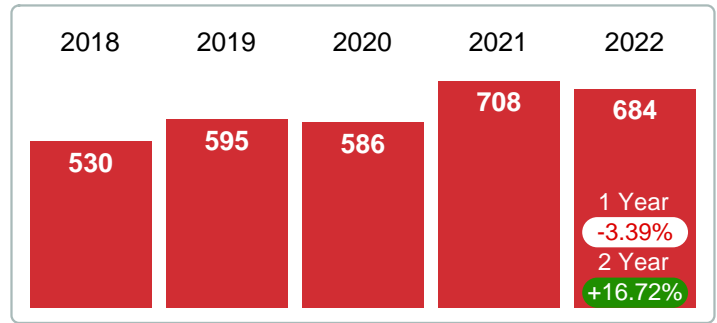
## CLOSED LISTINGS

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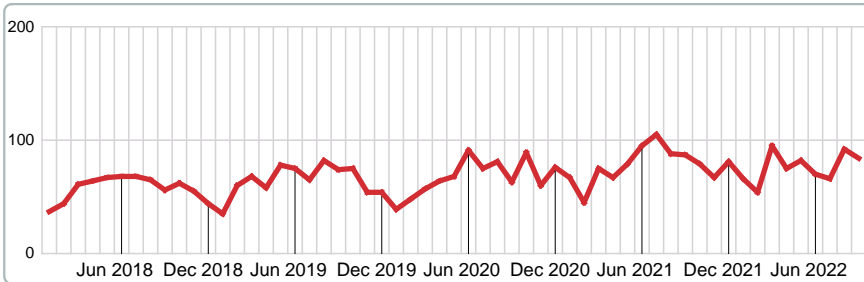
### SEPTEMBER



### YEAR TO DATE (YTD)

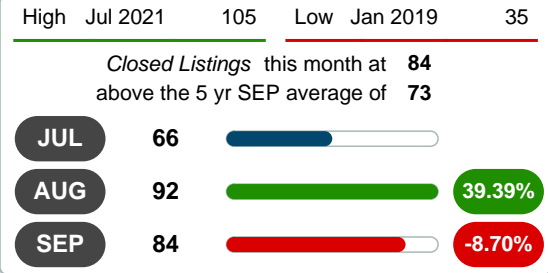


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 73



### 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	<b>8</b>	9.52%	25.5	3	5	0	0
\$75,001 - \$125,000	<b>8</b>	9.52%	6.0	2	6	0	0
\$125,001 - \$150,000	<b>12</b>	14.29%	11.0	6	5	0	1
\$150,001 - \$200,000	<b>15</b>	17.86%	3.0	3	9	3	0
\$200,001 - \$275,000	<b>21</b>	25.00%	6.0	1	14	5	1
\$275,001 - \$425,000	<b>12</b>	14.29%	9.5	1	7	4	0
\$425,001 and up	<b>8</b>	9.52%	24.5	0	3	3	2
<b>Total Closed Units</b>	<b>84</b>			<b>16</b>	<b>49</b>	<b>15</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>20,090,600</b>	<b>100%</b>	<b>9.5</b>	<b>2.18M</b>	<b>10.98M</b>	<b>4.64M</b>	<b>2.28M</b>
<b>Median Closed Price</b>	<b>\$193,618</b>			<b>\$139,950</b>	<b>\$195,000</b>	<b>\$250,000</b>	<b>\$502,450</b>

# September 2022



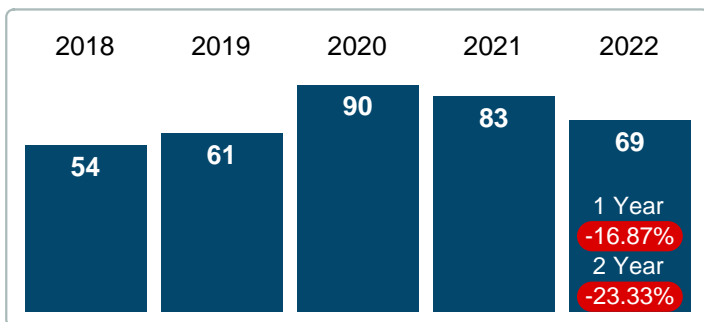
Area Delimited by County Of Creek - Residential Property Type



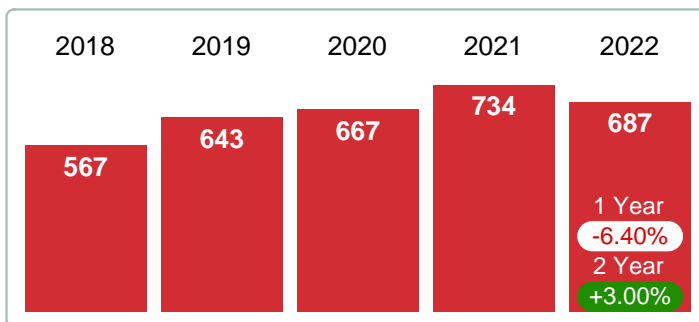
## PENDING LISTINGS

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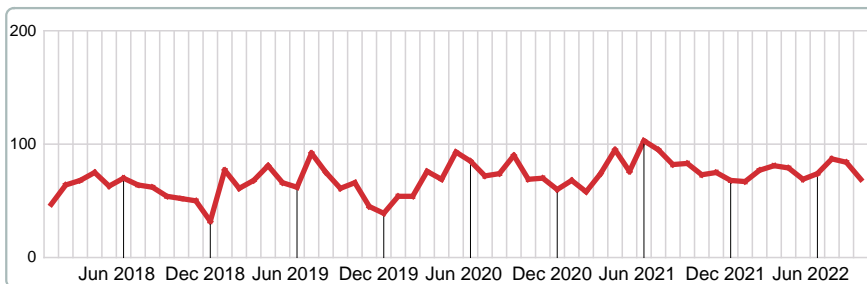
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

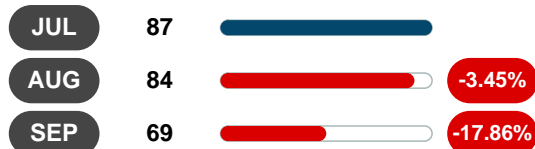


### 3 MONTHS

5 year SEP AVG = 71

High Jun 2021 103 Low Dec 2018 32

Pending Listings this month at 69  
below the 5 yr SEP average of 71



### 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	4	5.80%	8.0	2	2	0	0
\$75,001 - \$125,000	11	15.94%	30.0	6	3	2	0
\$125,001 - \$150,000	7	10.14%	17.0	3	3	1	0
\$150,001 - \$225,000	20	28.99%	29.0	3	14	3	0
\$225,001 - \$275,000	10	14.49%	18.0	1	6	1	2
\$275,001 - \$400,000	10	14.49%	7.0	1	7	2	0
\$400,001 and up	7	10.14%	20.0	0	2	3	2
<b>Total Pending Units</b>	<b>69</b>			<b>16</b>	<b>37</b>	<b>12</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>16,884,956</b>	<b>100%</b>	<b>20.0</b>	<b>2.21M</b>	<b>8.10M</b>	<b>4.67M</b>	<b>1.90M</b>
<b>Median Listing Price</b>	<b>\$205,000</b>			<b>\$128,450</b>	<b>\$215,900</b>	<b>\$208,950</b>	<b>\$459,950</b>

# September 2022



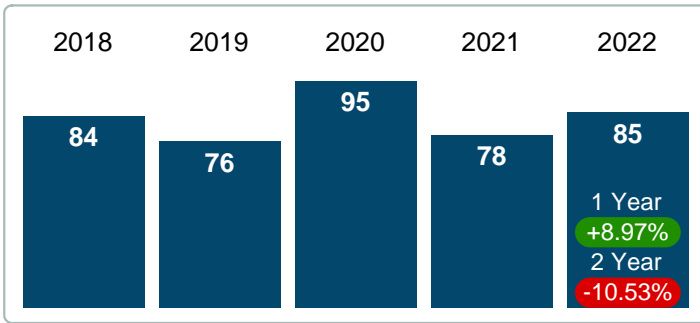
Area Delimited by County Of Creek - Residential Property Type



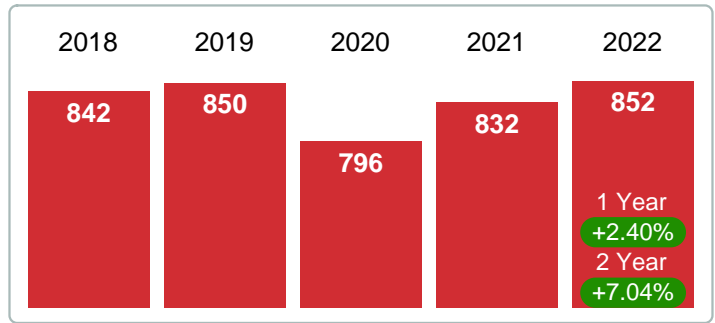
## NEW LISTINGS

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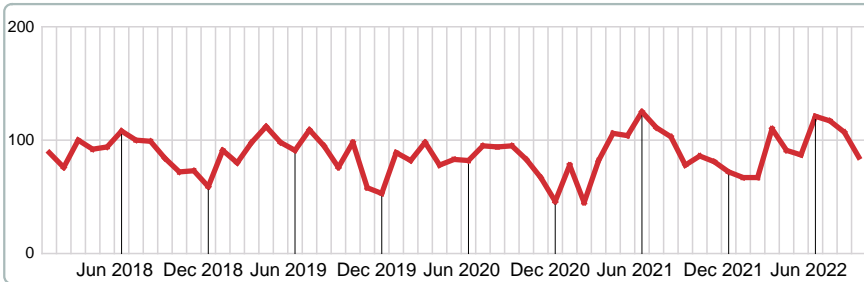
### SEPTEMBER



### YEAR TO DATE (YTD)

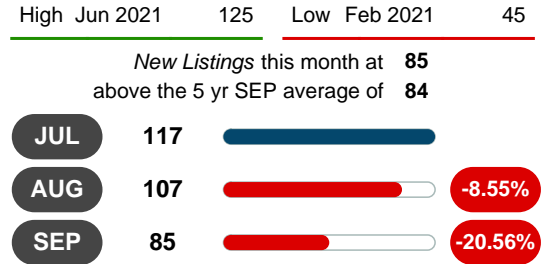


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 84



### 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	9.41%	3	5	0	0
\$75,001 - \$125,000	12	14.12%	7	3	2	0
\$125,001 - \$150,000	12	14.12%	7	4	1	0
\$150,001 - \$200,000	18	21.18%	2	13	3	0
\$200,001 - \$275,000	14	16.47%	1	13	0	0
\$275,001 - \$475,000	12	14.12%	1	6	4	1
\$475,001 and up	9	10.59%	1	1	5	2
<b>Total New Listed Units</b>	<b>85</b>		<b>22</b>	<b>45</b>	<b>15</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>20,710,060</b>	<b>100%</b>	<b>3.36M</b>	<b>9.12M</b>	<b>5.43M</b>	<b>2.80M</b>
<b>Median New Listed Listing Price</b>	<b>\$180,000</b>		<b>\$130,900</b>	<b>\$195,000</b>	<b>\$330,000</b>	<b>\$725,000</b>

# September 2022



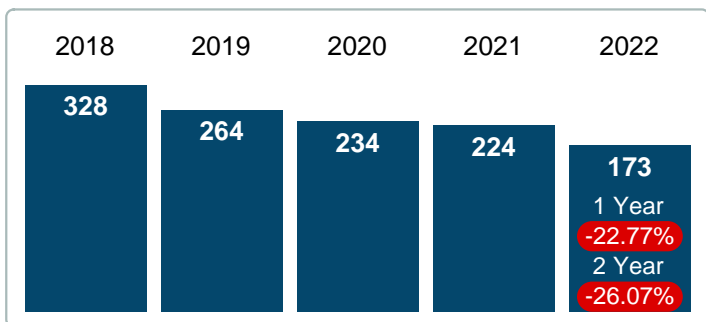
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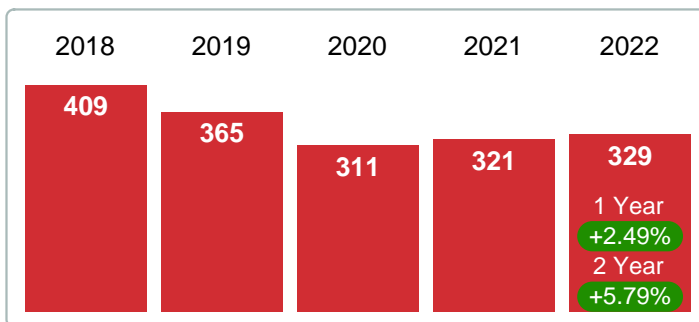
## ACTIVE INVENTORY

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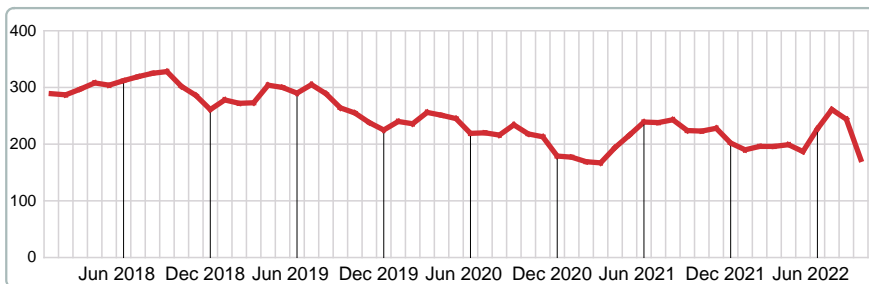
### END OF SEPTEMBER



### ACTIVE DURING SEPTEMBER

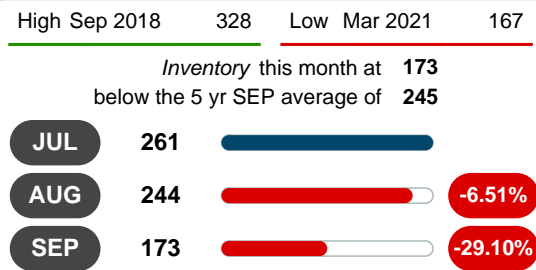


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 245



### 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	6.36%	28.0	5	5	0	1
\$75,001 - \$125,000	23	13.29%	35.0	7	12	3	1
\$125,001 - \$175,000	28	16.18%	29.0	13	14	1	0
\$175,001 - \$300,000	44	25.43%	51.0	8	31	4	1
\$300,001 - \$475,000	26	15.03%	60.0	1	15	9	1
\$475,001 - \$700,000	23	13.29%	83.0	1	7	10	5
\$700,001 and up	18	10.40%	93.0	1	4	6	7
<b>Total Active Inventory by Units</b>	<b>173</b>			<b>36</b>	<b>88</b>	<b>33</b>	<b>16</b>
<b>Total Active Inventory by Volume</b>	<b>66,477,468</b>	<b>100%</b>	<b>56.0</b>	<b>6.65M</b>	<b>24.53M</b>	<b>17.34M</b>	<b>17.96M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$229,000</b>			<b>\$139,900</b>	<b>\$209,950</b>	<b>\$466,609</b>	<b>\$687,500</b>

# September 2022



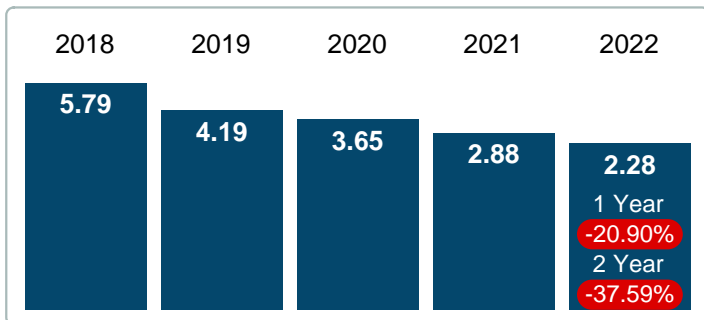
Area Delimited by County Of Creek - Residential Property Type



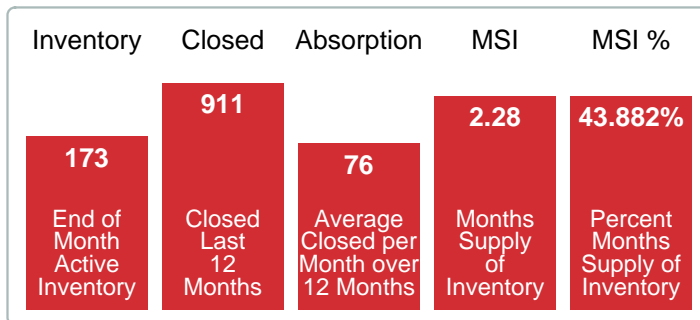
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Oct 11, 2022 for MLS Technology Inc.

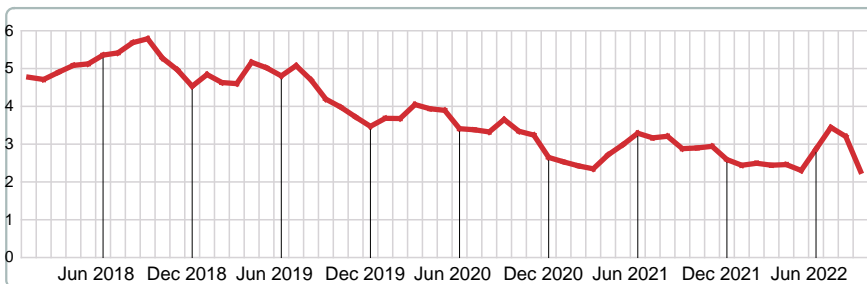
### MSI FOR SEPTEMBER



### INDICATORS FOR SEPTEMBER 2022

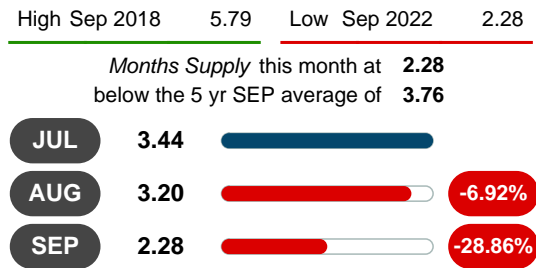


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 3.76



### 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	6.36%	1.76	1.54	1.82	0.00	0.00
\$75,001 - \$125,000	23	13.29%	2.23	1.95	1.97	4.50	0.00
\$125,001 - \$175,000	28	16.18%	1.61	4.33	1.11	0.63	0.00
\$175,001 - \$300,000	44	25.43%	1.61	4.17	1.57	0.74	4.00
\$300,001 - \$475,000	26	15.03%	2.94	2.00	3.21	2.92	1.71
\$475,001 - \$700,000	23	13.29%	5.75	12.00	5.60	5.00	7.50
\$700,001 and up	18	10.40%	10.29	0.00	9.60	7.20	14.00
Market Supply of Inventory (MSI)			2.28	2.92	1.85	2.39	7.38
Total Active Inventory by Units		100%	2.28	36	88	33	16

# September 2022



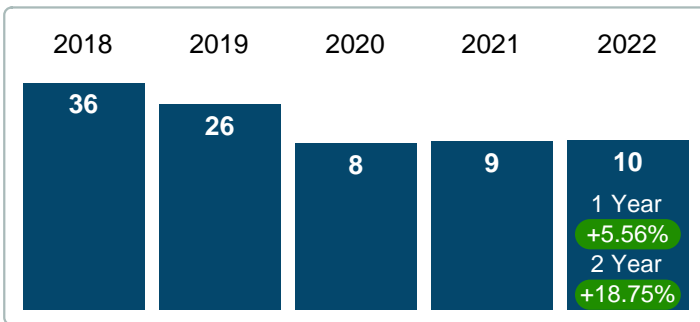
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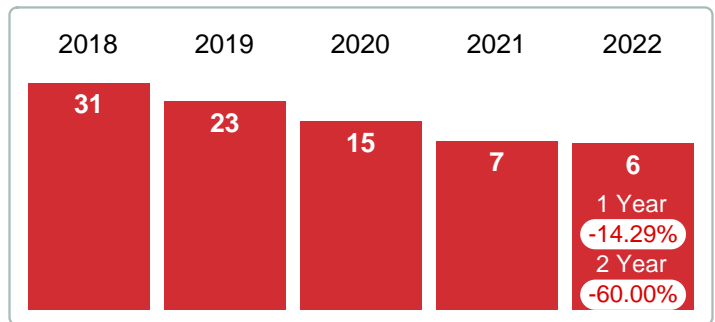
## MEDIAN DAYS ON MARKET TO SALE

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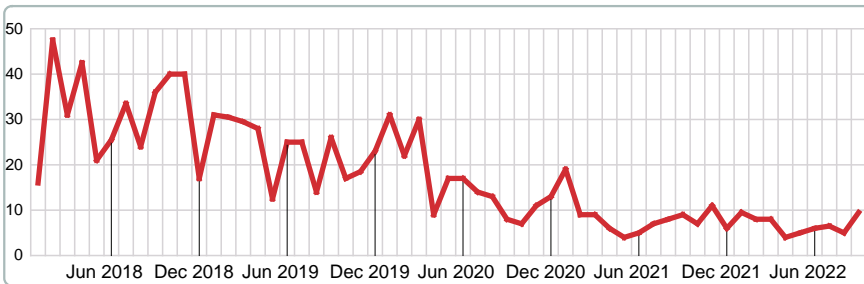
### SEPTEMBER



### YEAR TO DATE (YTD)

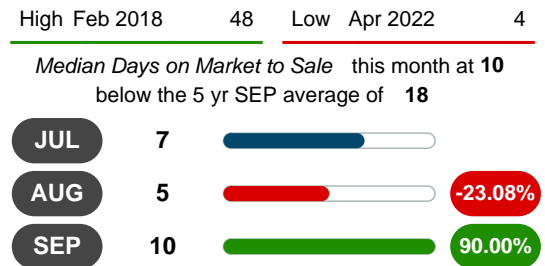


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 18



### 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	9.52%	26	42	16	0	0
\$75,001 - \$125,000	9.52%	6	1	9	0	0
\$125,001 - \$150,000	14.29%	11	9	28	0	73
\$150,001 - \$200,000	17.86%	3	3	3	6	0
\$200,001 - \$275,000	25.00%	6	10	5	22	65
\$275,001 - \$425,000	14.29%	10	6	31	6	0
\$425,001 and up	9.52%	25	0	108	22	8
<b>Median Closed DOM</b>		<b>10</b>	<b>9</b>	<b>9</b>	<b>12</b>	<b>37</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>84</b>	<b>16</b>	<b>49</b>	<b>15</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>20,090,600</b>	<b>2.18M</b>	<b>10.98M</b>	<b>4.64M</b>	<b>2.28M</b>



# September 2022



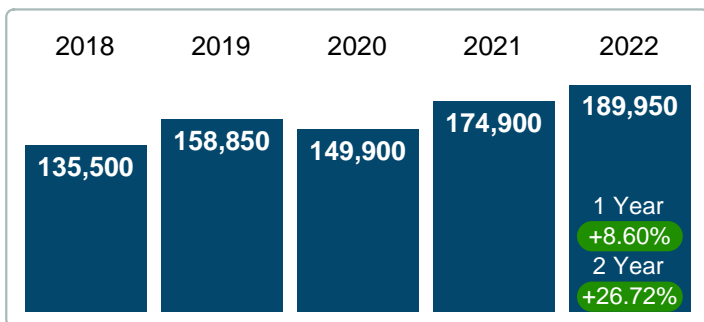
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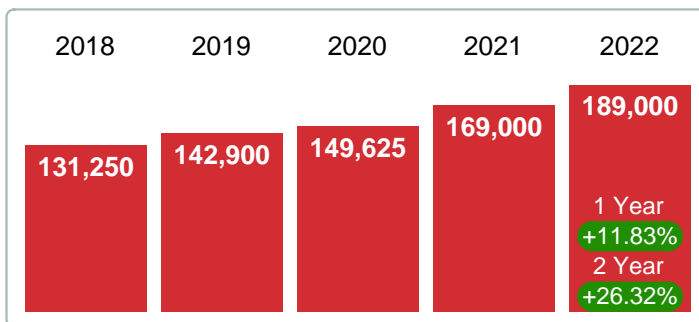
## MEDIAN LIST PRICE AT CLOSING

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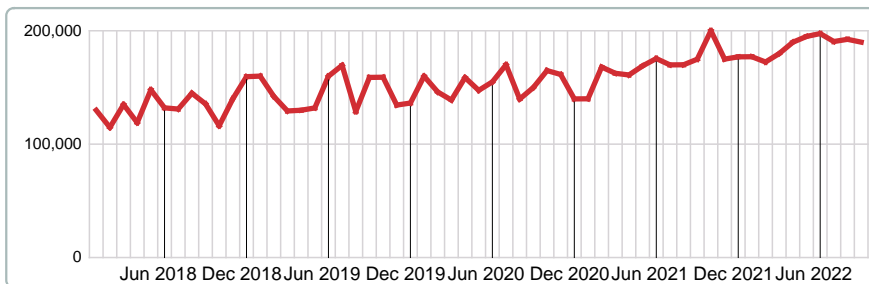
### SEPTEMBER



### YEAR TO DATE (YTD)

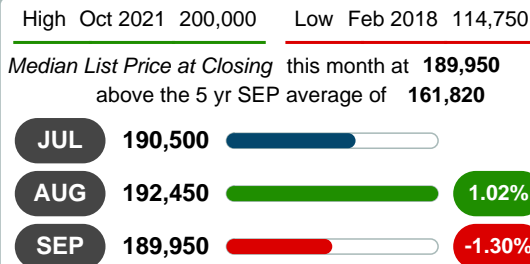


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 161,820



### 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	6	7.14%	51,450	27,500	53,950	0	0
\$75,001 - \$125,000	9	10.71%	90,000	90,000	88,992	0	119,900
\$125,001 - \$150,000	14	16.67%	139,900	140,000	139,500	0	0
\$150,001 - \$200,000	15	17.86%	179,900	181,950	184,450	157,500	0
\$200,001 - \$275,000	21	25.00%	225,000	225,000	224,900	229,000	269,900
\$275,001 - \$425,000	11	13.10%	356,000	300,000	347,450	357,500	0
\$425,001 and up	8	9.52%	764,900	0	875,000	489,900	1,024,950
Median List Price			189,950	139,950	190,000	250,000	509,900
Total Closed Units		100%	189,950	16	49	15	4
Total Closed Volume			20,554,957	2.21M	11.16M	4.74M	2.44M



# September 2022



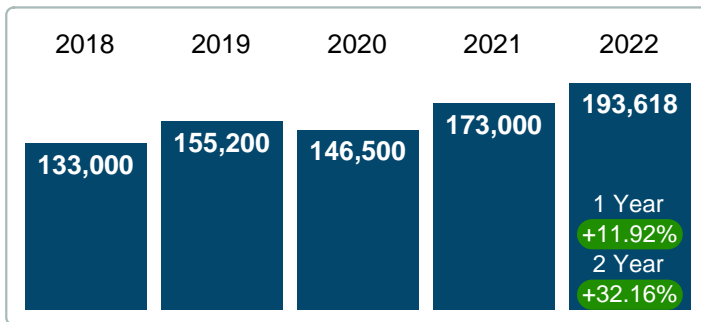
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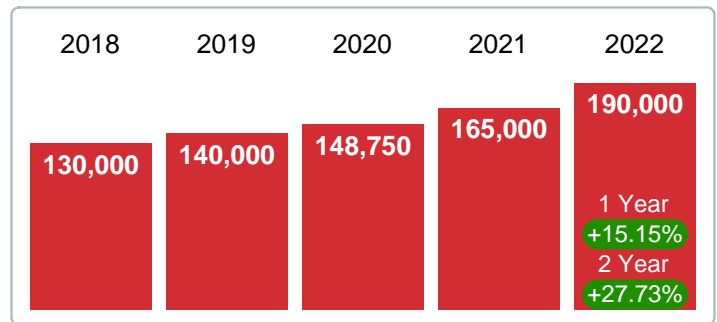
## MEDIAN SOLD PRICE AT CLOSING

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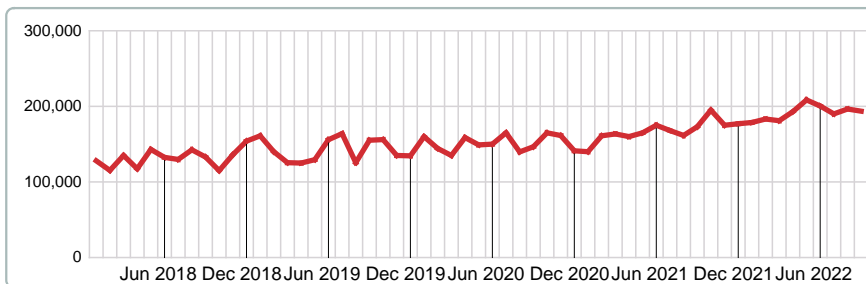
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

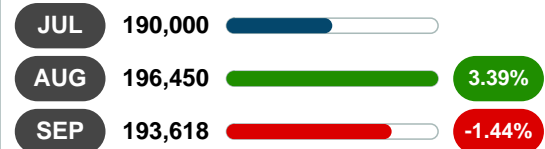


### 3 MONTHS

5 year SEP AVG = 160,264

High May 2022 208,500 Low Oct 2018 115,000

Median Sold Price at Closing this month at **193,618** above the 5 yr SEP average of **160,264**



### 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	8	9.52%	45,500	43,000	48,000	0	0
\$75,001 - \$125,000	8	9.52%	98,000	95,000	100,000	0	0
\$125,001 - \$150,000	12	14.29%	139,000	139,950	134,000	0	130,000
\$150,001 - \$200,000	15	17.86%	173,000	175,000	183,000	167,000	0
\$200,001 - \$275,000	21	25.00%	223,000	215,000	224,450	223,000	250,000
\$275,001 - \$425,000	12	14.29%	337,500	287,500	325,000	357,500	0
\$425,001 and up	8	9.52%	742,450	0	800,000	472,500	952,450
Median Sold Price			193,618	139,950	195,000	250,000	502,450
Total Closed Units		100%	193,618	16	49	15	4
Total Closed Volume			20,090,600	2.18M	10.98M	4.64M	2.28M

# September 2022



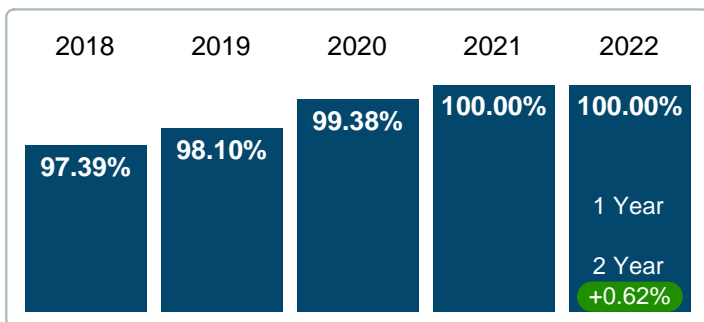
Area Delimited by County Of Creek - Residential Property Type



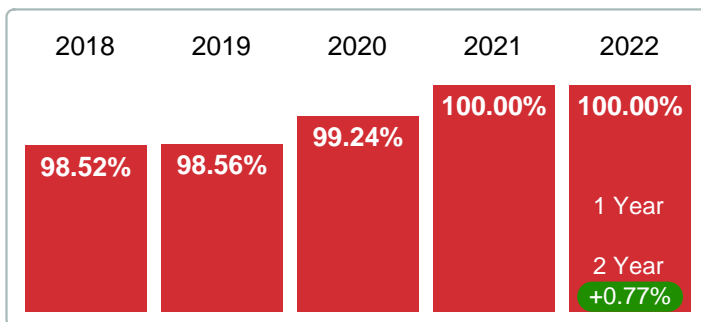
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Oct 11, 2022 for MLS Technology Inc.

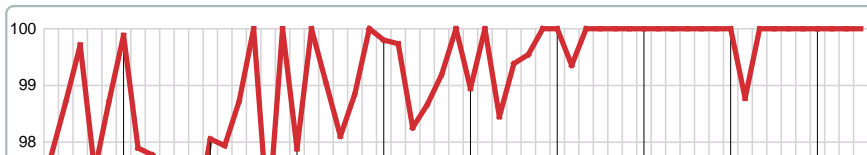
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 98.98%

High Sep 2022 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at 100.00% above the 5 yr SEP average of 98.98%

JUL 100.00%  
AUG 100.00%  
SEP 100.00%

0.00%  
0.00%

### 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	8	9.52%	89.49%	88.24%	90.74%	0.00%	0.00%	
\$75,001 - \$125,000	8	9.52%	99.48%	100.00%	97.24%	0.00%	0.00%	
\$125,001 - \$150,000	12	14.29%	100.00%	100.00%	99.71%	0.00%	108.42%	
\$150,001 - \$200,000	15	17.86%	100.00%	103.33%	100.00%	100.00%	0.00%	
\$200,001 - \$275,000	21	25.00%	100.00%	95.56%	100.10%	100.00%	92.63%	
\$275,001 - \$425,000	12	14.29%	100.00%	95.83%	100.00%	100.00%	0.00%	
\$425,001 and up	8	9.52%	96.30%	0.00%	96.15%	96.45%	94.56%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	96.65%	
Total Closed Units		84	100%	100.00%	16	49	15	4
Total Closed Volume		20,090,600			2.18M	10.98M	4.64M	2.28M

# September 2022



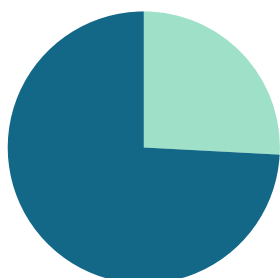
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

Report produced on Oct 11, 2022 for MLS Technology Inc.

### INVENTORY

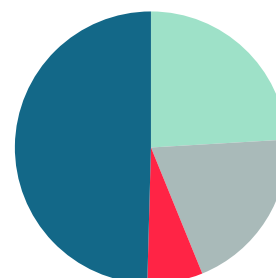


**Inventory**  
 New Listings  
**85 = 25.84%**  
 Start Inventory  
**244**  
 Total Inventory Units  
**329**  
 Volume  
**\$111,889,357**

### Market Activity

Closed Sales  
**84 = 24.07%**  
 Pending Sales  
**69 = 19.77%**  
 Other Off Market  
**23 = 6.59%**  
 Active Inventory  
**173 = 49.57%**

### MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	87	84	-3.45%	708	684	-3.39%
Pending Sales	83	69	-16.87%	734	687	-6.40%
New Listings	78	85	8.97%	832	852	2.40%
Median List Price	174,900	189,950	8.60%	169,000	189,000	11.83%
Median Sale Price	173,000	193,618	11.92%	165,000	190,000	15.15%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	9.00	9.50	5.56%	7.00	6.00	-14.29%
Monthly Inventory	225	173	-23.11%	225	173	-23.11%
Months Supply of Inventory	2.89	2.28	-21.25%	2.89	2.28	-21.25%

**Absorption:** Last 12 months, an Average of **76** Sales/Month

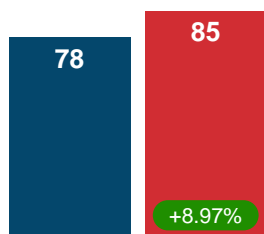
**Inventory** on September 30, 2022 = **173**

**2021** **2022**

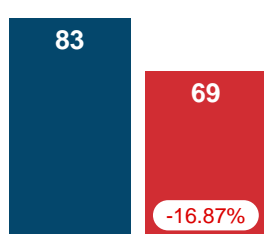
### SEPTEMBER MARKET

### MEDIAN PRICES

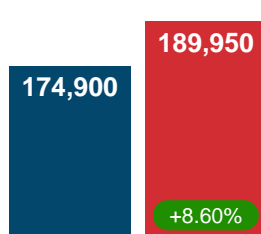
#### New Listings



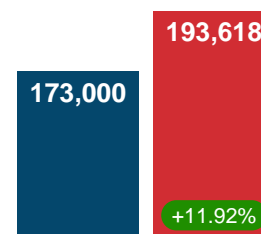
#### Pending Listings



#### List Price



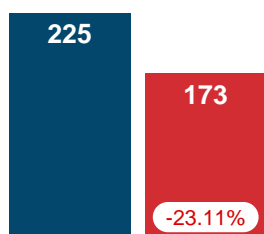
#### Sale Price



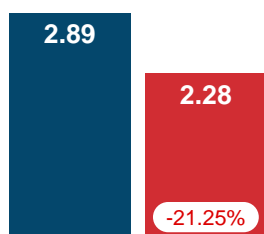
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

