

# September 2021



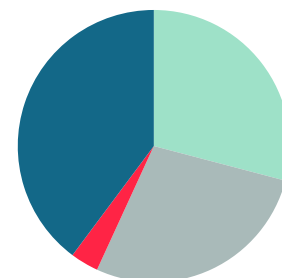
Area Delimited by County Of Creek - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Aug 10, 2023 for MLS Technology Inc.

Compared Metrics	September		
	2020	2021	+/-%
Closed Listings	63	87	38.10%
Pending Listings	90	83	-7.78%
New Listings	95	78	-17.89%
Median List Price	149,900	174,900	16.68%
Median Sale Price	146,500	173,000	18.09%
Median Percent of Selling Price to List Price	99.38%	100.00%	0.62%
Median Days on Market to Sale	8.00	9.00	12.50%
End of Month Inventory	117	119	1.71%
Months Supply of Inventory	1.83	1.53	-16.17%



■ Closed (29.10%)  
■ Pending (27.76%)  
■ Other OffMarket (3.34%)  
■ Active (39.80%)

**Absorption:** Last 12 months, an Average of **78** Sales/Month  
**Active Inventory** as of September 30, 2021 = **119**

### Analysis Wrap-Up

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

The total housing inventory at the end of September 2021 rose **1.71%** to 119 existing homes available for sale. Over the last 12 months this area has had an average of 78 closed sales per month. This represents an unsold inventory index of **1.53** 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 **18.09%** in September 2021 to \$173,000 versus the previous year at \$146,500.

#### Median Days on Market Lengthens

The median number of **9.00** days that homes spent on the market before selling increased by 1.00 days or **12.50%** in September 2021 compared to last year's same month at **8.00** DOM.

#### Sales Success for September 2021 is Positive

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

There were 78 New Listings in September 2021, down **17.89%** from last year at 95. Furthermore, there were 87 Closed Listings this month versus last year at 63, a **38.10%** increase.

Closed versus Listed trends yielded a **111.5%** ratio, up from previous year's, September 2020, at **66.3%**, a **68.19%** upswing. This will certainly create pressure on an increasing 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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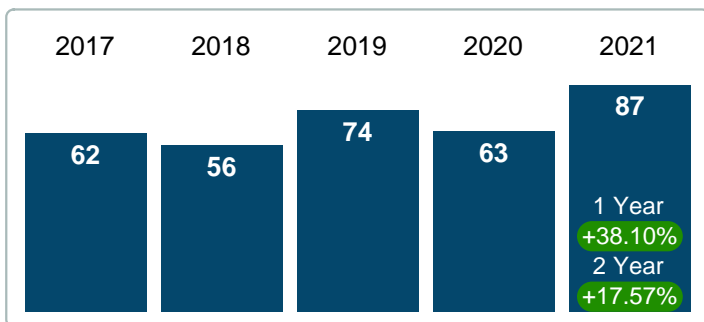
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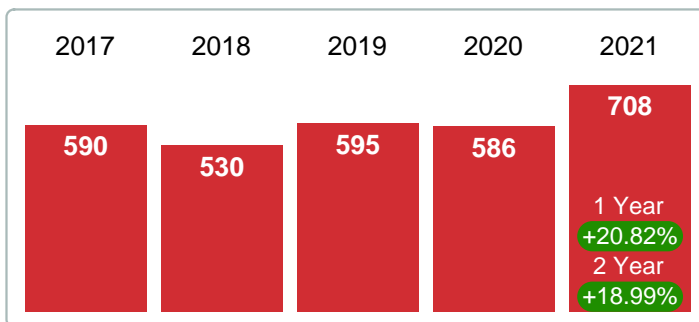
## CLOSED LISTINGS

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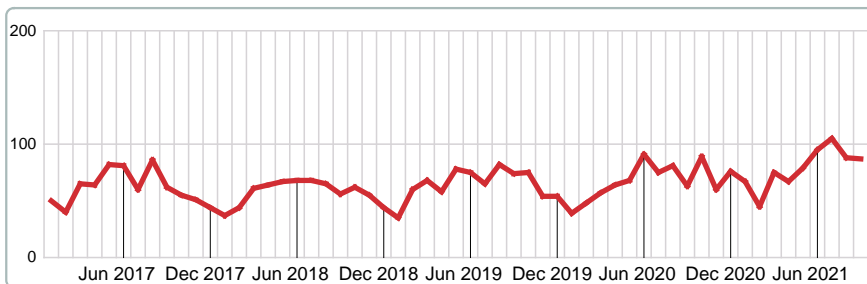
### SEPTEMBER



### YEAR TO DATE (YTD)

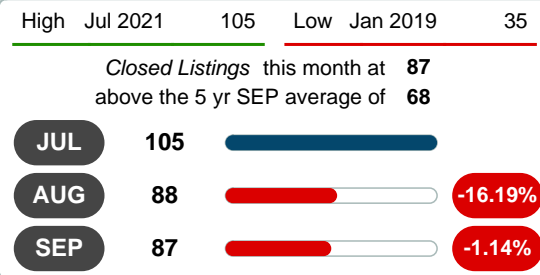


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 68



### 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	6.90%	11.0	2	4	0	0
\$75,001 - \$125,000	9	10.34%	22.0	2	6	1	0
\$125,001 - \$150,000	16	18.39%	3.0	4	12	0	0
\$150,001 - \$200,000	24	27.59%	8.0	0	22	2	0
\$200,001 - \$250,000	12	13.79%	4.0	0	8	4	0
\$250,001 - \$450,000	11	12.64%	9.0	0	6	5	0
\$450,001 and up	9	10.34%	15.0	0	1	4	4
<b>Total Closed Units</b>	<b>87</b>			<b>8</b>	<b>59</b>	<b>16</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>18,433,674</b>	<b>100%</b>	<b>9.0</b>	<b>860.50K</b>	<b>10.36M</b>	<b>4.85M</b>	<b>2.37M</b>
<b>Median Closed Price</b>	<b>\$173,000</b>			<b>\$116,250</b>	<b>\$165,000</b>	<b>\$261,500</b>	<b>\$594,950</b>

# September 2021



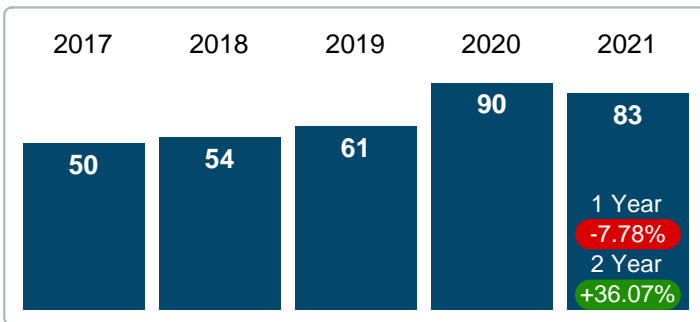
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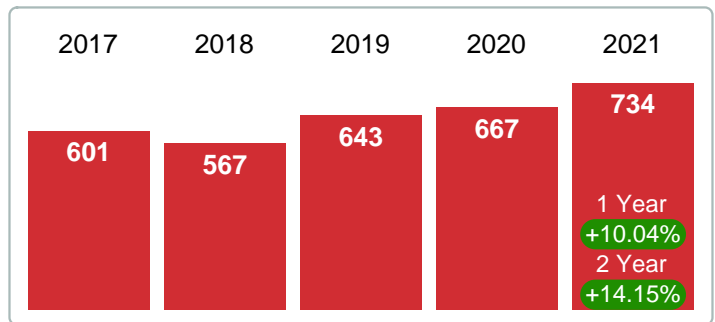
## PENDING LISTINGS

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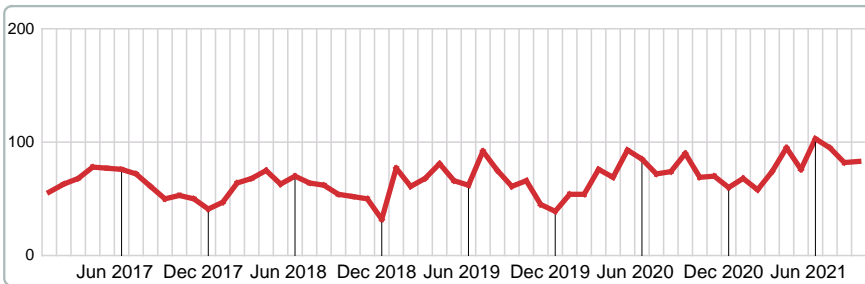
### SEPTEMBER



### YEAR TO DATE (YTD)

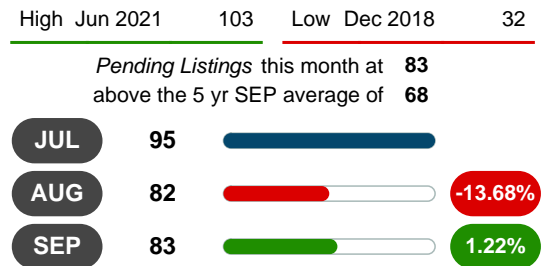


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 68



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	10	12.05%	28.0	4	3	3	0
\$100,001 - \$125,000	6	7.23%	7.0	3	3	0	0
\$125,001 - \$150,000	9	10.84%	3.0	1	8	0	0
\$150,001 - \$225,000	23	27.71%	10.0	2	20	1	0
\$225,001 - \$300,000	16	19.28%	13.5	0	8	8	0
\$300,001 - \$400,000	11	13.25%	29.0	0	10	1	0
\$400,001 and up	8	9.64%	26.5	0	1	5	2
<b>Total Pending Units</b>	<b>83</b>			<b>10</b>	<b>53</b>	<b>18</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>19,290,079</b>	<b>100%</b>	<b>12.0</b>	<b>1.12M</b>	<b>11.55M</b>	<b>5.50M</b>	<b>1.12M</b>
<b>Median Listing Price</b>	<b>\$200,000</b>			<b>\$112,500</b>	<b>\$200,000</b>	<b>\$268,700</b>	<b>\$559,500</b>

# September 2021



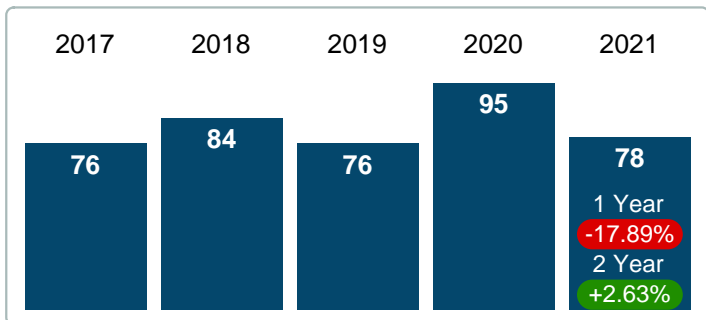
Area Delimited by County Of Creek - Residential Property Type



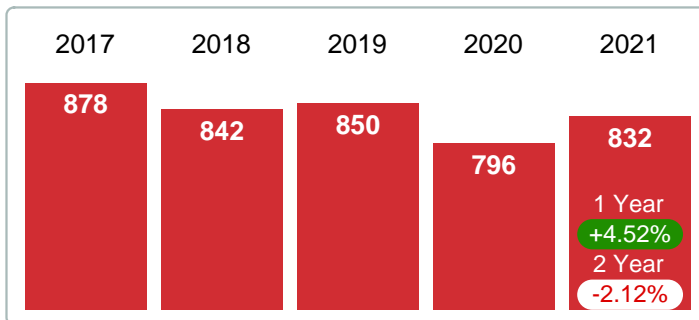
## NEW LISTINGS

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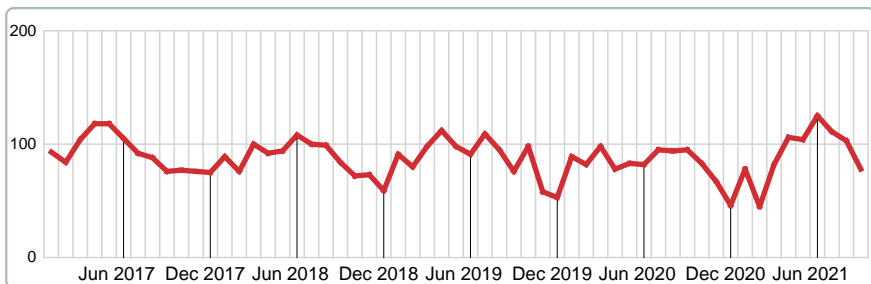
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

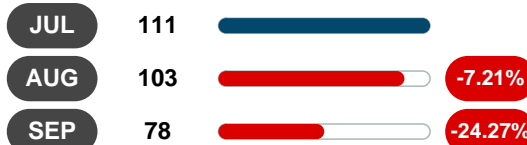


### 3 MONTHS

5 year SEP AVG = 82

High Jun 2021 125 Low Feb 2021 45

New Listings this month at **78**  
below the 5 yr SEP average of **82**



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds   3 Beds   4 Beds   5+ Beds			
\$100,000 and less	7	8.97%	3	0	4	0
\$100,001 - \$125,000	9	11.54%	6	3	0	0
\$125,001 - \$150,000	5	6.41%	0	5	0	0
\$150,001 - \$200,000	25	32.05%	6	15	4	0
\$200,001 - \$275,000	15	19.23%	0	7	8	0
\$275,001 - \$525,000	10	12.82%	1	5	4	0
\$525,001 and up	7	8.97%	0	2	4	1
<b>Total New Listed Units</b>	<b>78</b>		<b>16</b>	<b>37</b>	<b>24</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>22,716,891</b>	<b>100%</b>	<b>2.22M</b>	<b>9.72M</b>	<b>10.21M</b>	<b>579.00K</b>
<b>Median New Listed Listing Price</b>	<b>\$189,450</b>		<b>\$121,500</b>	<b>\$189,900</b>	<b>\$268,700</b>	<b>\$579,000</b>

# September 2021



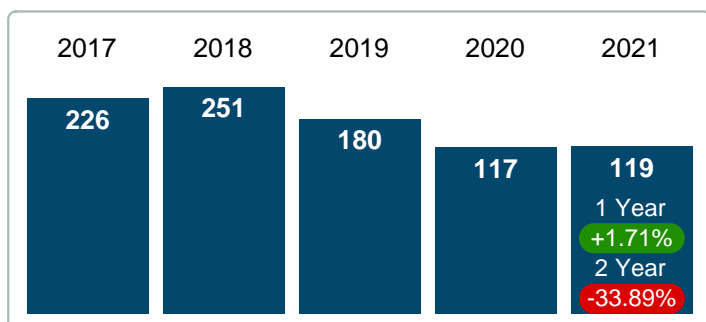
Area Delimited by County Of Creek - Residential Property Type



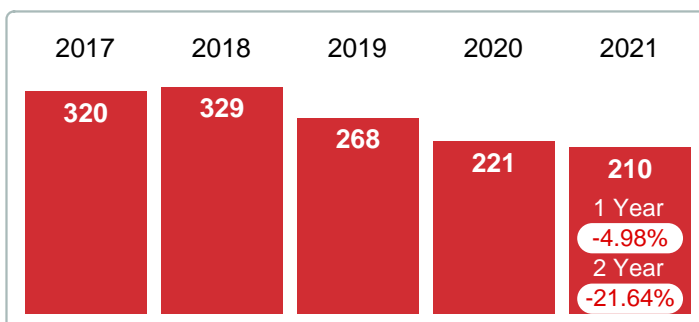
## ACTIVE INVENTORY

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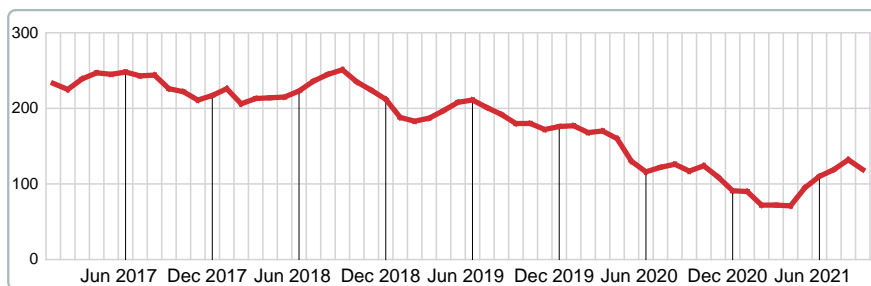
### END OF SEPTEMBER



### ACTIVE DURING SEPTEMBER

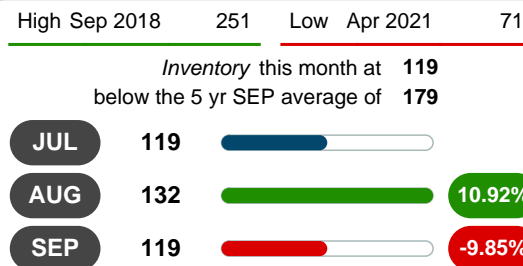


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 179



### 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	6	5.04%	124.5	3	3	0	0
\$75,001 - \$125,000	16	13.45%	41.5	4	8	3	1
\$125,001 - \$175,000	24	20.17%	35.0	5	16	3	0
\$175,001 - \$275,000	31	26.05%	48.0	4	14	13	0
\$275,001 - \$400,000	14	11.76%	54.5	1	9	3	1
\$400,001 - \$800,000	17	14.29%	62.0	0	4	8	5
\$800,001 and up	11	9.24%	72.0	0	3	5	3
<b>Total Active Inventory by Units</b>	<b>119</b>			<b>17</b>	<b>57</b>	<b>35</b>	<b>10</b>
<b>Total Active Inventory by Volume</b>	<b>45,962,661</b>	<b>100%</b>	<b>52.0</b>	<b>2.69M</b>	<b>18.81M</b>	<b>16.73M</b>	<b>7.74M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$212,984</b>			<b>\$153,900</b>	<b>\$185,000</b>	<b>\$275,000</b>	<b>\$514,450</b>

# September 2021



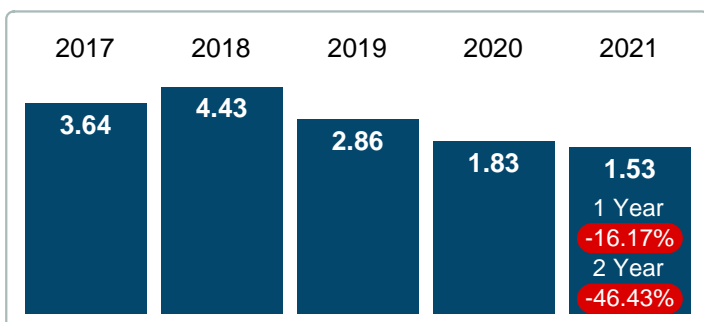
Area Delimited by County Of Creek - Residential Property Type



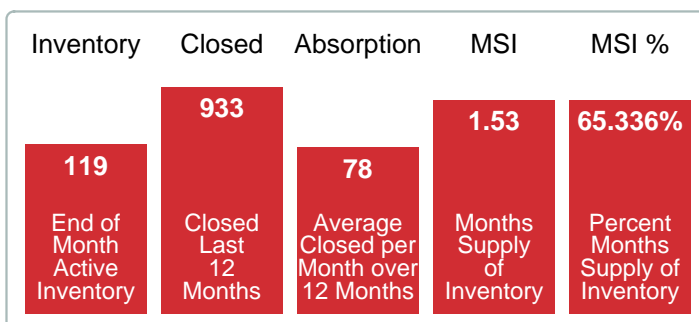
## MONTHS SUPPLY of INVENTORY (MSI)

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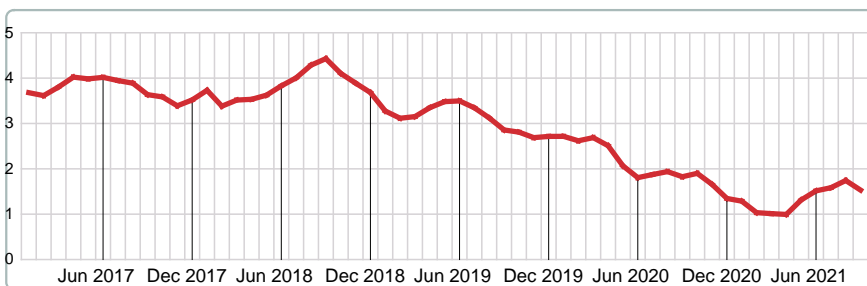
### MSI FOR SEPTEMBER



### INDICATORS FOR SEPTEMBER 2021

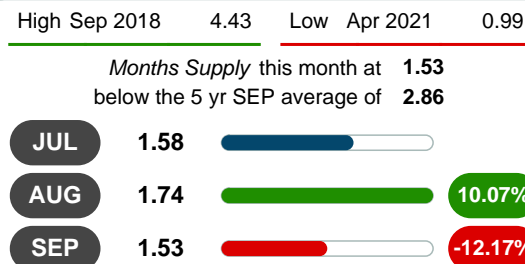


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 2.86



### 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	6	5.04%	0.85	1.13	0.84	0.00	0.00
\$75,001 - \$125,000	16	13.45%	1.03	0.94	0.81	3.00	2.40
\$125,001 - \$175,000	24	20.17%	1.06	3.53	0.81	2.00	0.00
\$175,001 - \$275,000	31	26.05%	1.77	6.00	1.13	3.18	0.00
\$275,001 - \$400,000	14	11.76%	1.70	6.00	2.45	0.92	0.86
\$400,001 - \$800,000	17	14.29%	2.87	0.00	2.18	3.69	2.61
\$800,001 and up	11	9.24%	13.20	0.00	36.00	12.00	9.00
Market Supply of Inventory (MSI)			1.53	1.85	1.11	2.68	2.31
Total Active Inventory by Units		100%	119	17	57	35	10

# September 2021



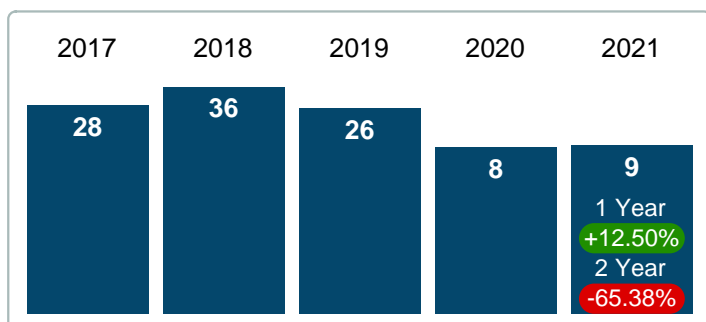
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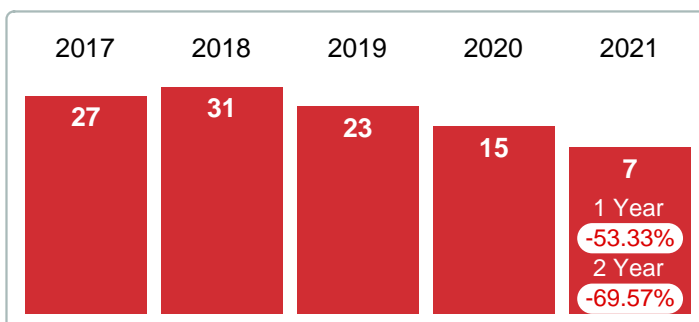
## MEDIAN DAYS ON MARKET TO SALE

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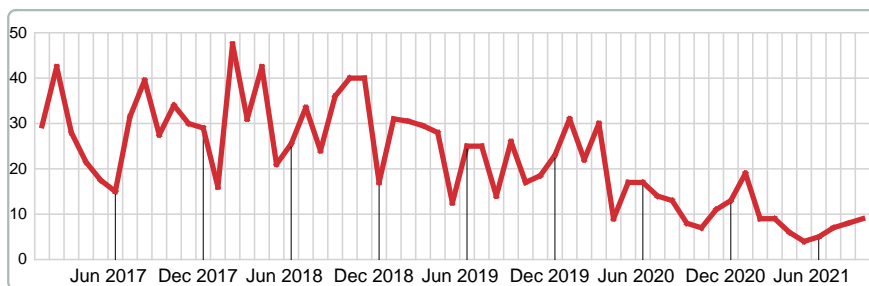
### SEPTEMBER



### YEAR TO DATE (YTD)

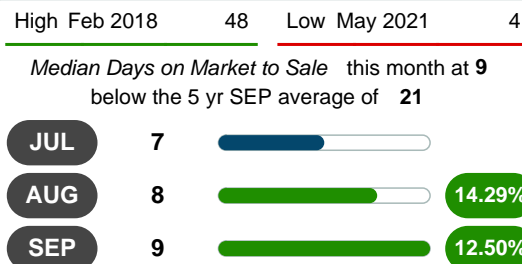


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 21



### 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	6	6.90%	11	12	11	0	0
\$75,001 - \$125,000	9	10.34%	22	28	24	10	0
\$125,001 - \$150,000	16	18.39%	3	1	4	0	0
\$150,001 - \$200,000	24	27.59%	8	0	8	8	0
\$200,001 - \$250,000	12	13.79%	4	0	3	19	0
\$250,001 - \$450,000	11	12.64%	9	0	6	10	0
\$450,001 and up	9	10.34%	15	0	33	11	57
Median Closed DOM	9		9.0	3	8	10	57
Total Closed Units	87	100%	9.0	8	59	16	4
Total Closed Volume	18,433,674			860.50K	10.36M	4.85M	2.37M

# September 2021



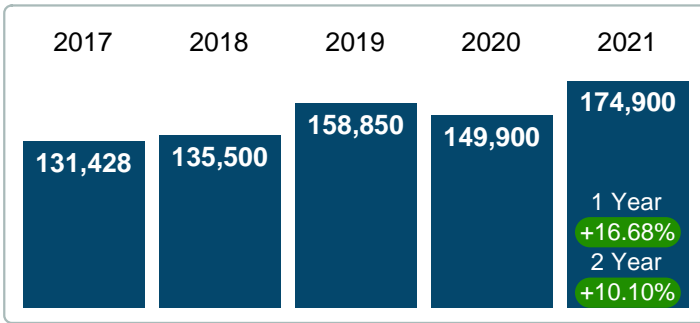
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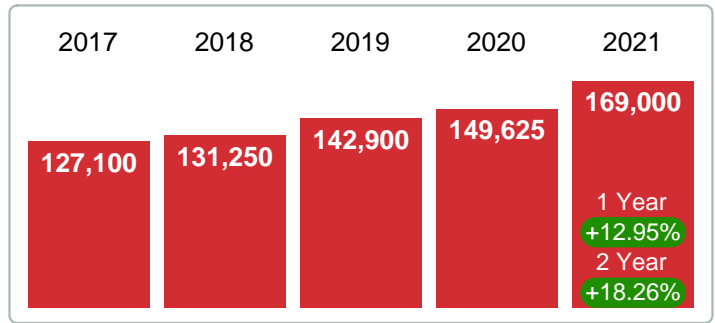
## MEDIAN LIST PRICE AT CLOSING

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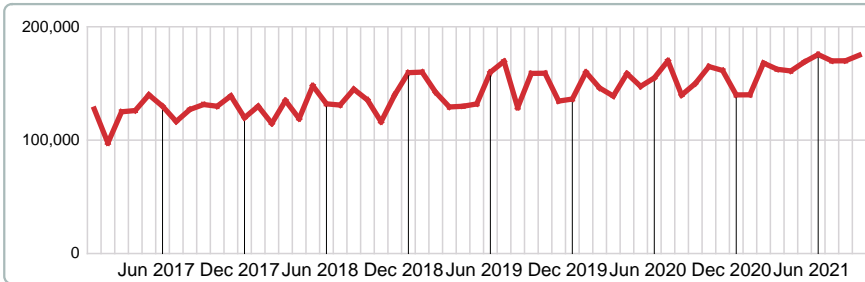
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

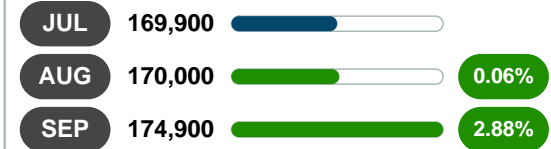


### 3 MONTHS

5 year SEP AVG = 150,116

High Jun 2021 175,500 Low Feb 2017 97,500

Median List Price at Closing this month at **174,900**  
above the 5 yr SEP average of **150,116**



### 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	5.75%	59,900	67,000	59,000	0	0
\$75,001 - \$125,000	13.79%	105,000	105,000	105,000	115,000	0
\$125,001 - \$150,000	17.24%	140,000	139,900	140,000	0	0
\$150,001 - \$200,000	25.29%	174,900	0	173,700	188,750	0
\$200,001 - \$250,000	14.94%	230,000	0	235,000	219,000	0
\$250,001 - \$450,000	13.79%	282,500	0	290,000	275,000	0
\$450,001 and up	9.20%	588,450	0	599,000	499,900	607,450
<b>Median List Price</b>		<b>174,900</b>	<b>115,000</b>	<b>167,400</b>	<b>265,500</b>	<b>607,450</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>174,900</b>	<b>8</b>	<b>59</b>	<b>16</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>18,663,300</b>	<b>871.40K</b>	<b>10.49M</b>	<b>4.90M</b>	<b>2.41M</b>



# September 2021



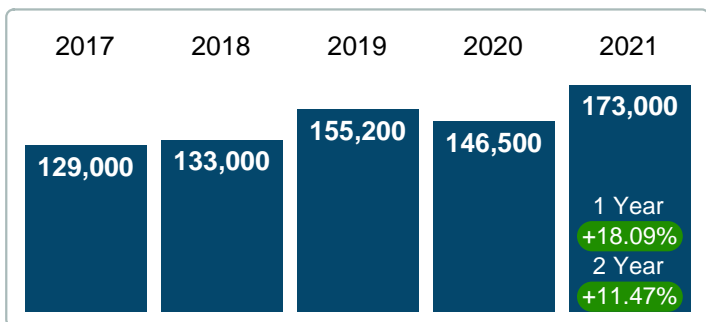
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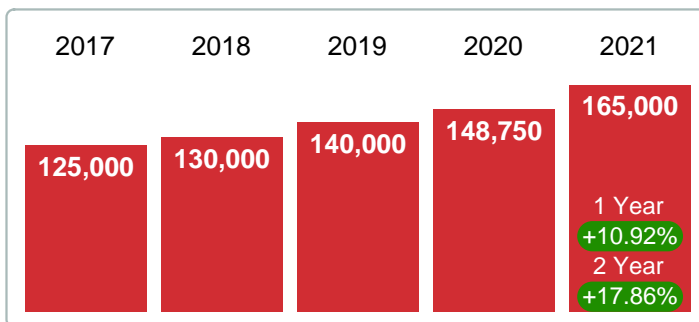
## MEDIAN SOLD PRICE AT CLOSING

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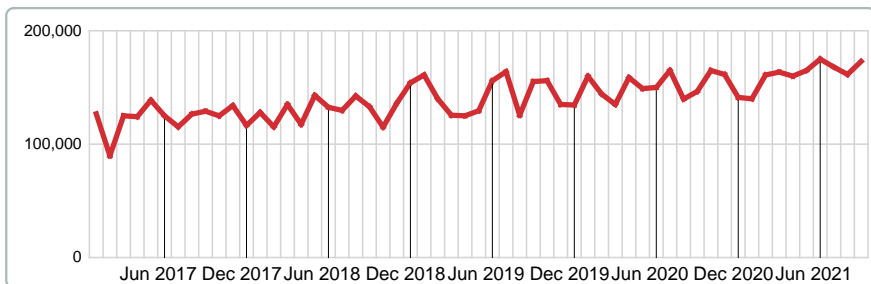
### SEPTEMBER



### YEAR TO DATE (YTD)

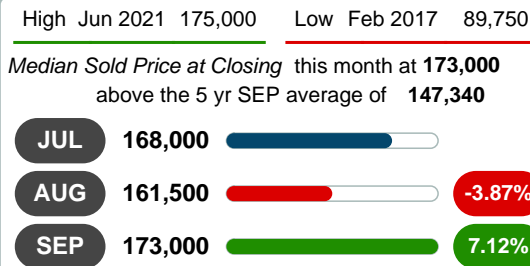


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 147,340



### 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	6	6.90%	65,500	62,050	65,500	0	0
\$75,001 - \$125,000	9	10.34%	103,500	94,000	101,750	120,000	0
\$125,001 - \$150,000	16	18.39%	140,000	138,950	140,000	0	0
\$150,001 - \$200,000	24	27.59%	172,750	0	171,375	189,088	0
\$200,001 - \$250,000	12	13.79%	227,500	0	232,500	225,000	0
\$250,001 - \$450,000	11	12.64%	275,000	0	278,192	275,000	0
\$450,001 and up	9	10.34%	525,000	0	525,000	480,000	594,950
Median Sold Price			173,000	116,250	165,000	261,500	594,950
Total Closed Units		100%	173,000	8	59	16	4
Total Closed Volume			18,433,674	860.50K	10.36M	4.85M	2.37M

# September 2021



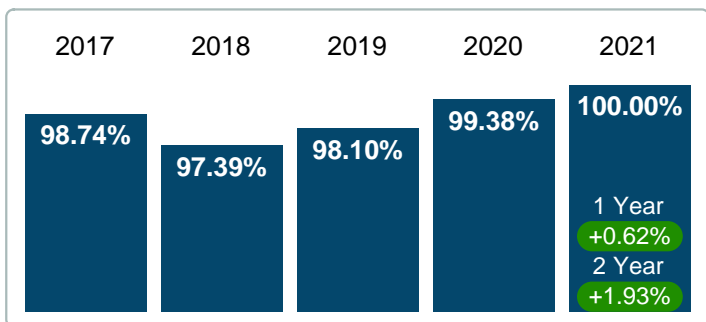
Area Delimited by County Of Creek - Residential Property Type



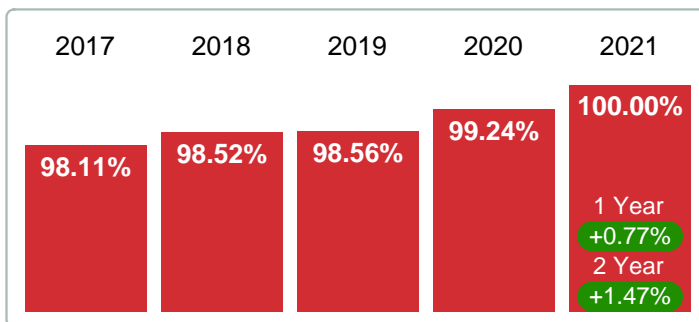
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Aug 10, 2023 for MLS Technology Inc.

### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 98.72%

High Sep 2021 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **100.00%**  
above the 5 yr SEP average of **98.72%**

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	6	6.90%	100.00%	91.74%	100.00%	0.00%	0.00%
\$75,001 - \$125,000	9	10.34%	100.00%	97.24%	99.29%	104.35%	0.00%
\$125,001 - \$150,000	16	18.39%	102.18%	100.20%	102.96%	0.00%	0.00%
\$150,001 - \$200,000	24	27.59%	100.00%	0.00%	100.00%	100.21%	0.00%
\$200,001 - \$250,000	12	13.79%	100.00%	0.00%	100.02%	99.29%	0.00%
\$250,001 - \$450,000	11	12.64%	99.78%	0.00%	100.00%	99.61%	0.00%
\$450,001 and up	9	10.34%	98.35%	0.00%	87.65%	98.76%	98.66%
Median Sold/List Ratio		100.00%		100.00%	100.00%	99.70%	98.66%
Total Closed Units		87	100%	8	59	16	4
Total Closed Volume		18,433,674		860.50K	10.36M	4.85M	2.37M

# September 2021



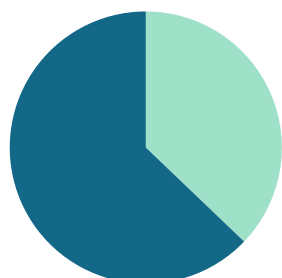
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

Report produced on Aug 10, 2023 for MLS Technology Inc.

### INVENTORY



**Inventory**

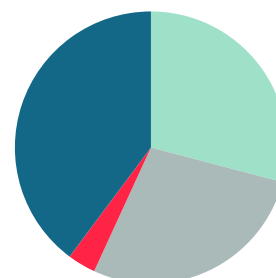
- New Listings **78 = 37.14%**
- Start Inventory **132**
- Total Inventory Units **210**
- Volume **\$68,211,540**

### Market Activity

**Market Activity**

- Closed Sales **87 = 29.10%**
- Pending Sales **83 = 27.76%**
- Other Off Market **10 = 3.34%**
- Active Inventory **119 = 39.80%**

### MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	63	87	38.10%	586	708	20.82%
Pending Sales	90	83	-7.78%	667	734	10.04%
New Listings	95	78	-17.89%	796	832	4.52%
Median List Price	149,900	174,900	16.68%	149,625	169,000	12.95%
Median Sale Price	146,500	173,000	18.09%	148,750	165,000	10.92%
Median Percent of Selling Price to List Price	99.38%	100.00%	0.62%	99.24%	100.00%	0.77%
Median Days on Market to Sale	8.00	9.00	12.50%	15.00	7.00	-53.33%
Monthly Inventory	117	119	1.71%	117	119	1.71%
Months Supply of Inventory	1.83	1.53	-16.17%	1.83	1.53	-16.17%

**Absorption:** Last 12 months, an Average of **78** Sales/Month

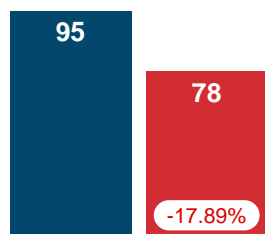
**Inventory** on September 30, 2021 = **119**

**2020** **2021**

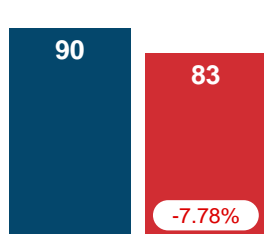
### SEPTEMBER MARKET

### MEDIAN PRICES

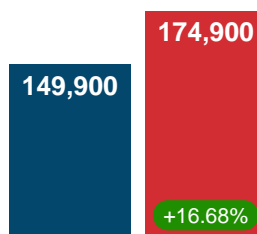
#### New Listings



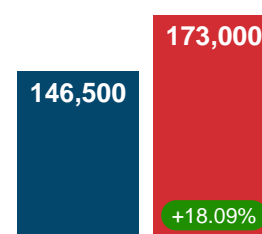
#### Pending Listings



#### List Price



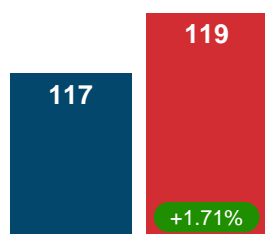
#### Sale Price



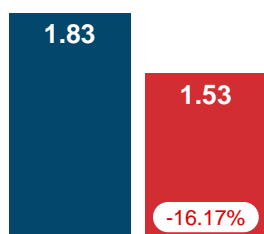
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

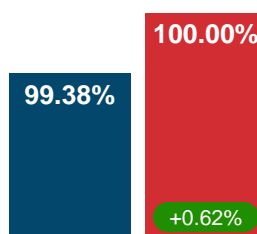
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

