

September 2022



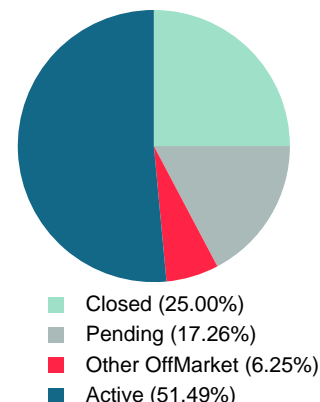
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 09, 2023 for MLS Technology Inc.

| Compared Metrics | September | | |
|--|-----------|---------|---------|
| | 2021 | 2022 | +/-% |
| Closed Listings | 87 | 84 | -3.45% |
| Pending Listings | 83 | 58 | -30.12% |
| New Listings | 78 | 85 | 8.97% |
| Average List Price | 214,521 | 244,702 | 14.07% |
| Average Sale Price | 211,881 | 239,174 | 12.88% |
| Average Percent of Selling Price to List Price | 99.24% | 98.39% | -0.85% |
| Average Days on Market to Sale | 19.09 | 20.07 | 5.13% |
| End of Month Inventory | 119 | 173 | 45.38% |
| Months Supply of Inventory | 1.53 | 2.28 | 48.89% |



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) Increases

The total housing inventory at the end of September 2022 rose **45.38%** 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.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **12.88%** in September 2022 to \$239,174 versus the previous year at \$211,881.

Average Days on Market Lengthens

The average number of **20.07** days that homes spent on the market before selling increased by 0.98 days or **5.13%** in September 2022 compared to last year's same month at **19.09** DOM.

Sales Success for September 2022 is Positive

Overall, with Average 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 an increasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

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| 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

September 2022



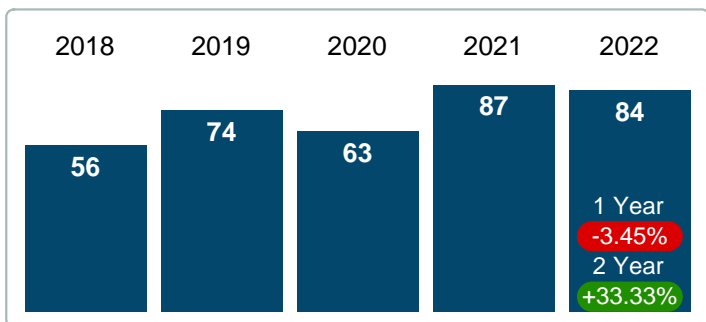
Area Delimited by County Of Creek - Residential Property Type



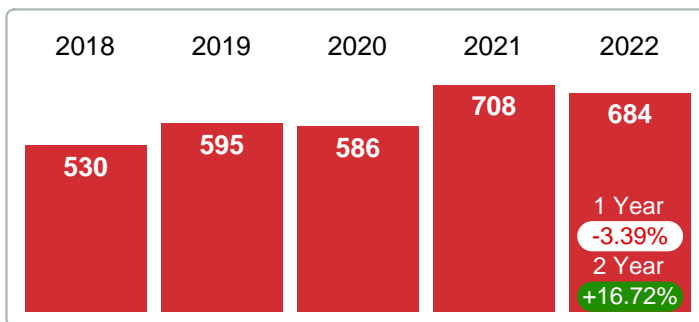
CLOSED LISTINGS

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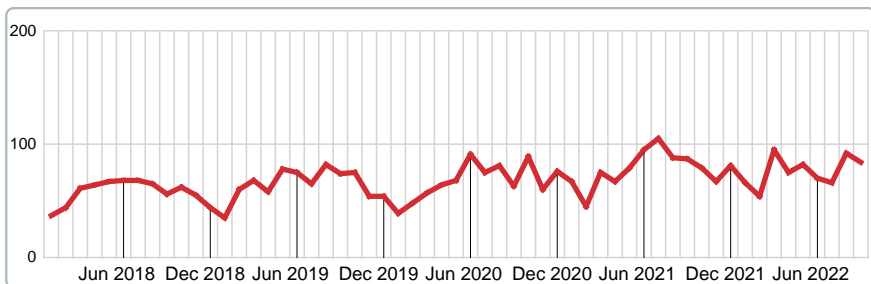
SEPTEMBER



YEAR TO DATE (YTD)

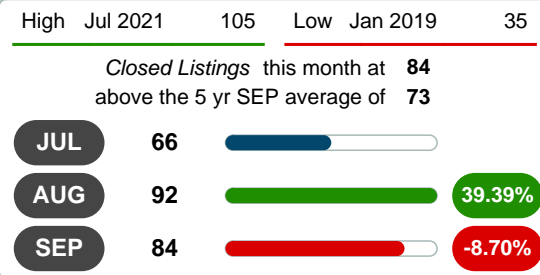


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 73



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$75,000 and less | 8 | 9.52% | 33.3 | 3 | 5 | 0 | 0 |
| \$75,001 - \$125,000 | 8 | 9.52% | 10.4 | 2 | 6 | 0 | 0 |
| \$125,001 - \$150,000 | 12 | 14.29% | 20.2 | 6 | 5 | 0 | 1 |
| \$150,001 - \$200,000 | 15 | 17.86% | 11.7 | 3 | 9 | 3 | 0 |
| \$200,001 - \$275,000 | 21 | 25.00% | 17.5 | 1 | 14 | 5 | 1 |
| \$275,001 - \$425,000 | 12 | 14.29% | 18.6 | 1 | 7 | 4 | 0 |
| \$425,001 and up | 8 | 9.52% | 41.0 | 0 | 3 | 3 | 2 |
| Total Closed Units | 84 | | | 16 | 49 | 15 | 4 |
| Total Closed Volume | 20,090,600 | 100% | 20.1 | 2.18M | 10.98M | 4.64M | 2.28M |
| Average Closed Price | \$239,174 | | | \$136,056 | \$224,163 | \$309,653 | \$571,225 |

September 2022



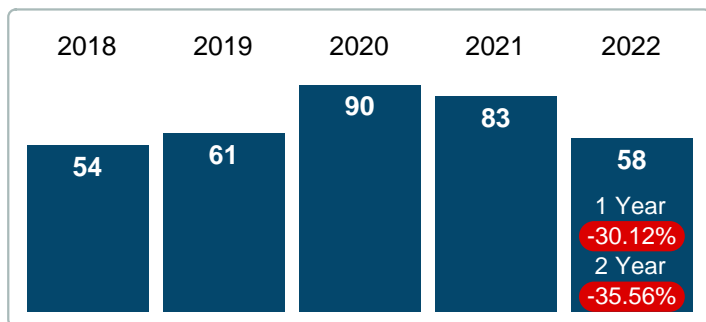
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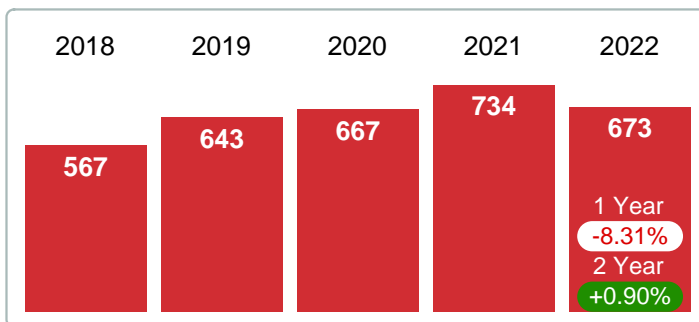
PENDING LISTINGS

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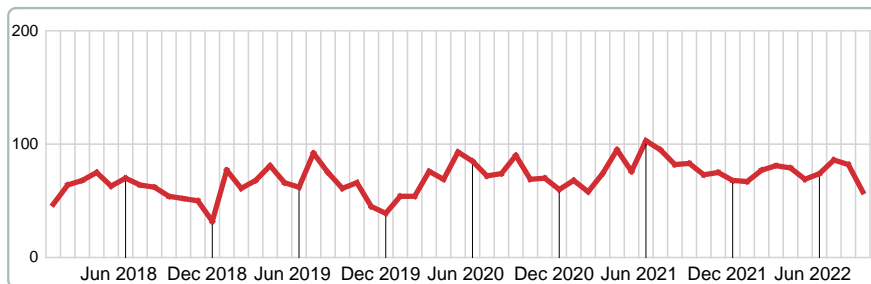
SEPTEMBER



YEAR TO DATE (YTD)

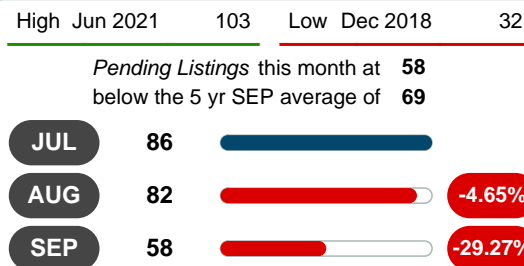


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 69



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|---|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$75,000 and less | 3 | 5.17% | 6.7 | 2 | 1 | 0 | 0 |
| \$75,001 - \$125,000 | 9 | 15.52% | 23.8 | 4 | 3 | 2 | 0 |
| \$125,001 - \$150,000 | 7 | 12.07% | 28.7 | 3 | 3 | 1 | 0 |
| \$150,001 - \$225,000 | 15 | 25.86% | 29.4 | 2 | 10 | 3 | 0 |
| \$225,001 - \$275,000 | 10 | 17.24% | 30.2 | 1 | 6 | 1 | 2 |
| \$275,001 - \$350,000 | 8 | 13.79% | 26.8 | 1 | 6 | 1 | 0 |
| \$350,001 and up | 6 | 10.34% | 33.0 | 0 | 3 | 2 | 1 |
| Total Pending Units | 58 | | | 13 | 32 | 10 | 3 |
| Total Pending Volume | 14,058,156 | 100% | 27.1 | 1.82M | 7.20M | 3.79M | 1.25M |
| Average Listing Price | \$243,539 | | | \$139,908 | \$224,867 | \$378,870 | \$418,300 |

September 2022



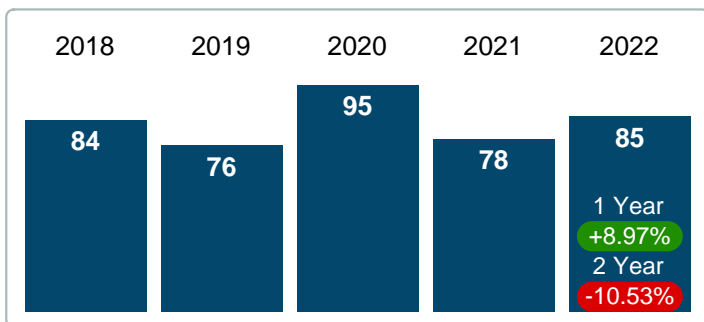
Area Delimited by County Of Creek - Residential Property Type



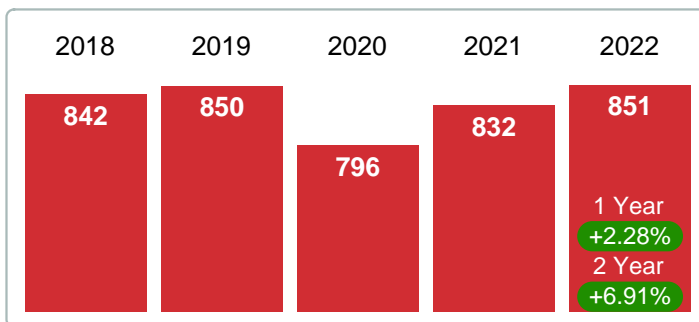
NEW LISTINGS

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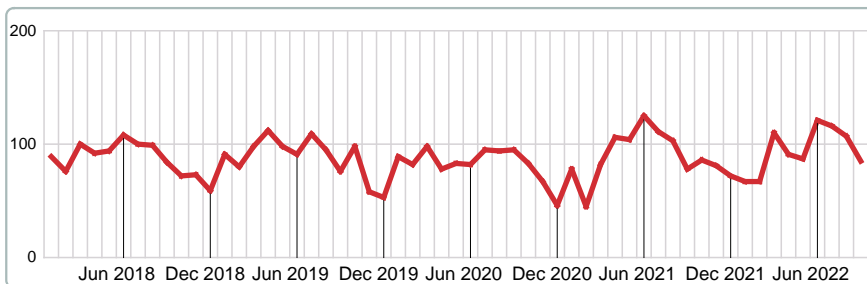
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

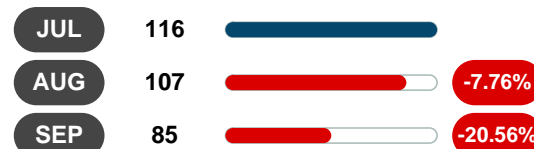


3 MONTHS

5 year SEP AVG = 84

High Jun 2021 125 Low Feb 2021 45

New Listings this month at **85**
above the 5 yr SEP average of **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 | 9 | 10.59% | 3 | 6 | 0 | 0 |
| \$75,001 - \$100,000 | 8 | 9.41% | 5 | 1 | 2 | 0 |
| \$100,001 - \$150,000 | 15 | 17.65% | 9 | 5 | 1 | 0 |
| \$150,001 - \$200,000 | 19 | 22.35% | 2 | 14 | 3 | 0 |
| \$200,001 - \$275,000 | 14 | 16.47% | 2 | 12 | 0 | 0 |
| \$275,001 - \$500,000 | 12 | 14.12% | 0 | 6 | 5 | 1 |
| \$500,001 and up | 8 | 9.41% | 1 | 1 | 4 | 2 |
| Total New Listed Units | 85 | | 22 | 45 | 15 | 3 |
| Total New Listed Volume | 20,279,565 | 100% | 3.27M | 8.97M | 5.34M | 2.70M |
| Average New Listed Listing Price | \$204,259 | | \$148,559 | \$199,444 | \$355,753 | \$900,000 |

September 2022



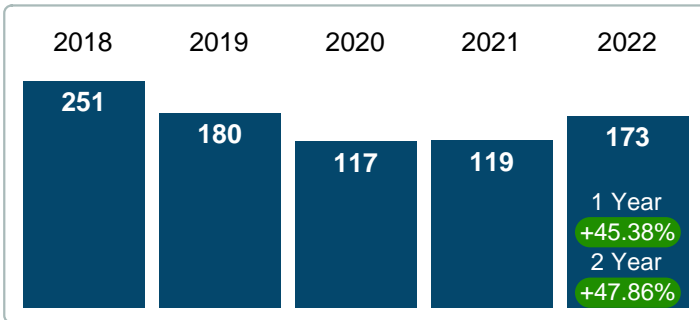
Area Delimited by County Of Creek - Residential Property Type



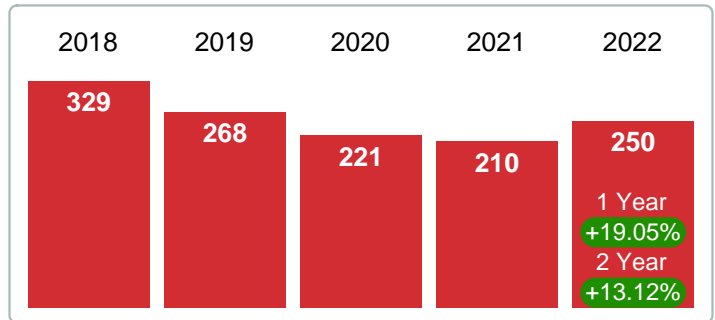
ACTIVE INVENTORY

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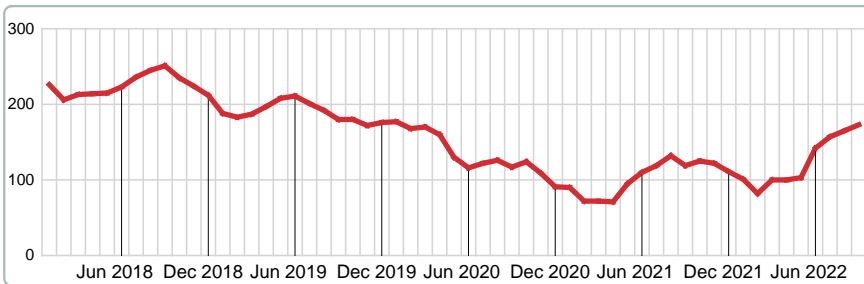
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

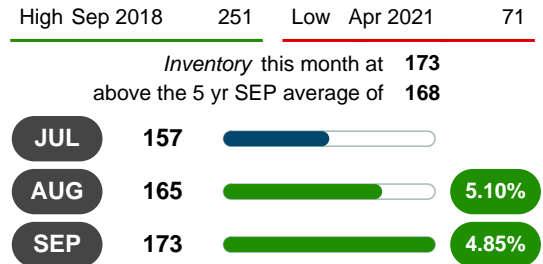


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 168



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|---|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$75,000 and less | 13 | 7.51% | 57.9 | 4 | 8 | 0 | 1 |
| \$75,001 - \$125,000 | 25 | 14.45% | 51.4 | 9 | 12 | 3 | 1 |
| \$125,001 - \$175,000 | 29 | 16.76% | 52.3 | 12 | 17 | 0 | 0 |
| \$175,001 - \$300,000 | 38 | 21.97% | 51.6 | 6 | 29 | 2 | 1 |
| \$300,001 - \$475,000 | 27 | 15.61% | 88.3 | 1 | 12 | 12 | 2 |
| \$475,001 - \$700,000 | 24 | 13.87% | 76.5 | 1 | 7 | 10 | 6 |
| \$700,001 and up | 17 | 9.83% | 128.5 | 1 | 4 | 6 | 6 |
| Total Active Inventory by Units | 173 | | | 34 | 89 | 33 | 17 |
| Total Active Inventory by Volume | 62,598,137 | 100% | 68.9 | 6.01M | 23.44M | 16.53M | 16.61M |
| Average Active Inventory Listing Price | \$361,839 | | | \$176,903 | \$263,332 | \$501,051 | \$977,188 |

September 2022



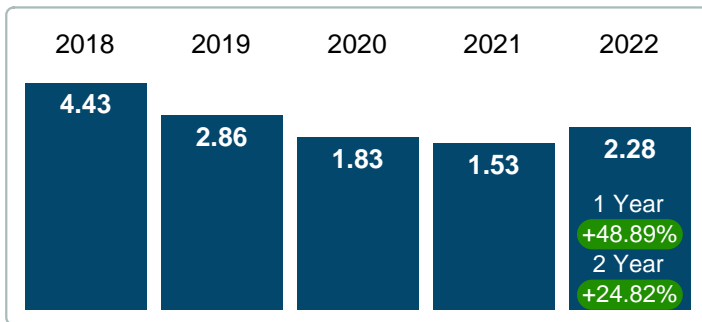
Area Delimited by County Of Creek - Residential Property Type



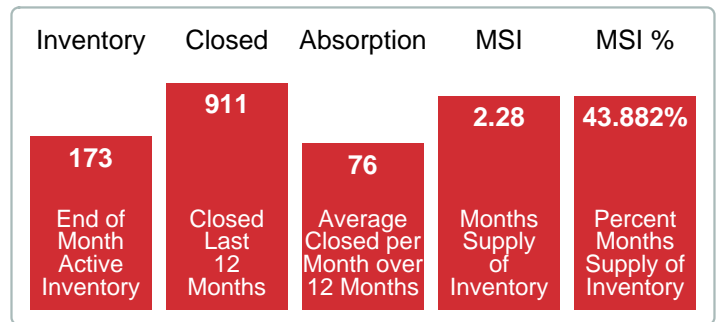
MONTHS SUPPLY of INVENTORY (MSI)

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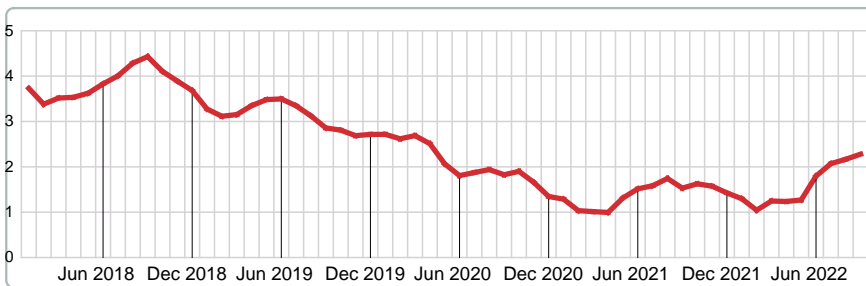
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2022



5 YEAR MARKET ACTIVITY TRENDS

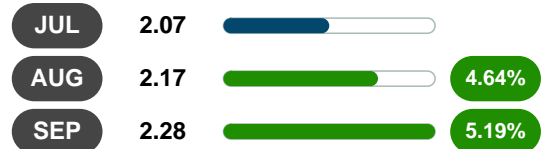


3 MONTHS

5 year SEP AVG = 2.58

High Sep 2018 4.43 Low Apr 2021 0.99

Months Supply this month at 2.28
below the 5 yr SEP average of 2.58



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 | 13 | 7.51% | 2.08 | 1.23 | 2.91 | 0.00 | 0.00 |
| \$75,001 - \$125,000 | 25 | 14.45% | 2.42 | 2.51 | 1.97 | 4.50 | 0.00 |
| \$125,001 - \$175,000 | 29 | 16.76% | 1.67 | 4.00 | 1.34 | 0.00 | 0.00 |
| \$175,001 - \$300,000 | 38 | 21.97% | 1.39 | 3.13 | 1.47 | 0.37 | 4.00 |
| \$300,001 - \$475,000 | 27 | 15.61% | 3.06 | 2.00 | 2.57 | 3.89 | 3.43 |
| \$475,001 - \$700,000 | 24 | 13.87% | 6.00 | 12.00 | 5.60 | 5.00 | 9.00 |
| \$700,001 and up | 17 | 9.83% | 9.71 | 0.00 | 9.60 | 7.20 | 12.00 |
| Market Supply of Inventory (MSI) | | | 2.28 | 2.76 | 1.87 | 2.39 | 7.85 |
| Total Active Inventory by Units | | 100% | 2.28 | 34 | 89 | 33 | 17 |

September 2022



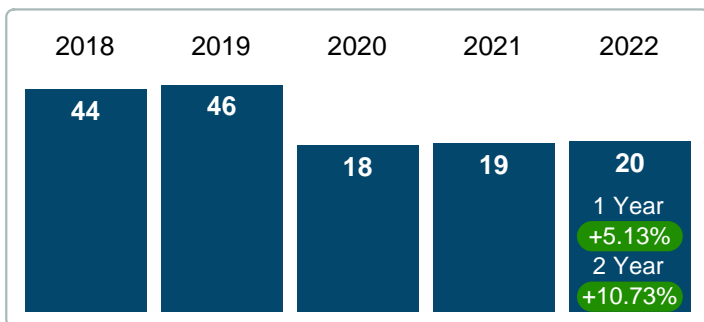
Area Delimited by County Of Creek - Residential Property Type



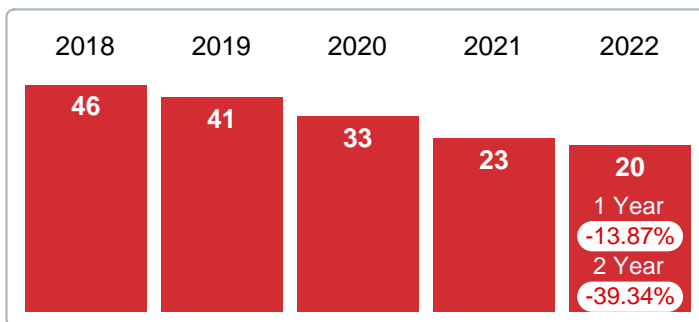
AVERAGE DAYS ON MARKET TO SALE

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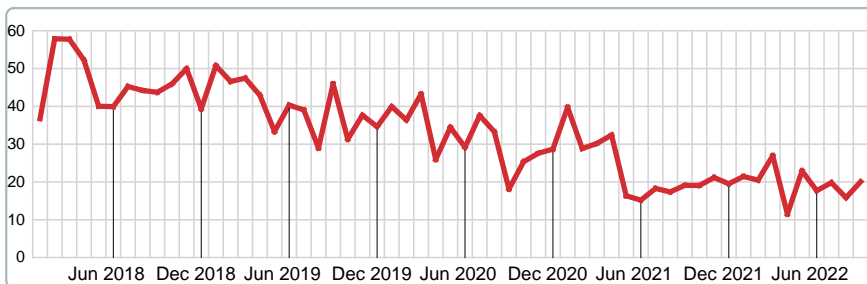
SEPTEMBER



YEAR TO DATE (YTD)

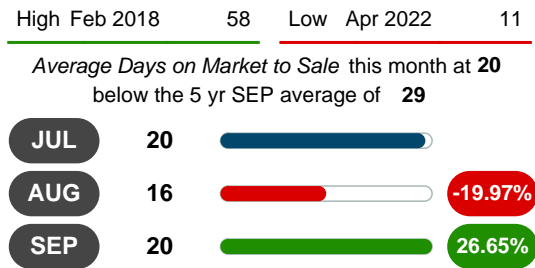


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 29



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Average Days on Market to Sale by Price Range | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|---|-------------|-------------------|--------------|---------------|--------------|--------------|
| \$75,000 and less | 9.52% | 33 | 37 | 31 | 0 | 0 |
| \$75,001 - \$125,000 | 9.52% | 10 | 1 | 14 | 0 | 0 |
| \$125,001 - \$150,000 | 14.29% | 20 | 9 | 23 | 0 | 73 |
| \$150,001 - \$200,000 | 17.86% | 12 | 33 | 6 | 7 | 0 |
| \$200,001 - \$275,000 | 25.00% | 18 | 10 | 12 | 24 | 65 |
| \$275,001 - \$425,000 | 14.29% | 19 | 6 | 28 | 6 | 0 |
| \$425,001 and up | 9.52% | 41 | 0 | 82 | 22 | 8 |
| Average Closed DOM | | 20 | 18 | 21 | 15 | 39 |
| Total Closed Units | 100% | 20 | 16 | 49 | 15 | 4 |
| Total Closed Volume | | 20,090,600 | 2.18M | 10.98M | 4.64M | 2.28M |

September 2022



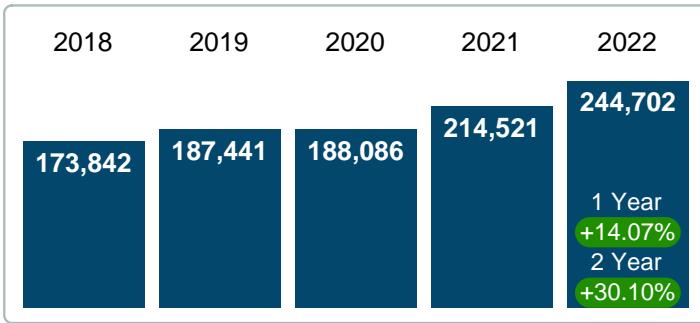
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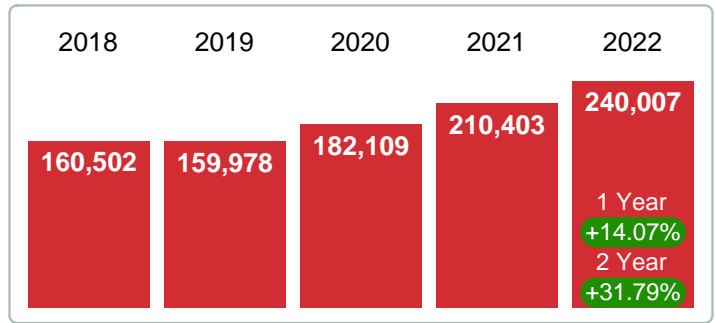
AVERAGE LIST PRICE AT CLOSING

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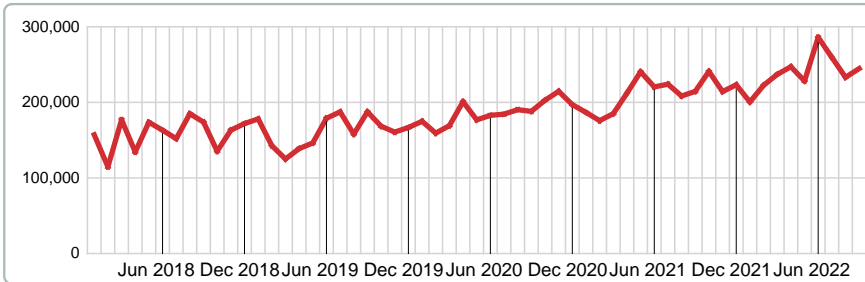
SEPTEMBER



YEAR TO DATE (YTD)

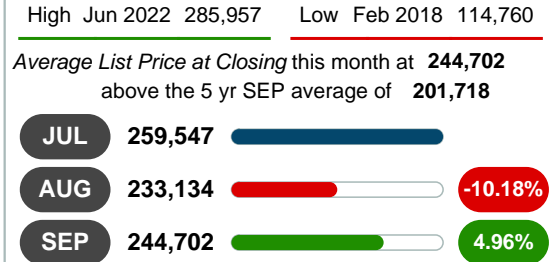


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 201,718



AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Average List Price at Closing by Price Range | | % | AVLPrice | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|----|--------|------------|----------|---------|---------|-----------|
| \$75,000 and less | 6 | 7.14% | 40,233 | 46,667 | 53,280 | 0 | 0 |
| \$75,001 - \$125,000 | 9 | 10.71% | 93,432 | 95,000 | 107,499 | 0 | 0 |
| \$125,001 - \$150,000 | 14 | 16.67% | 139,936 | 140,717 | 137,160 | 0 | 119,900 |
| \$150,001 - \$200,000 | 15 | 17.86% | 177,113 | 171,300 | 177,978 | 164,000 | 0 |
| \$200,001 - \$275,000 | 21 | 25.00% | 233,262 | 225,000 | 227,186 | 230,400 | 269,900 |
| \$275,001 - \$425,000 | 11 | 13.10% | 347,160 | 300,000 | 342,838 | 347,225 | 0 |
| \$425,001 and up | 8 | 9.52% | 767,450 | 0 | 793,333 | 569,900 | 1,024,950 |
| Average List Price | | | 244,702 | 138,325 | 227,744 | 316,173 | 609,925 |
| Total Closed Units | | 100% | 244,702 | 16 | 49 | 15 | 4 |
| Total Closed Volume | | | 20,554,957 | 2.21M | 11.16M | 4.74M | 2.44M |

September 2022



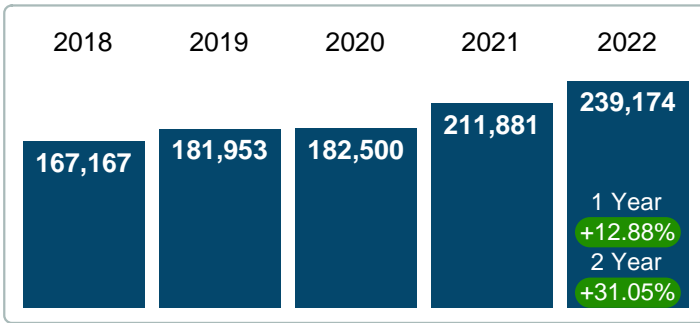
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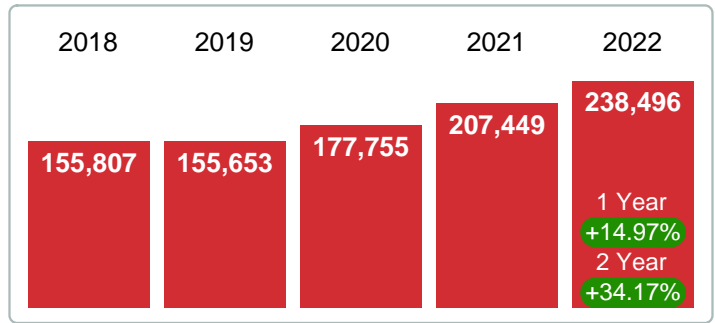
AVERAGE SOLD PRICE AT CLOSING

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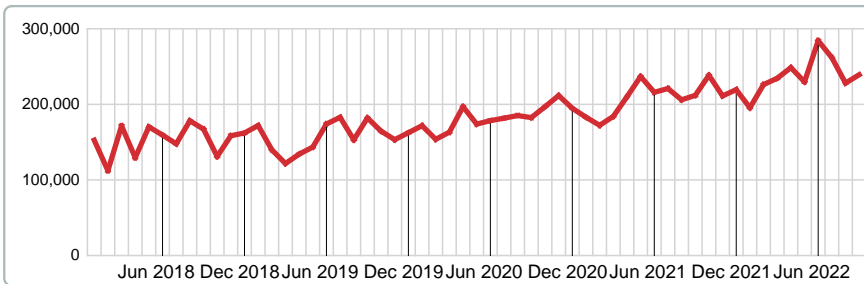
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

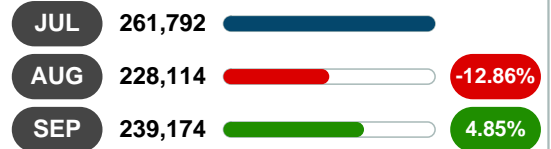


3 MONTHS

5 year SEP AVG = 196,535

High Jun 2022 284,215 Low Feb 2018 112,345

Average Sold Price at Closing this month at **239,174** above the 5 yr SEP average of **196,535**



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Average Sold Price at Closing by Price Range | % | AV Sale | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|-------------|-------------------|----------------|----------------|----------------|----------------|
| \$75,000 and less | 9.52% | 45,000 | 41,000 | 47,400 | 0 | 0 |
| \$75,001 - \$125,000 | 9.52% | 100,000 | 95,000 | 101,667 | 0 | 0 |
| \$125,001 - \$150,000 | 14.29% | 137,775 | 141,400 | 134,980 | 0 | 130,000 |
| \$150,001 - \$200,000 | 17.86% | 173,682 | 171,000 | 177,526 | 164,833 | 0 |
| \$200,001 - \$275,000 | 25.00% | 229,638 | 215,000 | 229,957 | 227,600 | 250,000 |
| \$275,001 - \$425,000 | 14.29% | 335,697 | 287,500 | 337,995 | 343,725 | 0 |
| \$425,001 and up | 9.52% | 727,663 | 0 | 759,667 | 545,800 | 952,450 |
| Average Sold Price | | 239,174 | 136,056 | 224,163 | 309,653 | 571,225 |
| Total Closed Units | 100% | 239,174 | 16 | 49 | 15 | 4 |
| Total Closed Volume | | 20,090,600 | 2.18M | 10.98M | 4.64M | 2.28M |

September 2022



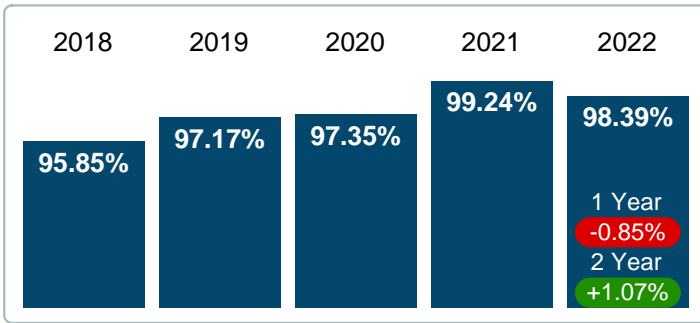
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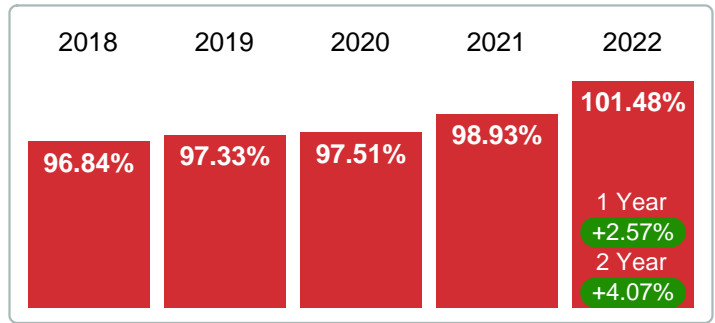
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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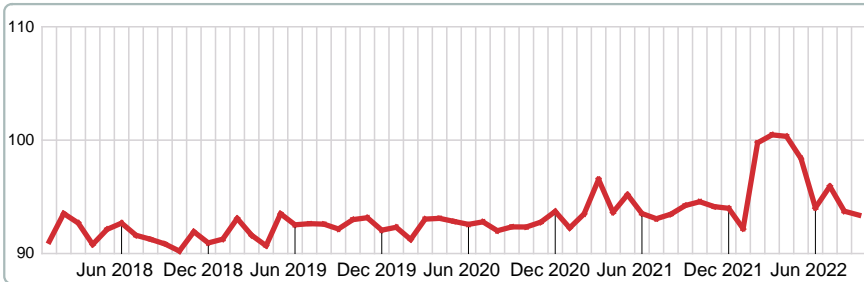
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

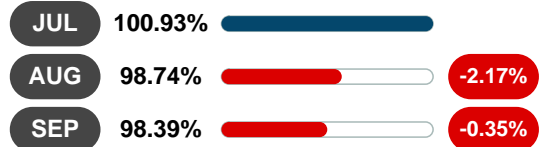


3 MONTHS

5 year SEP AVG = 97.60%

High Mar 2022 105.47% Low Oct 2018 95.22%

Average Sold/List Ratio this month at **98.39%**
equal to 5 yr SEP average of **97.60%**



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Sold/List Ratio by Price Range | | % | AV S/L% | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|----|------------|---------|----------|---------|---------|---------|
| \$75,000 and less | 8 | 9.52% | 92.03% | 91.41% | 92.40% | 0.00% | 0.00% |
| \$75,001 - \$125,000 | 8 | 9.52% | 96.76% | 100.00% | 95.69% | 0.00% | 0.00% |
| \$125,001 - \$150,000 | 12 | 14.29% | 100.43% | 100.68% | 98.54% | 0.00% | 108.42% |
| \$150,001 - \$200,000 | 15 | 17.86% | 100.01% | 100.19% | 99.71% | 100.71% | 0.00% |
| \$200,001 - \$275,000 | 21 | 25.00% | 99.98% | 95.56% | 101.24% | 98.80% | 92.63% |
| \$275,001 - \$425,000 | 12 | 14.29% | 98.71% | 95.83% | 99.05% | 98.83% | 0.00% |
| \$425,001 and up | 8 | 9.52% | 95.63% | 0.00% | 95.66% | 96.30% | 94.56% |
| Average Sold/List Ratio | | 98.40% | | 98.14% | 98.45% | 98.69% | 97.54% |
| Total Closed Units | | 84 | 100% | 16 | 49 | 15 | 4 |
| Total Closed Volume | | 20,090,600 | | 2.18M | 10.98M | 4.64M | 2.28M |

September 2022



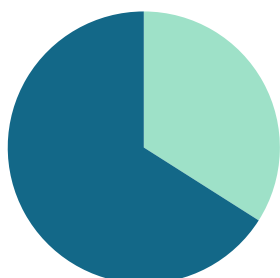
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Aug 09, 2023 for MLS Technology Inc.

INVENTORY

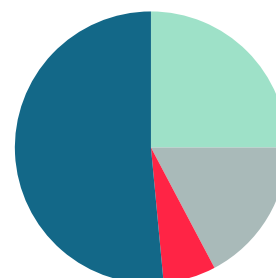


Inventory
 New Listings
85 = 34.00%
 Start Inventory
165
 Total Inventory Units
250
 Volume
\$87,979,935

Market Activity

Closed Sales
84 = 25.00%
 Pending Sales
58 = 17.26%
 Other Off Market
21 = 6.25%
 Active Inventory
173 = 51.49%

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 | 58 | -30.12% | 734 | 673 | -8.31% |
| New Listings | 78 | 85 | 8.97% | 832 | 851 | 2.28% |
| Average List Price | 214,521 | 244,702 | 14.07% | 210,403 | 240,007 | 14.07% |
| Average Sale Price | 211,881 | 239,174 | 12.88% | 207,449 | 238,496 | 14.97% |
| Average Percent of Selling Price to List Price | 99.24% | 98.39% | -0.85% | 98.93% | 101.48% | 2.57% |
| Average Days on Market to Sale | 19.09 | 20.07 | 5.13% | 22.93 | 19.75 | -13.87% |
| Monthly Inventory | 119 | 173 | 45.38% | 119 | 173 | 45.38% |
| Months Supply of Inventory | 1.53 | 2.28 | 48.89% | 1.53 | 2.28 | 48.89% |

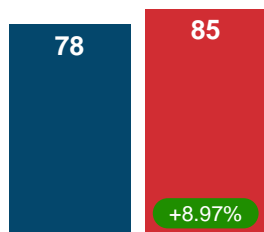
Absorption: Last 12 months, an Average of **76** Sales/Month

Inventory on September 30, 2022 = **173** 2021 2022

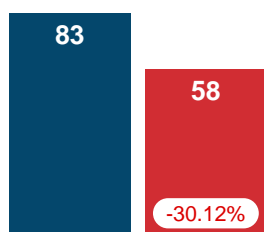
SEPTEMBER MARKET

AVERAGE PRICES

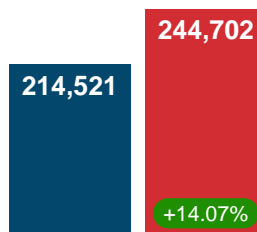
New Listings



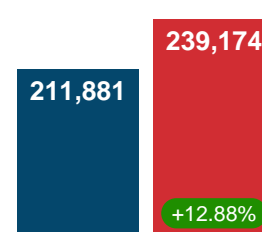
Pending Listings



List Price



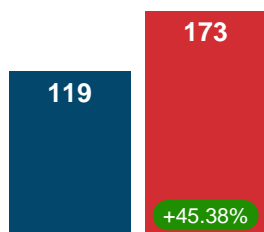
Sale Price



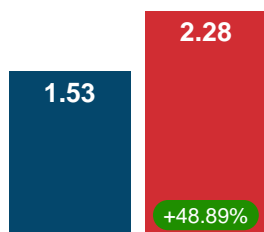
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

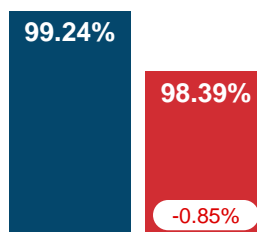
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

