

September 2023



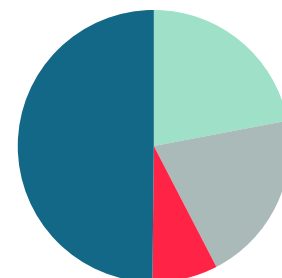
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Oct 11, 2023 for MLS Technology Inc.

Compared Metrics	September		
	2022	2023	+/-%
Closed Listings	84	68	-19.05%
Pending Listings	58	63	8.62%
New Listings	85	89	4.71%
Average List Price	244,702	260,186	6.33%
Average Sale Price	239,174	257,044	7.47%
Average Percent of Selling Price to List Price	98.39%	96.72%	-1.70%
Average Days on Market to Sale	20.07	29.03	44.63%
End of Month Inventory	173	154	-10.98%
Months Supply of Inventory	2.28	2.54	11.39%



■ Closed (22.01%)
■ Pending (20.39%)
■ Other OffMarket (7.77%)
■ Active (49.84%)

Absorption: Last 12 months, an Average of **61** Sales/Month
Active Inventory as of September 30, 2023 = **154**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of September 2023 decreased **10.98%** to 154 existing homes available for sale. Over the last 12 months this area has had an average of 61 closed sales per month. This represents an unsold inventory index of **2.54** 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 **7.47%** in September 2023 to \$257,044 versus the previous year at \$239,174.

Average Days on Market Lengthens

The average number of **29.03** days that homes spent on the market before selling increased by 8.96 days or **44.63%** in September 2023 compared to last year's same month at **20.07** DOM.

Sales Success for September 2023 is Positive

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

There were 89 New Listings in September 2023, up **4.71%** from last year at 85. Furthermore, there were 68 Closed Listings this month versus last year at 84, a **-19.05%** decrease.

Closed versus Listed trends yielded a **76.4%** ratio, down from previous year's, September 2022, at **98.8%**, a **22.69%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

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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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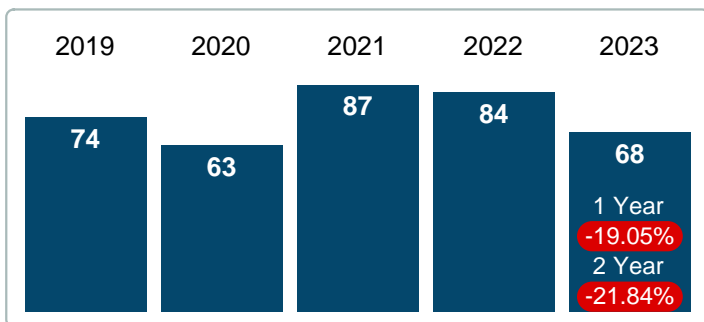
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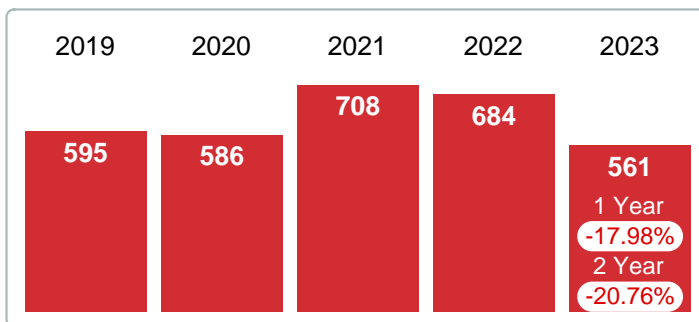
CLOSED LISTINGS

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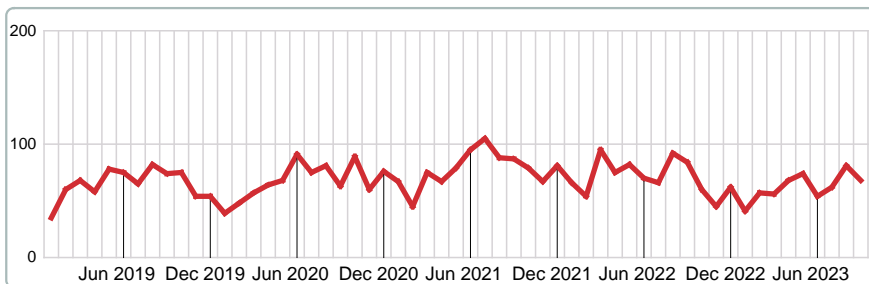
SEPTEMBER



YEAR TO DATE (YTD)

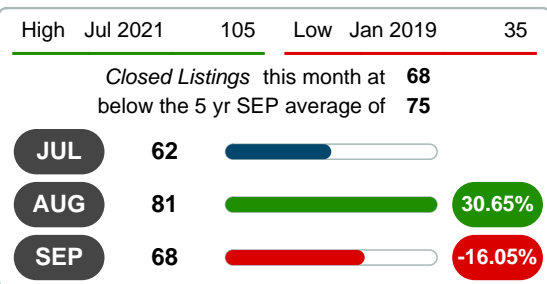


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 75



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	4	5.88%	63.5	0	3	1	0
\$75,001 - \$100,000	4	5.88%	16.0	2	2	0	0
\$100,001 - \$150,000	16	23.53%	8.0	6	8	2	0
\$150,001 - \$200,000	17	25.00%	27.2	4	13	0	0
\$200,001 - \$325,000	11	16.18%	21.4	0	8	2	1
\$325,001 - \$450,000	8	11.76%	39.8	0	4	4	0
\$450,001 and up	8	11.76%	64.1	0	3	5	0
Total Closed Units	68			12	41	14	1
Total Closed Volume	17,478,992	100%	29.0	1.57M	8.40M	7.21M	307.00K
Average Closed Price	\$257,044			\$130,875	\$204,780	\$514,678	\$307,000

September 2023



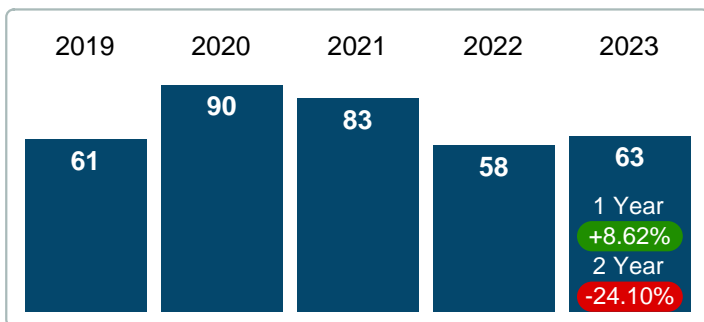
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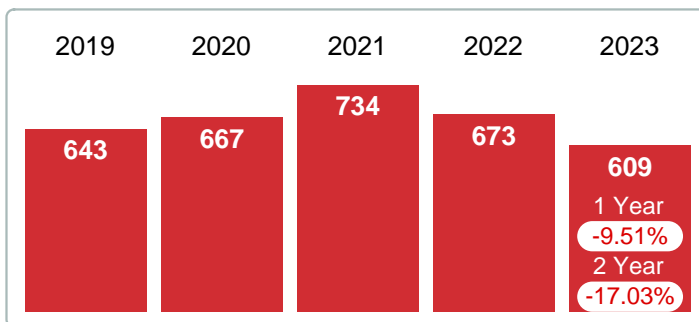
PENDING LISTINGS

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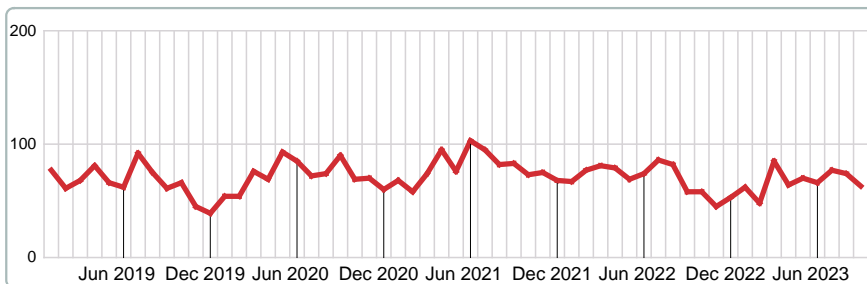
SEPTEMBER



YEAR TO DATE (YTD)

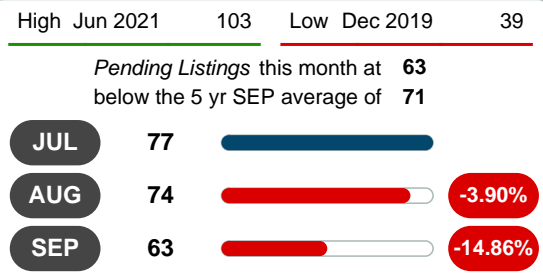


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 71



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	7.94%	15.2	1	3	1	0
\$100,001 - \$125,000	7	11.11%	6.9	1	5	1	0
\$125,001 - \$175,000	13	20.63%	34.1	2	10	1	0
\$175,001 - \$225,000	8	12.70%	31.3	0	6	1	1
\$225,001 - \$300,000	16	25.40%	22.5	1	10	5	0
\$300,001 - \$375,000	7	11.11%	29.6	0	4	2	1
\$375,001 and up	7	11.11%	44.7	0	3	3	1
Total Pending Units	63			5	41	14	3
Total Pending Volume	15,353,340	100%	32.0	796.90K	8.96M	4.31M	1.28M
Average Listing Price	\$205,117			\$159,380	\$218,638	\$308,028	\$426,633

September 2023



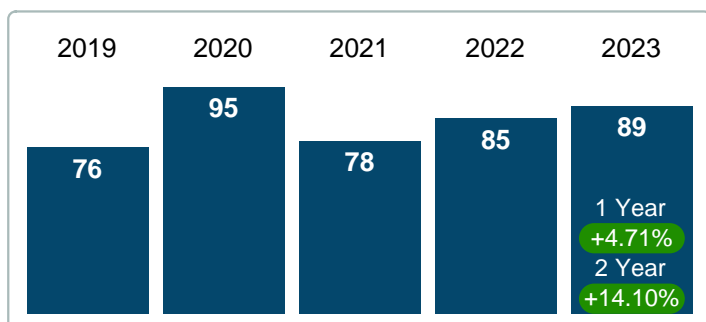
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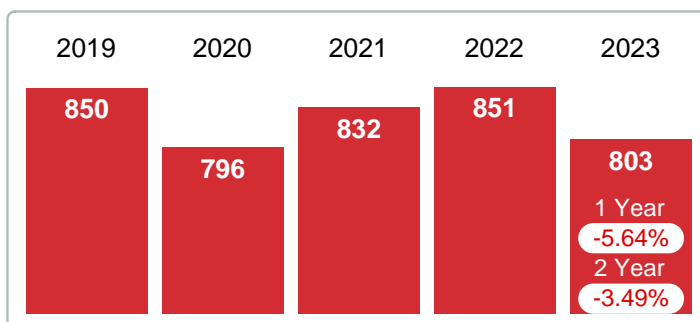
NEW LISTINGS

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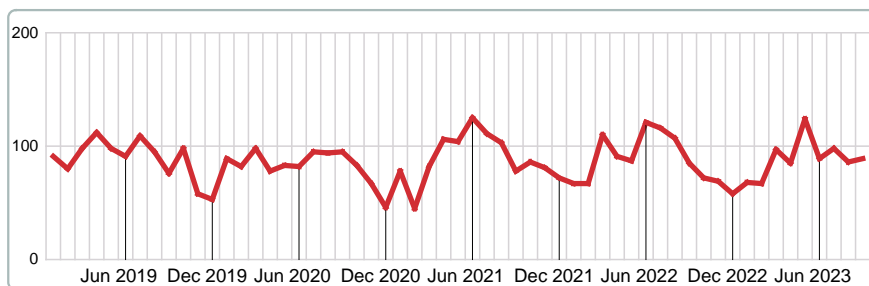
SEPTEMBER



YEAR TO DATE (YTD)

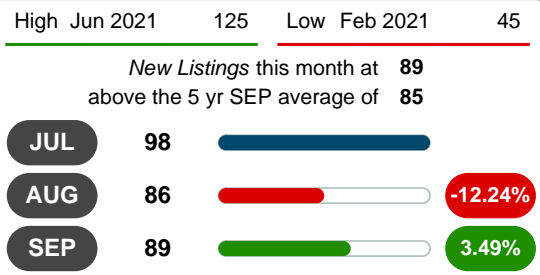


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 85



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	9	10.11%	4	5	0	0
\$100,001 - \$125,000	9	10.11%	1	7	1	0
\$125,001 - \$175,000	15	16.85%	2	13	0	0
\$175,001 - \$250,000	21	23.60%	2	16	3	0
\$250,001 - \$300,000	12	13.48%	1	8	2	1
\$300,001 - \$525,000	14	15.73%	0	12	1	1
\$525,001 and up	9	10.11%	0	2	7	0
Total New Listed Units	89		10	63	14	2
Total New Listed Volume	23,544,351	100%	1.46M	14.53M	6.84M	725.00K
Average New Listed Listing Price	\$188,000		\$145,510	\$230,610	\$488,273	\$362,500

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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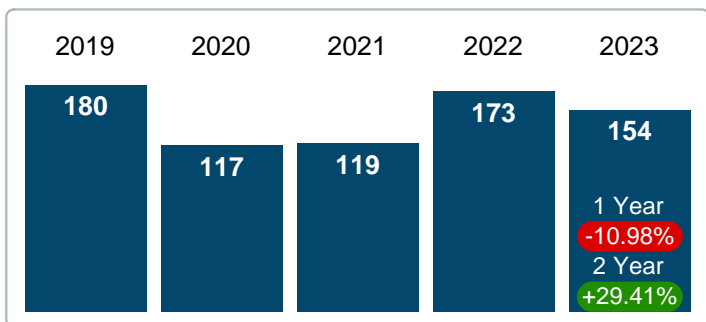
Area Delimited by County Of Creek - Residential Property Type



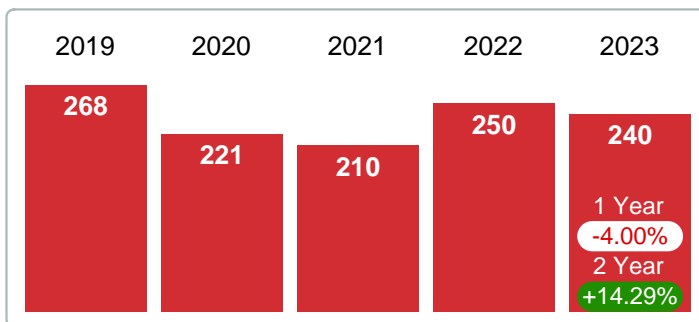
ACTIVE INVENTORY

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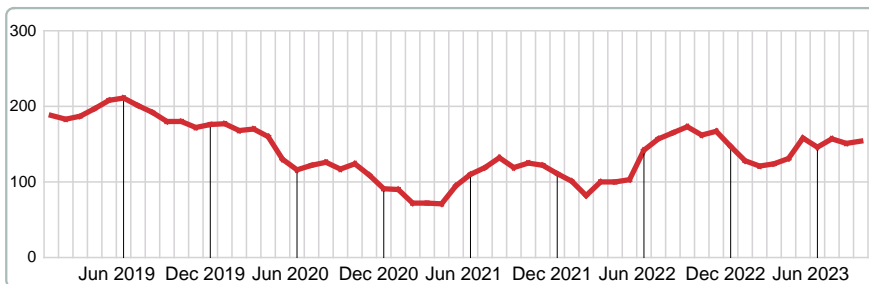
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 149

High Jun 2019 211 Low Apr 2021 71

Inventory this month at 154 above the 5 yr SEP average of 149

- JUL 157
- AUG 151 (-3.82%)
- SEP 154 (1.99%)

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	12	7.79%	68.2	7	4	0	1
\$75,001 - \$125,000	13	8.44%	53.5	6	7	0	0
\$125,001 - \$175,000	27	17.53%	78.6	4	21	2	0
\$175,001 - \$275,000	40	25.97%	58.0	4	23	11	2
\$275,001 - \$425,000	25	16.23%	54.3	1	15	8	1
\$425,001 - \$675,000	22	14.29%	63.5	0	8	11	3
\$675,001 and up	15	9.74%	102.5	0	5	7	3
Total Active Inventory by Units	154			22	83	39	10
Total Active Inventory by Volume	54,423,340	100%	66.5	2.82M	23.57M	19.24M	8.80M
Average Active Inventory Listing Price	\$353,398			\$128,273	\$283,933	\$493,255	\$879,790

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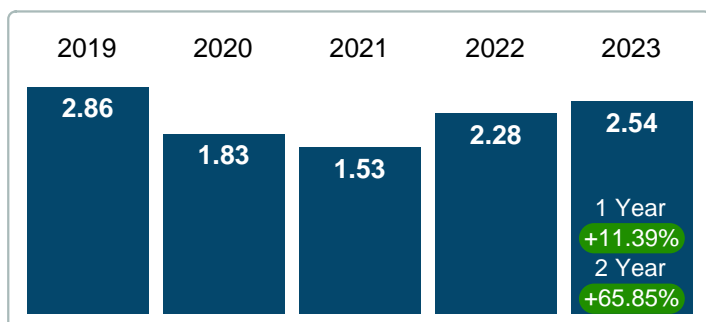
Area Delimited by County Of Creek - Residential Property Type



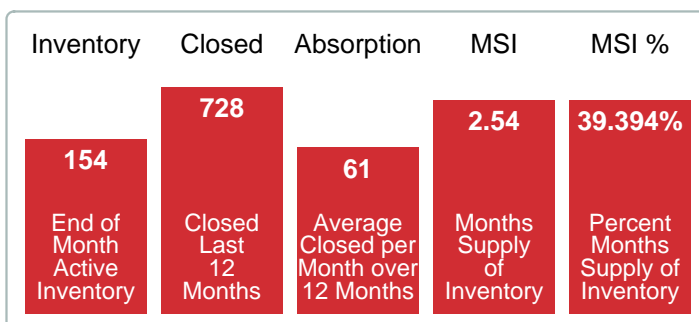
MONTHS SUPPLY of INVENTORY (MSI)

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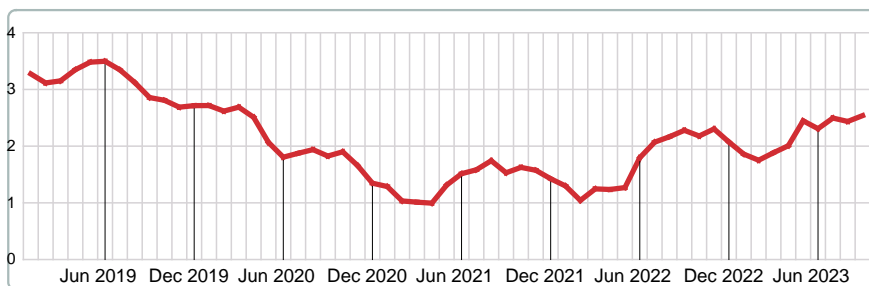
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2023



5 YEAR MARKET ACTIVITY TRENDS

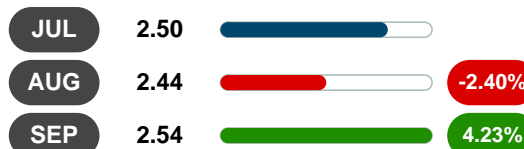


3 MONTHS

5 year SEP AVG = 2.21

High Jun 2019 3.50 Low Apr 2021 0.99

Months Supply this month at 2.54 above the 5 yr SEP average of 2.21



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	12	7.79%	2.88	3.82	2.09	0.00	6.00
\$75,001 - \$125,000	13	8.44%	1.47	1.80	1.56	0.00	0.00
\$125,001 - \$175,000	27	17.53%	2.09	1.23	2.57	1.60	0.00
\$175,001 - \$275,000	40	25.97%	2.11	2.82	1.58	4.26	6.00
\$275,001 - \$425,000	25	16.23%	2.44	2.40	2.69	2.23	1.50
\$425,001 - \$675,000	22	14.29%	5.50	0.00	4.80	5.74	7.20
\$675,001 and up	15	9.74%	9.47	0.00	30.00	8.40	5.14
Market Supply of Inventory (MSI)			2.54	2.15	2.27	3.47	3.87
Total Active Inventory by Units		100%	2.54	22	83	39	10

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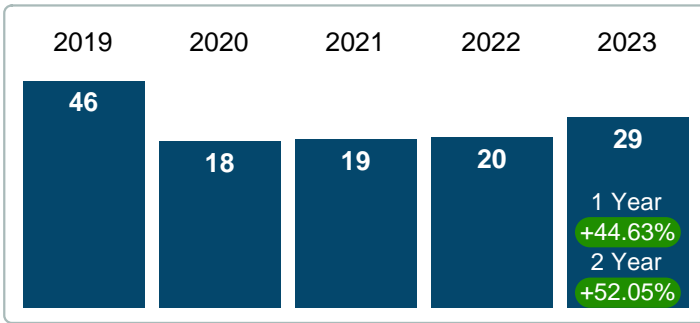
Area Delimited by County Of Creek - Residential Property Type



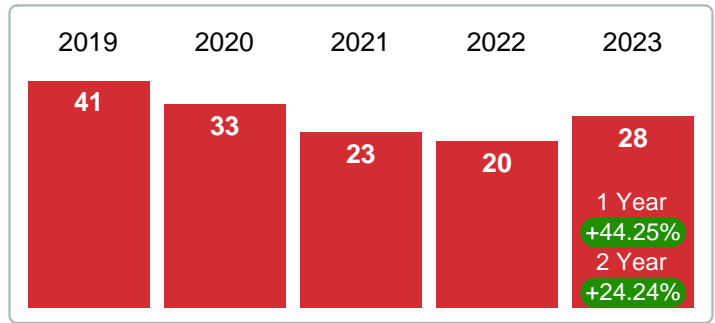
AVERAGE DAYS ON MARKET TO SALE

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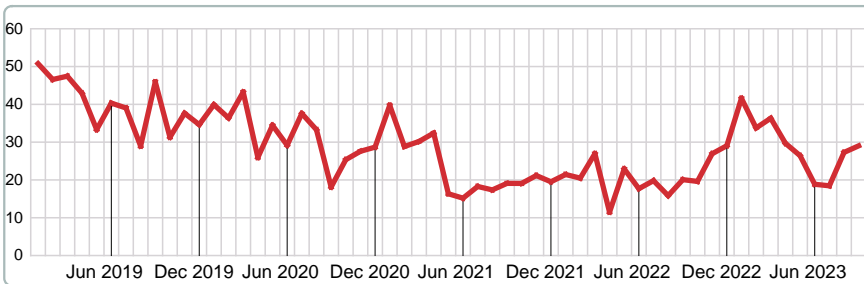
SEPTEMBER



YEAR TO DATE (YTD)

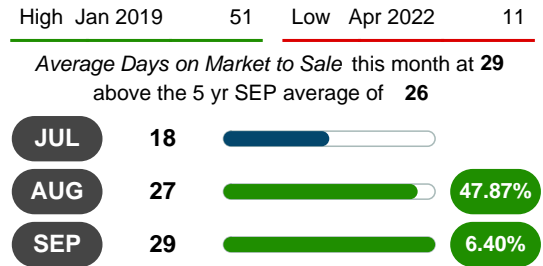


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 26



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	4	5.88%	64	0	74	33	0	
\$75,001 - \$100,000	4	5.88%	16	10	22	0	0	
\$100,001 - \$150,000	16	23.53%	8	7	5	23	0	
\$150,001 - \$200,000	17	25.00%	27	46	21	0	0	
\$200,001 - \$325,000	11	16.18%	21	0	14	52	20	
\$325,001 - \$450,000	8	11.76%	40	0	38	42	0	
\$450,001 and up	8	11.76%	64	0	48	74	0	
Average Closed DOM		29		21	24	51	20	
Total Closed Units		68	100%	29	12	41	14	1
Total Closed Volume		17,478,992		1.57M	8.40M	7.21M	307.00K	

September 2023



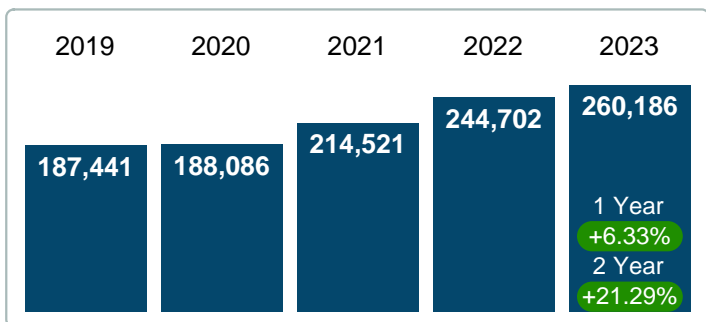
Area Delimited by County Of Creek - Residential Property Type



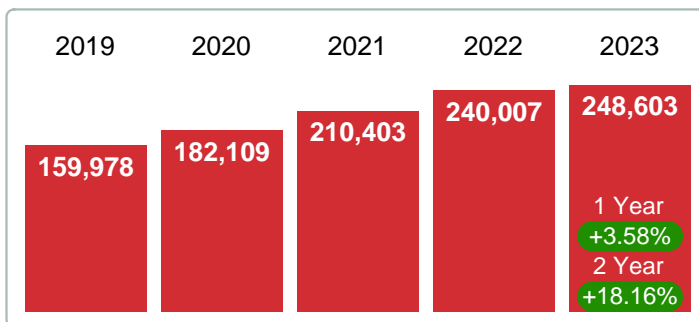
AVERAGE LIST PRICE AT CLOSING

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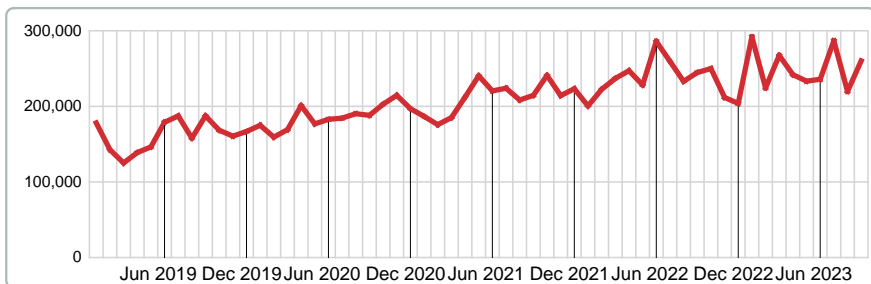
SEPTEMBER



YEAR TO DATE (YTD)

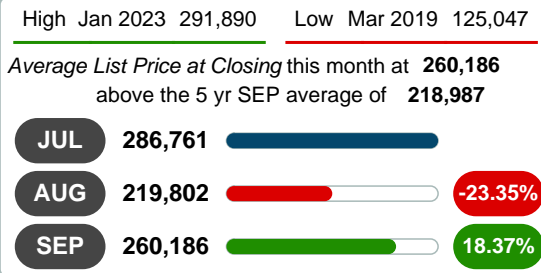


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 218,987



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	2.94%	39,950	0	63,333	64,900	0
\$75,001 - \$100,000	7.35%	94,780	104,500	130,000	0	0
\$100,001 - \$150,000	26.47%	132,150	115,633	138,738	132,500	0
\$150,001 - \$200,000	23.53%	175,425	172,000	174,131	0	0
\$200,001 - \$325,000	14.71%	243,770	0	232,850	287,450	337,500
\$325,001 - \$450,000	13.24%	367,333	0	339,700	401,175	0
\$450,001 and up	11.76%	776,205	0	509,167	936,429	0
Average List Price		260,186	132,567	209,090	513,689	337,500
Total Closed Units	100%	260,186	12	41	14	1
Total Closed Volume		17,692,643	1.59M	8.57M	7.19M	337.50K

September 2023



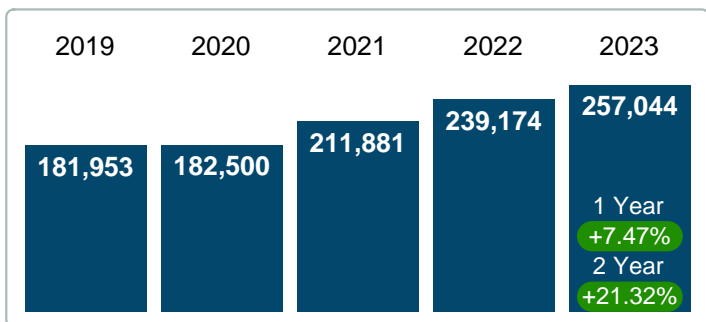
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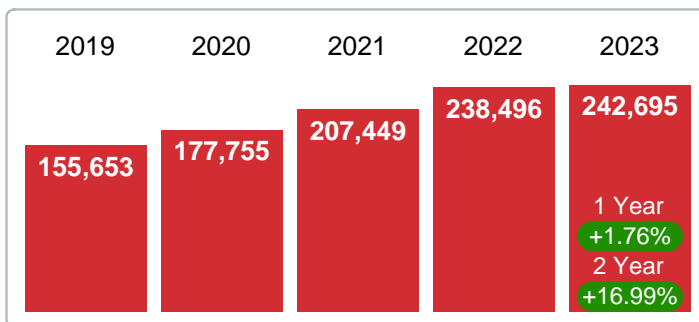
AVERAGE SOLD PRICE AT CLOSING

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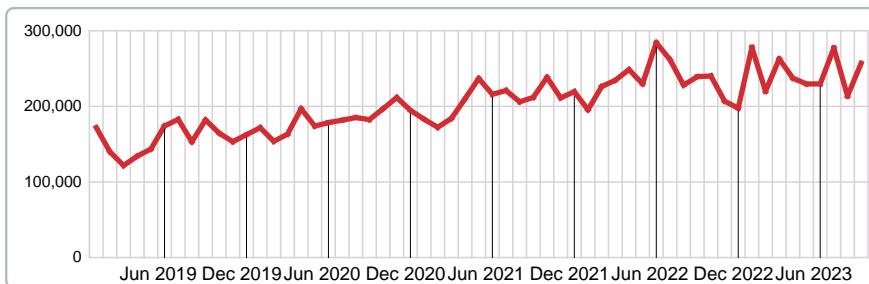
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

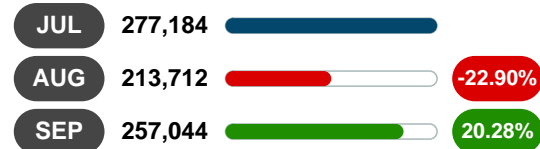


3 MONTHS

5 year SEP AVG = 214,510

High Jun 2022 284,215 Low Mar 2019 121,697

Average Sold Price at Closing this month at **257,044** above the 5 yr SEP average of **214,510**



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	4	5.88%	49,750	0	51,833	43,500	
\$75,001 - \$100,000	4	5.88%	96,000	97,000	95,000	0	
\$100,001 - \$150,000	16	23.53%	124,900	116,083	134,363	113,500	
\$150,001 - \$200,000	17	25.00%	172,406	170,000	173,146	0	
\$200,001 - \$325,000	11	16.18%	245,073	0	231,850	267,000	
\$325,001 - \$450,000	8	11.76%	369,725	0	339,350	400,100	
\$450,001 and up	8	11.76%	789,137	0	504,167	960,118	
Average Sold Price		257,044		130,875	204,780	514,678	307,000
Total Closed Units		68		12	41	14	1
Total Closed Volume		17,478,992		1.57M	8.40M	7.21M	307.00K

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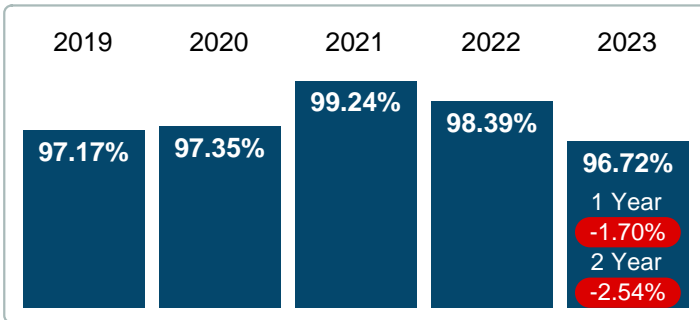
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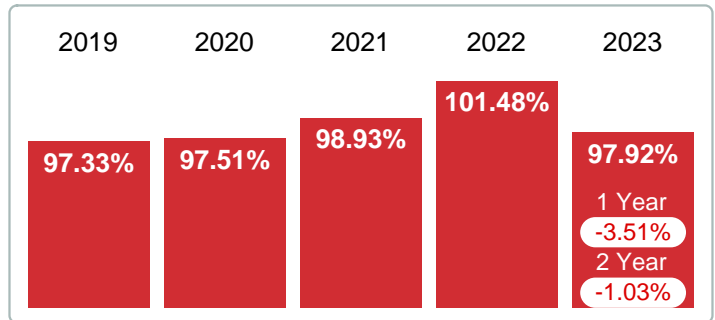
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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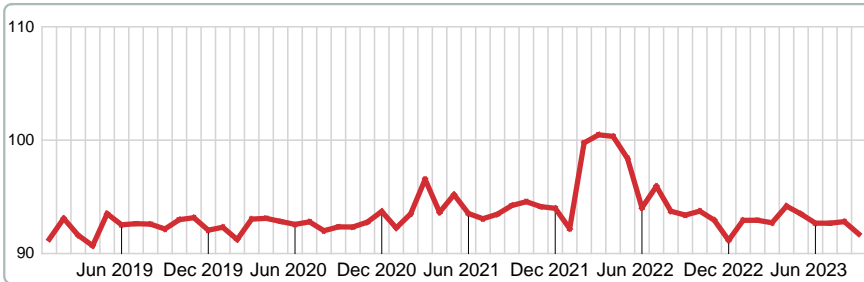
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

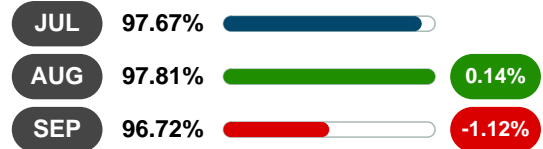


3 MONTHS

5 year SEP AVG = 97.77%

High Mar 2022 105.47% Low Apr 2019 95.69%

Average Sold/List Ratio this month at **96.72%**
below the 5 yr SEP average of **97.77%**



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	4	5.88%	79.23%	0.00%	83.30%	67.03%	0.00%
\$75,001 - \$100,000	4	5.88%	83.71%	93.18%	74.24%	0.00%	0.00%
\$100,001 - \$150,000	16	23.53%	97.09%	100.79%	97.02%	86.32%	0.00%
\$150,001 - \$200,000	17	25.00%	99.62%	98.98%	99.81%	0.00%	0.00%
\$200,001 - \$325,000	11	16.18%	97.81%	0.00%	99.99%	92.49%	90.96%
\$325,001 - \$450,000	8	11.76%	99.86%	0.00%	99.93%	99.79%	0.00%
\$450,001 and up	8	11.76%	100.42%	0.00%	99.09%	101.22%	0.00%
Average Sold/List Ratio		96.70%		98.92%	96.80%	94.99%	90.96%
Total Closed Units		68	100%	12	41	14	1
Total Closed Volume		17,478,992		1.57M	8.40M	7.21M	307.00K

September 2023



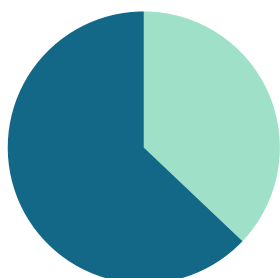
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Oct 11, 2023 for MLS Technology Inc.

INVENTORY

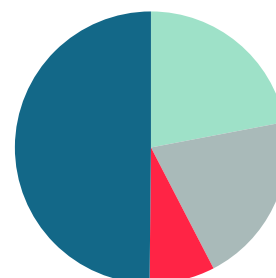


Inventory
 New Listings **89 = 37.08%**
 Start Inventory **151**
 Total Inventory Units **240**
 Volume **\$77,957,379**

Market Activity

Closed Sales **68 = 22.01%**
 Pending Sales **63 = 20.39%**
 Other Off Market **24 = 7.77%**
 Active Inventory **154 = 49.84%**

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	84	68	-19.05%	684	561	-17.98%
Pending Sales	58	63	8.62%	673	609	-9.51%
New Listings	85	89	4.71%	851	803	-5.64%
Average List Price	244,702	260,186	6.33%	240,007	248,603	3.58%
Average Sale Price	239,174	257,044	7.47%	238,496	242,695	1.76%
Average Percent of Selling Price to List Price	98.39%	96.72%	-1.70%	101.48%	97.92%	-3.51%
Average Days on Market to Sale	20.07	29.03	44.63%	19.75	28.49	44.25%
Monthly Inventory	173	154	-10.98%	173	154	-10.98%
Months Supply of Inventory	2.28	2.54	11.39%	2.28	2.54	11.39%

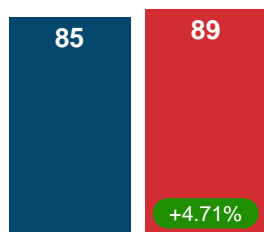
Absorption: Last 12 months, an Average of **61** Sales/Month

Inventory on September 30, 2023 = **154** 2022 2023

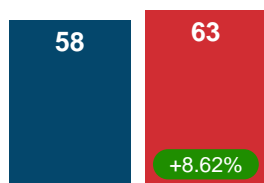
SEPTEMBER MARKET

AVERAGE PRICES

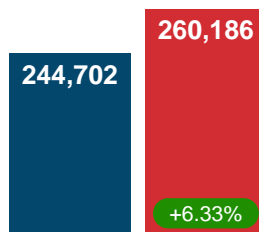
New Listings



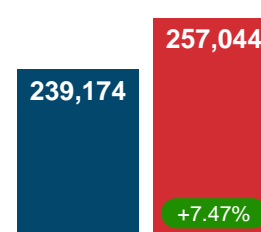
Pending Listings



List Price



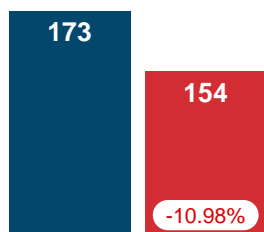
Sale Price



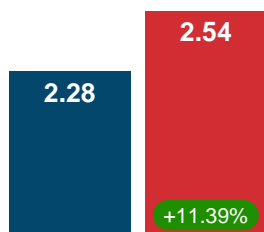
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

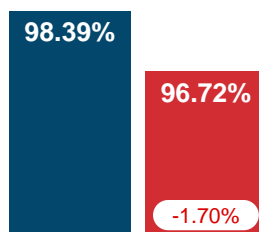
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

