

# September 2023



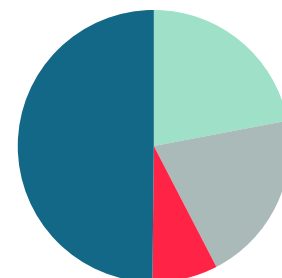
Area Delimited by County Of Creek - Residential Property Type



## 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%
Median List Price	189,950	171,000	-9.98%
Median Sale Price	193,618	171,000	-11.68%
Median Percent of Selling Price to List Price	100.00%	99.46%	-0.54%
Median Days on Market to Sale	9.50	10.50	10.53%
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.

#### 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 **11.68%** in September 2023 to \$171,000 versus the previous year at \$193,618.

#### Median Days on Market Lengthens

The median number of **10.50** days that homes spent on the market before selling increased by 1.00 days or **10.53%** in September 2023 compared to last year's same month at **9.50** DOM.

#### Sales Success for September 2023 is Positive

Overall, with Median Prices falling 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.

### 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

# September 2023



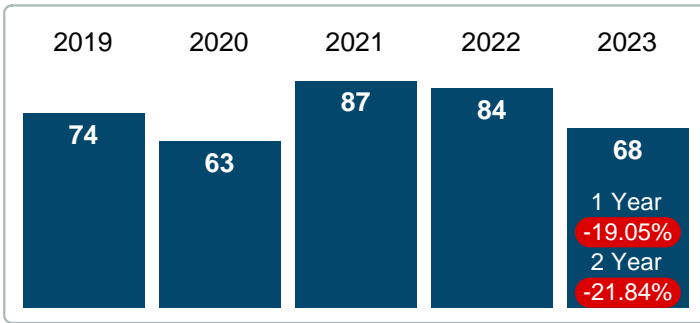
Area Delimited by County Of Creek - Residential Property Type



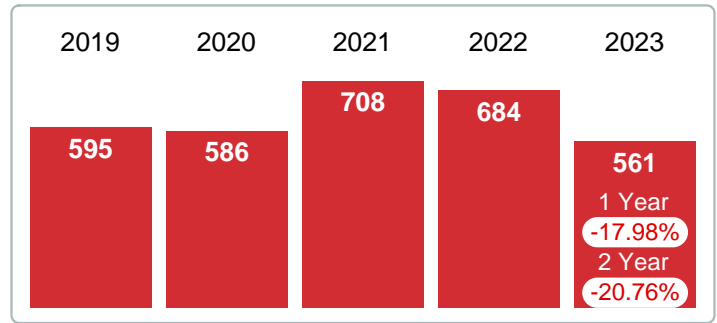
## CLOSED LISTINGS

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

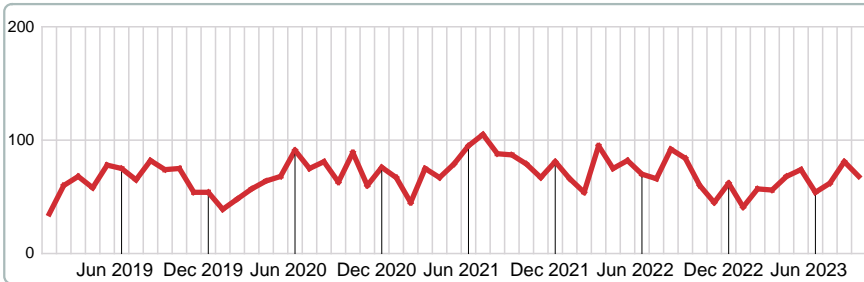
### SEPTEMBER



### YEAR TO DATE (YTD)

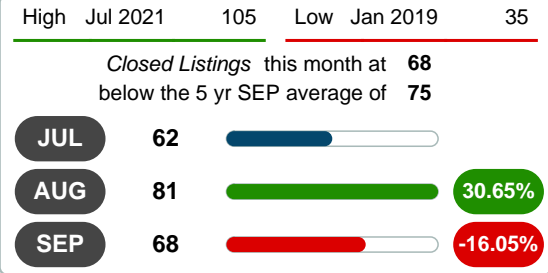


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 75



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	5.88%	30.0	0	3	1	0
\$75,001 - \$100,000	4	5.88%	10.0	2	2	0	0
\$100,001 - \$150,000	16	23.53%	5.5	6	8	2	0
\$150,001 - \$200,000	17	25.00%	5.0	4	13	0	0
\$200,001 - \$325,000	11	16.18%	17.0	0	8	2	1
\$325,001 - \$450,000	8	11.76%	17.5	0	4	4	0
\$450,001 and up	8	11.76%	61.5	0	3	5	0
<b>Total Closed Units</b>	<b>68</b>			<b>12</b>	<b>41</b>	<b>14</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>17,478,992</b>	<b>100%</b>	<b>10.5</b>	<b>1.57M</b>	<b>8.40M</b>	<b>7.21M</b>	<b>307.00K</b>
<b>Median Closed Price</b>	<b>\$171,000</b>			<b>\$118,500</b>	<b>\$172,000</b>	<b>\$402,450</b>	<b>\$307,000</b>

# September 2023



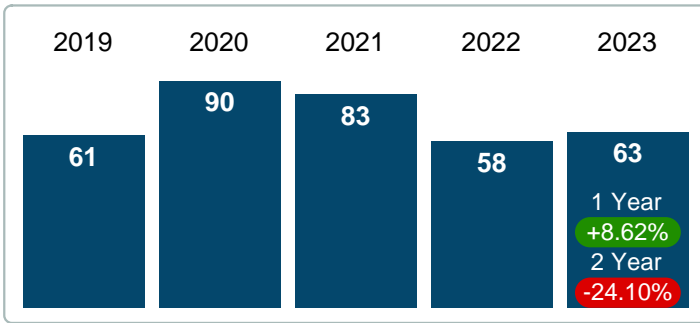
Area Delimited by County Of Creek - Residential Property Type



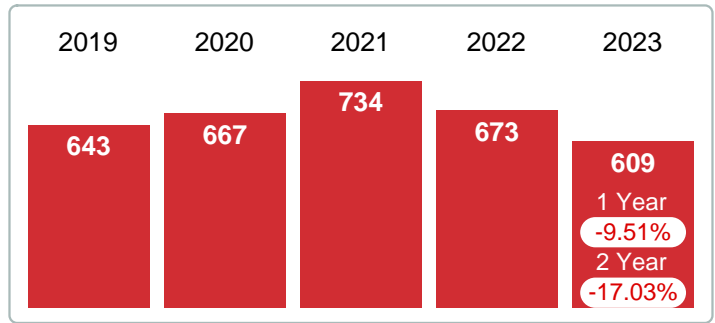
## PENDING LISTINGS

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

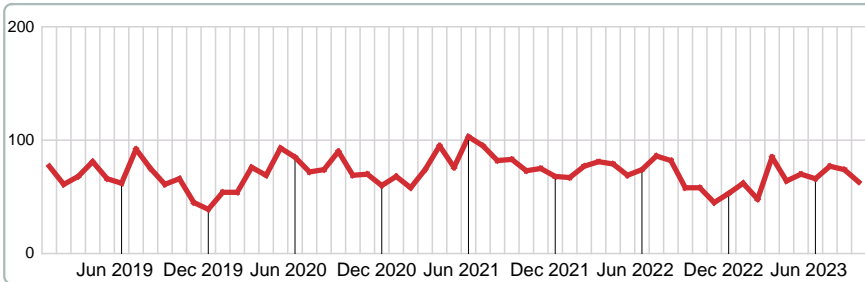
### SEPTEMBER



### YEAR TO DATE (YTD)

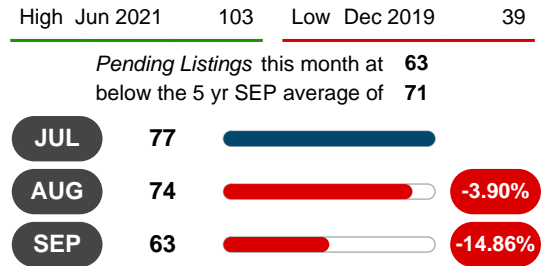


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 71



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	7.94%	14.0	1	3	1	0
\$100,001 - \$125,000	7	11.11%	5.0	1	5	1	0
\$125,001 - \$175,000	13	20.63%	12.0	2	10	1	0
\$175,001 - \$225,000	8	12.70%	26.5	0	6	1	1
\$225,001 - \$300,000	16	25.40%	5.0	1	10	5	0
\$300,001 - \$375,000	7	11.11%	26.0	0	4	2	1
\$375,001 and up	7	11.11%	35.0	0	3	3	1
<b>Total Pending Units</b>	<b>63</b>			<b>5</b>	<b>41</b>	<b>14</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>15,353,340</b>	<b>100%</b>	<b>10.0</b>	<b>796.90K</b>	<b>8.96M</b>	<b>4.31M</b>	<b>1.28M</b>
<b>Median Listing Price</b>	<b>\$220,000</b>			<b>\$138,000</b>	<b>\$215,000</b>	<b>\$274,900</b>	<b>\$375,000</b>

# September 2023



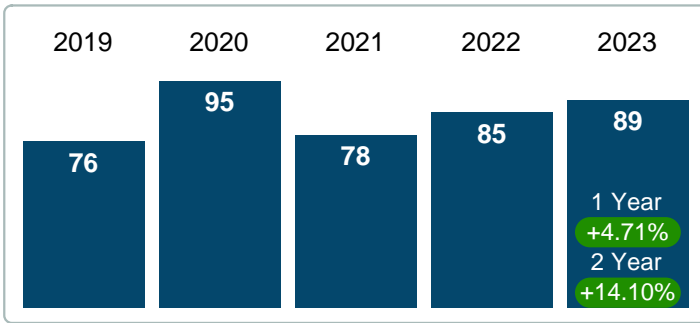
Area Delimited by County Of Creek - Residential Property Type



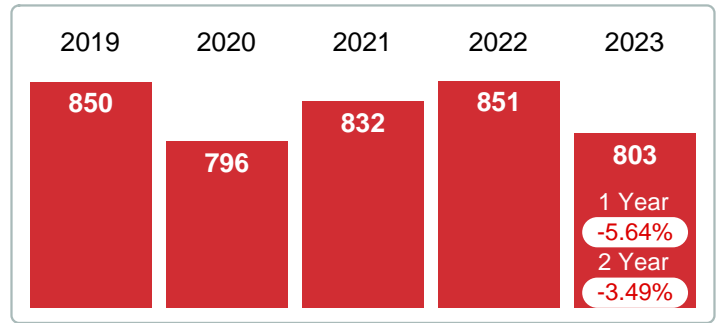
## NEW LISTINGS

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

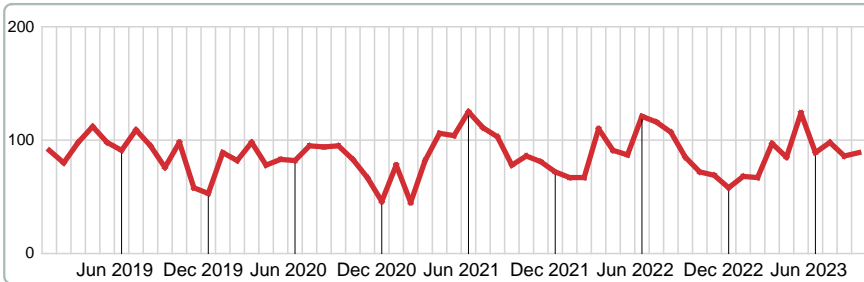
### SEPTEMBER



### YEAR TO DATE (YTD)

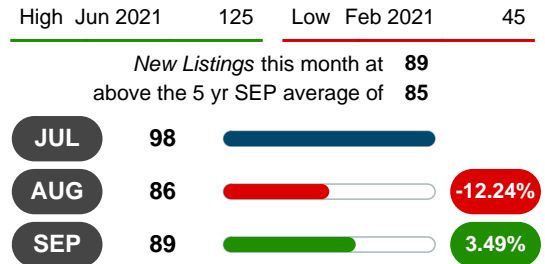


### 5 YEAR MARKET ACTIVITY TRENDS



### 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
<b>Total New Listed Units</b>	<b>89</b>		<b>10</b>	<b>63</b>	<b>14</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>23,544,351</b>	<b>100%</b>	<b>1.46M</b>	<b>14.53M</b>	<b>6.84M</b>	<b>725.00K</b>
<b>Median New Listed Listing Price</b>	<b>\$230,000</b>		<b>\$134,900</b>	<b>\$229,900</b>	<b>\$447,200</b>	<b>\$362,500</b>

# September 2023



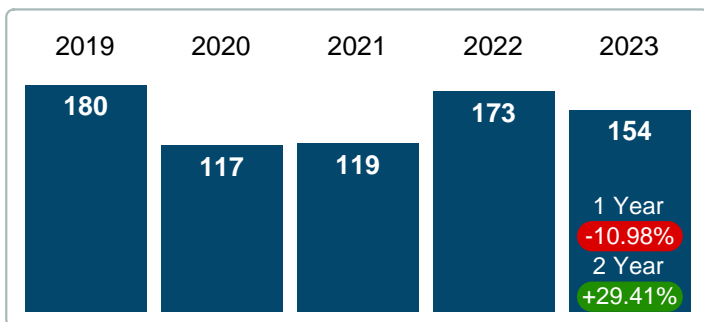
Area Delimited by County Of Creek - Residential Property Type



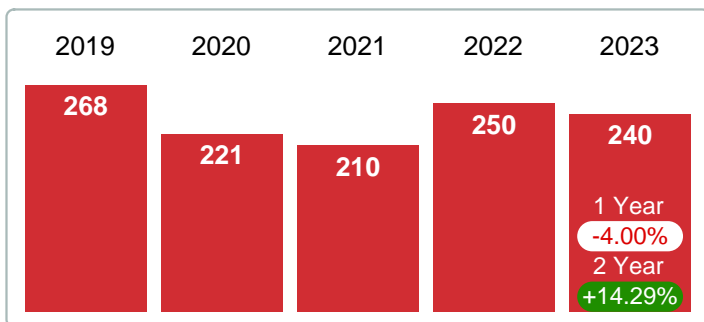
## ACTIVE INVENTORY

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

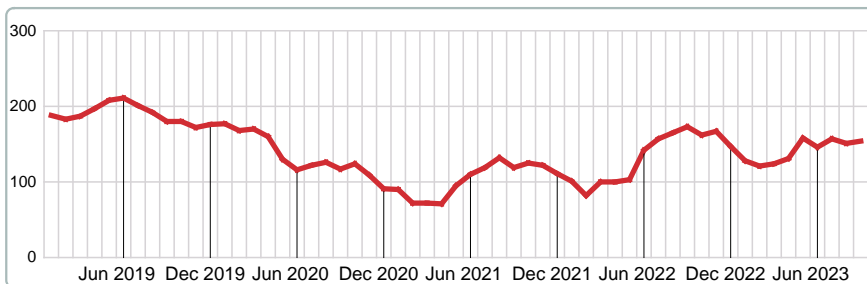
### END OF SEPTEMBER



### 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	12	7.79%	46.5	7	4	0	1
\$75,001 - \$125,000	13	8.44%	53.0	6	7	0	0
\$125,001 - \$175,000	27	17.53%	68.0	4	21	2	0
\$175,001 - \$275,000	40	25.97%	36.5	4	23	11	2
\$275,001 - \$425,000	25	16.23%	45.0	1	15	8	1
\$425,001 - \$675,000	22	14.29%	44.0	0	8	11	3
\$675,001 and up	15	9.74%	103.0	0	5	7	3
<b>Total Active Inventory by Units</b>	<b>154</b>			<b>22</b>	<b>83</b>	<b>39</b>	<b>10</b>
<b>Total Active Inventory by Volume</b>	<b>54,423,340</b>	<b>100%</b>	<b>50.0</b>	<b>2.82M</b>	<b>23.57M</b>	<b>19.24M</b>	<b>8.80M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$249,450</b>			<b>\$107,900</b>	<b>\$210,000</b>	<b>\$400,000</b>	<b>\$494,950</b>

# September 2023



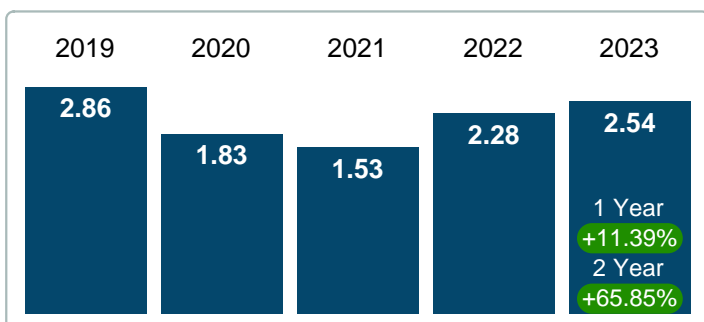
Area Delimited by County Of Creek - Residential Property Type



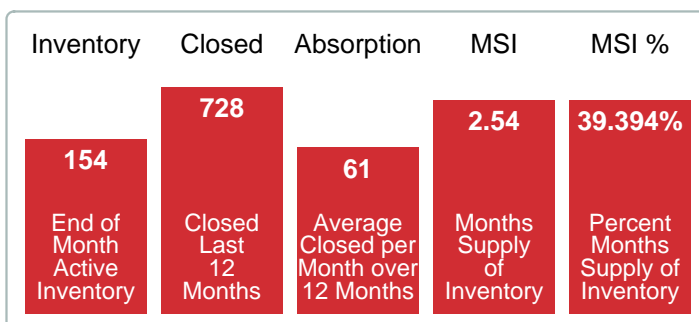
## MONTHS SUPPLY of INVENTORY (MSI)

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

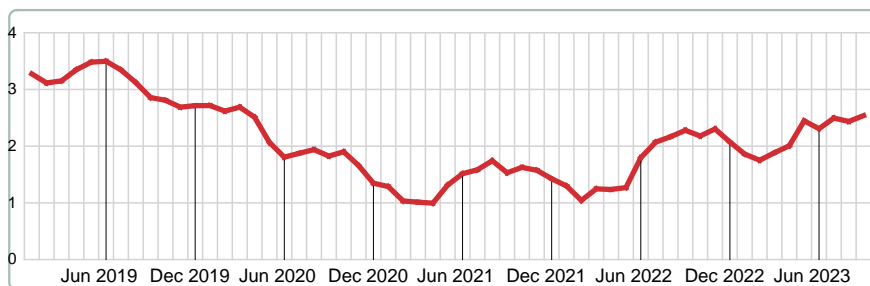
### MSI FOR SEPTEMBER



### INDICATORS FOR SEPTEMBER 2023

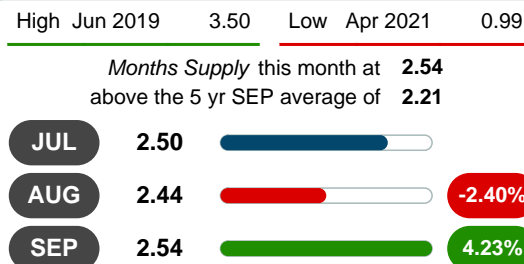


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 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

# September 2023



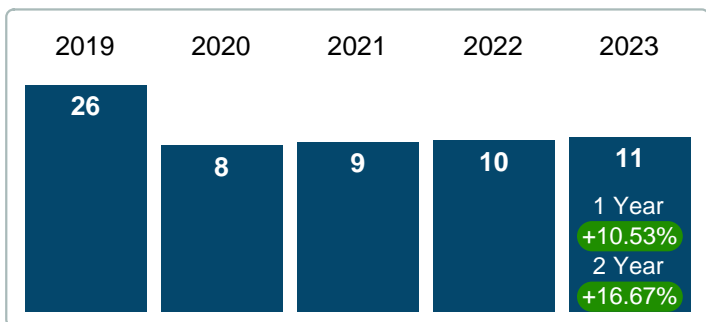
Area Delimited by County Of Creek - Residential Property Type



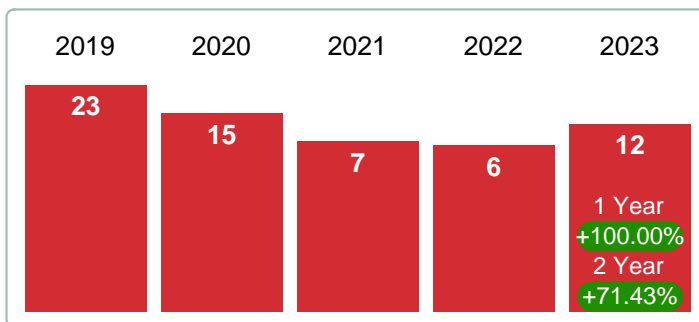
## MEDIAN DAYS ON MARKET TO SALE

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

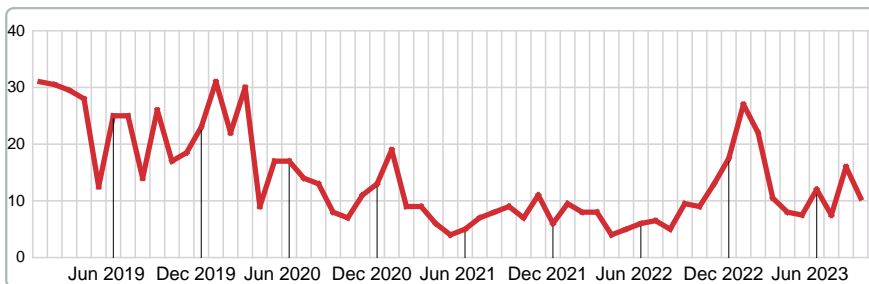
### SEPTEMBER



### YEAR TO DATE (YTD)

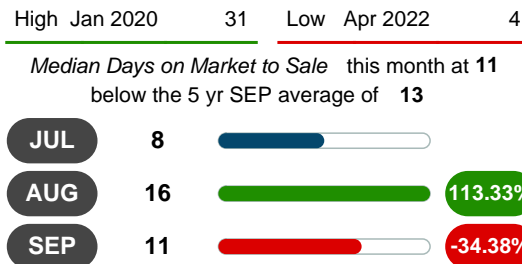


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 13



### 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	5.88%	30	0	27	33	0
\$75,001 - \$100,000	5.88%	10	10	22	0	0
\$100,001 - \$150,000	23.53%	6	5	3	23	0
\$150,001 - \$200,000	25.00%	5	29	5	0	0
\$200,001 - \$325,000	16.18%	17	0	10	52	20
\$325,001 - \$450,000	11.76%	18	0	9	34	0
\$450,001 and up	11.76%	62	0	43	80	0
<b>Median Closed DOM</b>		<b>11</b>	<b>6</b>	<b>9</b>	<b>34</b>	<b>20</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>10.5</b>	<b>12</b>	<b>41</b>	<b>14</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>17,478,992</b>	<b>1.57M</b>	<b>8.40M</b>	<b>7.21M</b>	<b>307.00K</b>

# September 2023



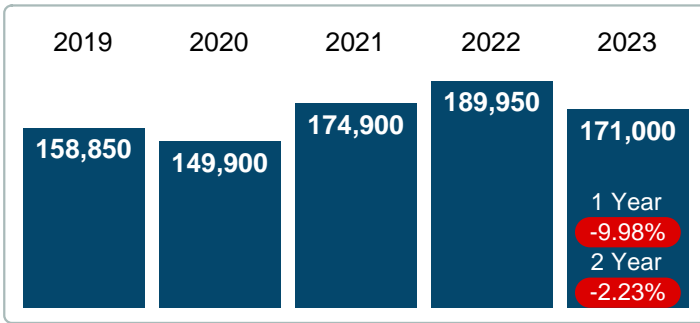
Area Delimited by County Of Creek - Residential Property Type



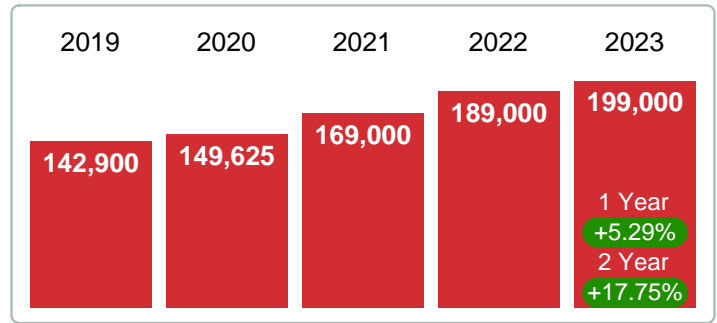
## MEDIAN LIST PRICE AT CLOSING

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

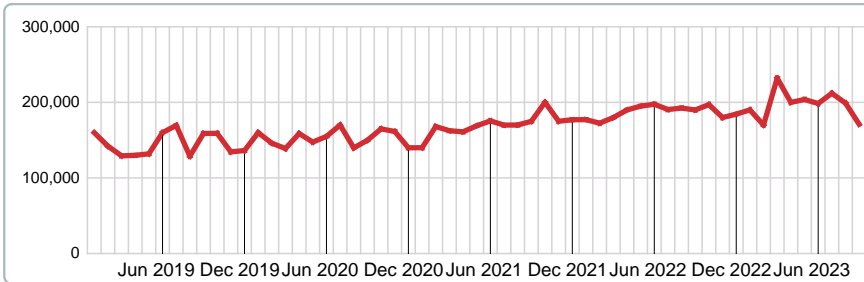
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

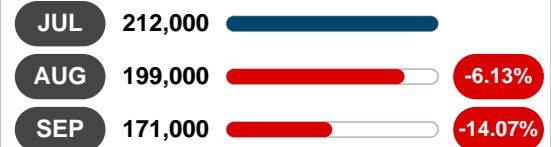


### 3 MONTHS

5 year SEP AVG = 168,920

High Mar 2023 232,000 Low Aug 2019 128,750

Median List Price at Closing this month at **171,000**  
 above the 5 yr SEP average of **168,920**



### 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	2	2.94%	39,950	0	15,000	64,900	0
\$75,001 - \$100,000	5	7.35%	99,000	99,900	87,500	0	0
\$100,001 - \$150,000	18	26.47%	137,450	113,900	145,000	132,500	0
\$150,001 - \$200,000	16	23.53%	170,000	174,500	170,000	0	0
\$200,001 - \$325,000	10	14.71%	229,950	0	229,900	245,000	0
\$325,001 - \$450,000	9	13.24%	349,000	0	349,000	399,900	337,500
\$450,001 and up	8	11.76%	647,450	0	515,000	754,900	0
<b>Median List Price</b>			<b>171,000</b>	<b>119,450</b>	<b>170,000</b>	<b>404,900</b>	<b>337,500</b>
<b>Total Closed Units</b>		<b>100%</b>	<b>171,000</b>	<b>12</b>	<b>41</b>	<b>14</b>	<b>1</b>
<b>Total Closed Volume</b>				<b>1.59M</b>	<b>8.57M</b>	<b>7.19M</b>	<b>337.50K</b>



# September 2023



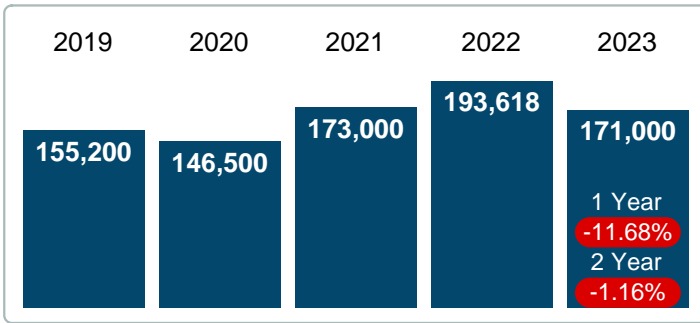
Area Delimited by County Of Creek - Residential Property Type



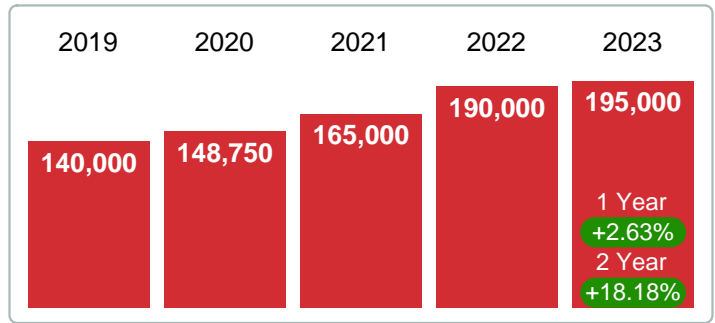
## MEDIAN SOLD PRICE AT CLOSING

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

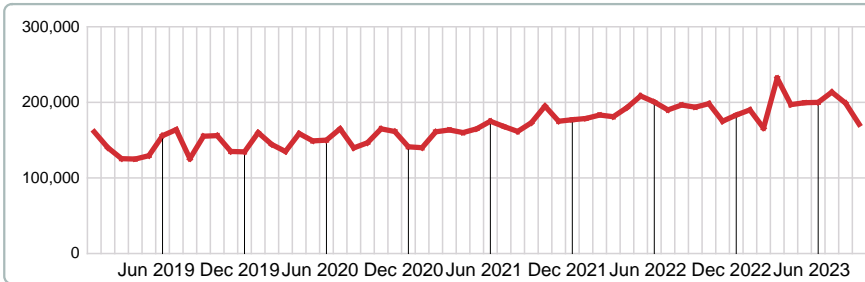
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

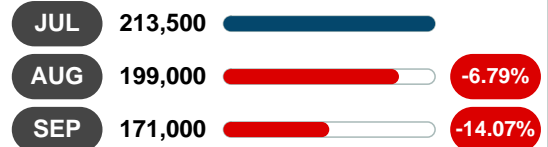


### 3 MONTHS

5 year SEP AVG = 167,864

High Mar 2023 232,000 Low Apr 2019 125,000

Median Sold Price at Closing this month at 171,000 above the 5 yr SEP average of 167,864



### 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	4	5.88%	55,500	0	67,500	43,500	0
\$75,001 - \$100,000	4	5.88%	97,000	97,000	95,000	0	0
\$100,001 - \$150,000	16	23.53%	118,500	112,500	141,250	113,500	0
\$150,001 - \$200,000	17	25.00%	170,000	165,000	170,000	0	0
\$200,001 - \$325,000	11	16.18%	229,900	0	227,450	267,000	307,000
\$325,001 - \$450,000	8	11.76%	349,000	0	338,750	402,450	0
\$450,001 and up	8	11.76%	611,500	0	515,000	725,000	0
Median Sold Price			171,000	118,500	172,000	402,450	307,000
Total Closed Units		100%	171,000	12	41	14	1
Total Closed Volume			17,478,992	1.57M	8.40M	7.21M	307.00K

# September 2023



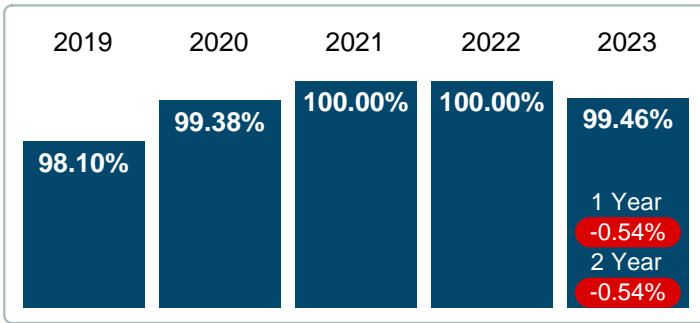
Area Delimited by County Of Creek - Residential Property Type



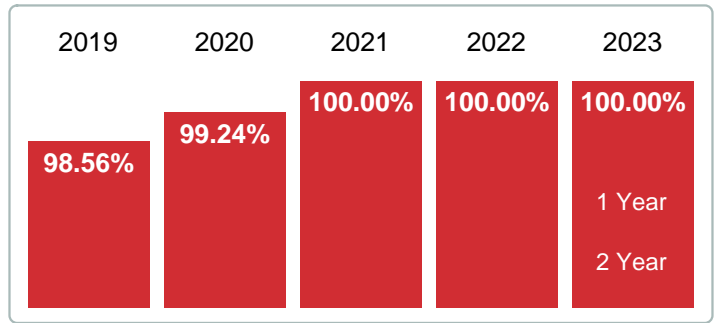
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

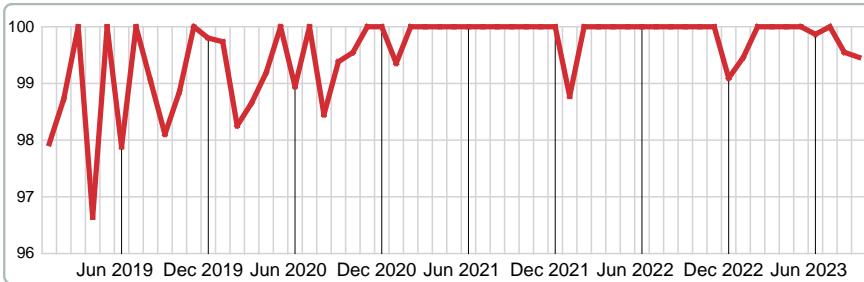
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

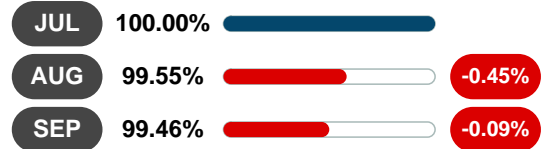


### 3 MONTHS

5 year SEP AVG = 99.39%

High Jul 2023 100.00% Low Apr 2019 96.64%

Median Sold/List Ratio this month at **99.46%** equal to 5 yr SEP average of **99.39%**



### 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
\$75,000 and less	4	5.88%	80.83%	0.00%	86.67%	67.03%	0.00%
\$75,001 - \$100,000	4	5.88%	84.09%	93.18%	74.24%	0.00%	0.00%
\$100,001 - \$150,000	16	23.53%	98.30%	100.77%	99.07%	86.32%	0.00%
\$150,001 - \$200,000	17	25.00%	100.00%	98.56%	100.00%	0.00%	0.00%
\$200,001 - \$325,000	11	16.18%	100.00%	0.00%	100.00%	92.49%	90.96%
\$325,001 - \$450,000	8	11.76%	99.79%	0.00%	99.79%	99.72%	0.00%
\$450,001 and up	8	11.76%	98.53%	0.00%	100.00%	96.04%	0.00%
Median Sold/List Ratio		99.46%		98.97%	100.00%	95.61%	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



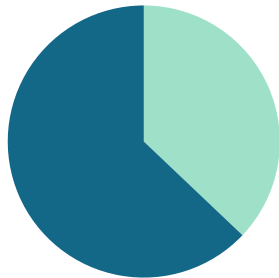
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

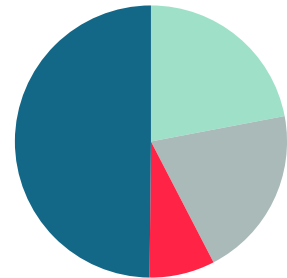


**Inventory**  
 New Listings  
**89 = 37.08%**  
 Start Inventory  
**151**  
 Total Inventory Units  
**240**  
 Volume  
**\$77,957,379**

### 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%
Median List Price	189,950	171,000	-9.98%	189,000	199,000	5.29%
Median Sale Price	193,618	171,000	-11.68%	190,000	195,000	2.63%
Median Percent of Selling Price to List Price	100.00%	99.46%	-0.54%	100.00%	100.00%	0.00%
Median Days on Market to Sale	9.50	10.50	10.53%	6.00	12.00	100.00%
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

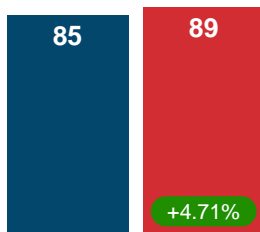
**Inventory** on September 30, 2023 = **154**

**2022** **2023**

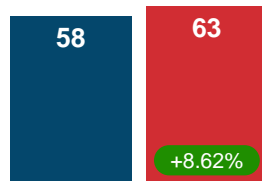
### SEPTEMBER MARKET

### MEDIAN PRICES

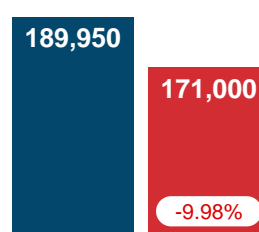
#### New Listings



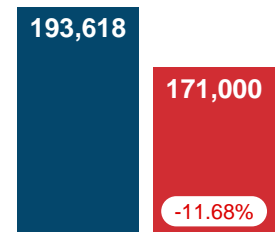
#### Pending Listings



#### List Price



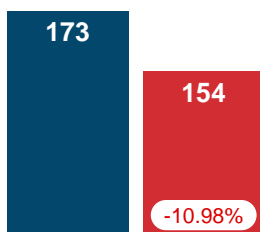
#### Sale Price



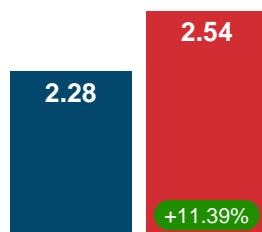
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

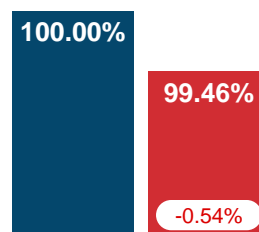
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

