

August 2025



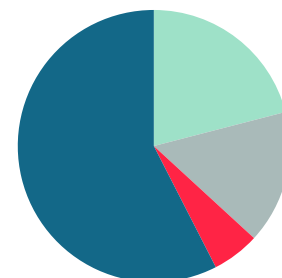
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Sep 11, 2025 for MLS Technology Inc.

Compared Metrics	2024	August 2025	+/-%
Closed Listings	72	78	8.33%
Pending Listings	57	59	3.51%
New Listings	92	102	10.87%
Average List Price	264,237	259,087	-1.95%
Average Sale Price	257,688	252,462	-2.03%
Average Percent of Selling Price to List Price	97.49%	97.42%	-0.06%
Average Days on Market to Sale	30.25	28.00	-7.44%
End of Month Inventory	199	214	7.54%
Months Supply of Inventory	3.20	3.50	9.59%



- Closed (20.97%)
- Pending (15.86%)
- Other OffMarket (5.65%)
- Active (57.53%)

Absorption: Last 12 months, an Average of **61** Sales/Month
Active Inventory as of August 31, 2025 = **214**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2025 rose **7.54%** to 214 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 **3.50** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **2.03%** in August 2025 to \$252,462 versus the previous year at \$257,688.

Average Days on Market Shortens

The average number of **28.00** days that homes spent on the market before selling decreased by 2.25 days or **7.44%** in August 2025 compared to last year's same month at **30.25** DOM.

Sales Success for August 2025 is Positive

Overall, with Average Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 102 New Listings in August 2025, up **10.87%** from last year at 92. Furthermore, there were 78 Closed Listings this month versus last year at 72, a **8.33%** increase.

Closed versus Listed trends yielded a **76.5%** ratio, down from previous year's, August 2024, at **78.3%**, a **2.29%** downswing. This will certainly create pressure on an increasing 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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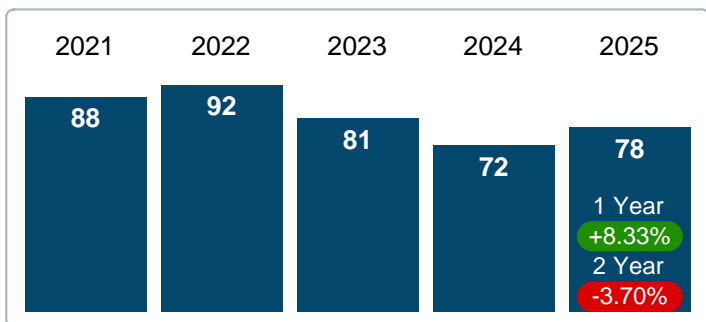
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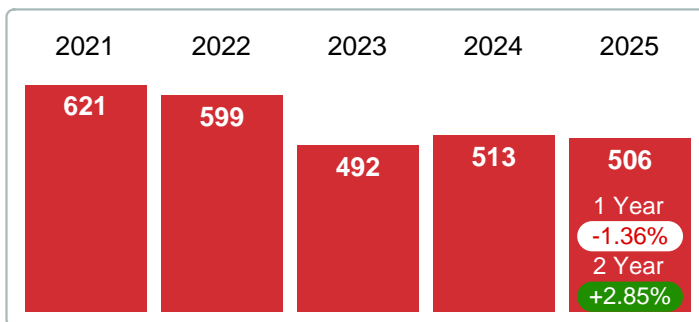
CLOSED LISTINGS

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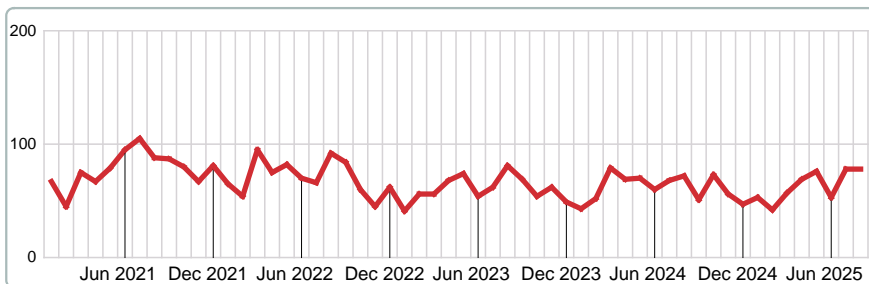
AUGUST



YEAR TO DATE (YTD)

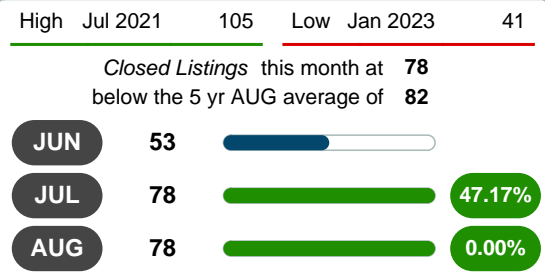


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 82



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9	11.54%	21.3	2	6	1	0
\$125,001 - \$150,000	2	2.56%	31.0	0	2	0	0
\$150,001 - \$175,000	13	16.67%	18.1	3	9	1	0
\$175,001 - \$225,000	23	29.49%	22.0	1	20	2	0
\$225,001 - \$325,000	13	16.67%	25.1	1	10	2	0
\$325,001 - \$450,000	11	14.10%	56.9	1	6	3	1
\$450,001 and up	7	8.97%	33.7	0	1	6	0
Total Closed Units	78			8	54	15	1
Total Closed Volume	19,692,005	100%	28.0	1.47M	11.86M	5.98M	385.00K
Average Closed Price	\$252,462			\$183,625	\$219,611	\$398,600	\$385,000

August 2025



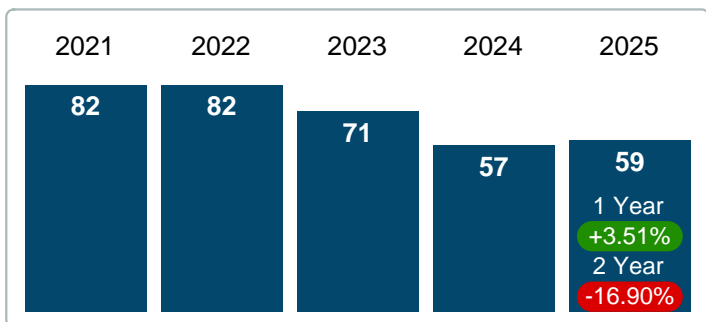
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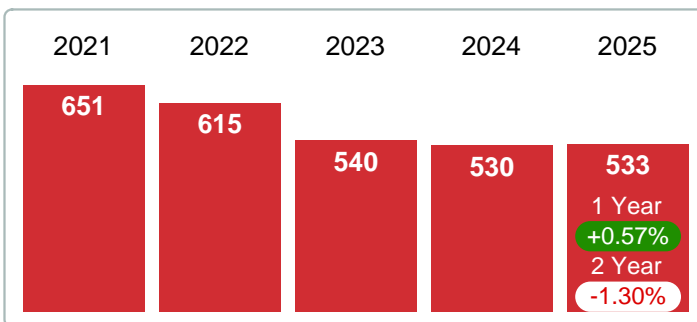
PENDING LISTINGS

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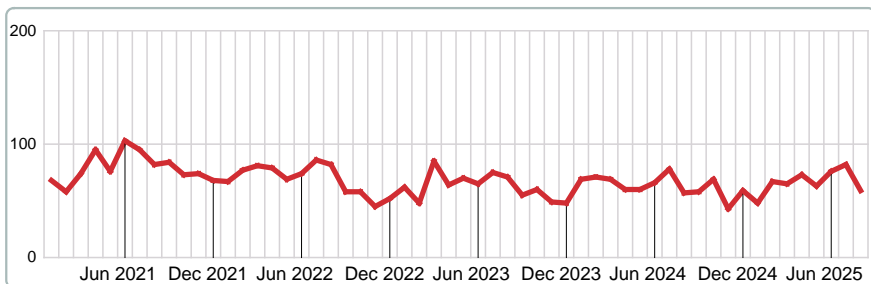
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

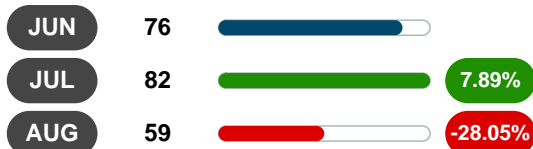


3 MONTHS

5 year AUG AVG = 70

High Jun 2021 103 Low Nov 2024 43

Pending Listings this month at 59 below the 5 yr AUG average of 70



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	1	1.69%	7.0	0	1	0	0
\$75,001 - \$125,000	10	16.95%	24.1	5	5	0	0
\$125,001 - \$175,000	4	6.78%	10.5	0	4	0	0
\$175,001 - \$250,000	20	33.90%	49.4	1	15	2	2
\$250,001 - \$325,000	10	16.95%	181.8	0	8	1	1
\$325,001 - \$375,000	7	11.86%	48.4	0	4	3	0
\$375,001 and up	7	11.86%	60.4	0	5	2	0
Total Pending Units	59			6	42	8	3
Total Pending Volume	14,368,123	100%	65.4	685.90K	10.24M	2.66M	778.90K
Average Listing Price	\$243,528			\$114,317	\$243,860	\$332,650	\$259,633

August 2025



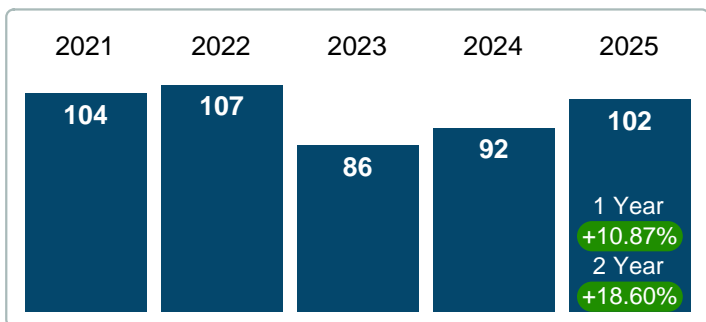
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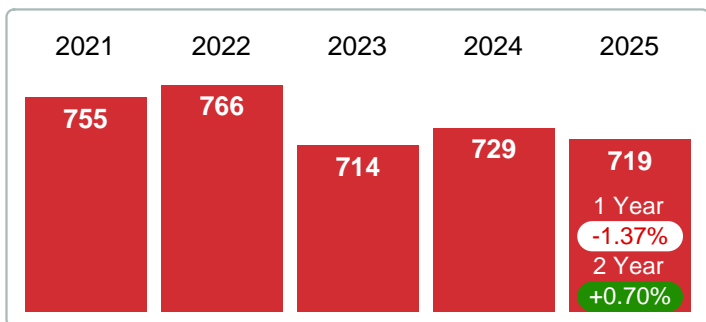
NEW LISTINGS

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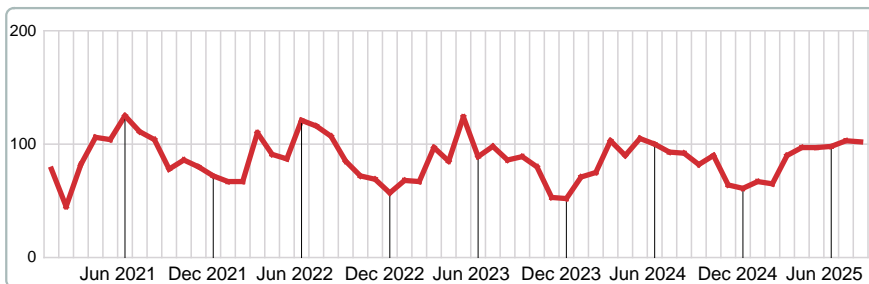
AUGUST



YEAR TO DATE (YTD)

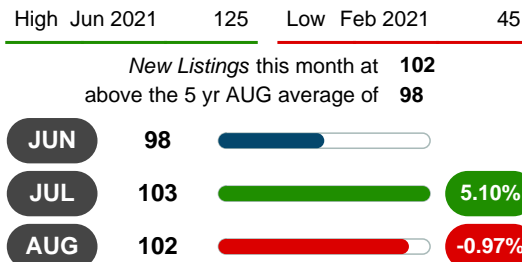


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 98



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	8	7.84%	2	5	0	1
\$100,001 - \$175,000	15	14.71%	3	11	1	0
\$175,001 - \$200,000	10	9.80%	1	7	2	0
\$200,001 - \$275,000	32	31.37%	2	26	3	1
\$275,001 - \$325,000	11	10.78%	0	11	0	0
\$325,001 - \$450,000	16	15.69%	2	9	3	2
\$450,001 and up	10	9.80%	0	4	5	1
Total New Listed Units	102		10	73	14	5
Total New Listed Volume	28,536,460	100%	2.00M	19.06M	5.48M	1.99M
Average New Listed Listing Price	\$279,769		\$200,200	\$261,048	\$391,656	\$398,960

August 2025



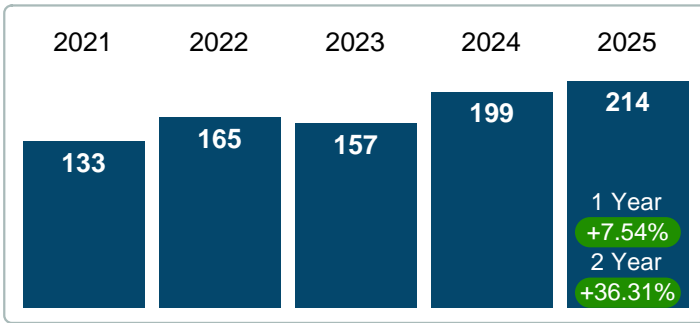
Area Delimited by County Of Creek - Residential Property Type



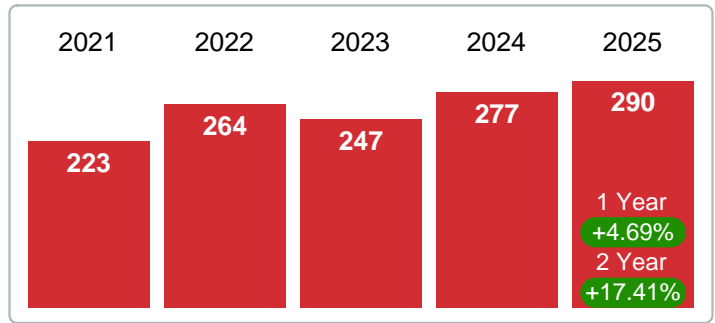
ACTIVE INVENTORY

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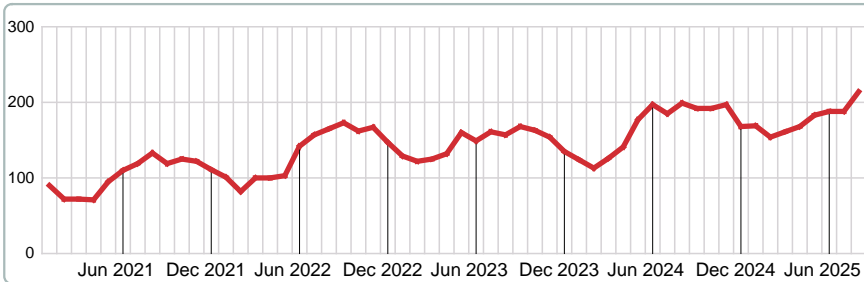
END OF AUGUST



ACTIVE DURING AUGUST



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 174

High Aug 2025 214 Low Apr 2021 71

Inventory this month at 214
above the 5 yr AUG average of 174

JUN	188	<div style="width: 80%;"></div>
JUL	188	<div style="width: 80%;"></div> 0.00%
AUG	214	<div style="width: 100%;"></div> 13.83%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	13	6.07%	59.0	3	9	0	1
\$100,001 - \$175,000	33	15.42%	58.5	12	18	3	0
\$175,001 - \$225,000	34	15.89%	38.3	2	25	7	0
\$225,001 - \$300,000	48	22.43%	76.3	3	35	6	4
\$300,001 - \$400,000	34	15.89%	58.7	4	19	9	2
\$400,001 - \$625,000	30	14.02%	87.1	3	9	12	6
\$625,001 and up	22	10.28%	107.2	1	6	8	7
Total Active Inventory by Units	214			28	121	45	20
Total Active Inventory by Volume	76,182,517	100%	68.3	6.79M	35.54M	20.93M	12.93M
Average Active Inventory Listing Price	\$355,993			\$242,439	\$293,689	\$465,102	\$646,415

August 2025



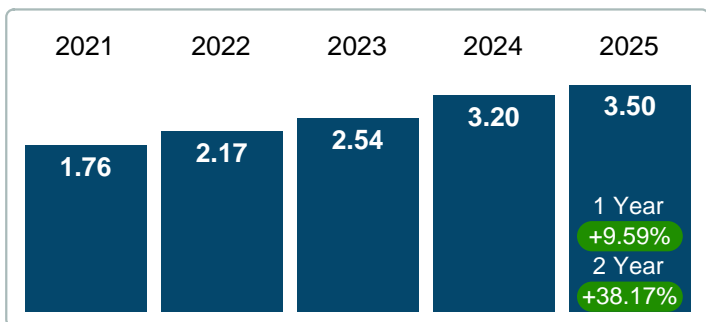
Area Delimited by County Of Creek - Residential Property Type



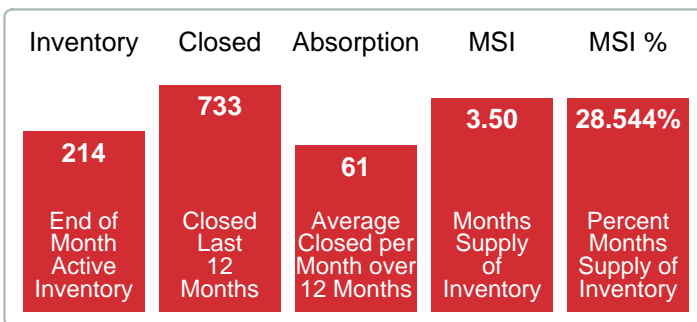
MONTHS SUPPLY of INVENTORY (MSI)

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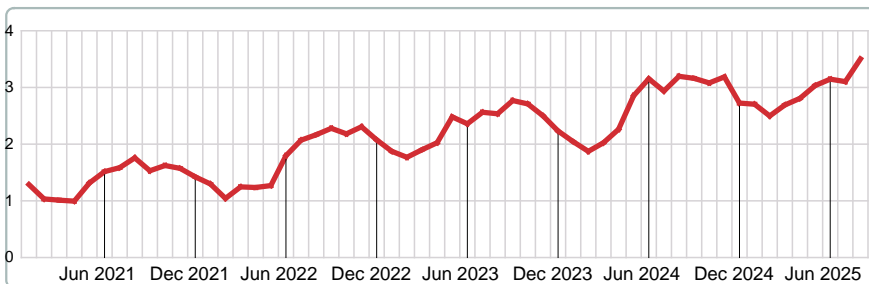
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025

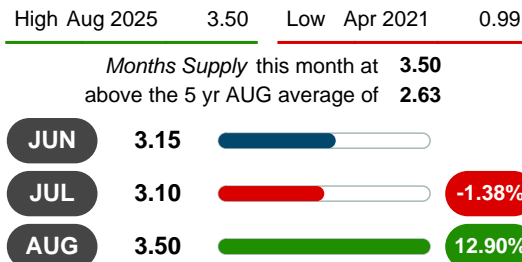


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 2.63



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
\$100,000 and less	13	6.07%	3.12	1.57	4.50	0.00	0.00
\$100,001 - \$175,000	33	15.42%	2.41	3.13	2.08	2.77	0.00
\$175,001 - \$225,000	34	15.89%	2.44	1.71	2.34	3.65	0.00
\$225,001 - \$300,000	48	22.43%	3.20	4.50	3.33	1.76	9.60
\$300,001 - \$400,000	34	15.89%	4.98	16.00	4.15	6.35	3.43
\$400,001 - \$625,000	30	14.02%	5.22	18.00	4.50	3.79	14.40
\$625,001 and up	22	10.28%	12.57	0.00	18.00	12.00	9.33
Market Supply of Inventory (MSI)			3.50	3.50	3.12	3.78	8.28
Total Active Inventory by Units		100%	3.50	28	121	45	20

August 2025



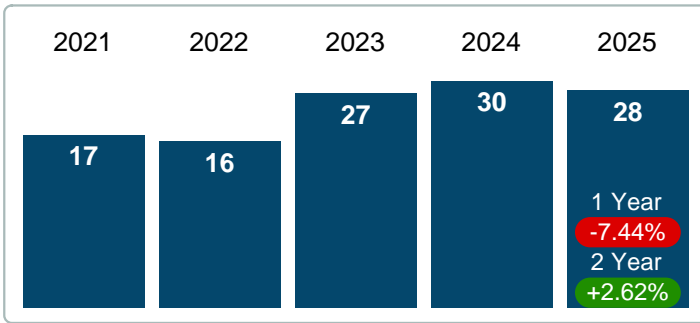
Area Delimited by County Of Creek - Residential Property Type



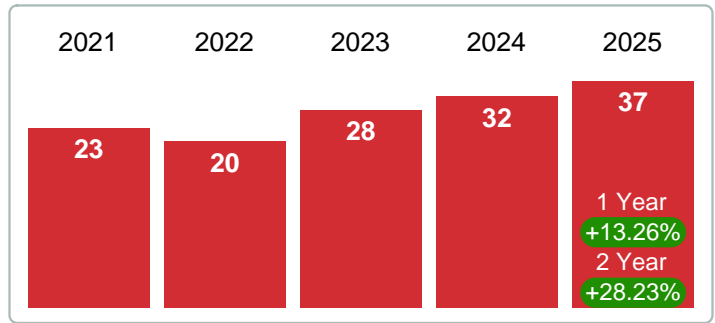
AVERAGE DAYS ON MARKET TO SALE

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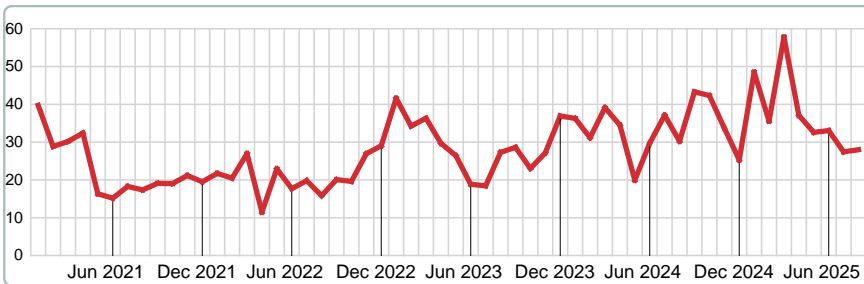
AUGUST



YEAR TO DATE (YTD)

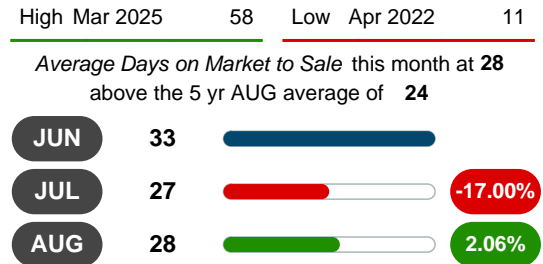


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 24



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
\$125,000 and less	11.54%	21	22	5	118	0
\$125,001 - \$150,000	2.56%	31	0	31	0	0
\$150,001 - \$175,000	16.67%	18	38	12	10	0
\$175,001 - \$225,000	29.49%	22	42	22	14	0
\$225,001 - \$325,000	16.67%	25	27	29	4	0
\$325,001 - \$450,000	14.10%	57	112	50	68	12
\$450,001 and up	8.97%	34	0	144	15	0
Average Closed DOM		28	42	25	31	12
Total Closed Units	100%	28	8	54	15	1
Total Closed Volume		19,692,005	1.47M	11.86M	5.98M	385.00K

August 2025



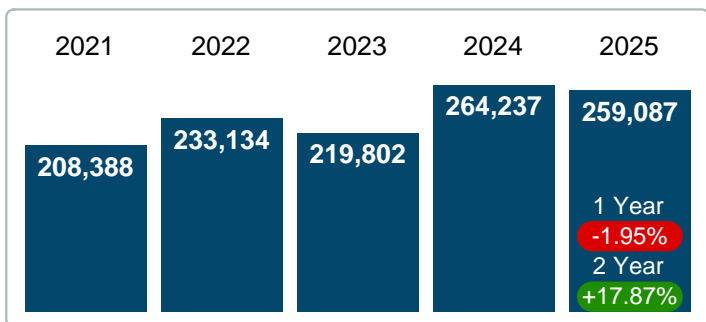
Area Delimited by County Of Creek - Residential Property Type



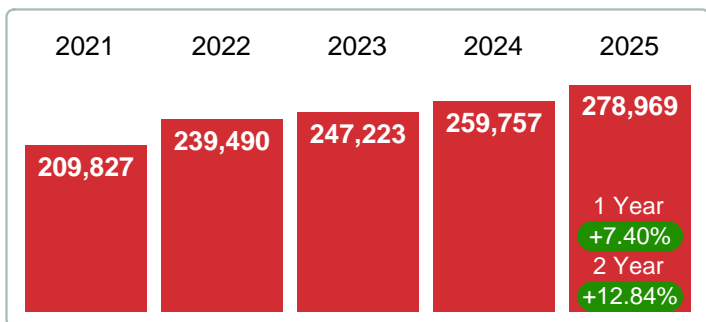
AVERAGE LIST PRICE AT CLOSING

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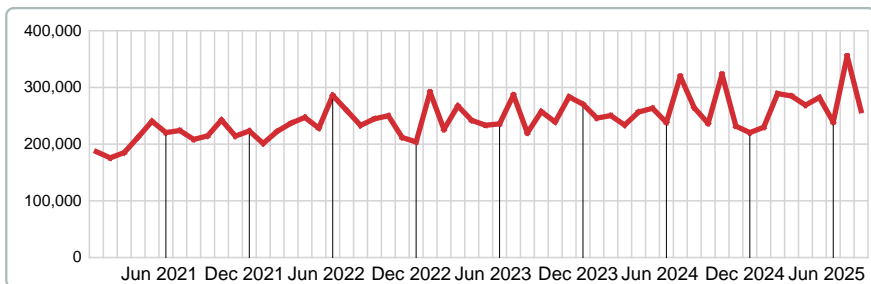
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

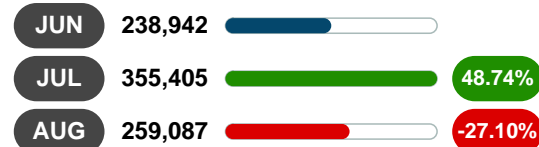


3 MONTHS

5 year AUG AVG = 236,930

High Jul 2025 355,405 Low Feb 2021 175,794

Average List Price at Closing this month at **259,087** above the 5 yr AUG average of **236,930**



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
\$125,000 and less	8.97%	99,486	92,500	108,567	165,000	0
\$125,001 - \$150,000	6.41%	142,800	0	144,750	0	0
\$150,001 - \$175,000	8.97%	164,771	188,667	171,878	169,900	0
\$175,001 - \$225,000	35.90%	202,772	200,000	204,927	197,043	0
\$225,001 - \$325,000	17.95%	283,979	239,500	286,730	272,450	0
\$325,001 - \$450,000	12.82%	383,470	375,000	344,817	436,667	379,900
\$450,001 and up	8.97%	593,857	0	625,000	588,667	0
Average List Price		259,087	195,688	224,954	407,726	379,900
Total Closed Units	100%	259,087	8	54	15	1
Total Closed Volume		20,208,817	1.57M	12.15M	6.12M	379.90K

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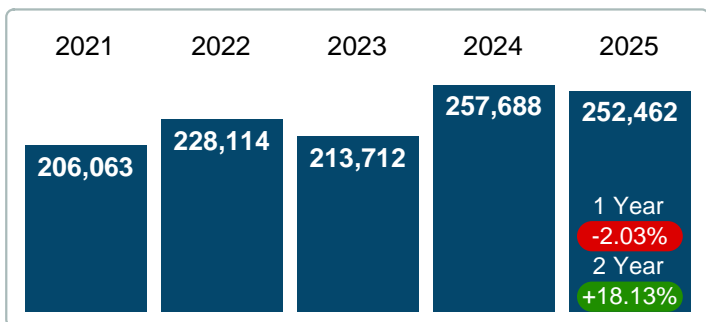
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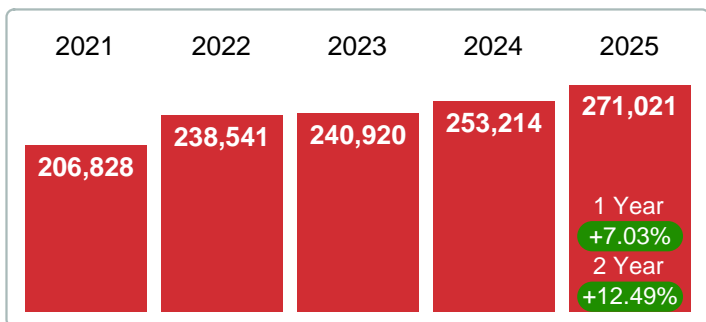
AVERAGE SOLD PRICE AT CLOSING

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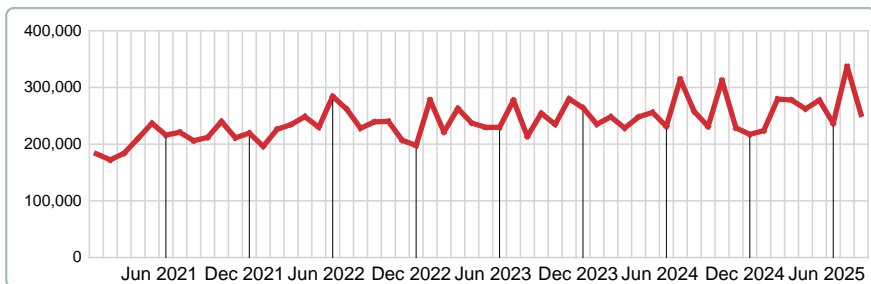
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

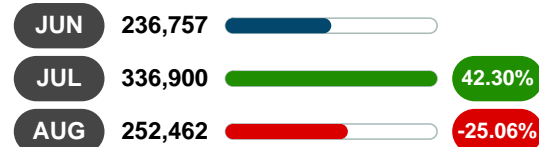


3 MONTHS

5 year AUG AVG = 231,608

High Jul 2025 336,900 Low Feb 2021 172,253

Average Sold Price at Closing this month at **252,462** above the 5 yr AUG average of **231,608**



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	
\$125,000 and less	9	11.54%	100,500	87,500	103,250	110,000	
\$125,001 - \$150,000	2	2.56%	147,250	0	147,250	0	
\$150,001 - \$175,000	13	16.67%	166,595	169,000	164,860	175,000	
\$175,001 - \$225,000	23	29.49%	202,257	202,000	202,472	200,243	
\$225,001 - \$325,000	13	16.67%	272,064	230,000	278,184	262,500	
\$325,001 - \$450,000	11	14.10%	371,545	355,000	348,333	419,000	
\$450,001 and up	7	8.97%	578,787	0	540,000	585,252	
Average Sold Price		252,462		183,625	219,611	398,600	385,000
Total Closed Units		78	100%	252,462	8	54	15
Total Closed Volume		19,692,005			1.47M	11.86M	5.98M

August 2025



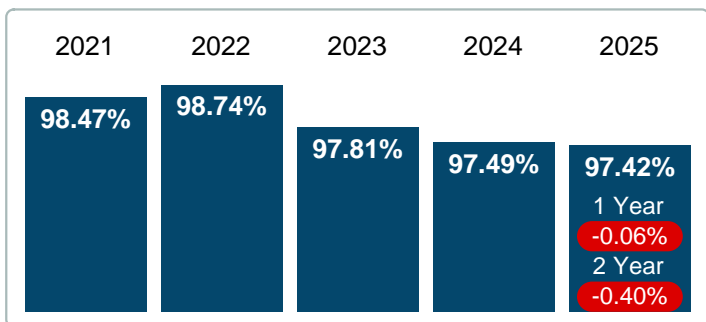
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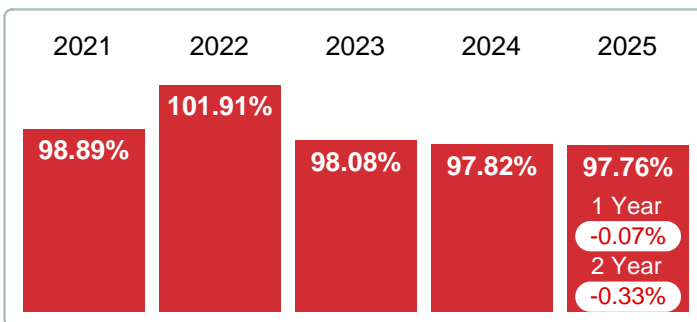
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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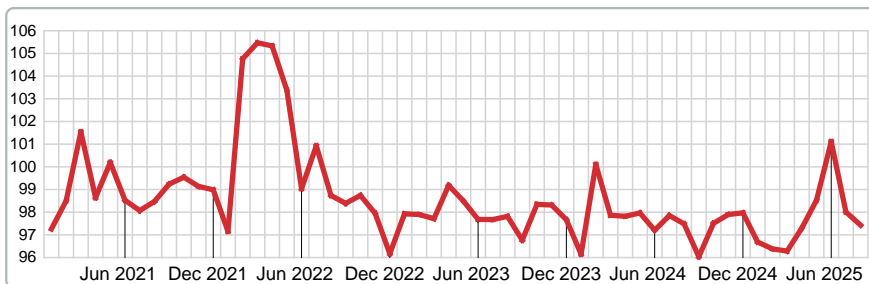
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

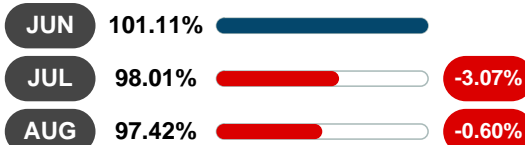


3 MONTHS

5 year AUG AVG = 97.99%

High Mar 2022 105.47% Low Sep 2024 96.04%

Average Sold/List Ratio this month at **97.42%**
below the 5 yr AUG average of **97.99%**



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	
\$125,000 and less	9	11.54%	90.98%	91.67%	94.80%	66.67%	0.00%	
\$125,001 - \$150,000	2	2.56%	101.72%	0.00%	101.72%	0.00%	0.00%	
\$150,001 - \$175,000	13	16.67%	96.96%	91.35%	98.15%	103.00%	0.00%	
\$175,001 - \$225,000	23	29.49%	99.19%	101.00%	98.84%	101.79%	0.00%	
\$225,001 - \$325,000	13	16.67%	96.99%	96.03%	97.22%	96.33%	0.00%	
\$325,001 - \$450,000	11	14.10%	99.15%	94.67%	101.17%	95.88%	101.34%	
\$450,001 and up	7	8.97%	97.64%	0.00%	86.40%	99.51%	0.00%	
Average Sold/List Ratio		97.40%		93.64%	98.11%	96.71%	101.34%	
Total Closed Units		78	100%	97.40%	8	54	15	1
Total Closed Volume		19,692,005			1.47M	11.86M	5.98M	385.00K

August 2025



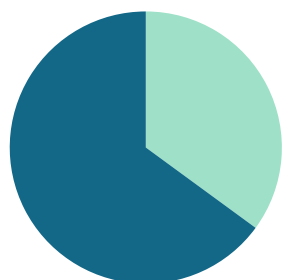
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Sep 11, 2025 for MLS Technology Inc.

INVENTORY

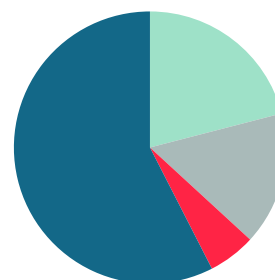


Inventory
 New Listings
102 = 35.05%
 Start Inventory
189
 Total Inventory Units
291
 Volume
\$101,064,440

Market Activity

Closed Sales
78 = 20.97%
 Pending Sales
59 = 15.86%
 Other Off Market
21 = 5.65%
 Active Inventory
214 = 57.53%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	72	78	8.33%	513	506	-1.36%
Pending Sales	57	59	3.51%	530	533	0.57%
New Listings	92	102	10.87%	729	719	-1.37%
Average List Price	264,237	259,087	-1.95%	259,757	278,969	7.40%
Average Sale Price	257,688	252,462	-2.03%	253,214	271,021	7.03%
Average Percent of Selling Price to List Price	97.49%	97.42%	-0.06%	97.82%	97.76%	-0.07%
Average Days on Market to Sale	30.25	28.00	-7.44%	32.23	36.50	13.26%
Monthly Inventory	199	214	7.54%	199	214	7.54%
Months Supply of Inventory	3.20	3.50	9.59%	3.20	3.50	9.59%

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

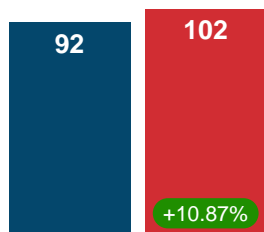
Inventory on August 31, 2025 = **214**

2024 **2025**

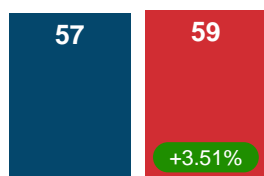
AUGUST MARKET

AVERAGE PRICES

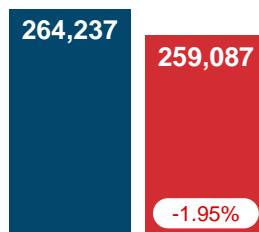
New Listings



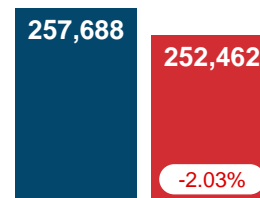
Pending Listings



List Price



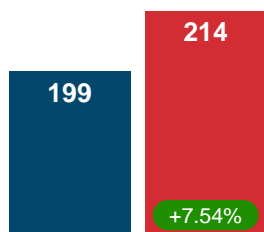
Sale Price



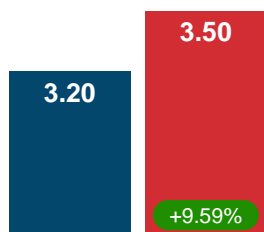
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

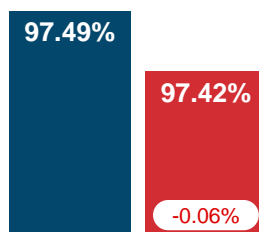
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

