

August 2025



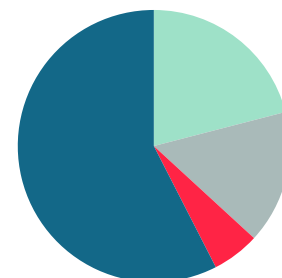
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	217,418	215,043	-1.09%
Median Sale Price	214,800	210,000	-2.23%
Median Percent of Selling Price to List Price	99.87%	100.00%	0.13%
Median Days on Market to Sale	15.50	10.00	-35.48%
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.

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 **2.23%** in August 2025 to \$210,000 versus the previous year at \$214,800.

Median Days on Market Shortens

The median number of **10.00** days that homes spent on the market before selling decreased by 5.50 days or **35.48%** in August 2025 compared to last year's same month at **15.50** DOM.

Sales Success for August 2025 is Positive

Overall, with Median 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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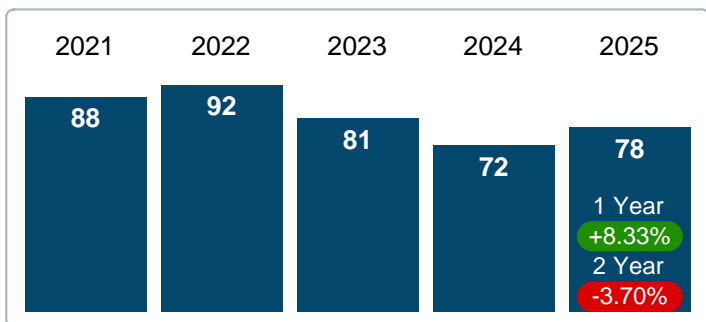
Area Delimited by County Of Creek - Residential Property Type



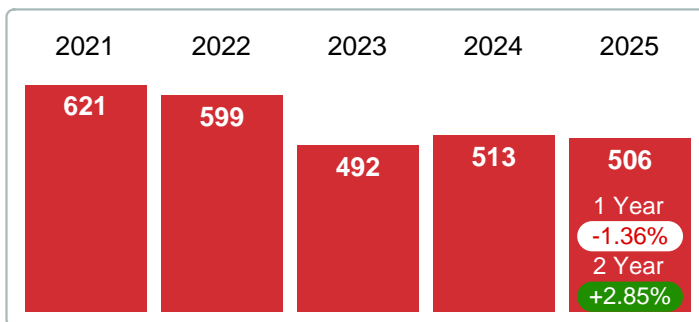
CLOSED LISTINGS

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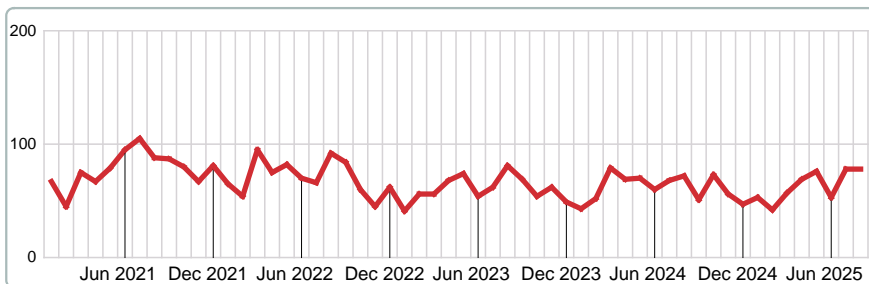
AUGUST



YEAR TO DATE (YTD)

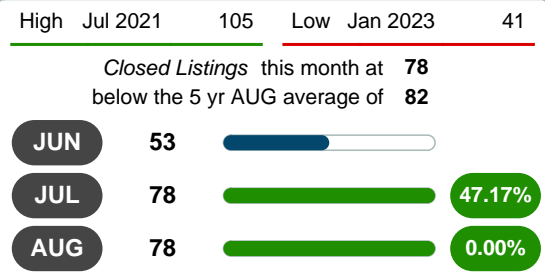


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 82



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9	11.54%	4.0	2	6	1	0
\$125,001 - \$150,000	2	2.56%	31.0	0	2	0	0
\$150,001 - \$175,000	13	16.67%	10.0	3	9	1	0
\$175,001 - \$225,000	23	29.49%	9.0	1	20	2	0
\$225,001 - \$325,000	13	16.67%	17.0	1	10	2	0
\$325,001 - \$450,000	11	14.10%	61.0	1	6	3	1
\$450,001 and up	7	8.97%	8.0	0	1	6	0
Total Closed Units	78			8	54	15	1
Total Closed Volume	19,692,005	100%	10.0	1.47M	11.86M	5.98M	385.00K
Median Closed Price	\$210,000			\$171,000	\$202,343	\$417,000	\$385,000

August 2025



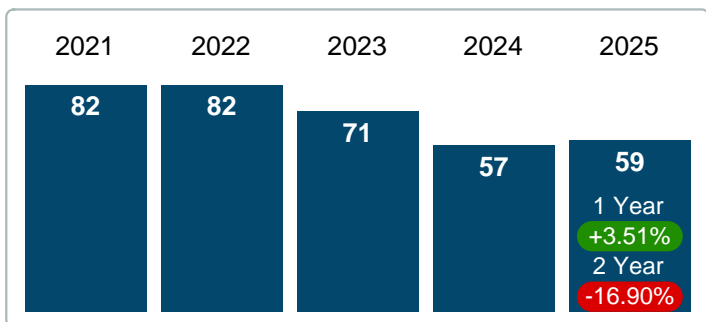
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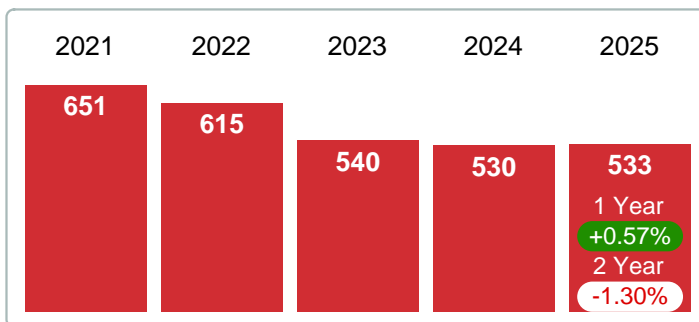
PENDING LISTINGS

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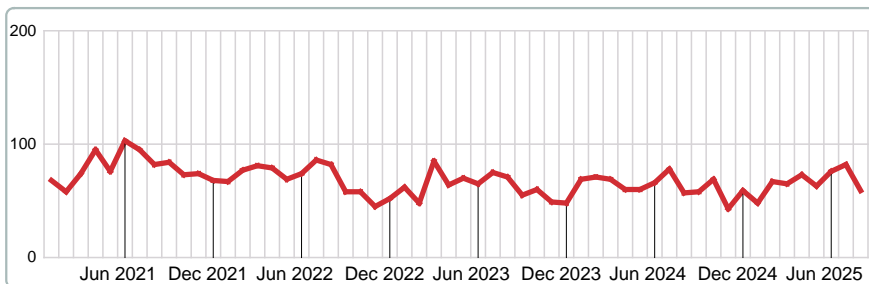
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

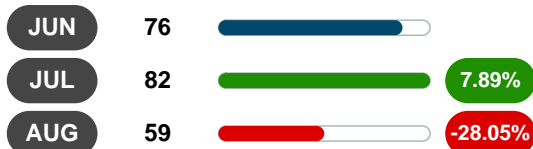


3 MONTHS

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		%	MDOM	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%	17.0	5	5	0	0
\$125,001 - \$175,000	4	6.78%	11.0	0	4	0	0
\$175,001 - \$250,000	20	33.90%	33.0	1	15	2	2
\$250,001 - \$325,000	10	16.95%	184.0	0	8	1	1
\$325,001 - \$375,000	7	11.86%	18.0	0	4	3	0
\$375,001 and up	7	11.86%	23.0	0	5	2	0
Total Pending Units	59			6	42	8	3
Total Pending Volume	14,368,123	100%	23.0	685.90K	10.24M	2.66M	778.90K
Median Listing Price	\$224,900			\$106,950	\$219,950	\$353,700	\$245,000

August 2025



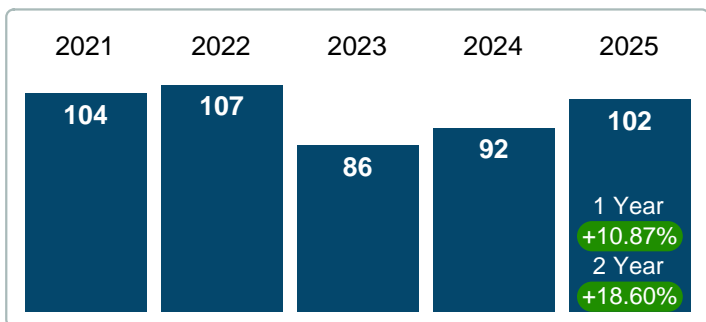
Area Delimited by County Of Creek - Residential Property Type



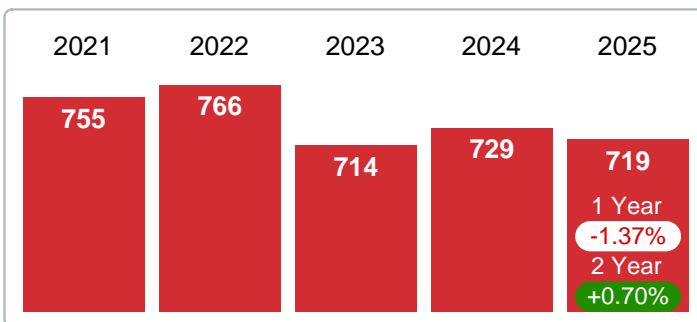
NEW LISTINGS

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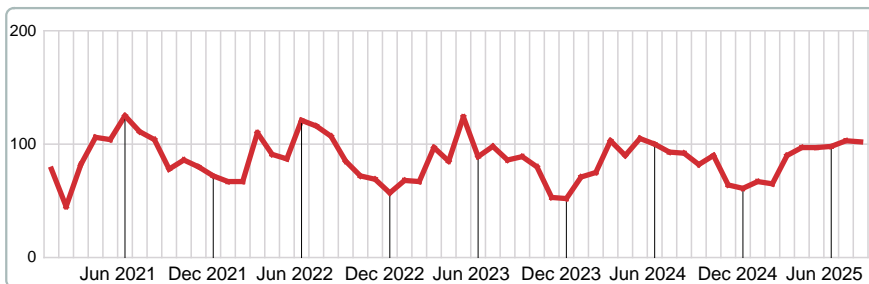
AUGUST



YEAR TO DATE (YTD)

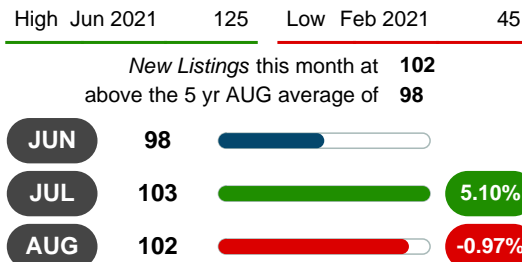


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$233,700		\$185,000	\$225,000	\$367,250	\$349,000

August 2025



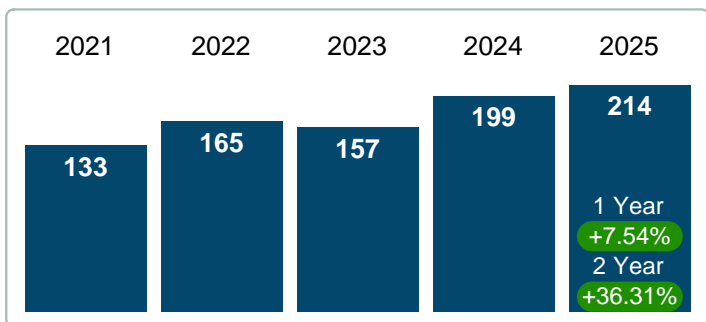
Area Delimited by County Of Creek - Residential Property Type



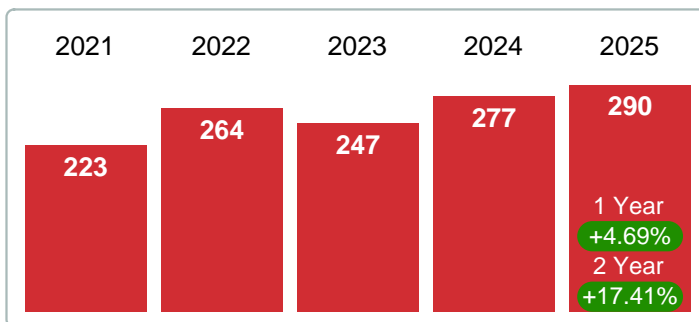
ACTIVE INVENTORY

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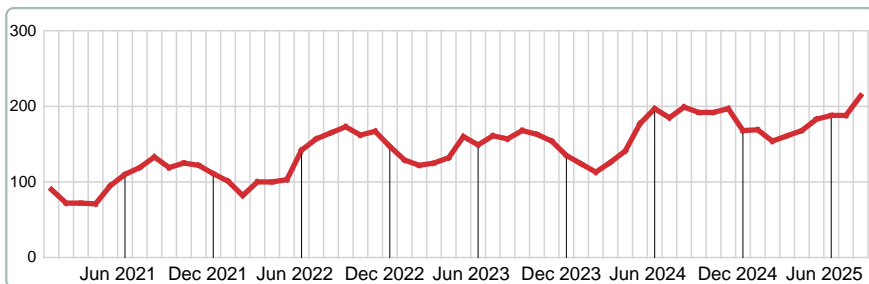
END OF AUGUST



ACTIVE DURING AUGUST

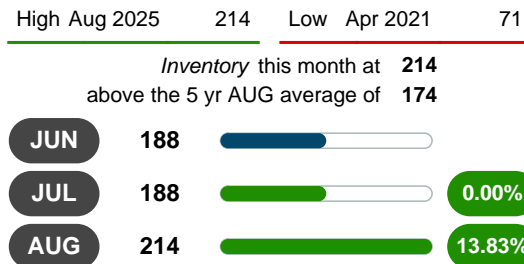


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 174



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	13	6.07%	49.0	3	9	0	1
\$100,001 - \$175,000	33	15.42%	45.0	12	18	3	0
\$175,001 - \$225,000	34	15.89%	28.0	2	25	7	0
\$225,001 - \$300,000	48	22.43%	48.5	3	35	6	4
\$300,001 - \$400,000	34	15.89%	39.0	4	19	9	2
\$400,001 - \$625,000	30	14.02%	60.0	3	9	12	6
\$625,001 and up	22	10.28%	108.5	1	6	8	7
Total Active Inventory by Units	214			28	121	45	20
Total Active Inventory by Volume	76,182,517	100%	47.5	6.79M	35.54M	20.93M	12.93M
Median Active Inventory Listing Price	\$275,000			\$164,500	\$245,000	\$365,000	\$492,000

August 2025



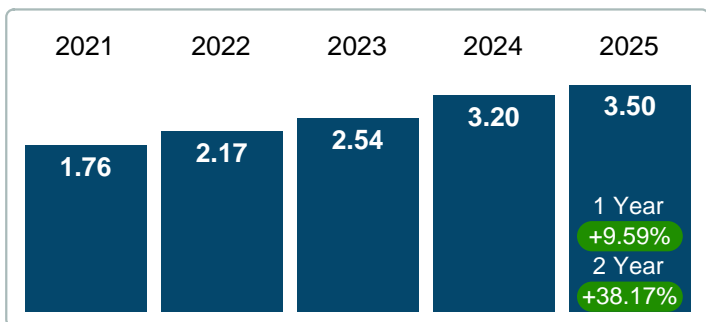
Area Delimited by County Of Creek - Residential Property Type



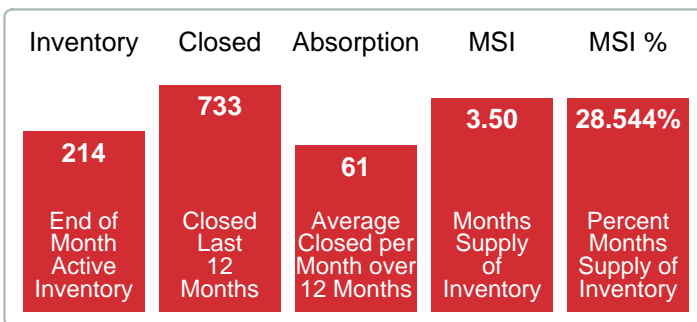
MONTHS SUPPLY of INVENTORY (MSI)

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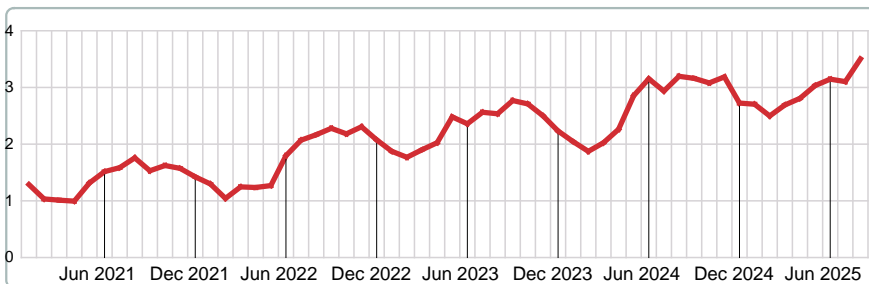
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025

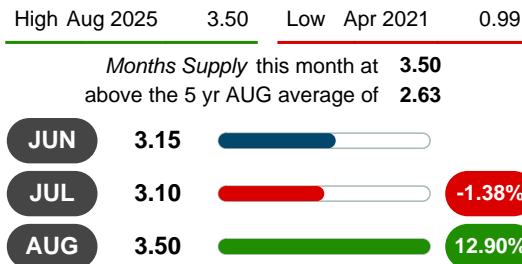


5 YEAR MARKET ACTIVITY TRENDS



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	6.07%	3.12	1.57	4.50	0.00	0.00
\$100,001 - \$175,000	15.42%	2.41	3.13	2.08	2.77	0.00
\$175,001 - \$225,000	15.89%	2.44	1.71	2.34	3.65	0.00
\$225,001 - \$300,000	22.43%	3.20	4.50	3.33	1.76	9.60
\$300,001 - \$400,000	15.89%	4.98	16.00	4.15	6.35	3.43
\$400,001 - \$625,000	14.02%	5.22	18.00	4.50	3.79	14.40
\$625,001 and up	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



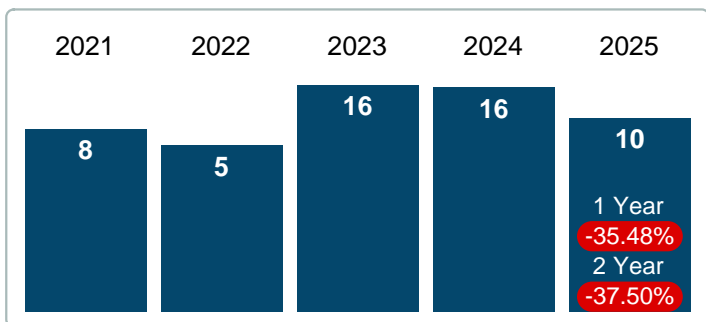
Area Delimited by County Of Creek - Residential Property Type



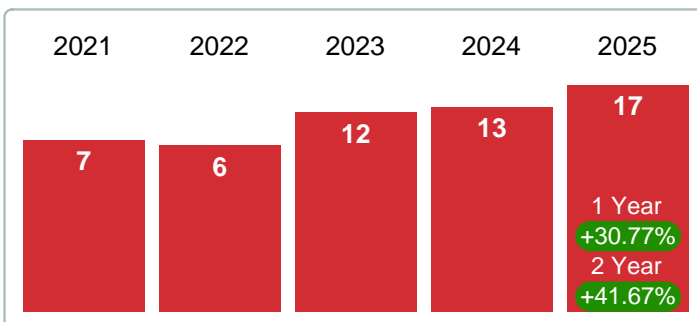
MEDIAN DAYS ON MARKET TO SALE

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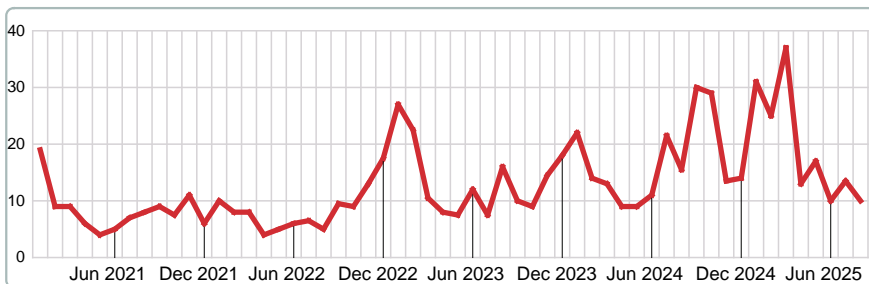
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

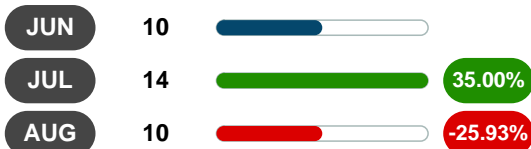


3 MONTHS

5 year AUG AVG = 11

High Mar 2025 37 Low Apr 2022 4

Median Days on Market to Sale this month at 10 below the 5 yr AUG average of 11



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
\$125,000 and less	11.54%	4	22	1	118	0
\$125,001 - \$150,000	2.56%	31	0	31	0	0
\$150,001 - \$175,000	16.67%	10	33	9	10	0
\$175,001 - \$225,000	29.49%	9	42	7	14	0
\$225,001 - \$325,000	16.67%	17	27	20	4	0
\$325,001 - \$450,000	14.10%	61	112	59	69	12
\$450,001 and up	8.97%	8	0	144	5	0
Median Closed DOM		10	34	10	8	12
Total Closed Units	100%	78	8	54	15	1
Total Closed Volume		19,692,005	1.47M	11.86M	5.98M	385.00K

August 2025



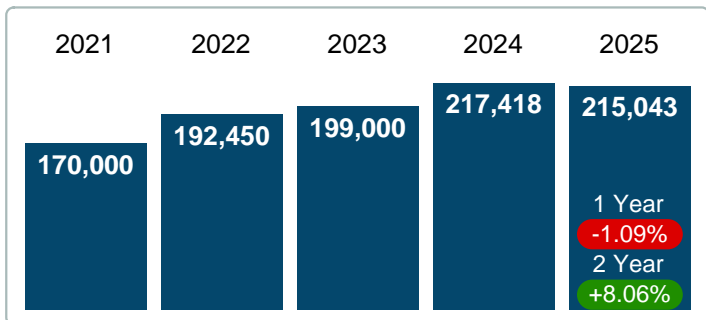
Area Delimited by County Of Creek - Residential Property Type



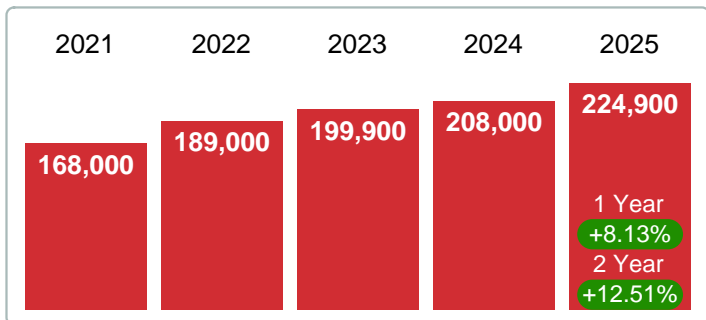
MEDIAN LIST PRICE AT CLOSING

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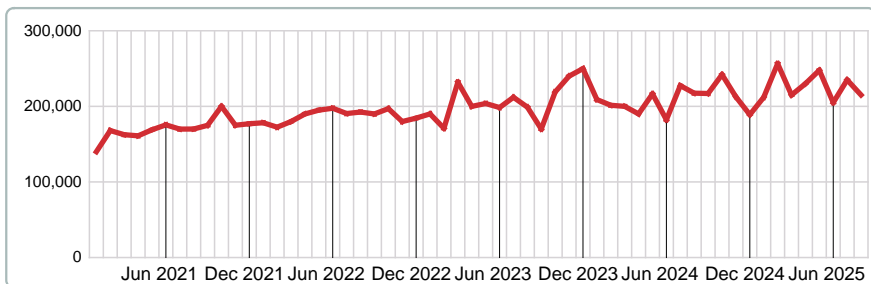
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

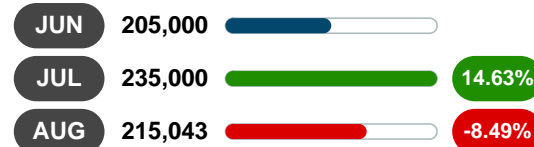


3 MONTHS

5 year AUG AVG = 198,782

High Feb 2025 256,450 Low Jan 2021 140,000

Median List Price at Closing this month at **215,043** above the 5 yr AUG average of **198,782**



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
\$125,000 and less	7	8.97%	110,000	92,500	110,000	0	0
\$125,001 - \$150,000	5	6.41%	144,500	0	144,500	0	0
\$150,001 - \$175,000	7	8.97%	165,000	165,000	164,250	167,450	0
\$175,001 - \$225,000	28	35.90%	202,343	200,000	204,685	197,043	0
\$225,001 - \$325,000	14	17.95%	292,450	239,500	295,000	272,450	0
\$325,001 - \$450,000	10	12.82%	370,000	375,000	359,900	440,000	379,900
\$450,001 and up	7	8.97%	605,000	0	625,000	592,000	0
Median List Price			215,043	188,000	207,348	440,000	379,900
Total Closed Units		100%	215,043	8	54	15	1
Total Closed Volume			20,208,817	1.57M	12.15M	6.12M	379.90K

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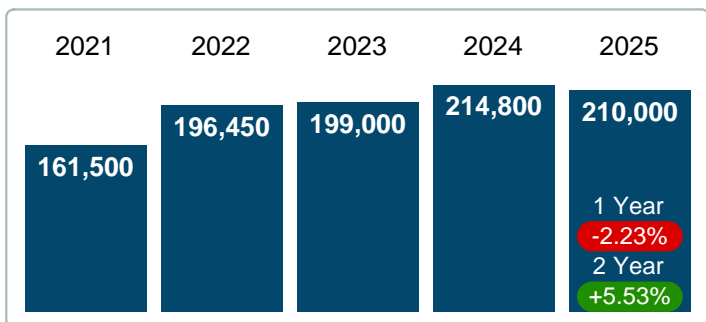
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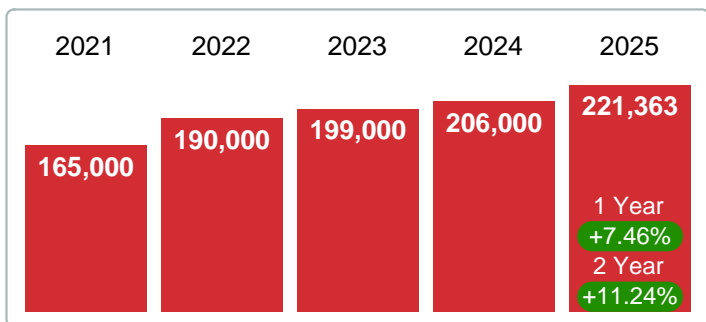
MEDIAN SOLD PRICE AT CLOSING

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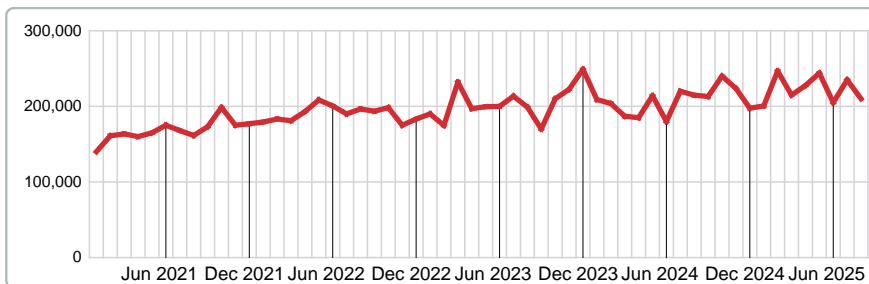
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

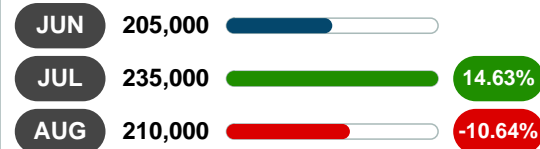


3 MONTHS

5 year AUG AVG = 196,350

High Dec 2023 249,000 Low Jan 2021 140,000

Median Sold Price at Closing this month at **210,000** above the 5 yr AUG average of **196,350**



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
\$125,000 and less	11.54%	110,000	87,500	114,000	110,000	0
\$125,001 - \$150,000	2.56%	147,250	0	147,250	0	0
\$150,001 - \$175,000	16.67%	169,000	169,000	165,000	175,000	0
\$175,001 - \$225,000	29.49%	202,000	202,000	202,343	200,243	0
\$225,001 - \$325,000	16.67%	270,000	230,000	277,500	262,500	0
\$325,001 - \$450,000	14.10%	360,000	355,000	355,000	417,000	385,000
\$450,001 and up	8.97%	577,000	0	540,000	588,500	0
Median Sold Price		210,000	171,000	202,343	417,000	385,000
Total Closed Units	100%	210,000	8	54	15	1
Total Closed Volume		19,692,005	1.47M	11.86M	5.98M	385.00K

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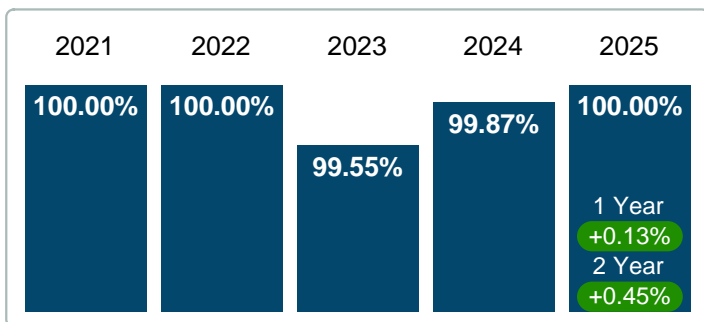
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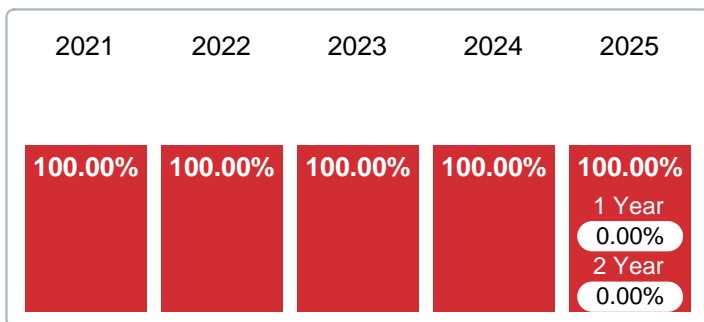
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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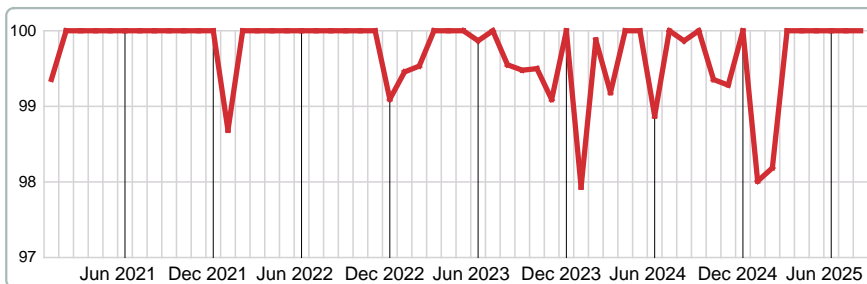
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

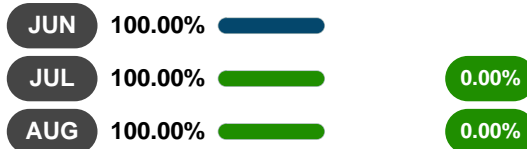


3 MONTHS

5 year AUG AVG = 99.88%

High Aug 2025 100.00% Low Jan 2024 97.93%

Median Sold/List Ratio this month at 100.00% equal to 5 yr AUG average of 99.88%



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
\$125,000 and less	9	11.54%	91.34%	91.67%	95.67%	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%	100.00%	98.30%	100.00%	103.00%	0.00%
\$175,001 - \$225,000	23	29.49%	100.00%	101.00%	100.00%	101.79%	0.00%
\$225,001 - \$325,000	13	16.67%	96.59%	96.03%	98.24%	96.33%	0.00%
\$325,001 - \$450,000	11	14.10%	100.00%	94.67%	101.25%	94.77%	101.34%
\$450,001 and up	7	8.97%	99.60%	0.00%	86.40%	99.63%	0.00%
Median Sold/List Ratio		100.00%		97.16%	100.00%	99.60%	101.34%
Total Closed Units	78	100%	100.00%	8	54	15	1
Total Closed Volume	19,692,005			1.47M	11.86M	5.98M	385.00K

August 2025



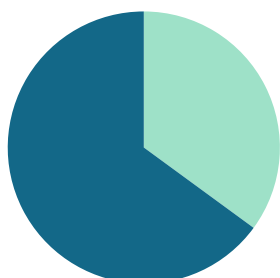
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

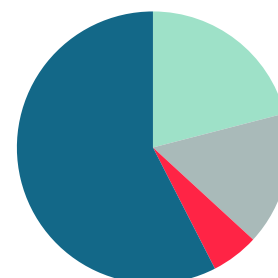


Inventory
 New Listings
102 = 35.05%
 Start Inventory
189
 Total Inventory Units
291
 Volume
\$101,064,440

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%
Median List Price	217,418	215,043	-1.09%	208,000	224,900	8.13%
Median Sale Price	214,800	210,000	-2.23%	206,000	221,363	7.46%
Median Percent of Selling Price to List Price	99.87%	100.00%	0.13%	100.00%	100.00%	0.00%
Median Days on Market to Sale	15.50	10.00	-35.48%	13.00	17.00	30.77%
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

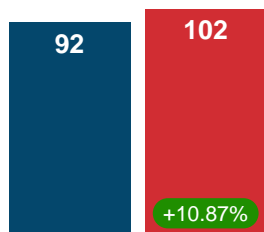
Inventory on August 31, 2025 = **214**

2024 **2025**

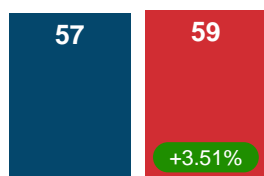
AUGUST MARKET

MEDIAN PRICES

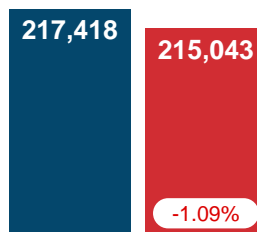
New Listings



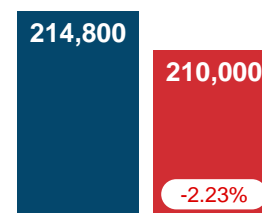
Pending Listings



List Price



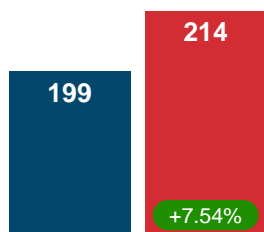
Sale Price



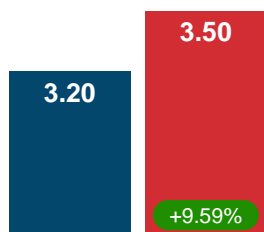
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

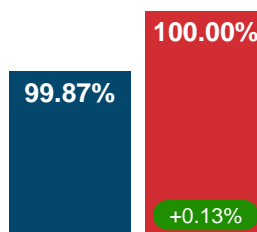
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

