

September 2025



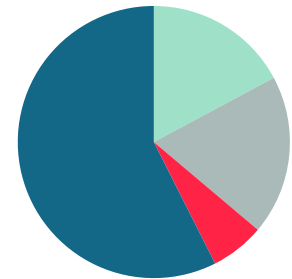
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Oct 17, 2025 for MLS Technology Inc.

Compared Metrics	September		
	2024	2025	+/-%
Closed Listings	51	67	31.37%
Pending Listings	58	74	27.59%
New Listings	82	107	30.49%
Average List Price	236,648	280,359	18.47%
Average Sale Price	231,130	270,462	17.02%
Average Percent of Selling Price to List Price	96.04%	97.17%	1.18%
Average Days on Market to Sale	43.31	37.52	-13.37%
End of Month Inventory	192	224	16.67%
Months Supply of Inventory	3.16	3.59	13.70%



Absorption: Last 12 months, an Average of **62 Sales/Month**
Active Inventory as of September 30, 2025 = **224**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2025 rose **16.67%** to 224 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **3.59** 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 **17.02%** in September 2025 to \$270,462 versus the previous year at \$231,130.

Average Days on Market Shortens

The average number of **37.52** days that homes spent on the market before selling decreased by 5.79 days or **13.37%** in September 2025 compared to last year's same month at **43.31** DOM.

Sales Success for September 2025 is Positive

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

There were 107 New Listings in September 2025, up **30.49%** from last year at 82. Furthermore, there were 67 Closed Listings this month versus last year at 51, a **31.37%** increase.

Closed versus Listed trends yielded a **62.6%** ratio, up from previous year's, September 2024, at **62.2%**, a **0.68%** upswing. 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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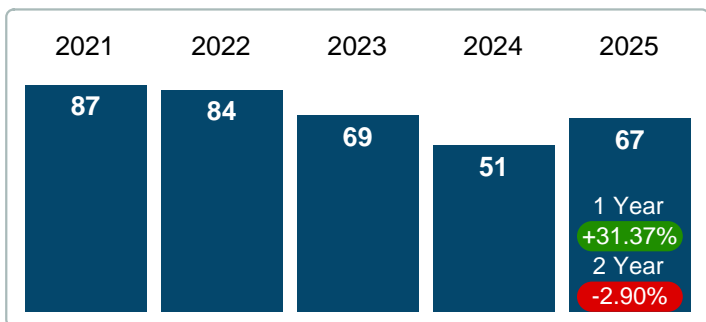
Area Delimited by County Of Creek - Residential Property Type



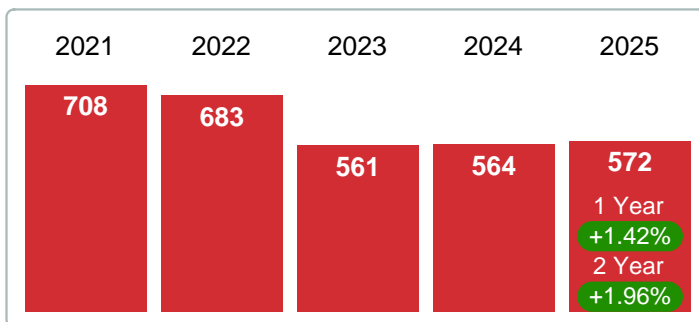
CLOSED LISTINGS

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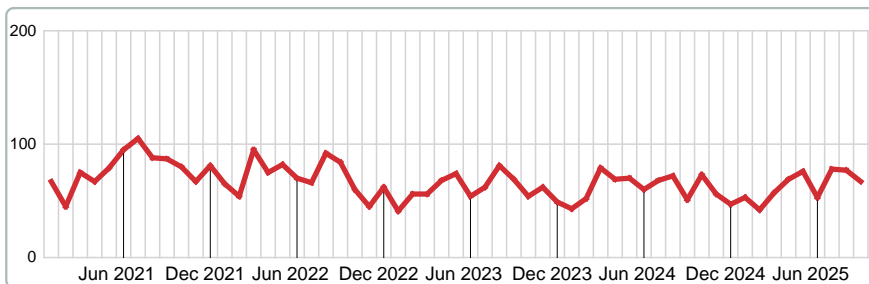
SEPTEMBER



YEAR TO DATE (YTD)

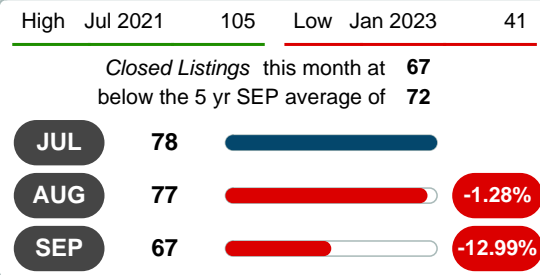


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 72



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	3	4.48%	21.7	1	2	0	0
\$75,001 - \$125,000	11	16.42%	25.3	4	7	0	0
\$125,001 - \$200,000	11	16.42%	44.3	1	8	2	0
\$200,001 - \$250,000	15	22.39%	45.0	0	12	1	2
\$250,001 - \$325,000	7	10.45%	45.3	0	4	2	1
\$325,001 - \$525,000	14	20.90%	42.8	1	8	4	1
\$525,001 and up	6	8.96%	15.5	0	4	1	1
Total Closed Units	67			7	45	10	5
Total Closed Volume	18,120,975	100%	37.5	1.01M	11.90M	3.29M	1.92M
Average Closed Price	\$270,462			\$144,714	\$264,527	\$328,525	\$383,800

September 2025



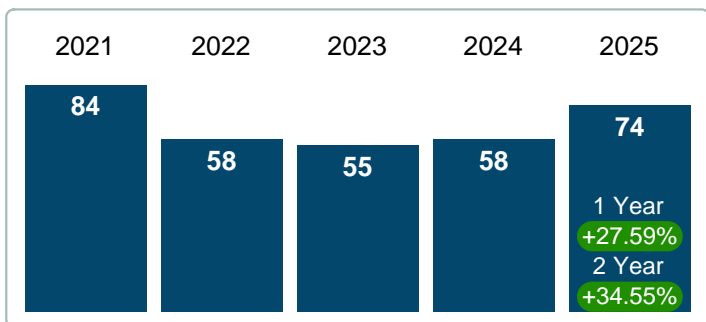
Area Delimited by County Of Creek - Residential Property Type



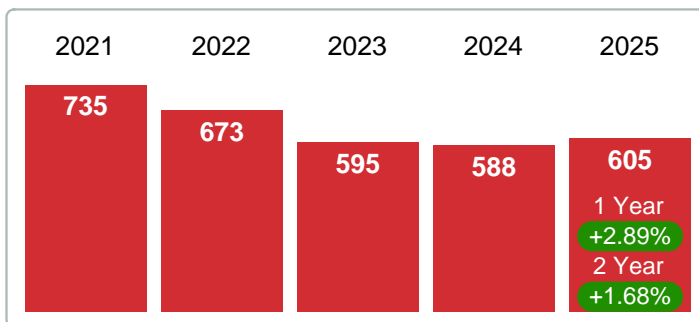
PENDING LISTINGS

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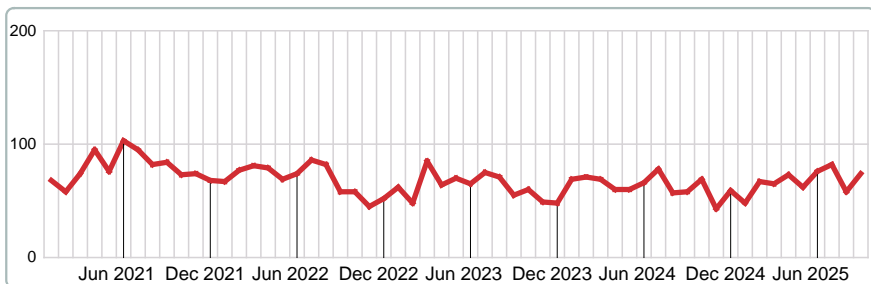
SEPTEMBER



YEAR TO DATE (YTD)

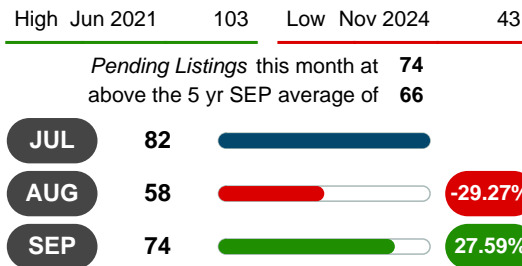


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 66



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	6	8.11%	19.2	2	4	0	0
\$125,001 - \$150,000	3	4.05%	78.0	2	1	0	0
\$150,001 - \$200,000	14	18.92%	25.4	2	10	2	0
\$200,001 - \$250,000	23	31.08%	39.3	1	18	4	0
\$250,001 - \$325,000	9	12.16%	97.1	0	7	2	0
\$325,001 - \$450,000	12	16.22%	33.3	1	7	2	2
\$450,001 and up	7	9.46%	71.1	1	2	3	1
Total Pending Units	74			9	49	13	3
Total Pending Volume	21,000,061	100%	45.7	1.88M	12.10M	5.66M	1.36M
Average Listing Price	\$283,785			\$209,056	\$246,910	\$435,546	\$452,633

September 2025



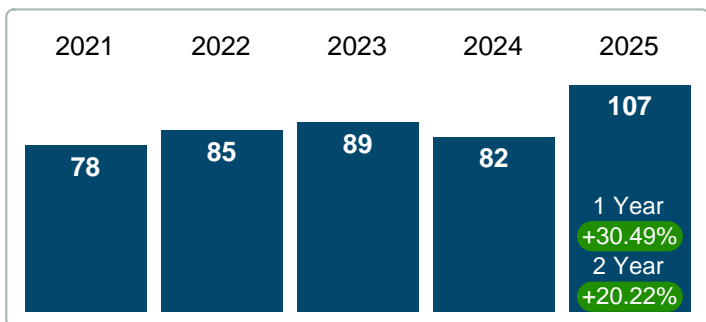
Area Delimited by County Of Creek - Residential Property Type



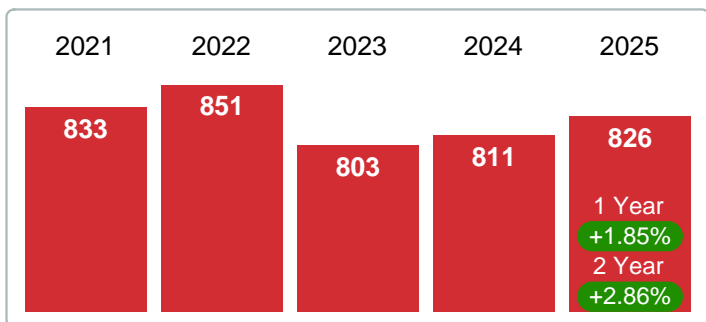
NEW LISTINGS

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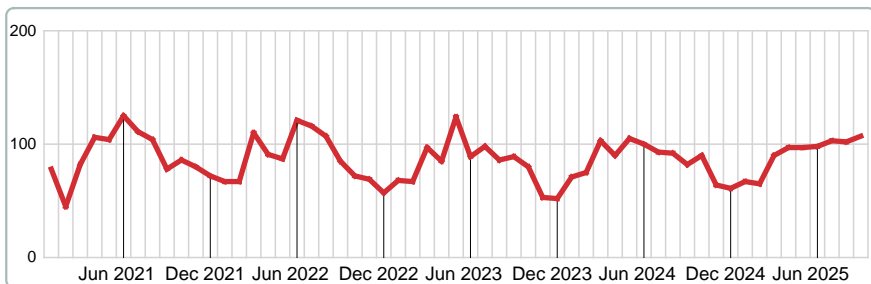
SEPTEMBER



YEAR TO DATE (YTD)

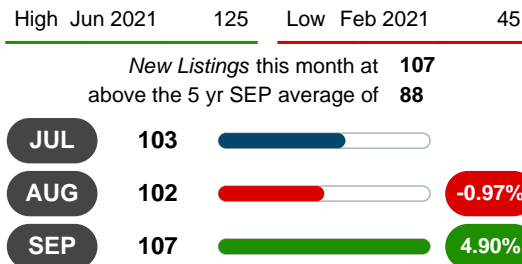


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 88



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	9	8.41%	4	4	1	0
\$150,001 - \$200,000	16	14.95%	2	11	3	0
\$200,001 - \$200,000	0	0.00%	0	0	0	0
\$200,001 - \$250,000	42	39.25%	0	36	6	0
\$250,001 - \$350,000	12	11.21%	2	6	3	1
\$350,001 - \$575,000	17	15.89%	1	7	8	1
\$575,001 and up	11	10.28%	0	2	5	4
Total New Listed Units	107		9	66	26	6
Total New Listed Volume	37,060,602	100%	1.73M	16.76M	14.27M	4.29M
Average New Listed Listing Price	\$346,361		\$192,322	\$253,992	\$548,954	\$715,567

September 2025



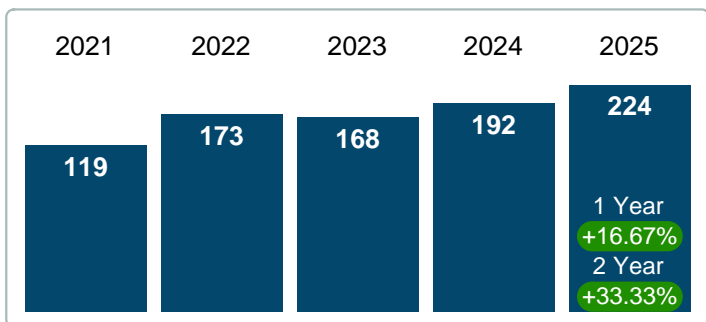
Area Delimited by County Of Creek - Residential Property Type



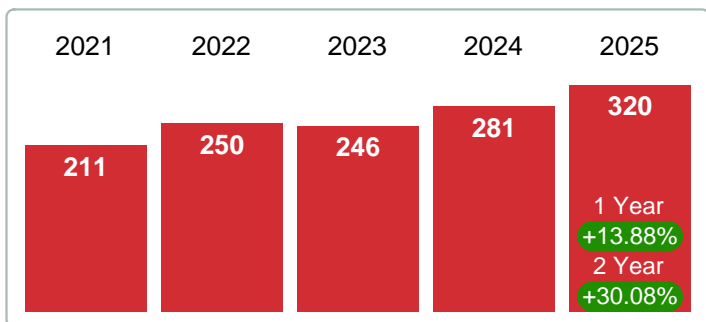
ACTIVE INVENTORY

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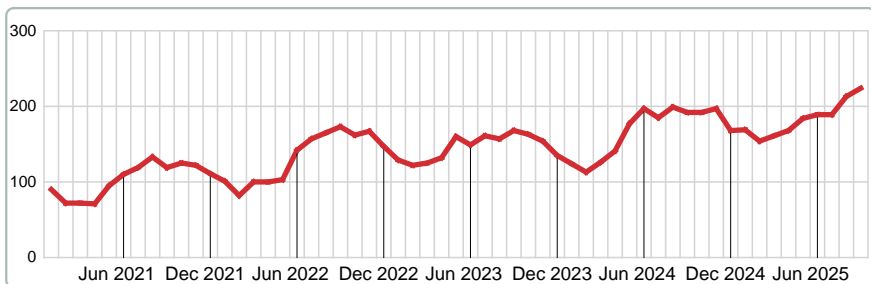
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

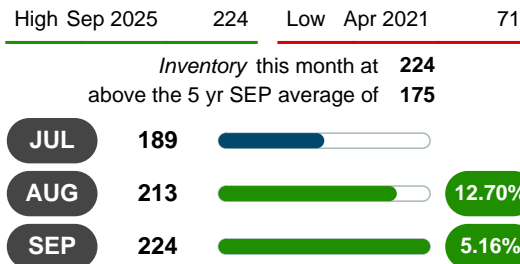


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 175



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	22	9.82%	79.3	10	10	1	1
\$125,001 - \$175,000	18	8.04%	73.1	7	7	4	0
\$175,001 - \$200,000	20	8.93%	46.8	1	17	2	0
\$200,001 - \$300,000	81	36.16%	50.9	3	61	13	4
\$300,001 - \$425,000	30	13.39%	74.0	3	15	10	2
\$425,001 - \$650,000	30	13.39%	75.1	2	9	13	6
\$650,001 and up	23	10.27%	94.7	1	6	9	7
Total Active Inventory by Units	224			27	125	52	20
Total Active Inventory by Volume	82,837,307	100%	65.9	5.90M	36.29M	26.38M	14.27M
Average Active Inventory Listing Price	\$369,809			\$218,641	\$290,309	\$507,290	\$713,315

September 2025



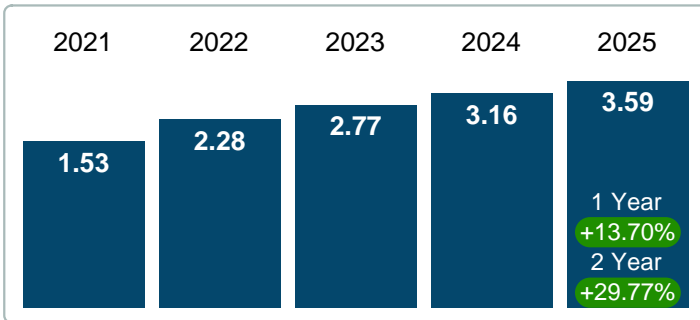
Area Delimited by County Of Creek - Residential Property Type



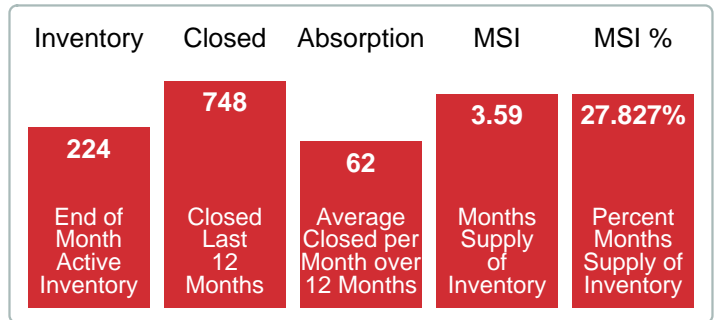
MONTHS SUPPLY of INVENTORY (MSI)

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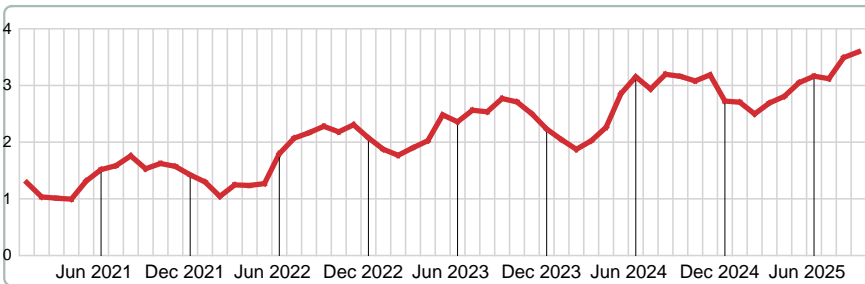
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2025

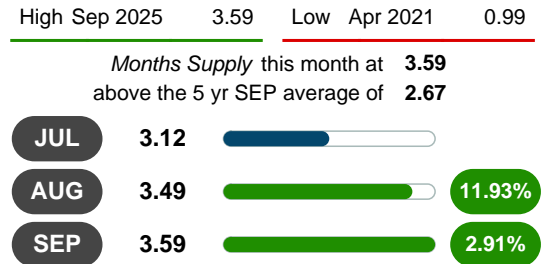


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 2.67



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
\$125,000 and less	22	9.82%	2.90	3.16	2.61	1.71	0.00
\$125,001 - \$175,000	18	8.04%	1.73	2.63	1.01	5.33	0.00
\$175,001 - \$200,000	20	8.93%	3.24	1.71	3.58	2.67	0.00
\$200,001 - \$300,000	81	36.16%	3.56	3.00	3.68	2.94	5.33
\$300,001 - \$425,000	30	13.39%	3.56	9.00	2.77	4.80	3.43
\$425,001 - \$650,000	30	13.39%	5.81	12.00	4.91	4.88	12.00
\$650,001 and up	23	10.27%	12.55	0.00	12.00	15.43	9.33
Market Supply of Inventory (MSI)			3.59	3.41	3.14	4.39	7.27
Total Active Inventory by Units		100%	3.59	27	125	52	20

September 2025



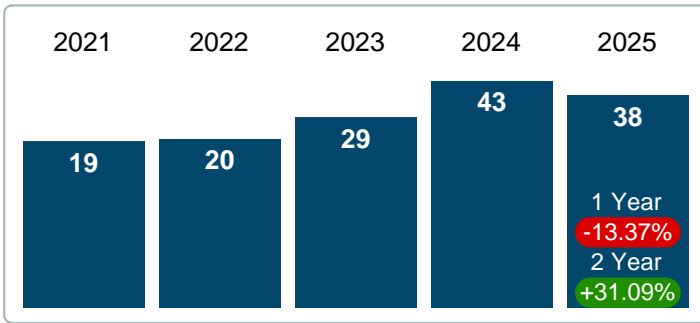
Area Delimited by County Of Creek - Residential Property Type



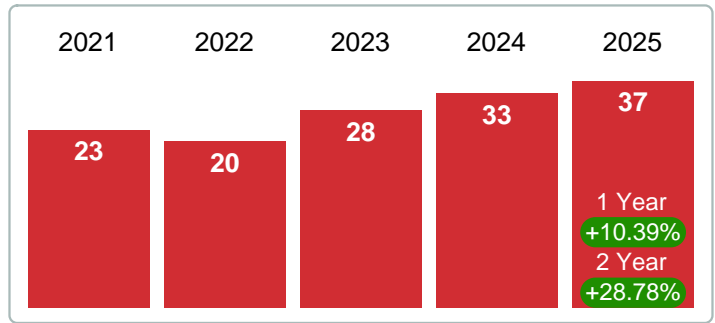
AVERAGE DAYS ON MARKET TO SALE

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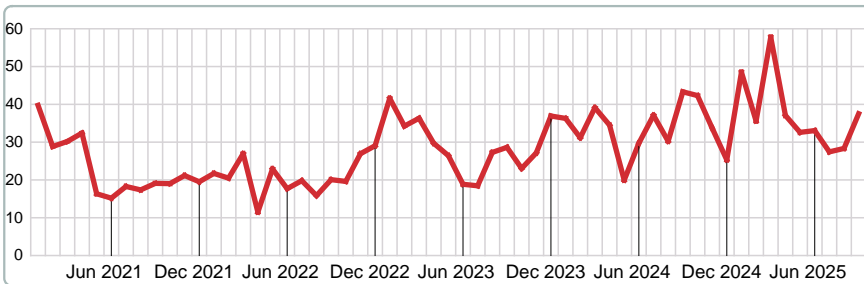
SEPTEMBER



YEAR TO DATE (YTD)

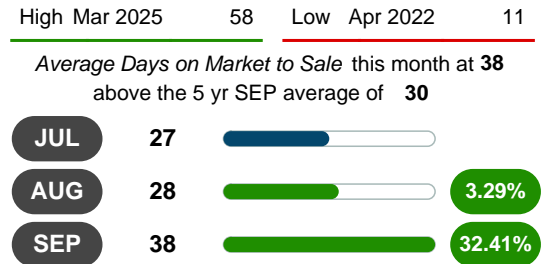


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 30



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	4.48%	22	3	31	0	0
\$75,001 - \$125,000	16.42%	25	54	9	0	0
\$125,001 - \$200,000	16.42%	44	1	37	97	0
\$200,001 - \$250,000	22.39%	45	0	37	55	88
\$250,001 - \$325,000	10.45%	45	0	25	87	44
\$325,001 - \$525,000	20.90%	43	19	45	45	43
\$525,001 and up	8.96%	16	0	11	23	28
Average Closed DOM		38	34	30	63	58
Total Closed Units	100%	67	7	45	10	5
Total Closed Volume		18,120,975	1.01M	11.90M	3.29M	1.92M

September 2025



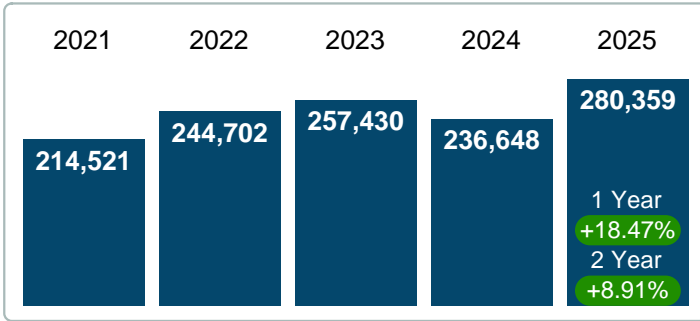
Area Delimited by County Of Creek - Residential Property Type



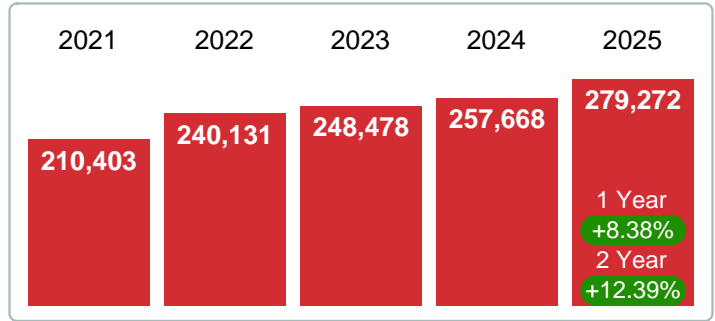
AVERAGE LIST PRICE AT CLOSING

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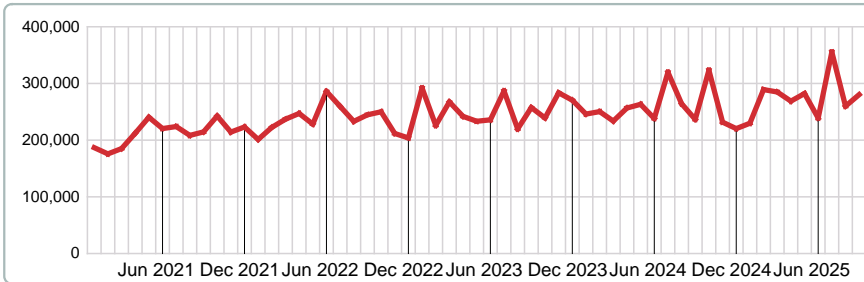
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

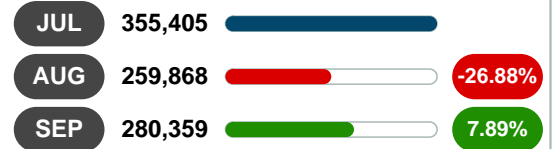


3 MONTHS

5 year SEP AVG = 246,732

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

Average List Price at Closing this month at **280,359** above the 5 yr SEP average of **246,732**



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	3	4.48%	59,767	69,500	58,950	0	0
\$75,001 - \$125,000	10	14.93%	100,850	102,625	108,629	0	0
\$125,001 - \$200,000	12	17.91%	176,903	160,000	175,930	192,450	0
\$200,001 - \$250,000	16	23.88%	226,456	0	221,533	245,000	239,950
\$250,001 - \$325,000	6	8.96%	293,991	0	278,786	294,900	299,000
\$325,001 - \$525,000	13	19.40%	393,431	475,000	385,400	389,100	559,000
\$525,001 and up	7	10.45%	710,220	0	790,660	599,900	649,999
Average List Price			280,359	159,286	273,447	337,600	397,580
Total Closed Units		100%	280,359	7	45	10	5
Total Closed Volume			18,784,024	1.12M	12.31M	3.38M	1.99M

September 2025



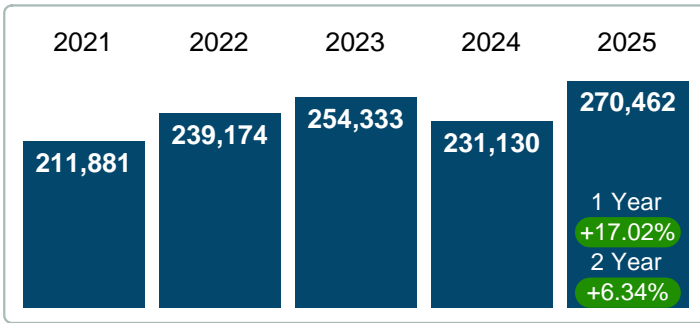
Area Delimited by County Of Creek - Residential Property Type



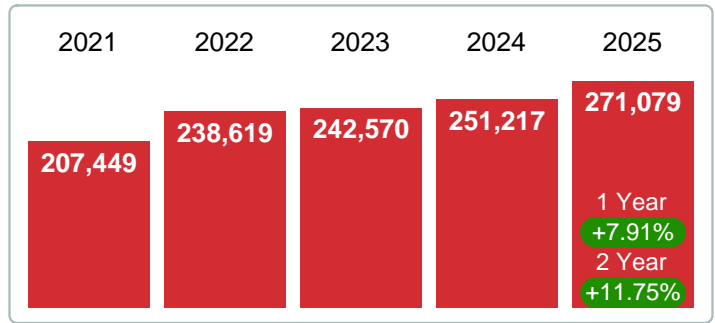
AVERAGE SOLD PRICE AT CLOSING

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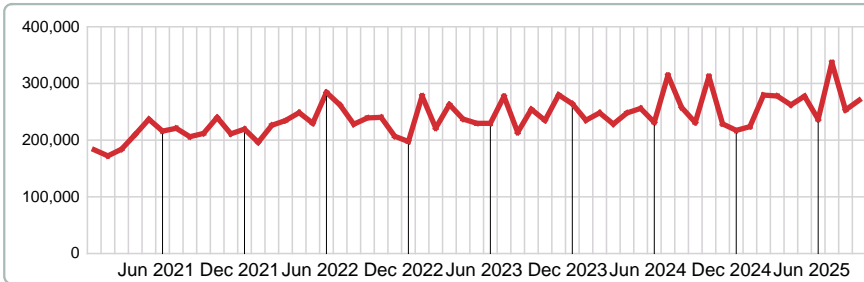
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

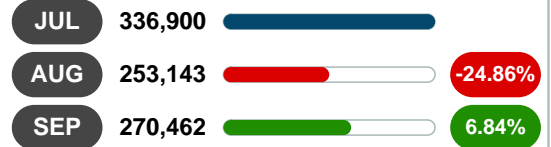


3 MONTHS

5 year SEP AVG = 241,396

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

Average Sold Price at Closing this month at **270,462** above the 5 yr SEP average of **241,396**



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	4.48%	52,500	57,500	50,000	0	0
\$75,001 - \$125,000	16.42%	99,818	96,000	102,000	0	0
\$125,001 - \$200,000	16.42%	178,585	146,500	178,880	193,450	0
\$200,001 - \$250,000	22.39%	223,467	0	219,083	248,000	237,500
\$250,001 - \$325,000	10.45%	284,335	0	280,961	283,750	299,000
\$325,001 - \$525,000	20.90%	387,046	425,000	369,463	378,238	525,000
\$525,001 and up	8.96%	690,007	0	737,535	569,900	620,000
Average Sold Price		270,462	144,714	264,527	328,525	383,800
Total Closed Units	100%	270,462	7	45	10	5
Total Closed Volume		18,120,975	1.01M	11.90M	3.29M	1.92M

September 2025



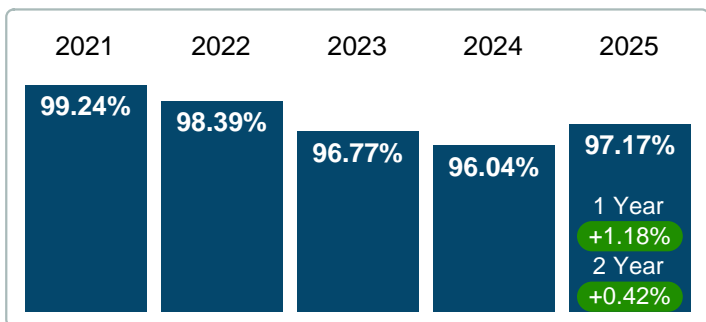
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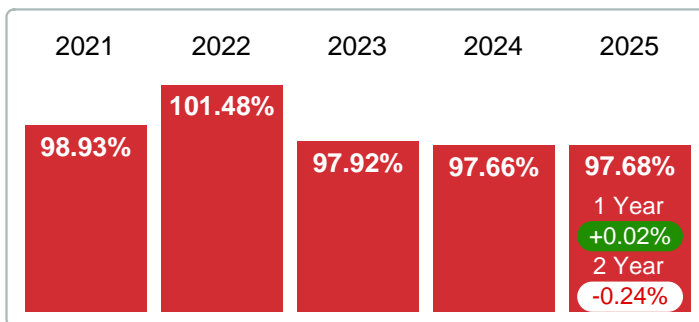
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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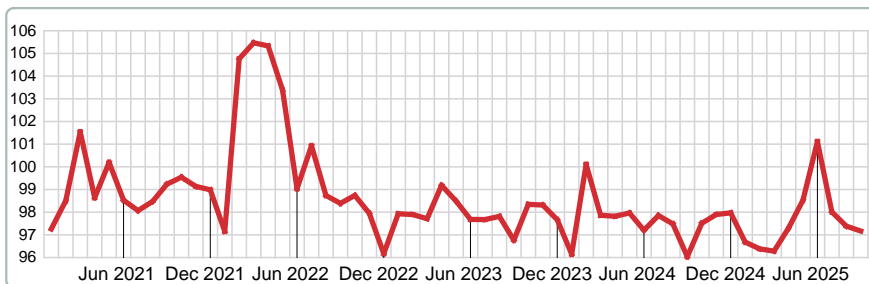
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

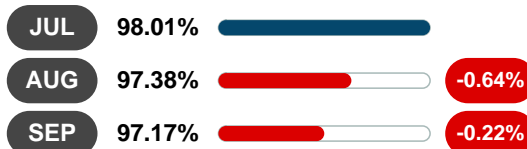


3 MONTHS

5 year SEP AVG = 97.52%

High Mar 2022 105.47% Low Sep 2024 96.04%

Average Sold/List Ratio this month at **97.17%**
below the 5 yr SEP average of **97.52%**



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	3	4.48%	83.37%	82.73%	83.69%	0.00%	0.00%
\$75,001 - \$125,000	11	16.42%	95.38%	93.66%	96.36%	0.00%	0.00%
\$125,001 - \$200,000	11	16.42%	101.39%	91.56%	102.84%	100.54%	0.00%
\$200,001 - \$250,000	15	22.39%	99.12%	0.00%	98.97%	101.22%	98.96%
\$250,001 - \$325,000	7	10.45%	99.43%	0.00%	100.94%	96.14%	100.00%
\$325,001 - \$525,000	14	20.90%	95.81%	89.47%	95.93%	97.64%	93.92%
\$525,001 and up	6	8.96%	95.25%	0.00%	95.27%	95.00%	95.38%
Average Sold/List Ratio		97.20%		91.20%	97.88%	98.01%	97.44%
Total Closed Units		67	100%	7	45	10	5
Total Closed Volume		18,120,975		1.01M	11.90M	3.29M	1.92M

September 2025



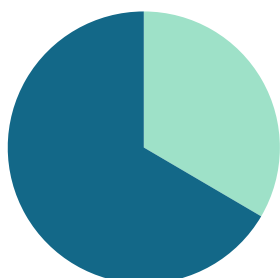
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Oct 17, 2025 for MLS Technology Inc.

INVENTORY

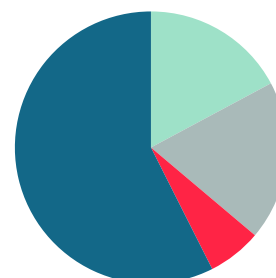


Inventory
 New Listings
107 = 33.44%
 Start Inventory
213
 Total Inventory Units
320
 Volume
\$111,652,117

Market Activity

Closed Sales
67 = 17.18%
 Pending Sales
74 = 18.97%
 Other Off Market
25 = 6.41%
 Active Inventory
224 = 57.44%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	51	67	31.37%	564	572	1.42%
Pending Sales	58	74	27.59%	588	605	2.89%
New Listings	82	107	30.49%	811	826	1.85%
Average List Price	236,648	280,359	18.47%	257,668	279,272	8.38%
Average Sale Price	231,130	270,462	17.02%	251,217	271,079	7.91%
Average Percent of Selling Price to List Price	96.04%	97.17%	1.18%	97.66%	97.68%	0.02%
Average Days on Market to Sale	43.31	37.52	-13.37%	33.23	36.68	10.39%
Monthly Inventory	192	224	16.67%	192	224	16.67%
Months Supply of Inventory	3.16	3.59	13.70%	3.16	3.59	13.70%

Absorption: Last 12 months, an Average of **62** Sales/Month

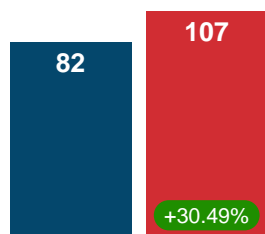
Inventory on September 30, 2025 = **224**

2024 **2025**

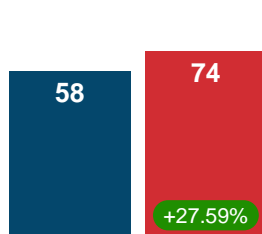
SEPTEMBER MARKET

AVERAGE PRICES

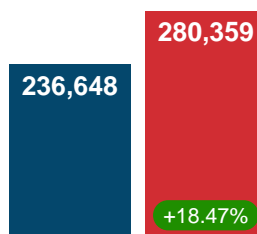
New Listings



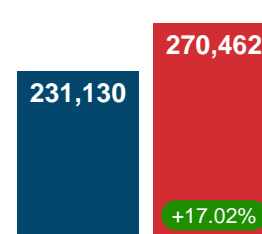
Pending Listings



List Price



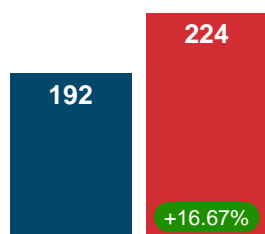
Sale Price



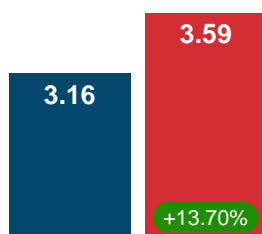
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

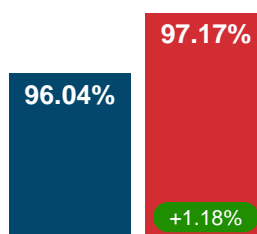
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

