



September 2021

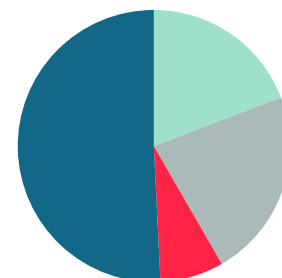
Area Delimited by County Of Creek



MONTHLY INVENTORY ANALYSIS

Report produced on Oct 12, 2021 for MLS Technology Inc.

Compared Metrics	September		
	2020	2021	+/-%
Closed Listings	87	99	13.79%
Pending Listings	113	116	2.65%
New Listings	137	131	-4.38%
Average List Price	166,975	208,003	24.57%
Average Sale Price	160,485	205,144	27.83%
Average Percent of Selling Price to List Price	95.20%	98.73%	3.71%
Average Days on Market to Sale	30.89	22.61	-26.81%
End of Month Inventory	405	262	-35.31%
Months Supply of Inventory	5.00	2.66	-46.89%



■ Closed (19.19%)
■ Pending (22.48%)
■ Other OffMarket (7.56%)
■ Active (50.78%)

Absorption: Last 12 months, an Average of **99** Sales/Month
Active Inventory as of September 30, 2021 = **262**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of September 2021 decreased **35.31%** to 262 existing homes available for sale. Over the last 12 months this area has had an average of 99 closed sales per month. This represents an unsold inventory index of **2.66** 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 **27.83%** in September 2021 to \$205,144 versus the previous year at \$160,485.

Average Days on Market Shortens

The average number of **22.61** days that homes spent on the market before selling decreased by 8.28 days or **26.81%** in September 2021 compared to last year's same month at **30.89** DOM.

Sales Success for September 2021 is Positive

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

There were 131 New Listings in September 2021, down **4.38%** from last year at 137. Furthermore, there were 99 Closed Listings this month versus last year at 87, a **13.79%** increase.

Closed versus Listed trends yielded a **75.6%** ratio, up from previous year's, September 2020, at **63.5%**, a **19.01%** upswing. 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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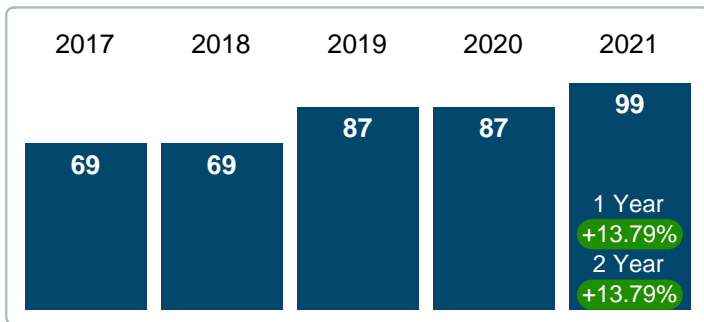
Area Delimited by County Of Creek



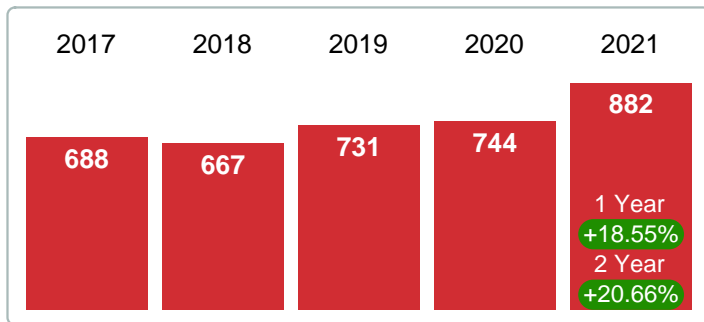
CLOSED LISTINGS

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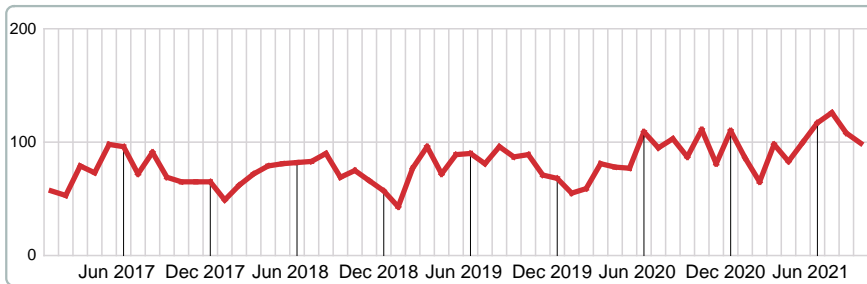
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

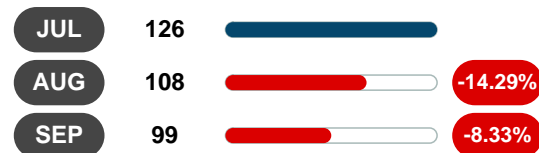


3 MONTHS

5 year SEP AVG = 82

High Jul 2021 126 Low Jan 2019 43

Closed Listings this month at 99
above the 5 yr SEP average of 82



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	8	8.08%	35.6	6	2	0	0
\$50,001 - \$100,000	10	10.10%	18.3	4	6	0	0
\$100,001 - \$125,000	5	5.05%	16.0	1	3	1	0
\$125,001 - \$175,000	33	33.33%	20.6	5	28	0	0
\$175,001 - \$250,000	20	20.20%	16.1	0	14	6	0
\$250,001 - \$450,000	13	13.13%	17.0	3	5	5	0
\$450,001 and up	10	10.10%	46.9	1	1	4	4
Total Closed Units	99			20	59	16	4
Total Closed Volume	20,309,274	100%	22.6	3.03M	10.06M	4.85M	2.37M
Average Closed Price	\$205,144			\$151,495	\$170,538	\$303,109	\$591,975



September 2021

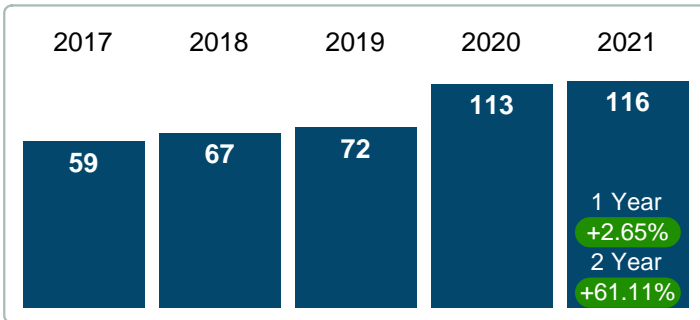
Area Delimited by County Of Creek



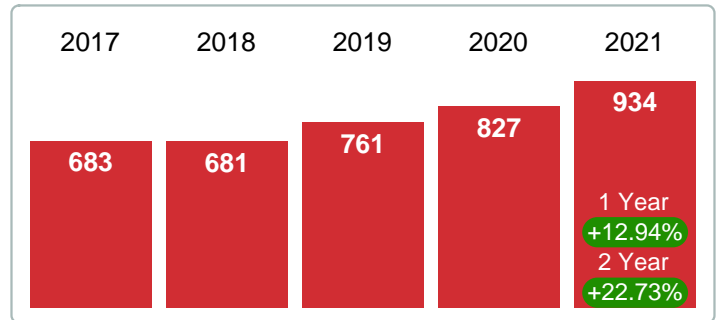
PENDING LISTINGS

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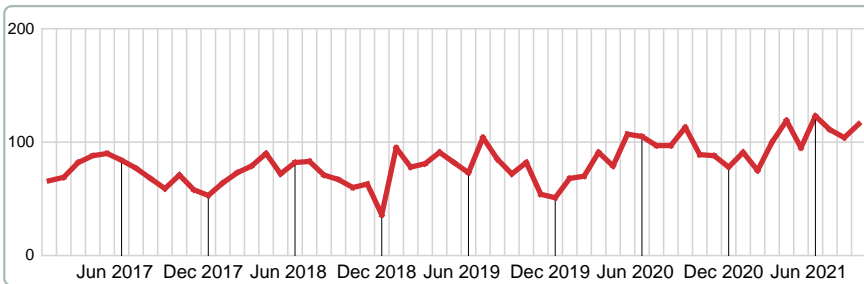
SEPTEMBER



YEAR TO DATE (YTD)

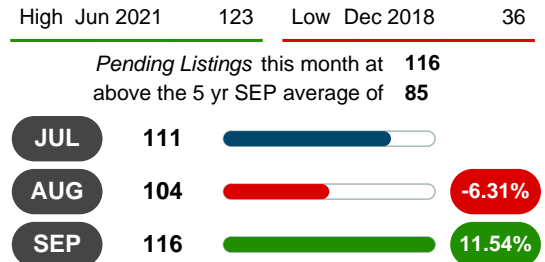


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 85



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	11	9.48%	87.7	8	1	2	0
\$50,001 - \$100,000	15	12.93%	38.3	10	4	1	0
\$100,001 - \$125,000	8	6.90%	14.6	5	3	0	0
\$125,001 - \$225,000	38	32.76%	39.3	7	30	1	0
\$225,001 - \$275,000	14	12.07%	18.1	0	6	8	0
\$275,001 - \$375,000	16	13.79%	38.5	4	10	2	0
\$375,001 and up	14	12.07%	38.1	4	3	5	2
Total Pending Units	116			38	57	19	2
Total Pending Volume	24,644,674	100%	11.5	5.70M	11.97M	5.85M	1.12M
Average Listing Price	\$206,688			\$150,055	\$210,035	\$307,979	\$559,500



September 2021

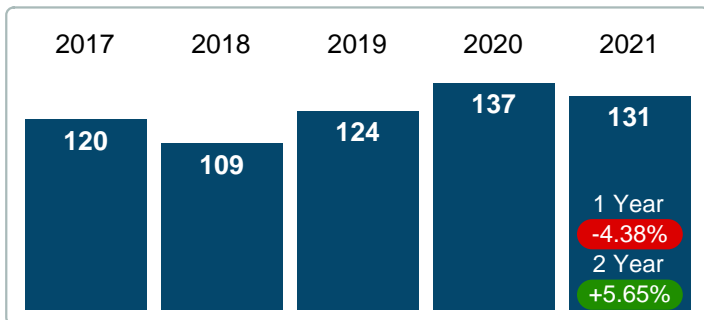
Area Delimited by County Of Creek



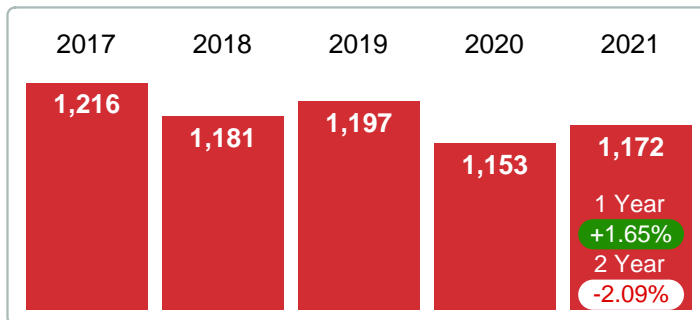
NEW LISTINGS

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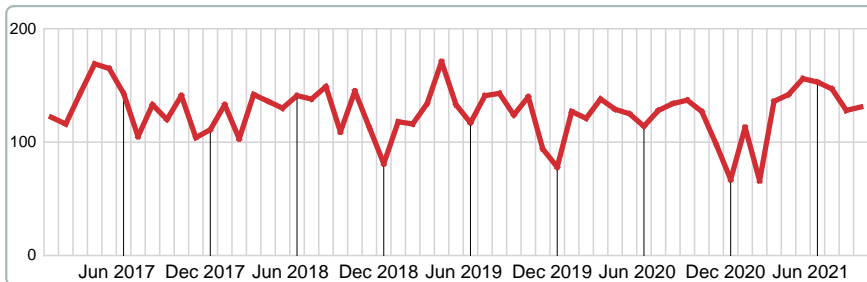
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 124

High Apr 2019 171 Low Feb 2021 66

New Listings this month at 131
above the 5 yr SEP average of 124



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	6	4.58%	4	1	1	0
\$25,001 - \$75,000	21	16.03%	20	0	1	0
\$75,001 - \$100,000	15	11.45%	12	1	2	0
\$100,001 - \$175,000	31	23.66%	15	13	3	0
\$175,001 - \$250,000	29	22.14%	9	16	4	0
\$250,001 - \$375,000	16	12.21%	5	4	7	0
\$375,001 and up	13	9.92%	2	3	7	1
Total New Listed Units	131		67	38	25	1
Total New Listed Volume	29,392,586	100%	8.24M	10.14M	10.43M	579.00K
Average New Listed Listing Price	\$167,967		\$122,987	\$266,958	\$417,164	\$579,000

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com



September 2021

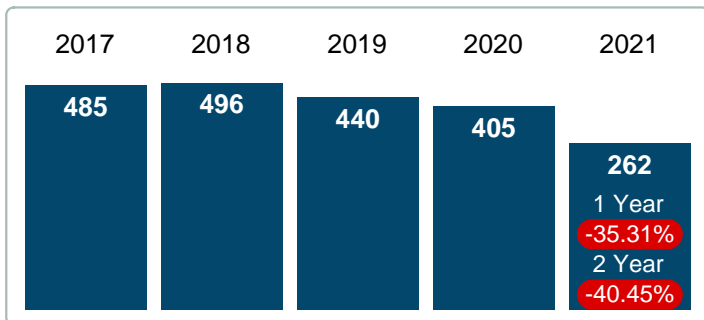
Area Delimited by County Of Creek



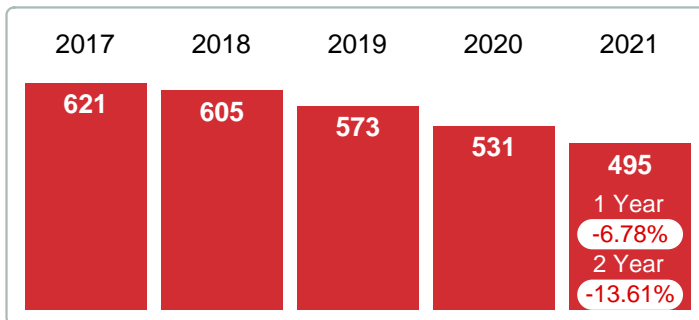
ACTIVE INVENTORY

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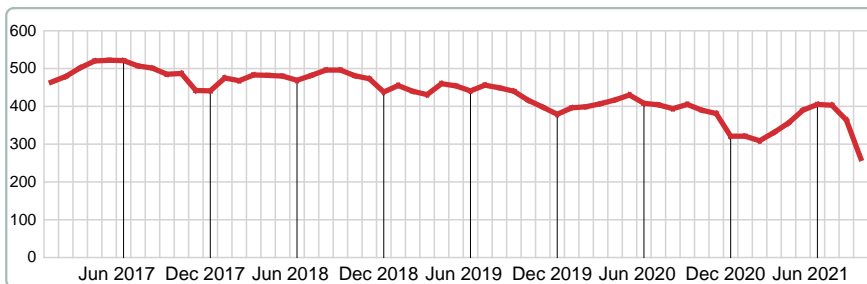
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

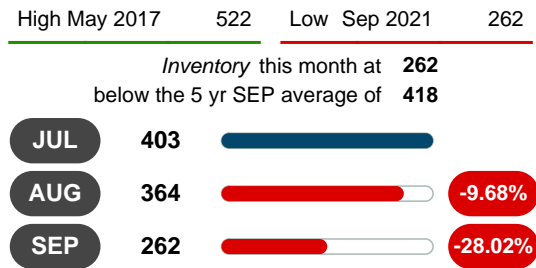


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 418



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	14	5.34%	57.7	12	1	1	0
\$25,001 - \$75,000	45	17.18%	85.6	43	2	0	0
\$75,001 - \$125,000	39	14.89%	60.1	29	8	2	0
\$125,001 - \$175,000	46	17.56%	87.7	26	16	4	0
\$175,001 - \$275,000	54	20.61%	69.1	25	17	12	0
\$275,001 - \$625,000	37	14.12%	79.1	14	7	10	6
\$625,001 and up	27	10.31%	89.2	9	6	8	4
Total Active Inventory by Units	262			158	57	37	10
Total Active Inventory by Volume	79,338,571	100%	76.7	33.58M	18.97M	17.77M	9.02M
Average Active Inventory Listing Price	\$302,819			\$212,501	\$332,883	\$480,144	\$902,380



September 2021

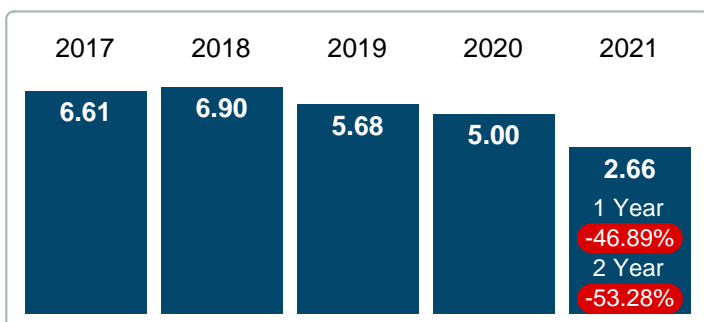
Area Delimited by County Of Creek



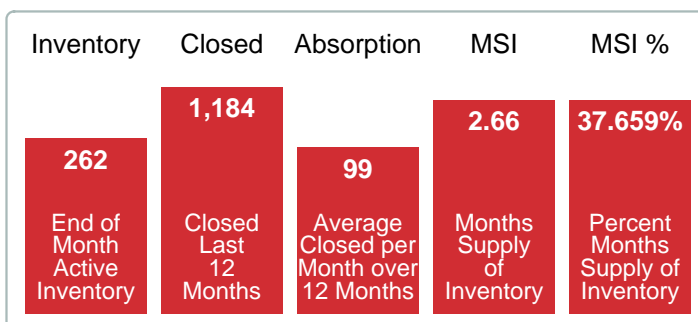
MONTHS SUPPLY of INVENTORY (MSI)

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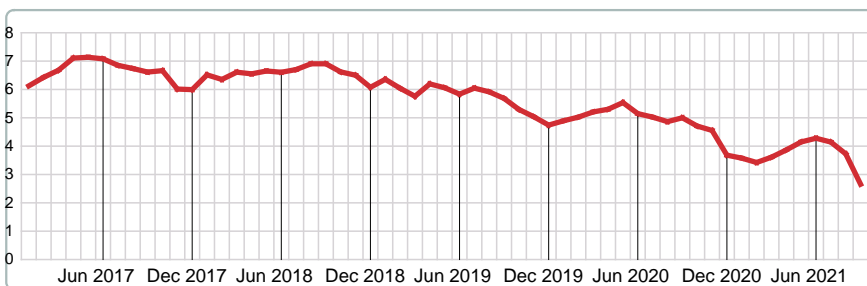
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2021

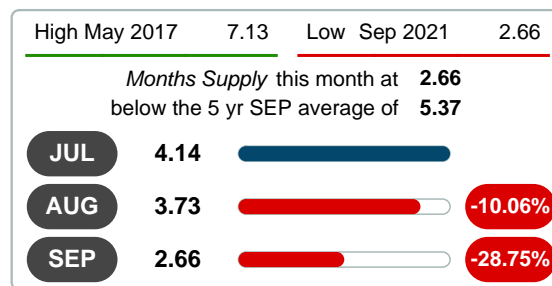


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 5.37



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
\$25,000 and less	14	5.34%	2.47	3.43	0.50	6.00	0.00
\$25,001 - \$75,000	45	17.18%	3.27	4.49	0.60	0.00	0.00
\$75,001 - \$125,000	39	14.89%	2.13	4.09	0.81	2.00	0.00
\$125,001 - \$175,000	46	17.56%	1.87	7.80	0.81	2.67	0.00
\$175,001 - \$275,000	54	20.61%	2.81	10.34	1.37	2.94	0.00
\$275,001 - \$625,000	37	14.12%	2.54	8.00	1.45	1.85	2.32
\$625,001 and up	27	10.31%	10.80	15.43	9.00	19.20	4.80
Market Supply of Inventory (MSI)			2.66	5.59	1.08	2.79	2.31
Total Active Inventory by Units		100%	266	158	57	37	10



September 2021

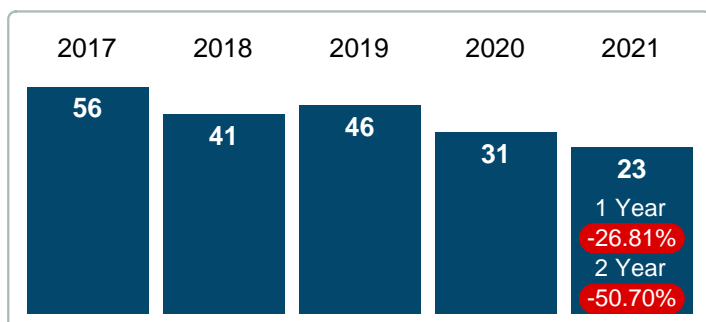
Area Delimited by County Of Creek



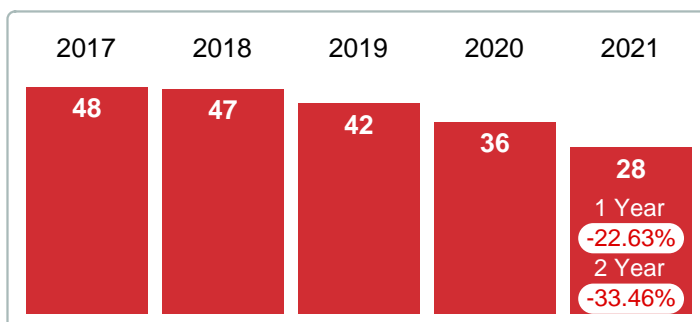
AVERAGE DAYS ON MARKET TO SALE

Report produced on Oct 12, 2021 for MLS Technology Inc.

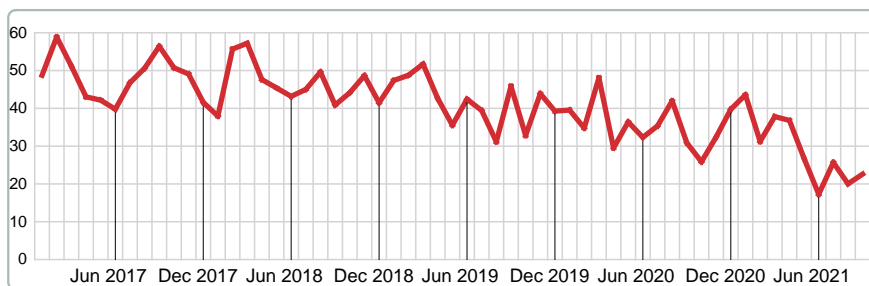
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 39

High Feb 2017 59 Low Jun 2021 17

Average Days on Market to Sale this month at 23 below the 5 yr SEP average of 39



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
\$50,000 and less	8.08%	36	47	3	0	0
\$50,001 - \$100,000	10.10%	18	15	21	0	0
\$100,001 - \$125,000	5.05%	16	20	17	10	0
\$125,001 - \$175,000	33.33%	21	6	23	0	0
\$175,001 - \$250,000	20.20%	16	0	16	16	0
\$250,001 - \$450,000	13.13%	17	38	9	12	0
\$450,001 and up	10.10%	47	173	33	10	56
Average Closed DOM		23	34	19	13	56
Total Closed Units	100%	23	20	59	16	4
Total Closed Volume		20,309,274	3.03M	10.06M	4.85M	2.37M



September 2021

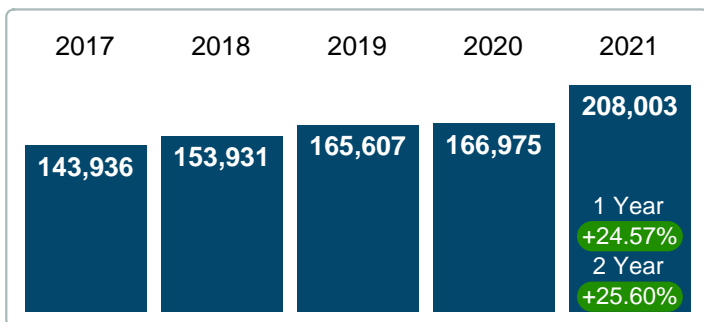
Area Delimited by County Of Creek



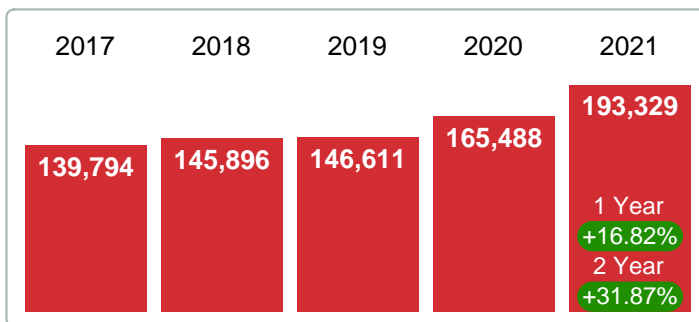
AVERAGE LIST PRICE AT CLOSING

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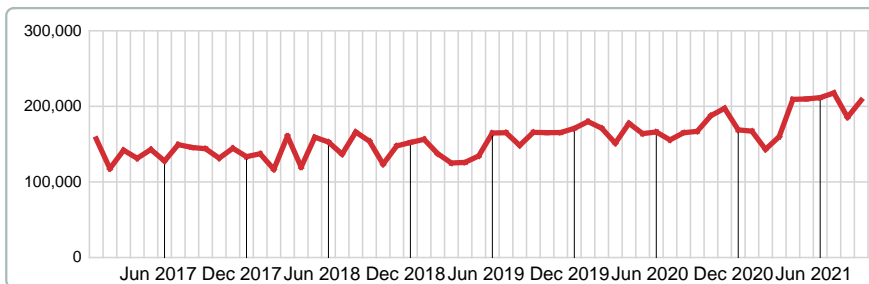
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

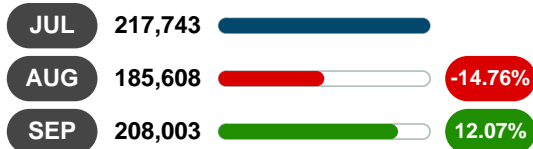


3 MONTHS

5 year SEP AVG = 167,690

High Jul 2021 217,743 Low Feb 2018 116,719

Average List Price at Closing this month at **208,003**
above the 5 yr SEP average of **167,690**



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
\$50,000 and less	6.06%	30,167	41,950	20,600	0	0
\$50,001 - \$100,000	10.10%	76,050	89,150	83,667	0	0
\$100,001 - \$125,000	9.09%	113,333	105,000	113,333	115,000	0
\$125,001 - \$175,000	28.28%	151,439	142,980	156,104	0	0
\$175,001 - \$250,000	23.23%	210,265	0	211,586	215,067	0
\$250,001 - \$450,000	14.14%	319,921	391,667	274,380	297,000	0
\$450,001 and up	9.09%	563,944	495,000	599,000	501,725	602,400
Average List Price		208,003	154,910	172,664	306,081	602,400
Total Closed Units	100%	208,003	20	59	16	4
Total Closed Volume		20,592,300	3.10M	10.19M	4.90M	2.41M



September 2021

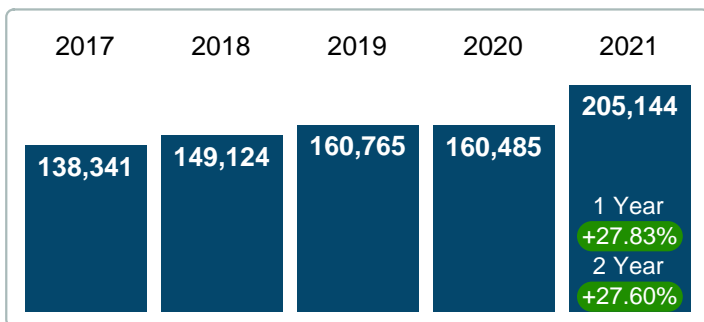
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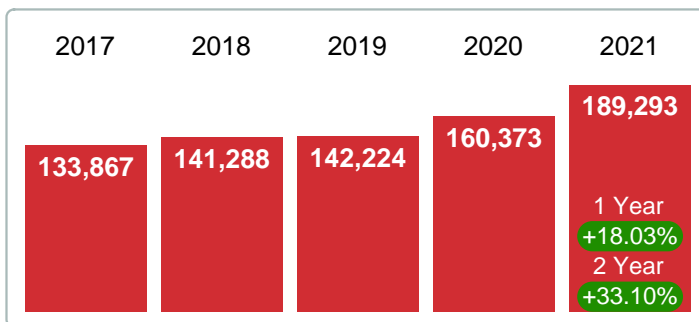
AVERAGE SOLD PRICE AT CLOSING

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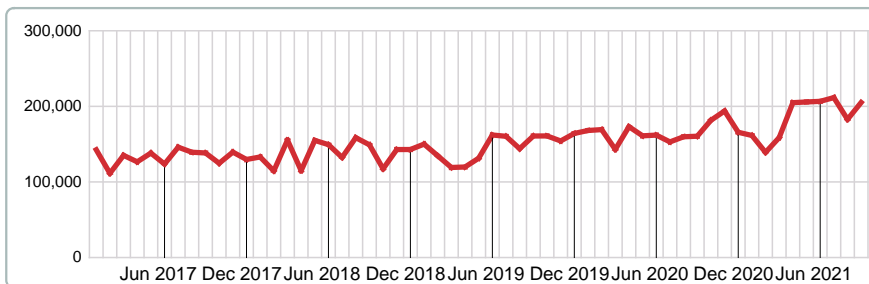
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

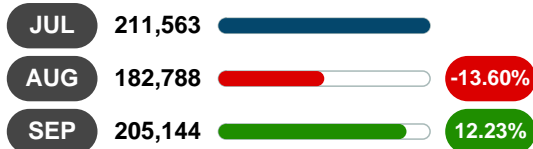


3 MONTHS

5 year SEP AVG = 162,772

High Jul 2021 211,563 Low Feb 2017 111,404

Average Sold Price at Closing this month at **205,144** above the 5 yr SEP average of **162,772**



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
\$50,000 and less	8.08%	33,950	38,400	20,600	0	0
\$50,001 - \$100,000	10.10%	83,560	84,150	83,167	0	0
\$100,001 - \$125,000	5.05%	110,240	107,000	108,067	120,000	0
\$125,001 - \$175,000	33.33%	153,256	141,680	155,323	0	0
\$175,001 - \$250,000	20.20%	211,499	0	210,493	213,846	0
\$250,001 - \$450,000	13.13%	306,620	384,167	275,277	291,435	0
\$450,001 and up	10.10%	537,740	495,000	525,000	497,375	591,975
Average Sold Price		205,144	151,495	170,538	303,109	591,975
Total Closed Units		99	20	59	16	4
Total Closed Volume		20,309,274	3.03M	10.06M	4.85M	2.37M



September 2021

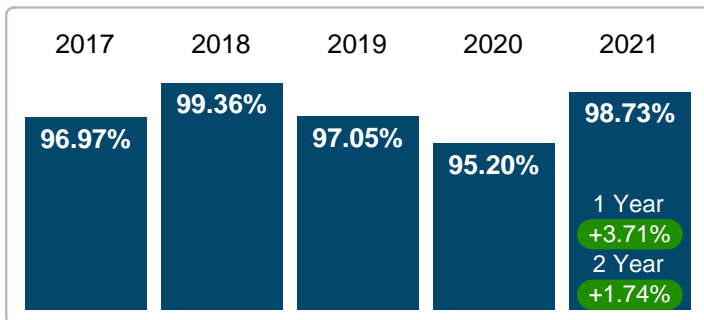
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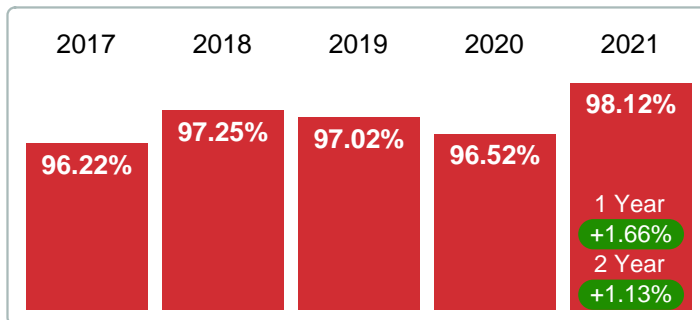
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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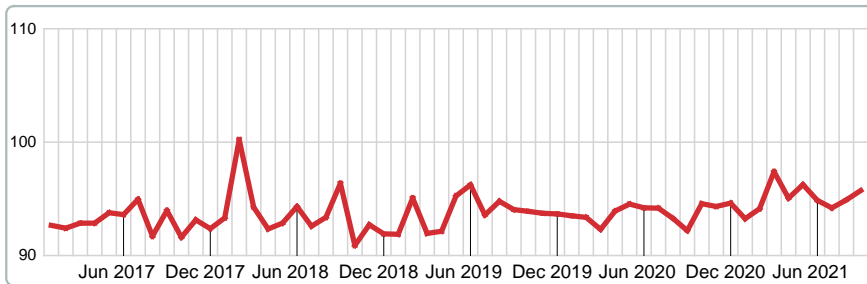
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

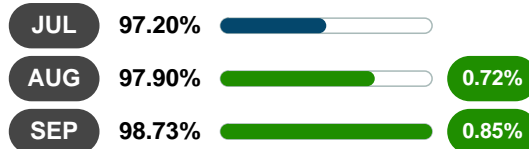


3 MONTHS

5 year SEP AVG = 97.46%

High Feb 2018 103.22% Low Oct 2018 93.89%

Average Sold/List Ratio this month at **98.73%**
above the 5 yr SEP average of **97.46%**



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
\$50,000 and less	8	8.08%	93.52%	91.35%	100.00%	0.00%	0.00%
\$50,001 - \$100,000	10	10.10%	97.71%	94.93%	99.57%	0.00%	0.00%
\$100,001 - \$125,000	5	5.05%	98.58%	101.90%	95.55%	104.35%	0.00%
\$125,001 - \$175,000	33	33.33%	99.94%	99.35%	100.05%	0.00%	0.00%
\$175,001 - \$250,000	20	20.20%	99.66%	0.00%	99.69%	99.58%	0.00%
\$250,001 - \$450,000	13	13.13%	98.96%	97.92%	100.42%	98.13%	0.00%
\$450,001 and up	10	10.10%	97.86%	100.00%	87.65%	99.40%	98.33%
Average Sold/List Ratio		98.70%		96.01%	99.51%	99.38%	98.33%
Total Closed Units		99	100%	20	59	16	4
Total Closed Volume		20,309,274		3.03M	10.06M	4.85M	2.37M



September 2021

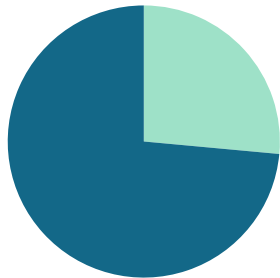
Area Delimited by County Of Creek



MARKET SUMMARY

Report produced on Oct 12, 2021 for MLS Technology Inc.

INVENTORY

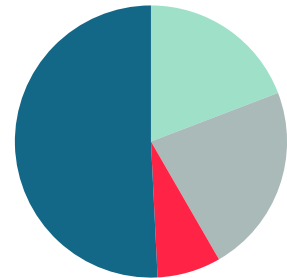


Inventory
 New Listings
131 = 26.46%
 Start Inventory
364
 Total Inventory Units
495
 Volume
\$135,580,850

Market Activity

Closed Sales
99 = 19.19%
 Pending Sales
116 = 22.48%
 Other Off Market
39 = 7.56%
 Active Inventory
262 = 50.78%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	87	99	13.79%	744	882	18.55%
Pending Sales	113	116	2.65%	827	934	12.94%
New Listings	137	131	-4.38%	1,153	1,172	1.65%
Average List Price	166,975	208,003	24.57%	165,488	193,329	16.82%
Average Sale Price	160,485	205,144	27.83%	160,373	189,293	18.03%
Average Percent of Selling Price to List Price	95.20%	98.73%	3.71%	96.52%	98.12%	1.66%
Average Days on Market to Sale	30.89	22.61	-26.81%	36.45	28.20	-22.63%
Monthly Inventory	405	262	-35.31%	405	262	-35.31%
Months Supply of Inventory	5.00	2.66	-46.89%	5.00	2.66	-46.89%

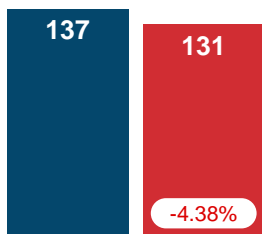
Absorption: Last 12 months, an Average of **99** Sales/Month

Inventory on September 30, 2021 = **262** 2020 2021

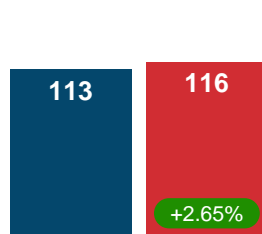
SEPTEMBER MARKET

AVERAGE PRICES

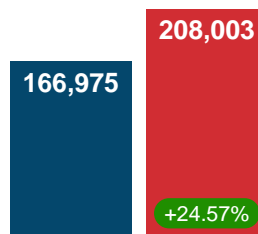
New Listings



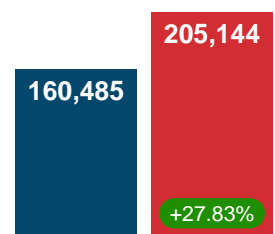
Pending Listings



List Price



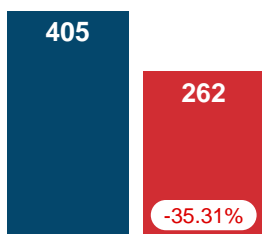
Sale Price



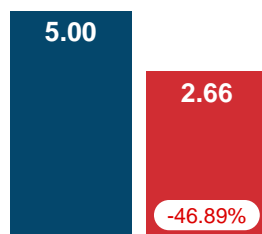
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

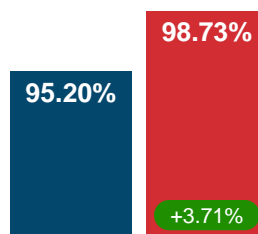
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

