

June 2025



Area Delimited by County Of Creek - Residential Property Type

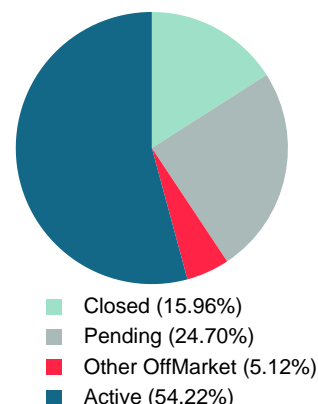


MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	June 2025	+/- %
Closed Listings	60	53	-11.67%
Pending Listings	66	82	24.24%
New Listings	100	98	-2.00%
Average List Price	238,278	238,942	0.28%
Average Sale Price	231,428	236,757	2.30%
Average Percent of Selling Price to List Price	97.20%	101.11%	4.02%
Average Days on Market to Sale	29.72	33.06	11.24%
End of Month Inventory	197	180	-8.63%
Months Supply of Inventory	3.16	3.03	-4.15%

Absorption: Last 12 months, an Average of **60** Sales/Month
Active Inventory as of June 30, 2025 = **180**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2025 decreased **8.63%** to 180 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **3.03** 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 **2.30%** in June 2025 to \$236,757 versus the previous year at \$231,428.

Average Days on Market Lengthens

The average number of **33.06** days that homes spent on the market before selling increased by 3.34 days or **11.24%** in June 2025 compared to last year's same month at **29.72** DOM.

Sales Success for June 2025 is Positive

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

There were 98 New Listings in June 2025, down **2.00%** from last year at 100. Furthermore, there were 53 Closed Listings this month versus last year at 60, a **-11.67%** decrease.

Closed versus Listed trends yielded a **54.1%** ratio, down from previous year's, June 2024, at **60.0%**, a **9.86%** downswing. 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

June 2025



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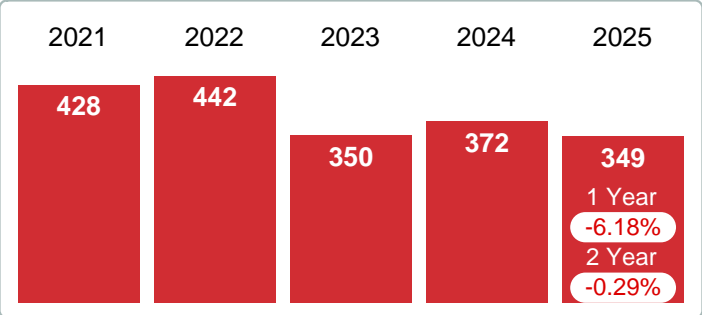
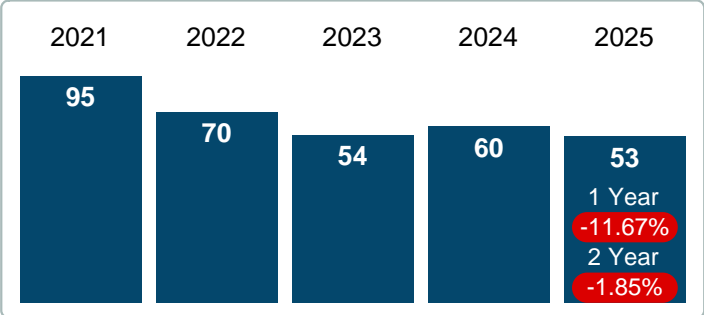


CLOSED LISTINGS

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

JUNE

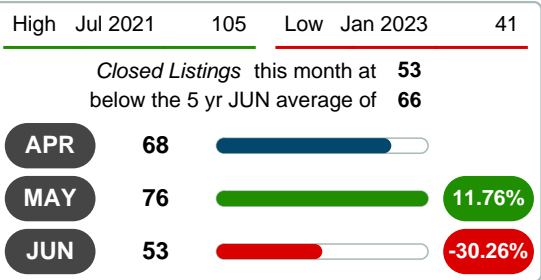
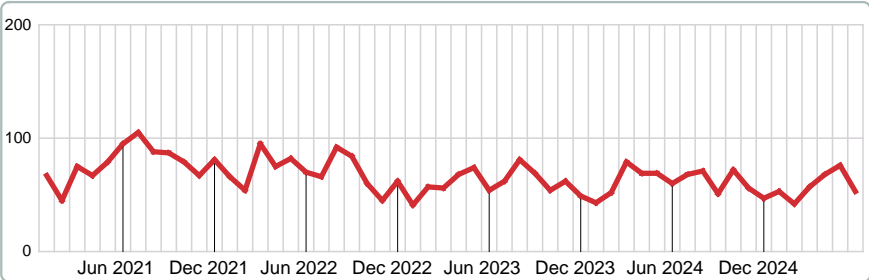
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 66



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4			7.55%	12.3	2	2	0	0
\$100,001 - \$150,000	7			13.21%	39.9	4	1	2	0
\$150,001 - \$150,000	0			0.00%	0.0	0	0	0	0
\$150,001 - \$225,000	23			43.40%	31.2	6	15	2	0
\$225,001 - \$250,000	4			7.55%	29.5	0	4	0	0
\$250,001 - \$450,000	10			18.87%	27.0	2	7	1	0
\$450,001 and up	5			9.43%	63.6	0	3	1	1
Total Closed Units					53	14	32	6	1
Total Closed Volume					12,548,105	2.34M	7.76M	1.72M	715.00K
Average Closed Price					\$236,757	\$167,464	\$242,628	\$287,417	\$715,000

June 2025



Area Delimited by County Of Creek - Residential Property Type

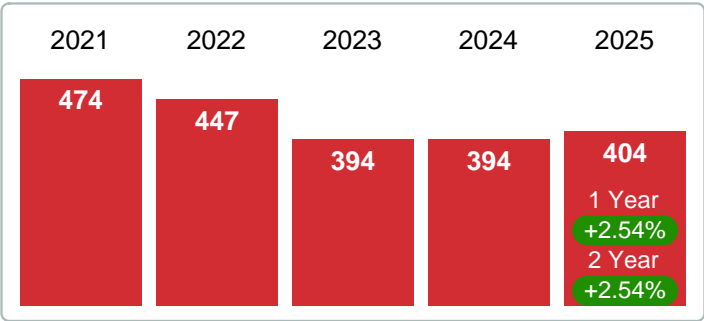
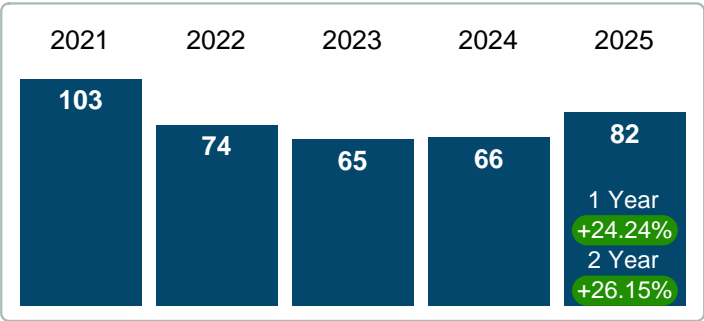


PENDING LISTINGS

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JUNE

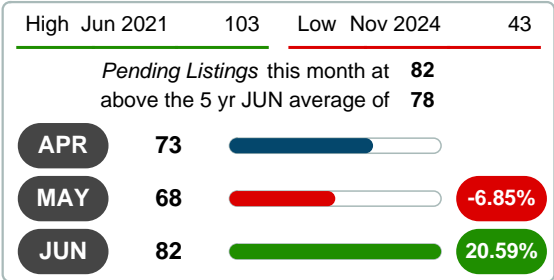
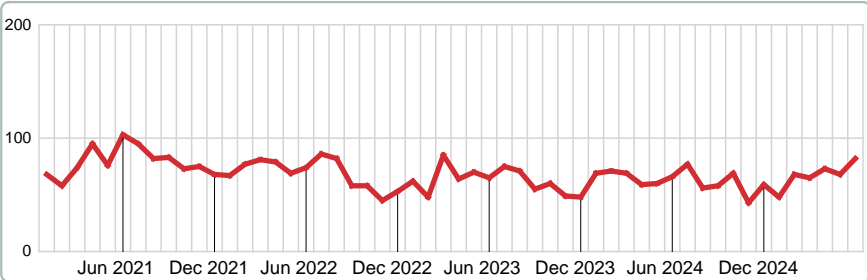
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 78



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	5		6.10%	52.6	2	3	0	0
\$125,001 - \$175,000	10		12.20%	51.5	2	4	3	1
\$175,001 - \$200,000	6		7.32%	47.7	0	5	1	0
\$200,001 - \$225,000	14		17.07%	35.4	1	12	1	0
\$225,001 - \$300,000	28		34.15%	23.6	1	22	4	1
\$300,001 - \$350,000	5		6.10%	33.8	0	4	1	0
\$350,001 and up	14		17.07%	34.4	0	7	4	3
Total Pending Units				82	6	57	14	5
Total Pending Volume				23,042,933	969.00K	16.00M	3.88M	2.20M
Average Listing Price				\$281,011	\$161,500	\$280,655	\$276,984	\$439,760

June 2025



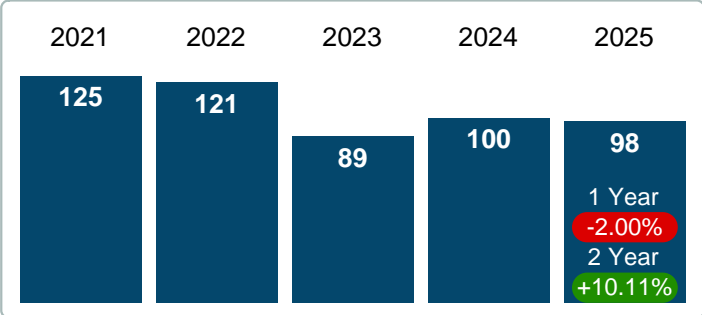
Area Delimited by County Of Creek - Residential Property Type



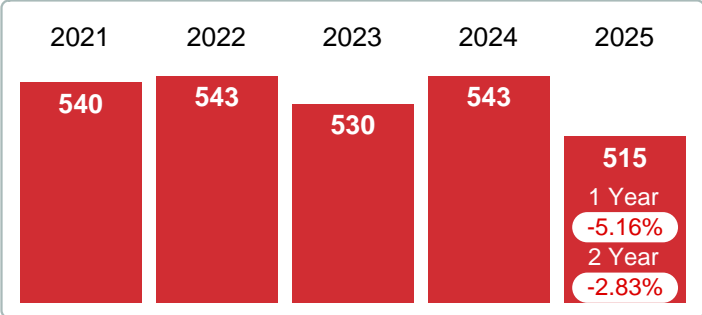
NEW LISTINGS

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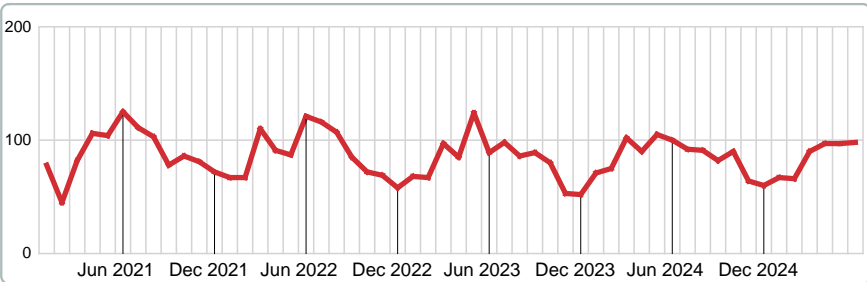
JUNE



YEAR TO DATE (YTD)

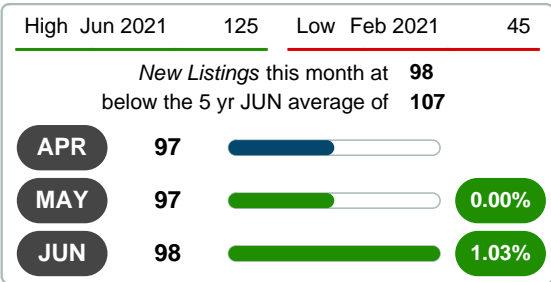


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 107



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			%
\$125,000 and less	8		8.16%
\$125,001 - \$175,000	10		10.20%
\$175,001 - \$200,000	14		14.29%
\$200,001 - \$275,000	29		29.59%
\$275,001 - \$350,000	15		15.31%
\$350,001 - \$525,000	12		12.24%
\$525,001 and up	10		10.20%
Total New Listed Units			98
Total New Listed Volume			28,190,105
Average New Listed Listing Price			\$287,654

1-2 Beds	3 Beds	4 Beds	5+ Beds
2	6	0	0
4	3	2	1
1	12	1	0
3	20	3	3
0	6	7	2
2	4	4	2
0	1	5	4
12	52	22	12
2.40M	11.86M	8.65M	5.28M
\$199,917	\$228,091	\$393,140	\$440,108

June 2025



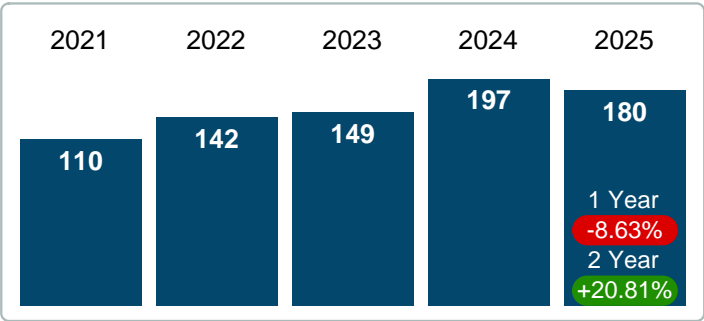
Area Delimited by County Of Creek - Residential Property Type



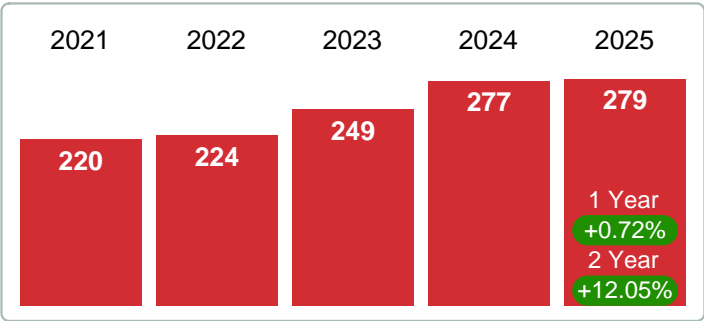
ACTIVE INVENTORY

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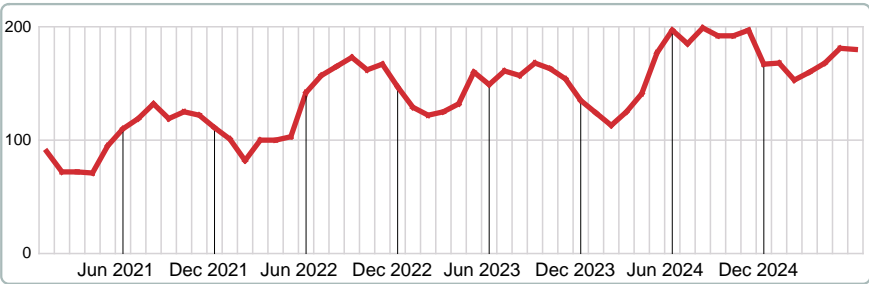
END OF JUNE



ACTIVE DURING JUNE

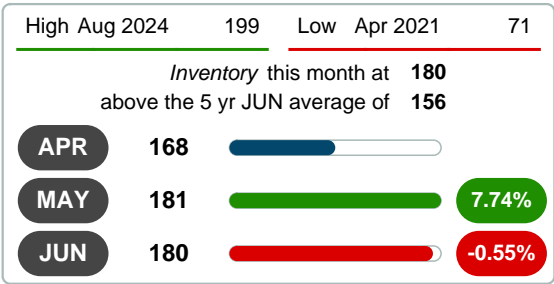


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 156



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	17		9.44%	38.8	7	9	1	0
\$150,001 - \$175,000	6		3.33%	65.5	2	4	0	0
\$175,001 - \$225,000	33		18.33%	41.2	4	24	5	0
\$225,001 - \$325,000	51		28.33%	96.4	3	34	8	6
\$325,001 - \$475,000	30		16.67%	76.3	5	12	10	3
\$475,001 - \$700,000	26		14.44%	66.6	1	5	12	8
\$700,001 and up	17		9.44%	92.1	2	3	7	5
Total Active Inventory by Units				180	24	91	43	22
Total Active Inventory by Volume				73,436,240	6.93M	26.07M	25.88M	14.55M
Average Active Inventory Listing Price				\$407,979	\$288,833	\$286,508	\$601,937	\$661,305

June 2025



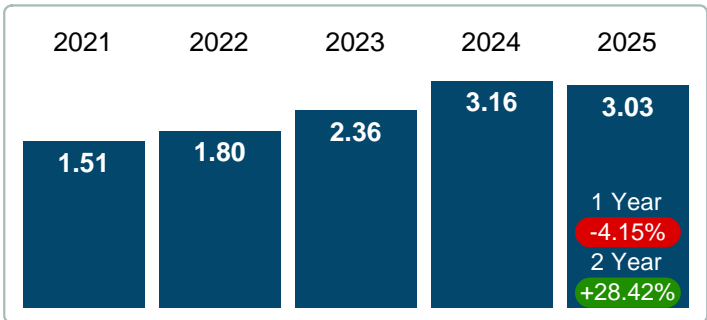
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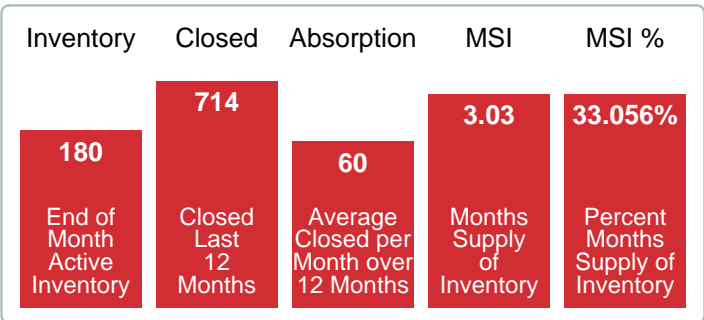
MONTHS SUPPLY of INVENTORY (MSI)

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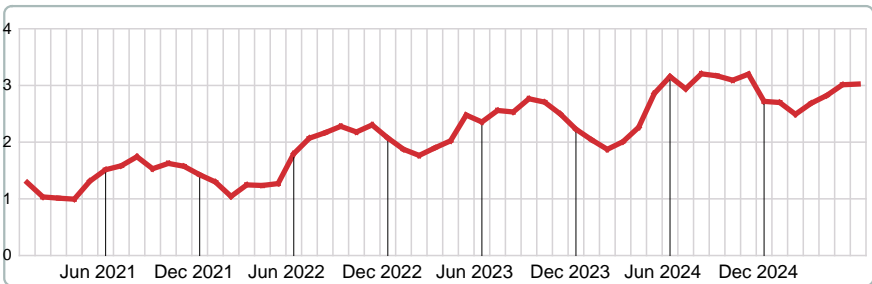
MSI FOR JUNE



INDICATORS FOR JUNE 2025

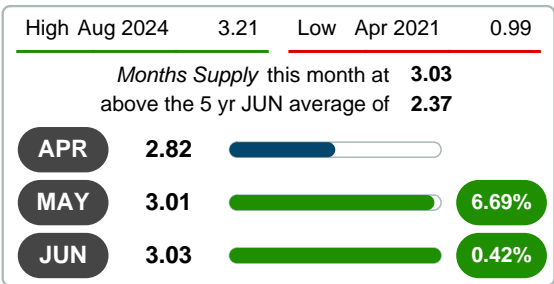


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 2.37



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
\$150,000 and less	17			9.44%	1.39	1.38	1.42	1.33	0.00
\$150,001 - \$175,000	6			3.33%	1.06	1.60	1.00	0.00	0.00
\$175,001 - \$225,000	33			18.33%	2.46	3.69	2.44	2.14	0.00
\$225,001 - \$325,000	51			28.33%	2.99	4.00	3.02	1.92	6.55
\$325,001 - \$475,000	30			16.67%	4.86	20.00	4.00	4.14	6.00
\$475,001 - \$700,000	26			14.44%	7.61	12.00	4.29	7.20	16.00
\$700,001 and up	17			9.44%	11.33	0.00	7.20	12.00	10.00
Market Supply of Inventory (MSI)					3.03	2.82	2.53	3.49	8.25
Total Active Inventory by Units				100%	3.03	24	91	43	22

June 2025



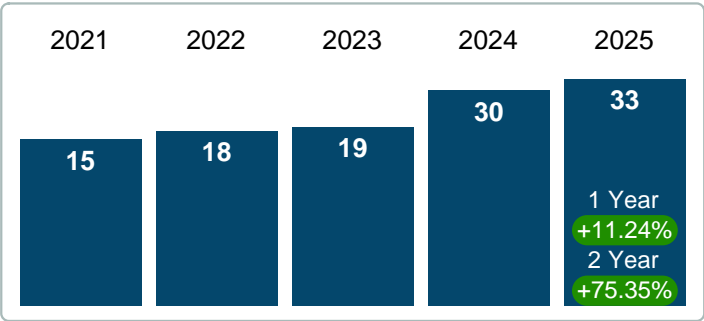
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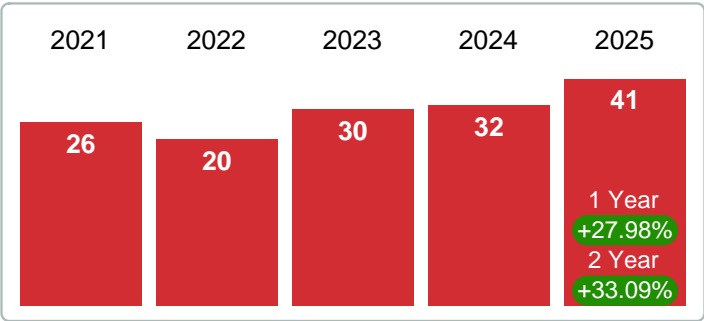
AVERAGE DAYS ON MARKET TO SALE

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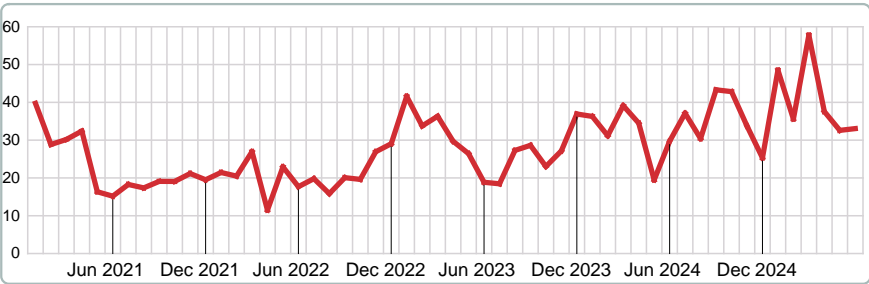
JUNE



YEAR TO DATE (YTD)

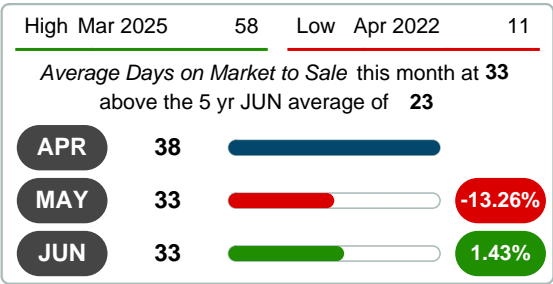


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 23



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
\$100,000 and less	4		7.55%	12	5	20	0	0
\$100,001 - \$150,000	7		13.21%	40	7	1	125	0
\$150,001 - \$150,000	0		0.00%	0	0	0	0	0
\$150,001 - \$225,000	23		43.40%	31	14	31	90	0
\$225,001 - \$250,000	4		7.55%	30	0	30	0	0
\$250,001 - \$450,000	10		18.87%	27	5	22	105	0
\$450,001 and up	5		9.43%	64	0	31	92	134
Average Closed DOM				33	9	27	104	134
Total Closed Units			100%	33	14	32	6	1
Total Closed Volume				12,548,105	2.34M	7.76M	1.72M	715.00K

June 2025



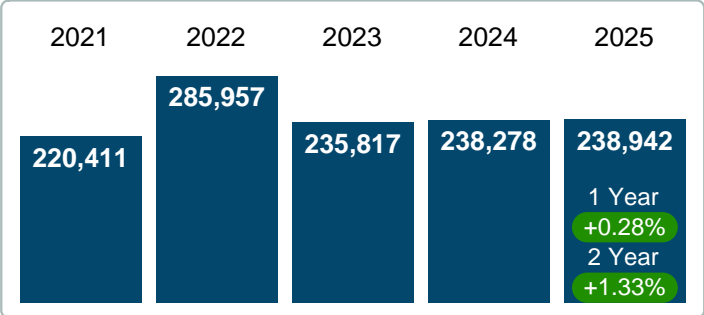
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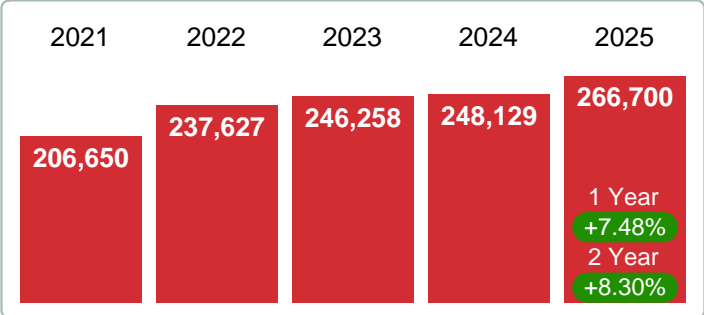
AVERAGE LIST PRICE AT CLOSING

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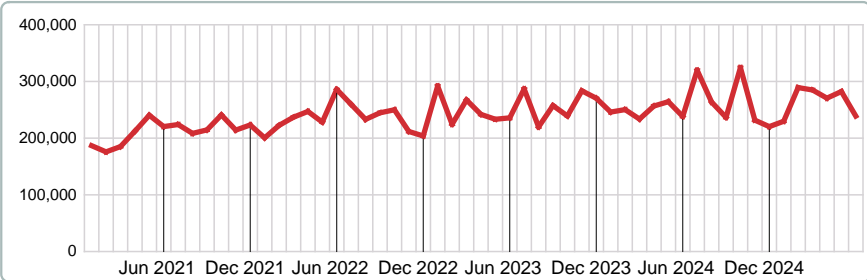
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 243,881

High Oct 2024 324,392 Low Feb 2021 175,794

Average List Price at Closing this month at **238,942**
below the 5 yr JUN average of **243,881**

APR

270,553

MAY

282,230

4.32%

JUN

238,942

-15.34%

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
\$100,000 and less	5	9.43%	61,100	53,000	55,000	0	0
\$100,001 \$150,000	8	15.09%	134,125	114,375	150,000	145,000	0
\$150,001 \$150,000	0	0.00%	0	0	0	0	0
\$150,001 \$225,000	21	39.62%	194,459	177,633	190,062	218,450	0
\$225,001 \$250,000	4	7.55%	233,750	0	238,725	0	0
\$250,001 \$450,000	9	16.98%	298,311	297,000	295,129	455,000	0
\$450,001 and up	6	11.32%	597,000	0	596,500	610,000	727,500
Average List Price			238,942	158,807	247,538	298,650	727,500
Total Closed Units		100%	238,942	14	32	6	1
Total Closed Volume			12,663,930	2.22M	7.92M	1.79M	727.50K

June 2025



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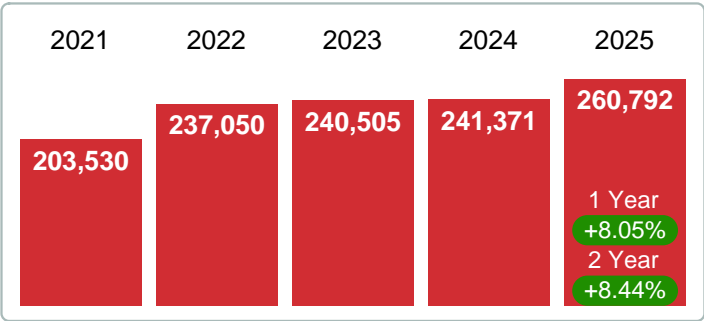
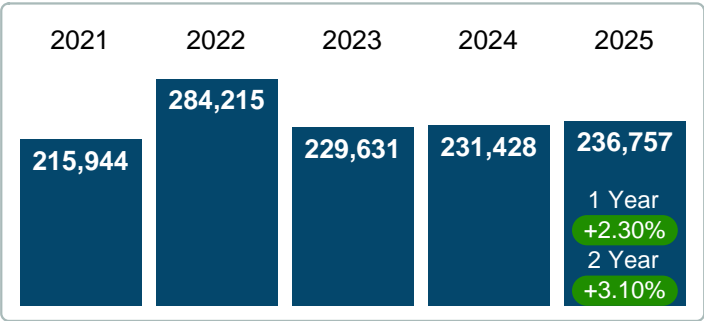


AVERAGE SOLD PRICE AT CLOSING

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JUNE

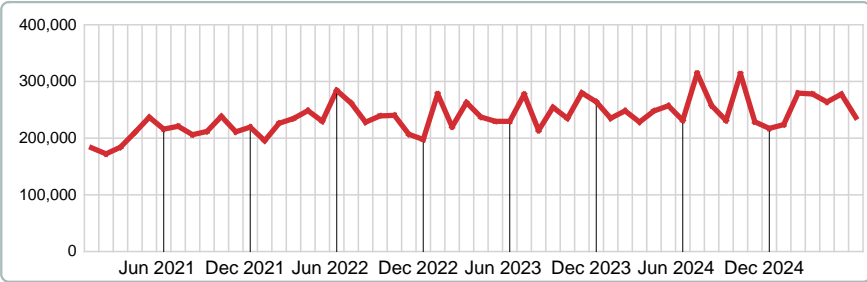
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 239,595



High Jul 2024 314,368 Low Feb 2021 172,253

Average Sold Price at Closing this month at **236,757**
below the 5 yr JUN average of **239,595**

APR

263,846

MAY

277,527

5.19%

JUN

236,757

-14.69%

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
\$100,000 and less	4		7.55%	63,000	63,500	62,500	0	0
\$100,001 - \$150,000	7		13.21%	126,871	118,275	150,000	132,500	0
\$150,001 - \$150,000	0		0.00%	0	0	0	0	0
\$150,001 - \$225,000	23		43.40%	188,592	176,733	190,180	212,250	0
\$225,001 - \$250,000	4		7.55%	237,225	0	237,225	0	0
\$250,001 - \$450,000	10		18.87%	314,650	342,000	287,500	450,000	0
\$450,001 and up	5		9.43%	595,000	0	558,333	585,000	715,000
Average Sold Price				236,757	167,464	242,628	287,417	715,000
Total Closed Units			100%	236,757	14	32	6	1
Total Closed Volume				12,548,105	2.34M	7.76M	1.72M	715.00K

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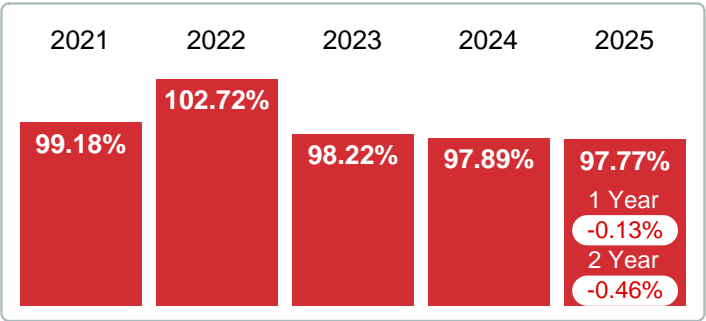
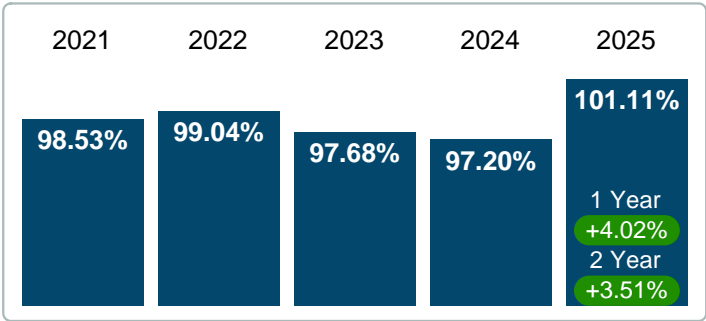


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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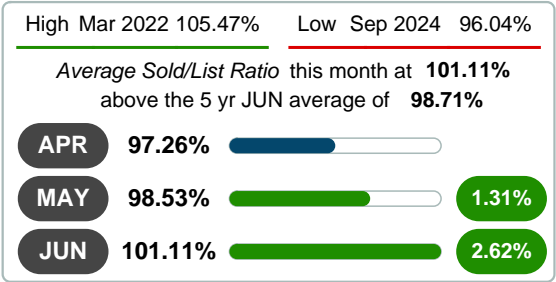
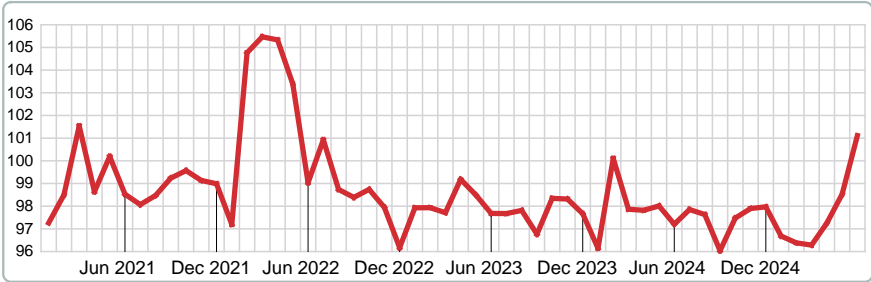
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 98.71%



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
\$100,000 and less	4		7.55%	117.89%	110.79%	125.00%	0.00%	0.00%
\$100,001 - \$150,000	7		13.21%	100.58%	104.59%	100.00%	92.86%	0.00%
\$150,001 - \$150,000	0		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$150,001 - \$225,000	23		43.40%	99.88%	99.95%	100.22%	97.13%	0.00%
\$225,001 - \$250,000	4		7.55%	99.49%	0.00%	99.49%	0.00%	0.00%
\$250,001 - \$450,000	10		18.87%	101.36%	113.27%	98.31%	98.90%	0.00%
\$450,001 and up	5		9.43%	94.90%	0.00%	93.43%	95.90%	98.28%
Average Sold/List Ratio			101.10%		104.73%	100.62%	95.80%	98.28%
Total Closed Units			53	100%	14	32	6	1
Total Closed Volume			12,548,105		2.34M	7.76M	1.72M	715.00K

June 2025



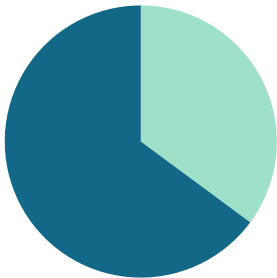
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

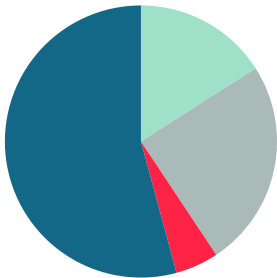


Inventory
New Listings
98 = 35.13%
Start Inventory
181
Total Inventory Units
279
Volume
\$103,323,473

Market Activity

Closed Sales
53 = 15.96%
Pending Sales
82 = 24.70%
Other Off Market
17 = 5.12%
Active Inventory
180 = 54.22%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	60	53	-11.67%	372	349	-6.18%
Pending Sales	66	82	24.24%	394	404	2.54%
New Listings	100	98	-2.00%	543	515	-5.16%
Average List Price	238,278	238,942	0.28%	248,129	266,700	7.48%
Average Sale Price	231,428	236,757	2.30%	241,371	260,792	8.05%
Average Percent of Selling Price to List Price	97.20%	101.11%	4.02%	97.89%	97.77%	-0.13%
Average Days on Market to Sale	29.72	33.06	11.24%	31.66	40.52	27.98%
Monthly Inventory	197	180	-8.63%	197	180	-8.63%
Months Supply of Inventory	3.16	3.03	-4.15%	3.16	3.03	-4.15%

Absorption: Last 12 months, an Average of 60 Sales/Month

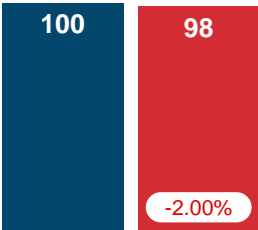
Inventory on June 30, 2025 = 180

20242025

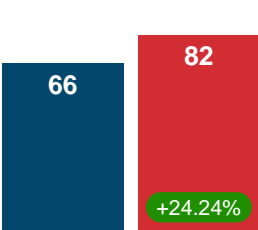
JUNE MARKET

AVERAGE PRICES

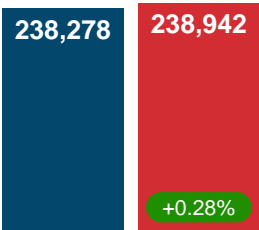
New Listings



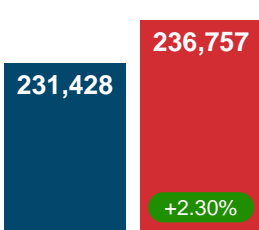
Pending Listings



List Price



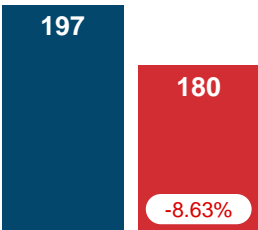
Sale Price



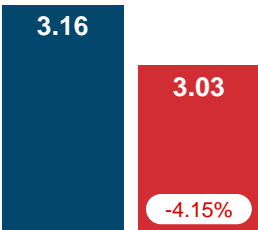
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

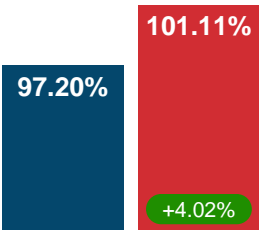
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

