

June 2025



Area Delimited by County Of Creek - Residential Property Type

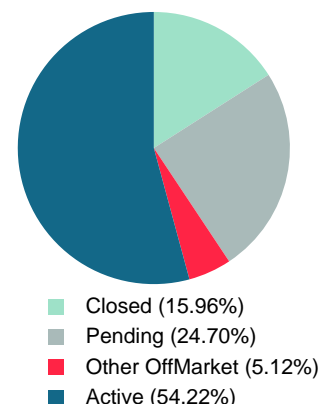


MONTHLY INVENTORY ANALYSIS

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%
Median List Price	182,250	205,000	12.48%
Median Sale Price	180,000	205,000	13.89%
Median Percent of Selling Price to List Price	98.87%	100.00%	1.14%
Median Days on Market to Sale	11.00	10.00	-9.09%
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.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **13.89%** in June 2025 to \$205,000 versus the previous year at \$180,000.

Median Days on Market Shortens

The median number of **10.00** days that homes spent on the market before selling decreased by 1.00 days or **9.09%** in June 2025 compared to last year's same month at **11.00** DOM.

Sales Success for June 2025 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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

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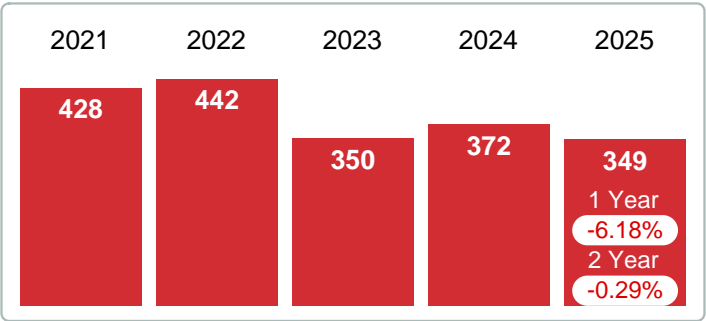
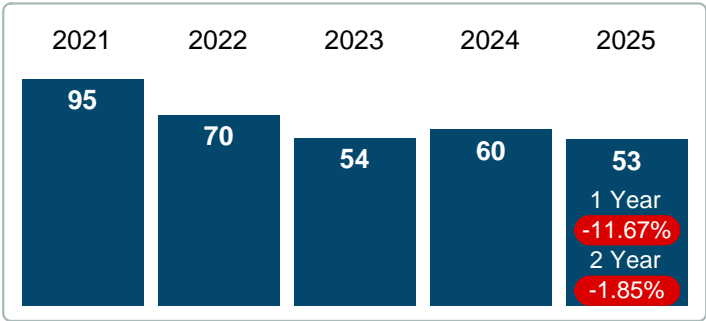


CLOSED LISTINGS

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JUNE

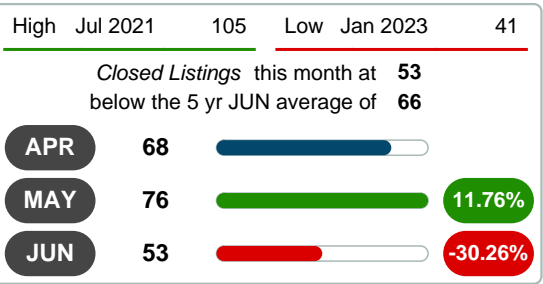
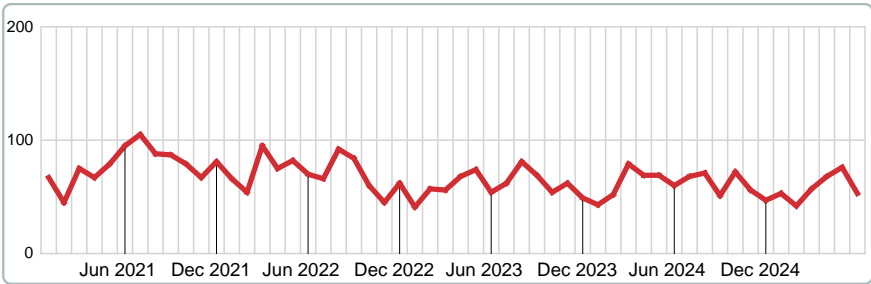
YEAR TO DATE (YTD)



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	7.55%	4.5	2	2	0	0
\$100,001 - \$150,000	7	13.21%	9.0	4	1	2	0
\$150,001 - \$150,000	0	0.00%	9.0	0	0	0	0
\$150,001 - \$225,000	23	43.40%	15.0	6	15	2	0
\$225,001 - \$250,000	4	7.55%	11.5	0	4	0	0
\$250,001 - \$450,000	10	18.87%	4.0	2	7	1	0
\$450,001 and up	5	9.43%	52.0	0	3	1	1
Total Closed Units		53		14	32	6	1
Total Closed Volume		12,548,105	100%	2.34M	7.76M	1.72M	715.00K
Median Closed Price		\$205,000		\$156,250	\$212,500	\$212,250	\$715,000

June 2025



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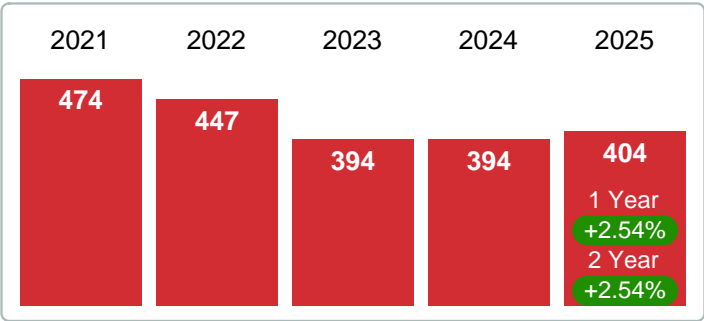
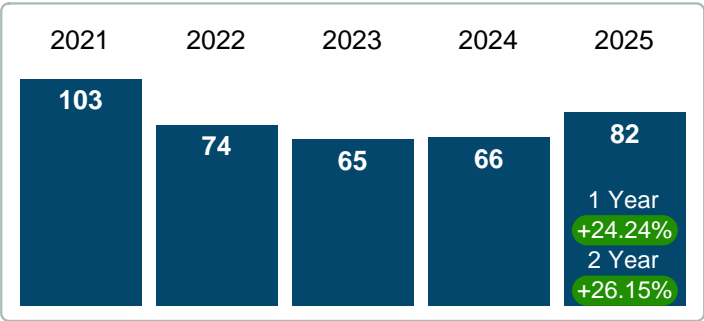


PENDING LISTINGS

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JUNE

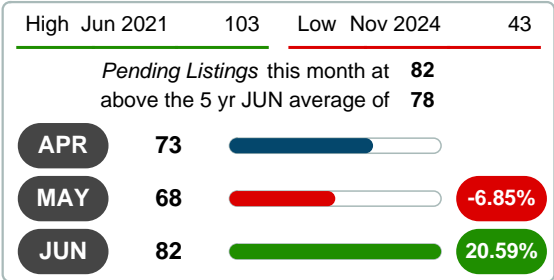
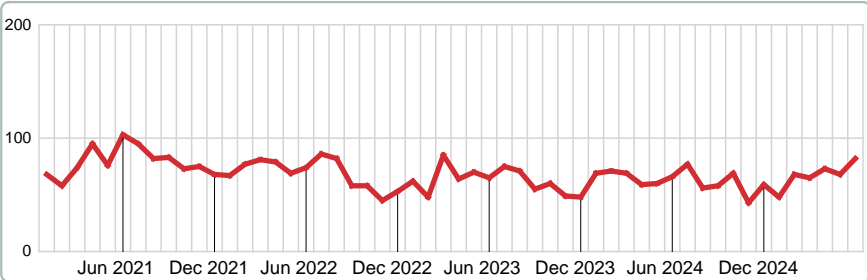
YEAR TO DATE (YTD)



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				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5			6.10%	30.0	2	3	0	0
\$125,001 - \$175,000	10			12.20%	21.5	2	4	3	1
\$175,001 - \$200,000	6			7.32%	20.0	0	5	1	0
\$200,001 - \$225,000	14			17.07%	17.5	1	12	1	0
\$225,001 - \$300,000	28			34.15%	16.5	1	22	4	1
\$300,001 - \$350,000	5			6.10%	33.0	0	4	1	0
\$350,001 and up	14			17.07%	12.0	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
Median Listing Price					\$233,750	\$135,000	\$235,000	\$237,500	\$369,900

June 2025



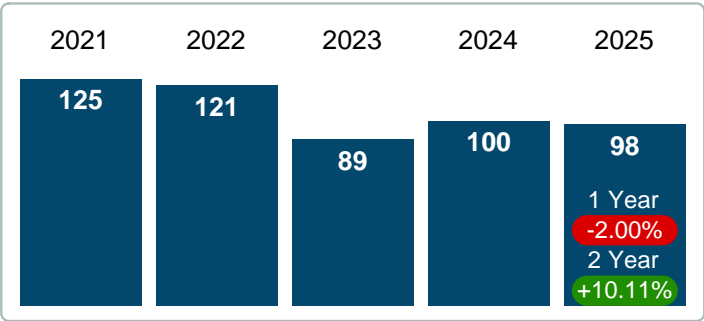
Area Delimited by County Of Creek - Residential Property Type



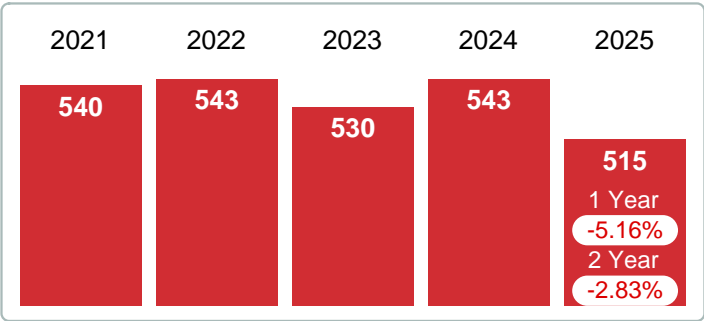
NEW LISTINGS

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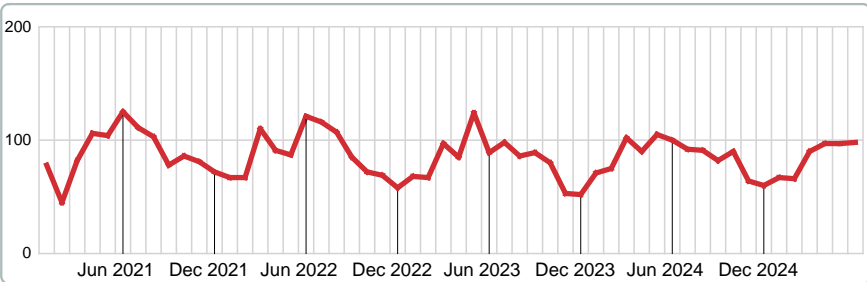
JUNE



YEAR TO DATE (YTD)

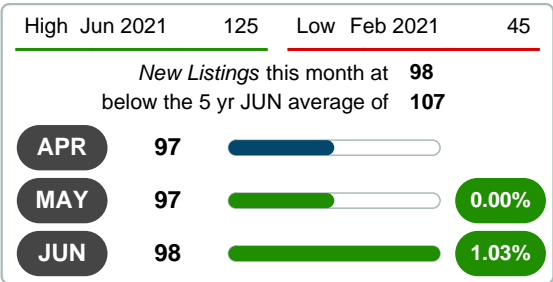


5 YEAR MARKET ACTIVITY TRENDS



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	100%
Median New Listed Listing Price	\$233,500	

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
\$172,500	\$211,000	\$332,450	\$339,450

June 2025



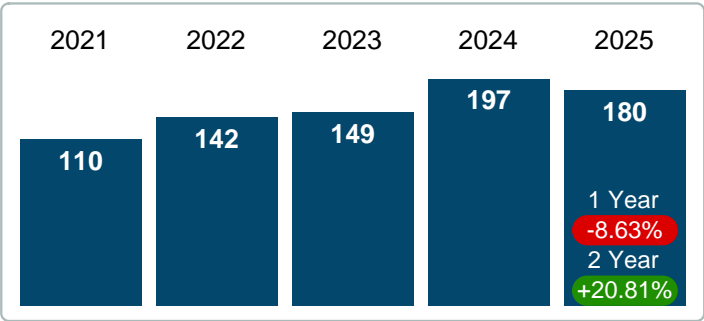
Area Delimited by County Of Creek - Residential Property Type



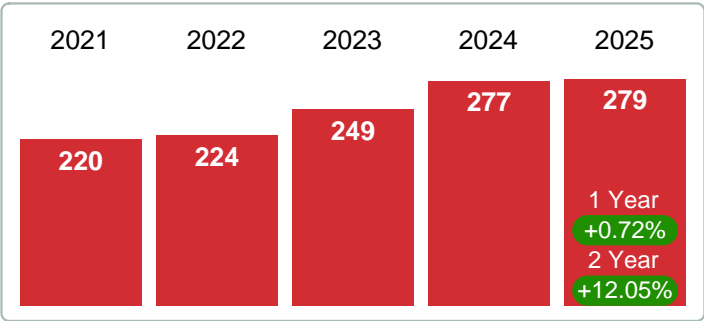
ACTIVE INVENTORY

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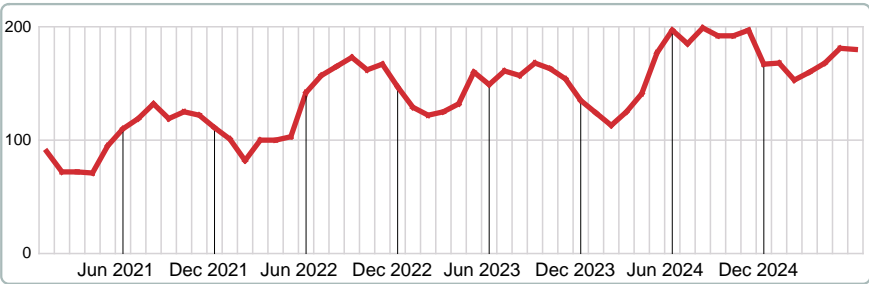
END OF JUNE



ACTIVE DURING JUNE

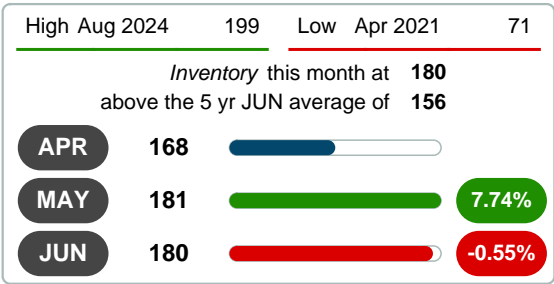


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 156



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	17			9.44%	24.0	7	9	1	0
\$150,001 - \$175,000	6			3.33%	65.0	2	4	0	0
\$175,001 - \$225,000	33			18.33%	25.0	4	24	5	0
\$225,001 - \$325,000	51			28.33%	73.0	3	34	8	6
\$325,001 - \$475,000	30			16.67%	55.0	5	12	10	3
\$475,001 - \$700,000	26			14.44%	59.5	1	5	12	8
\$700,001 and up	17			9.44%	66.0	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
Median Active Inventory Listing Price					\$298,000	\$220,500	\$250,000	\$435,000	\$537,500

June 2025



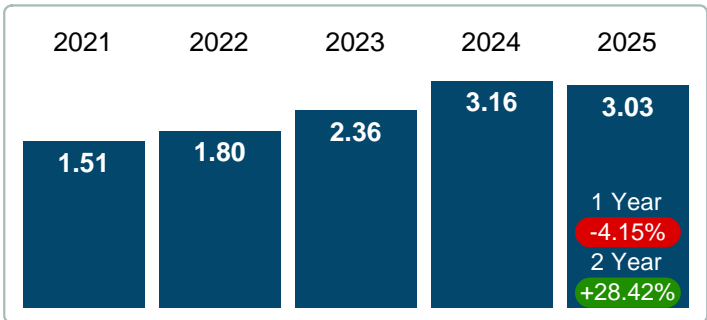
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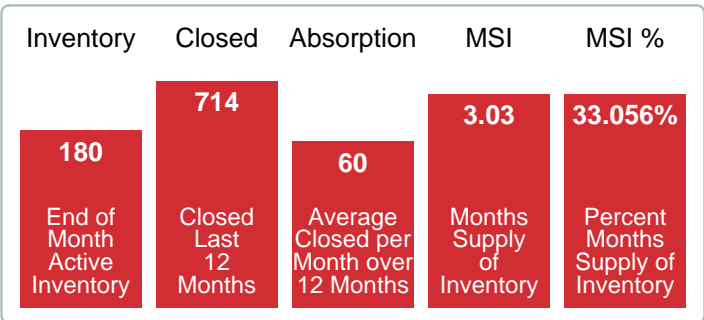
MONTHS SUPPLY of INVENTORY (MSI)

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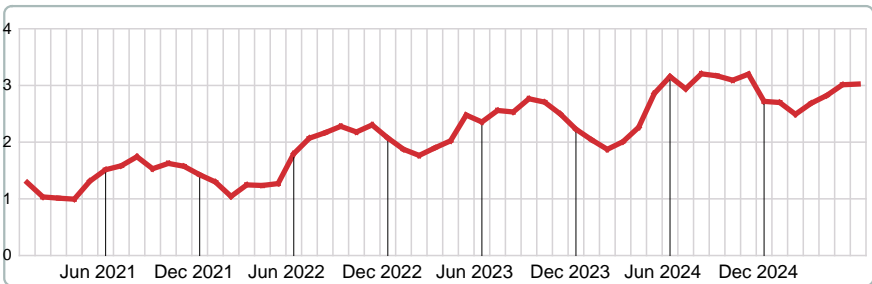
MSI FOR JUNE



INDICATORS FOR JUNE 2025

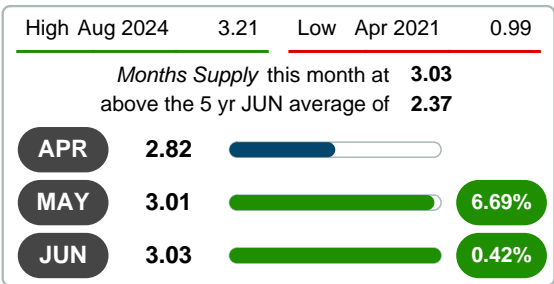


5 YEAR MARKET ACTIVITY TRENDS



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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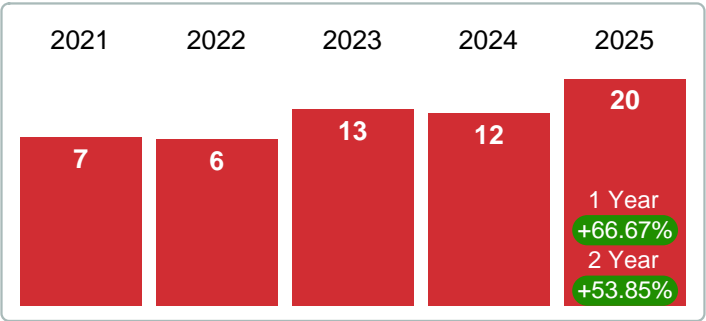
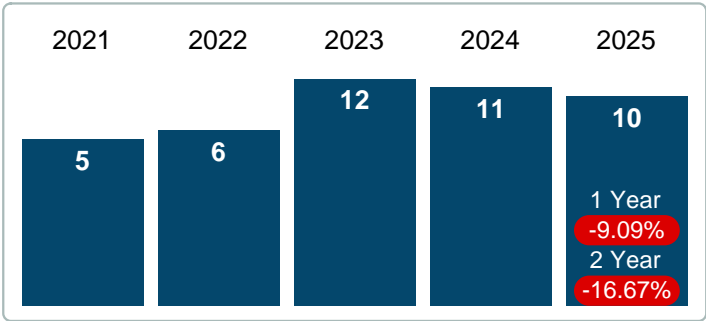


MEDIAN DAYS ON MARKET TO SALE

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JUNE

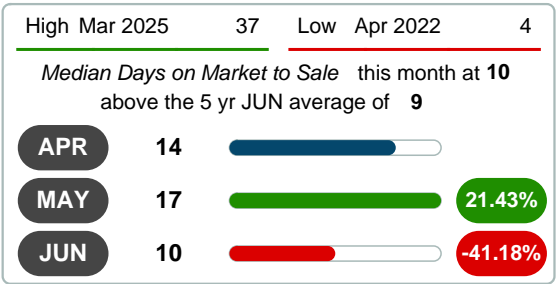
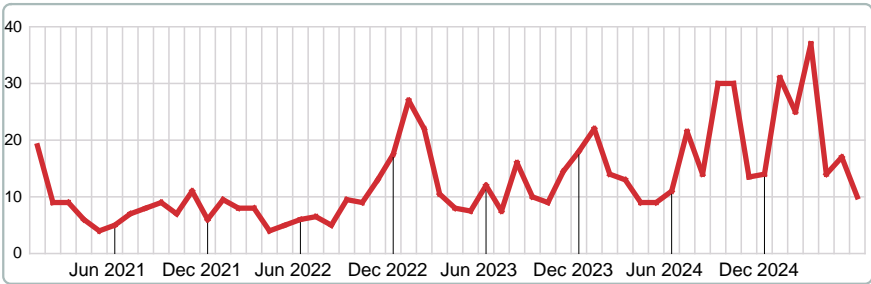
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 9



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
\$100,000 and less	4		7.55%	5	5	20	0	0
\$100,001 - \$150,000	7		13.21%	9	8	1	125	0
\$150,001 - \$150,000	0		0.00%	9	0	0	0	0
\$150,001 - \$225,000	23		43.40%	15	8	15	90	0
\$225,001 - \$250,000	4		7.55%	12	0	12	0	0
\$250,001 - \$450,000	10		18.87%	4	5	4	105	0
\$450,001 and up	5		9.43%	52	0	37	92	134
Median Closed DOM	10				7	11	99	134
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

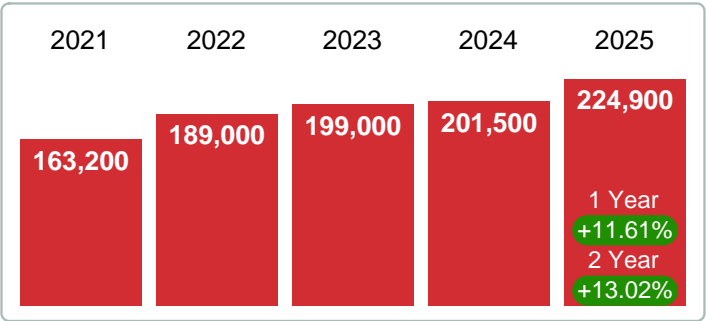
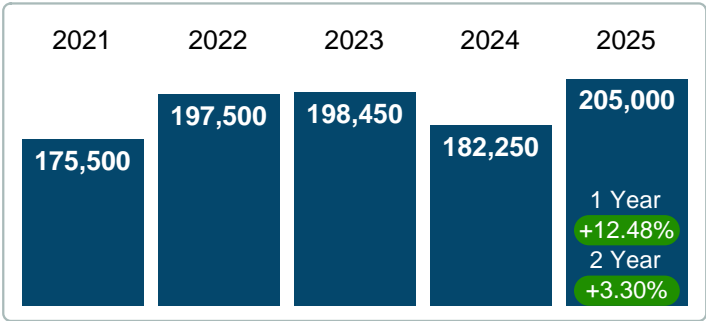


MEDIAN LIST PRICE AT CLOSING

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JUNE

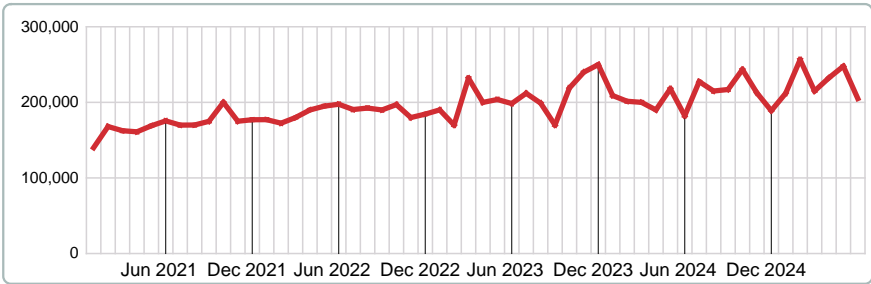
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 191,740



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

Median List Price at Closing this month at **205,000**
above the 5 yr JUN average of **191,740**

APR

232,450

MAY

247,750

6.58%

JUN

205,000

-17.26%

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
\$100,000 and less	5	9.43%	76,000	76,000	55,000	0	0
\$100,001 - \$150,000	8	15.09%	140,000	130,000	150,000	115,000	0
\$150,001 - \$150,000	0	0.00%	140,000	0	0	0	0
\$150,001 - \$225,000	21	39.62%	200,000	163,450	202,500	216,900	0
\$225,001 - \$250,000	4	7.55%	230,000	230,000	230,000	0	0
\$250,001 - \$450,000	9	16.98%	275,000	297,000	275,000	0	0
\$450,001 and up	6	11.32%	597,500	0	585,000	532,500	727,500
Median List Price	205,000			152,000	214,450	218,450	727,500
Total Closed Units	53			14	32	6	1
Total Closed Volume	12,663,930			2.22M	7.92M	1.79M	727.50K

June 2025



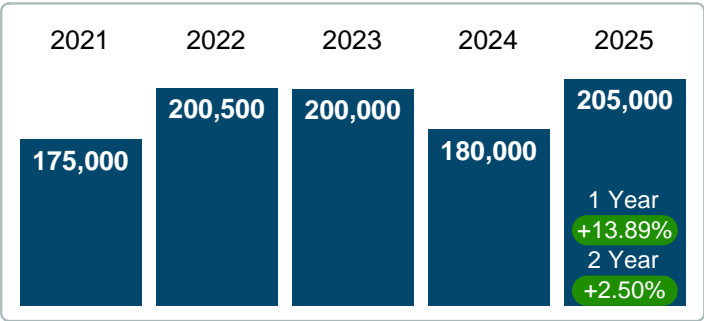
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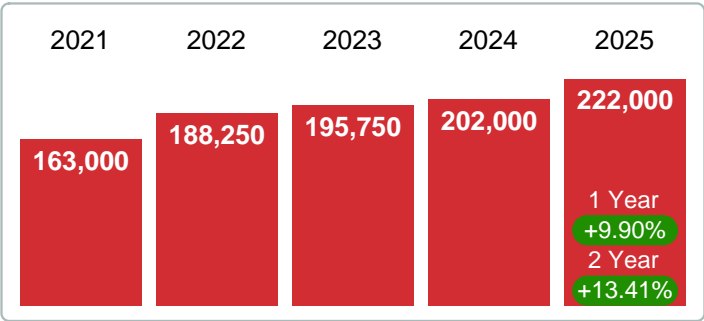
MEDIAN SOLD PRICE AT CLOSING

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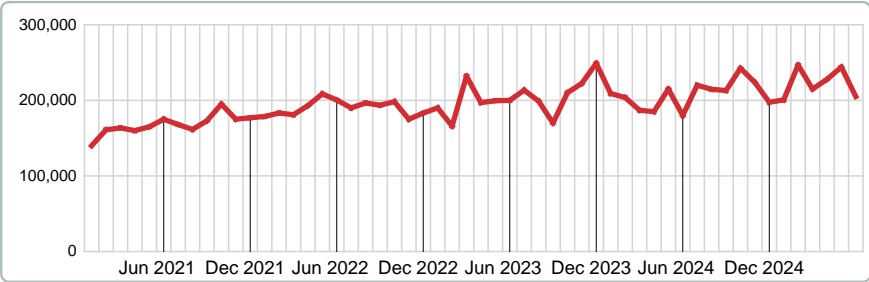
JUNE



YEAR TO DATE (YTD)

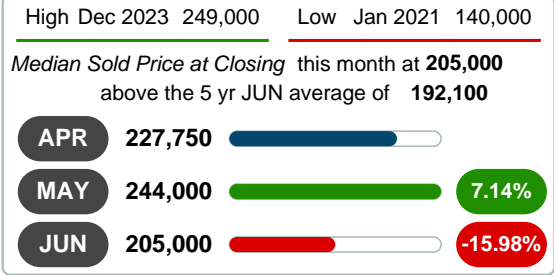


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 192,100



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
\$100,000 and less	4	7.55%	62,500	63,500	62,500	0	0
\$100,001 - \$150,000	7	13.21%	125,000	117,500	150,000	132,500	0
\$150,001 - \$150,000	0	0.00%	125,000	0	0	0	0
\$150,001 - \$225,000	23	43.40%	200,980	163,950	201,000	212,250	0
\$225,001 - \$250,000	4	7.55%	234,450	0	234,450	0	0
\$250,001 - \$450,000	10	18.87%	289,750	342,000	280,000	450,000	0
\$450,001 and up	5	9.43%	585,000	0	550,000	585,000	715,000
Median Sold Price	205,000			156,250	212,500	212,250	715,000
Total Closed Units	53			14	32	6	1
Total Closed Volume	12,548,105			2.34M	7.76M	1.72M	715.00K

June 2025



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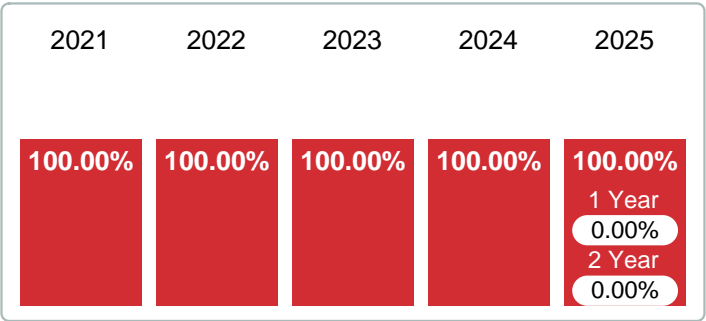
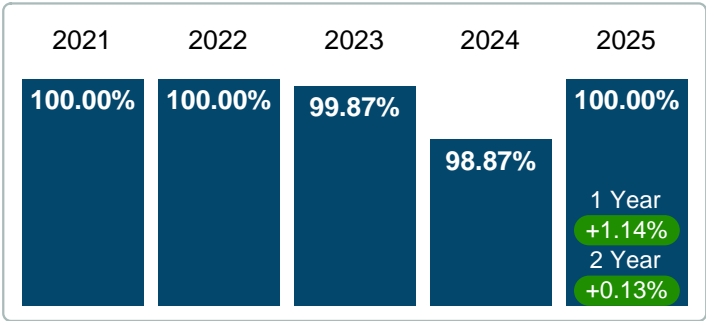


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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JUNE

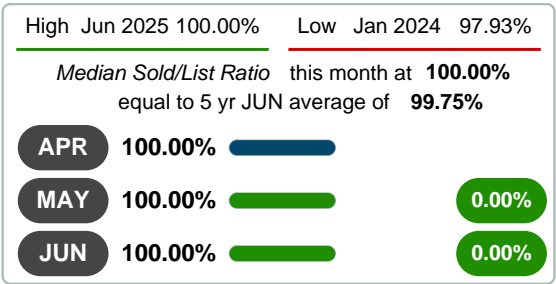
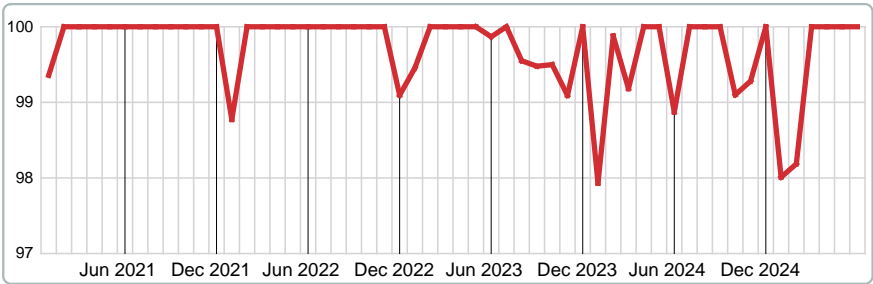
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 99.75%



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
\$100,000 and less	4		7.55%	115.79%	110.79%	125.00%	0.00%	0.00%
\$100,001 \$150,000	7		13.21%	100.00%	100.00%	100.00%	92.86%	0.00%
\$150,001 \$150,000	0		0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
\$150,001 \$225,000	23		43.40%	100.00%	99.38%	100.04%	97.13%	0.00%
\$225,001 \$250,000	4		7.55%	100.15%	0.00%	100.15%	0.00%	0.00%
\$250,001 \$450,000	10		18.87%	99.45%	113.27%	98.88%	98.90%	0.00%
\$450,001 and up	5		9.43%	95.90%	0.00%	94.02%	95.90%	98.28%
Median Sold/List Ratio			100.00%		100.00%	100.00%	97.40%	98.28%
Total Closed Units			53	100%	100.00%			
Total Closed Volume			12,548,105					

June 2025



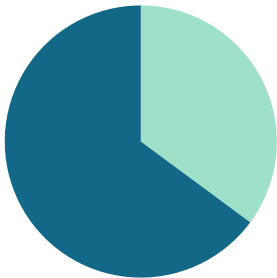
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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INVENTORY

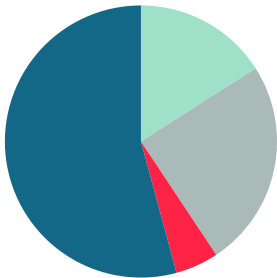


Inventory
New Listings
98 = 35.13%
Start Inventory
181
Total Inventory Units
279
Volume
\$103,323,473

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%
Median List Price	182,250	205,000	12.48%	201,500	224,900	11.61%
Median Sale Price	180,000	205,000	13.89%	202,000	222,000	9.90%
Median Percent of Selling Price to List Price	98.87%	100.00%	1.14%	100.00%	100.00%	0.00%
Median Days on Market to Sale	11.00	10.00	-9.09%	12.00	20.00	66.67%
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

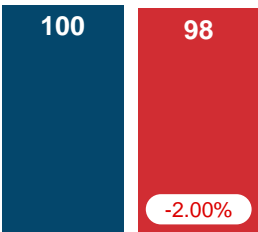
Inventory on June 30, 2025 = 180

20242025

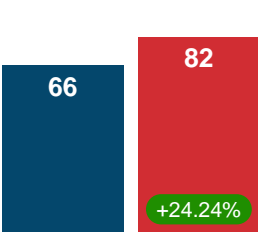
JUNE MARKET

MEDIAN PRICES

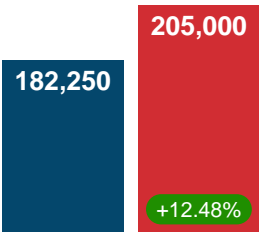
New Listings



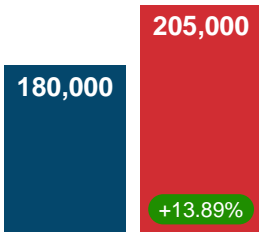
Pending Listings



List Price



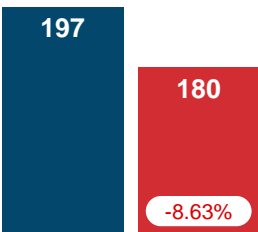
Sale Price



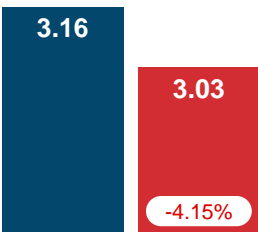
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

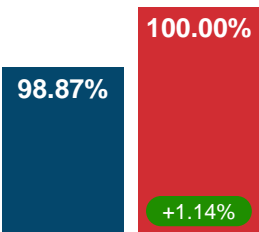
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

