

## June 2025



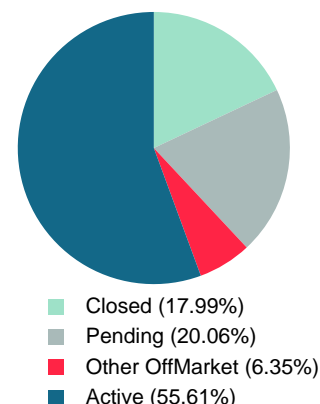
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,  
Tulsa, Wagoner - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	June 2025	+/- %
Closed Listings	1,115	1,165	4.48%
Pending Listings	1,159	1,299	12.08%
New Listings	1,646	1,821	10.63%
Average List Price	349,399	356,014	1.89%
Average Sale Price	341,725	350,345	2.52%
Average Percent of Selling Price to List Price	98.51%	99.46%	0.96%
Average Days on Market to Sale	30.96	33.76	9.04%
End of Month Inventory	3,086	3,602	16.72%
Months Supply of Inventory	2.99	3.38	12.76%



**Absorption:** Last 12 months, an Average of **1,067** Sales/Month  
**Active Inventory** as of June 30, 2025 = **3,602**

## Analysis Wrap-Up

## Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2025 rose **16.72%** to 3,602 existing homes available for sale. Over the last 12 months this area has had an average of 1,067 closed sales per month. This represents an unsold inventory index of **3.38** 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 **2.52%** in June 2025 to \$350,345 versus the previous year at \$341,725.

## Average Days on Market Lengthens

The average number of **33.76** days that homes spent on the market before selling increased by 2.80 days or **9.04%** in June 2025 compared to last year's same month at **30.96** 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 1,821 New Listings in June 2025, up **10.63%** from last year at 1,646. Furthermore, there were 1,165 Closed Listings this month versus last year at 1,115, a **4.48%** increase.

Closed versus Listed trends yielded a **64.0%** ratio, down from previous year's, June 2024, at **67.7%**, a **5.56%** 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

June 2025



Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type

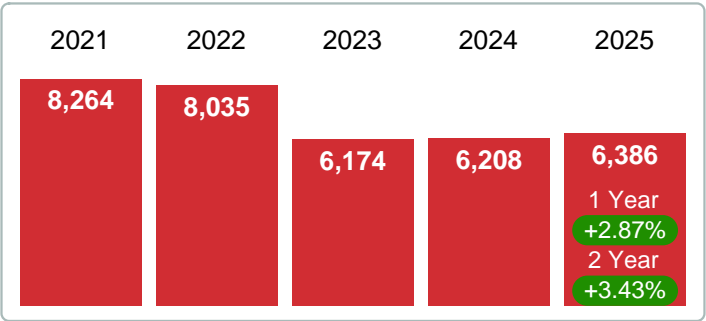
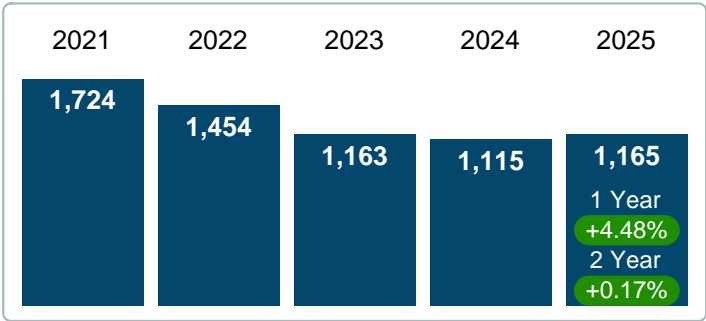


CLOSED LISTINGS

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

JUNE

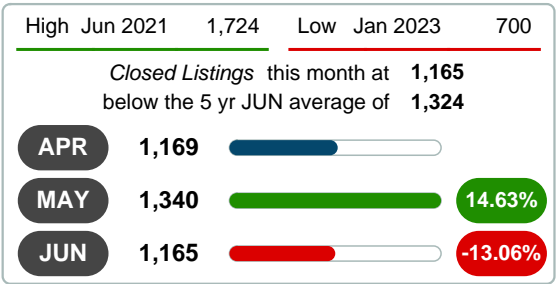
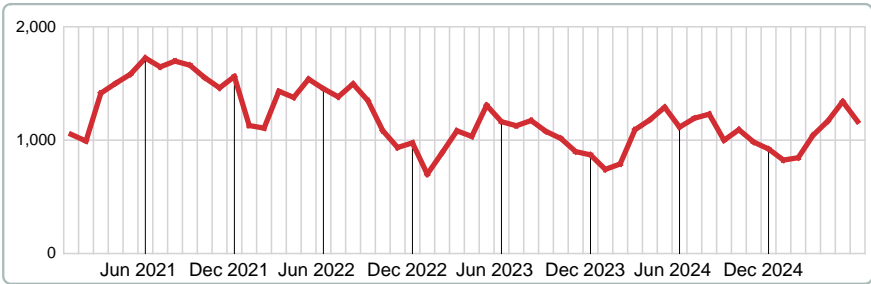
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 1,324



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	121			10.39%	35.9	70	43	8	0
\$150,001 - \$200,000	139			11.93%	24.6	35	89	14	1
\$200,001 - \$225,000	106			9.10%	24.6	13	80	12	1
\$225,001 - \$325,000	349			29.96%	30.6	21	239	80	9
\$325,001 - \$425,000	176			15.11%	32.4	6	72	84	14
\$425,001 - \$600,000	153			13.13%	44.6	4	39	91	19
\$600,001 and up	121			10.39%	47.6	0	19	69	33
Total Closed Units					1,165	149	581	358	77
Total Closed Volume					408,152,303	24.88M	163.06M	168.77M	51.45M
Average Closed Price					\$350,345	\$166,968	\$280,653	\$471,416	\$668,154

## June 2025



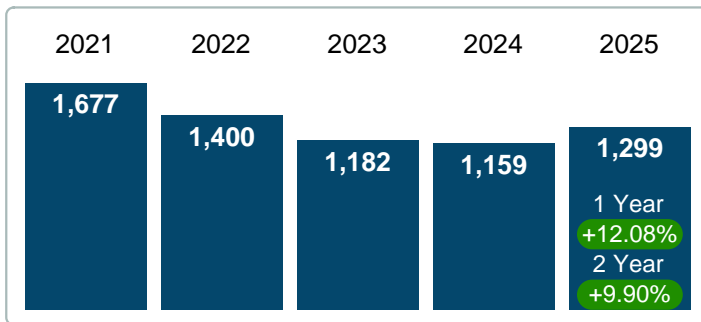
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,  
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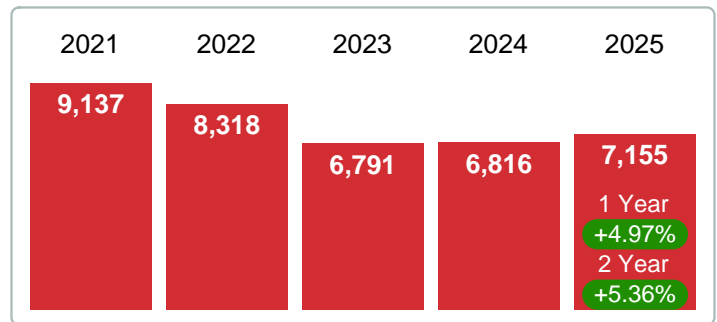
## PENDING LISTINGS

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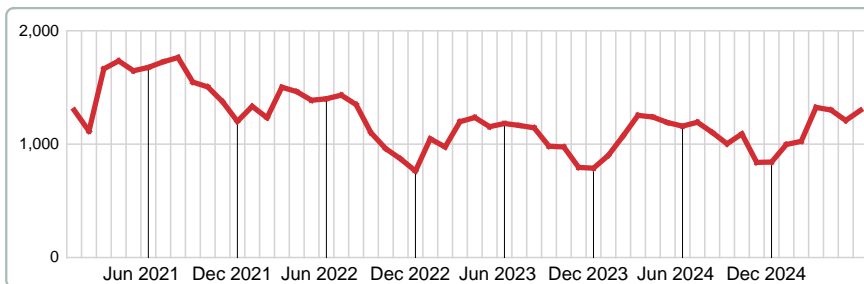
## JUNE



## YEAR TO DATE (YTD)



## 5 YEAR MARKET ACTIVITY TRENDS



## 3 MONTHS

5 year JUN AVG = 1,343

High Aug 2021 1,764 Low Dec 2022 763

Pending Listings this month at 1,299  
below the 5 yr JUN average of 1,343

APR	1,301	
MAY	1,209	-7.07%
JUN	1,299	7.44%

## PENDING LISTINGS &amp; BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	139	10.70%	43.5	62	67	8	2
\$150,001 - \$175,000	69	5.31%	42.2	18	42	9	0
\$175,001 - \$225,000	197	15.17%	28.0	26	152	18	1
\$225,001 - \$325,000	391	30.10%	29.9	28	263	87	13
\$325,001 - \$400,000	184	14.16%	39.9	6	82	84	12
\$400,001 - \$550,000	177	13.63%	42.2	7	64	88	18
\$550,001 and up	142	10.93%	62.8	2	25	76	39
Total Pending Units	1,299			149	695	370	85
Total Pending Volume	435,064,709	100%	38.4	28.82M	195.42M	158.31M	52.51M
Average Listing Price	\$334,923			\$193,404	\$281,184	\$427,876	\$617,769

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

## June 2025



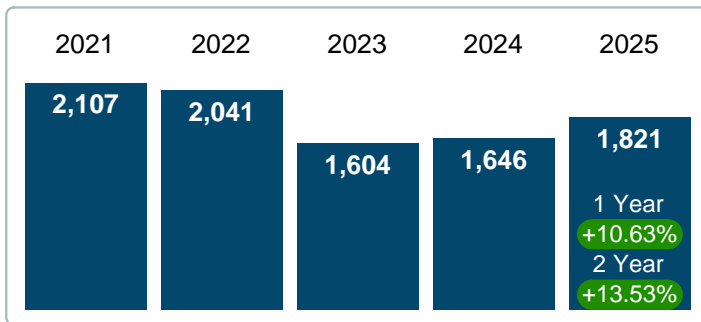
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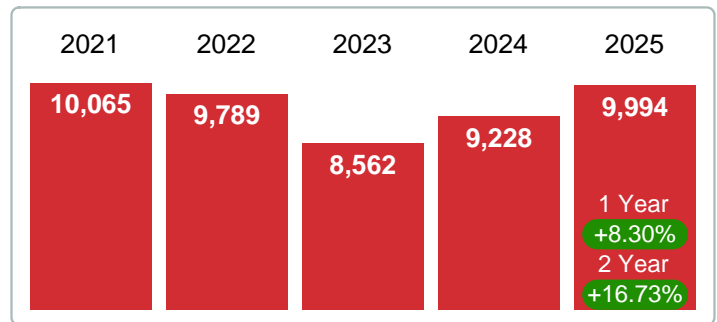
### NEW LISTINGS

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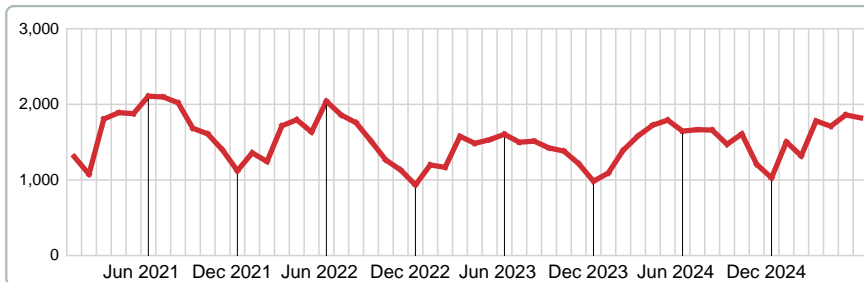
#### JUNE



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year JUN AVG = 1,844

High Jun 2021 2,107 Low Dec 2022 934

New Listings this month at **1,821**  
below the 5 yr JUN average of **1,844**

APR	1,711		
MAY	1,861		8.77%
JUN	1,821		-2.15%

#### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$150,000 and less	181	9.94%
\$150,001 - \$200,000	203	11.15%
\$200,001 - \$250,000	302	16.58%
\$250,001 - \$325,000	403	22.13%
\$325,001 - \$425,000	302	16.58%
\$425,001 - \$600,000	249	13.67%
\$600,001 and up	181	9.94%
Total New Listed Units	1,821	
Total New Listed Volume	654,251,626	100%
Average New Listed Listing Price	\$359,282	

1-2 Beds	3 Beds	4 Beds	5+ Beds
89	73	16	3
42	148	13	0
25	240	32	5
26	256	110	11
12	132	134	24
8	78	130	33
5	40	87	49
207	967	522	125
44.37M	291.60M	233.62M	84.67M
\$214,348	\$301,547	\$447,541	\$677,356

June 2025



Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type

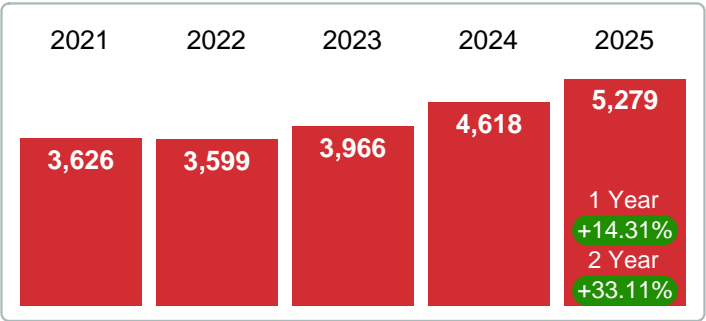
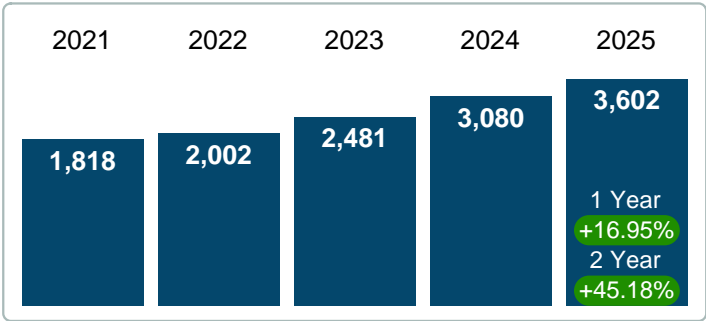


ACTIVE INVENTORY

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END OF JUNE

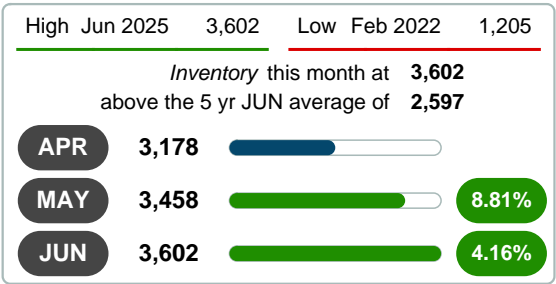
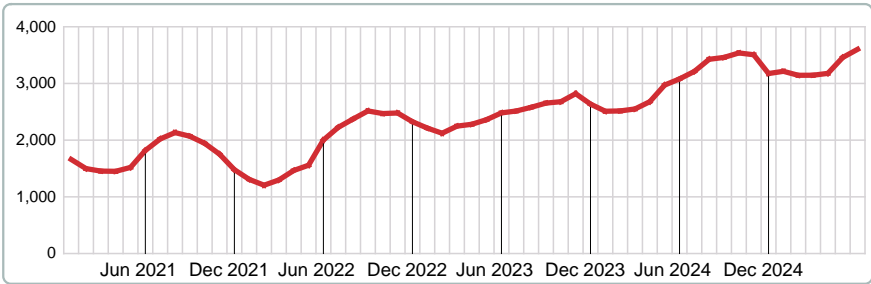
ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 2,597



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	368			10.22%	77.3	195	141	26	6
\$150,001 - \$225,000	463			12.85%	56.6	81	324	53	5
\$225,001 - \$275,000	429			11.91%	49.4	25	315	76	13
\$275,001 - \$400,000	965			26.79%	63.1	55	469	382	59
\$400,001 - \$525,000	526			14.60%	79.7	24	222	218	62
\$525,001 - \$725,000	485			13.46%	81.5	13	106	293	73
\$725,001 and up	366			10.16%	79.1	16	53	167	130
Total Active Inventory by Units						409	1,630	1,215	348
Total Active Inventory by Volume						102.59M	541.68M	619.38M	282.62M
Average Active Inventory Listing Price						\$250,835	\$332,319	\$509,775	\$812,114

June 2025



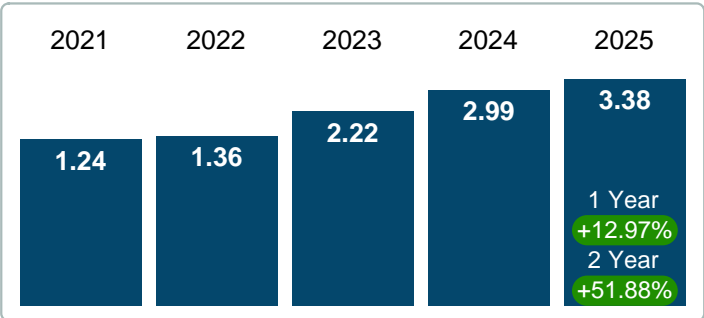
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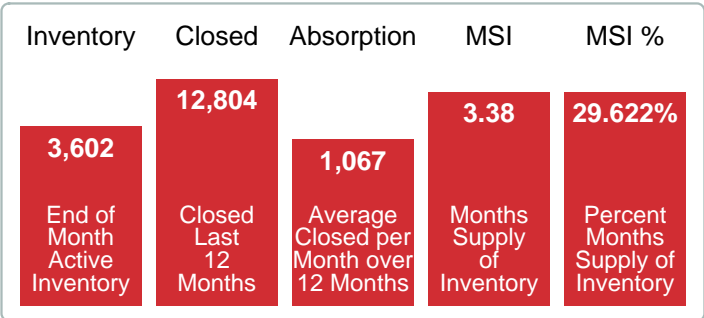
MONTHS SUPPLY of INVENTORY (MSI)

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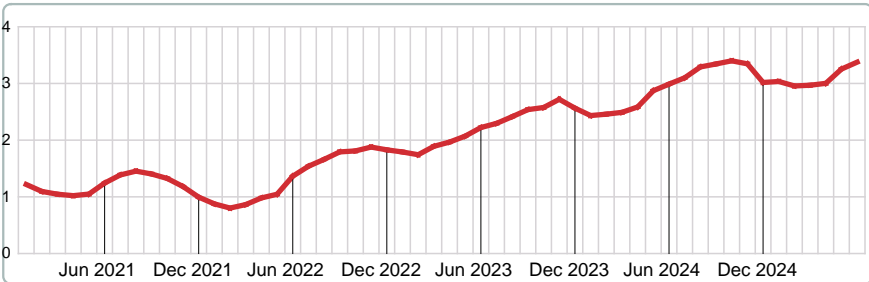
MSI FOR JUNE



INDICATORS FOR JUNE 2025

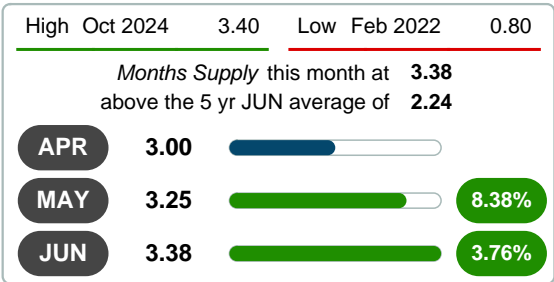


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 2.24



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	368			10.22%	2.52	3.06	1.94	2.97	7.20
\$150,001 - \$225,000	463			12.85%	2.05	2.61	1.92	2.11	4.00
\$225,001 - \$275,000	429			11.91%	2.30	2.38	2.32	2.19	2.40
\$275,001 - \$400,000	965			26.79%	3.42	5.28	3.28	3.28	4.95
\$400,001 - \$525,000	526			14.60%	4.78	6.55	6.14	3.75	5.10
\$525,001 - \$725,000	485			13.46%	6.47	13.00	6.33	6.52	5.92
\$725,001 and up	366			10.16%	8.73	38.40	8.48	7.53	9.94
Market Supply of Inventory (MSI)					3.38	3.39	2.82	3.92	6.11
Total Active Inventory by Units				100%	3,38	409	1,630	1,215	348

June 2025



Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type

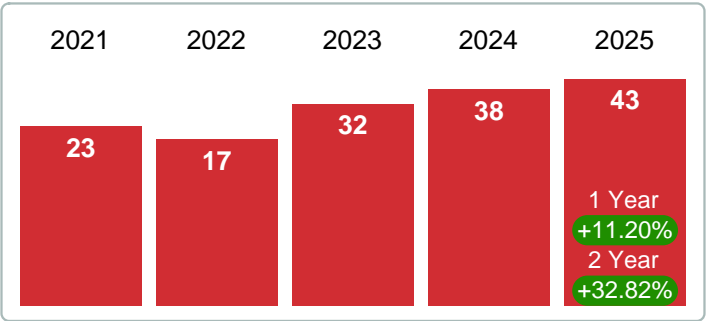
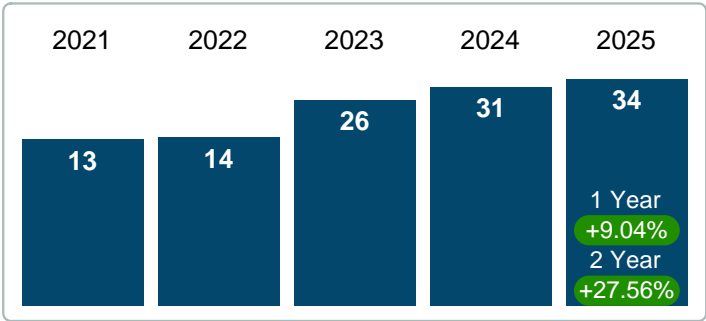


AVERAGE DAYS ON MARKET TO SALE

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JUNE

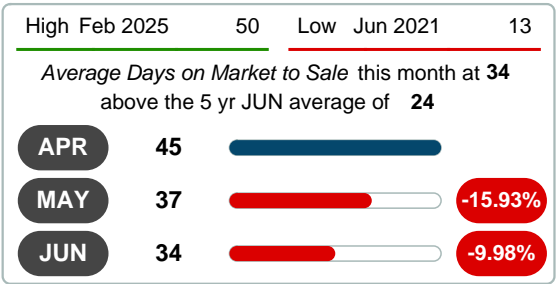
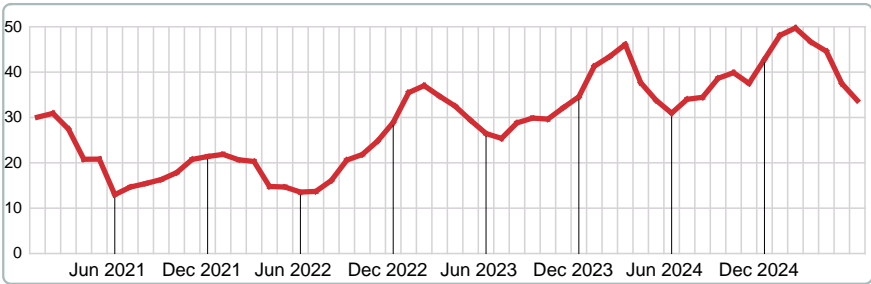
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 24



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
\$150,000 and less	121			10.39%	36	37	31	53	0
\$150,001 - \$200,000	139			11.93%	25	23	24	33	56
\$200,001 - \$225,000	106			9.10%	25	13	23	41	85
\$225,001 - \$325,000	349			29.96%	31	33	30	31	28
\$325,001 - \$425,000	176			15.11%	32	29	36	29	40
\$425,001 - \$600,000	153			13.13%	45	11	72	40	19
\$600,001 and up	121			10.39%	48	0	53	46	48
Average Closed DOM					34	30	32	37	37
Total Closed Units				100%	34	149	581	358	77
Total Closed Volume						24.88M	163.06M	168.77M	51.45M



June 2025



Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type

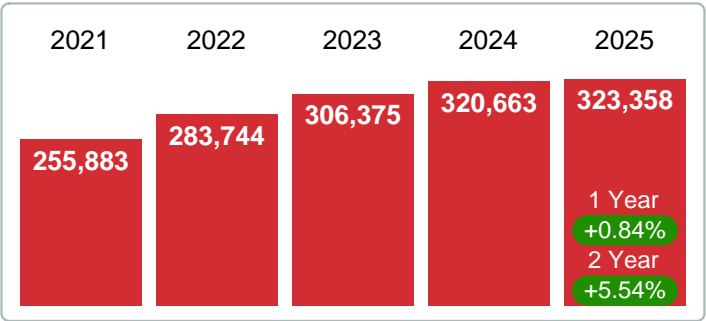
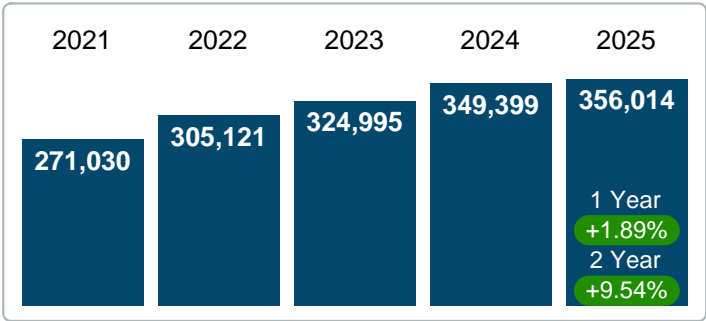


AVERAGE LIST PRICE AT CLOSING

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JUNE

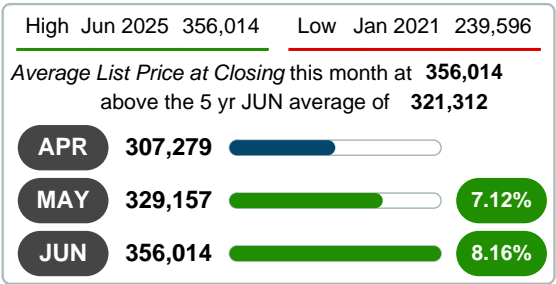
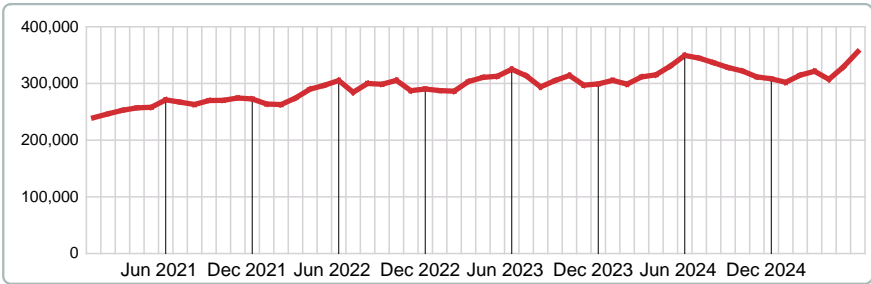
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 321,312



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
\$150,000 and less	128			10.99%	103,606	100,363	109,638	114,550	0
\$150,001 - \$200,000	134			11.50%	179,982	172,512	179,152	191,014	185,000
\$200,001 - \$225,000	96			8.24%	216,412	221,484	215,782	220,308	220,000
\$225,001 - \$325,000	356			30.56%	272,905	271,271	269,114	287,374	288,278
\$325,001 - \$425,000	171			14.68%	372,429	355,983	374,276	376,235	385,650
\$425,001 - \$600,000	156			13.39%	505,911	435,500	497,750	510,202	558,718
\$600,001 and up	124			10.64%	942,256	0	877,548	925,496	1,025,320
Average List Price					356,014	171,257	284,464	477,977	686,361
Total Closed Units				100%	356,014	149	581	358	77
Total Closed Volume					414,756,055	25.52M	165.27M	171.12M	52.85M



June 2025



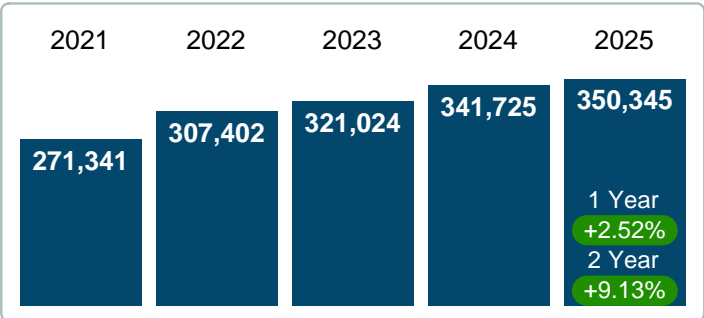
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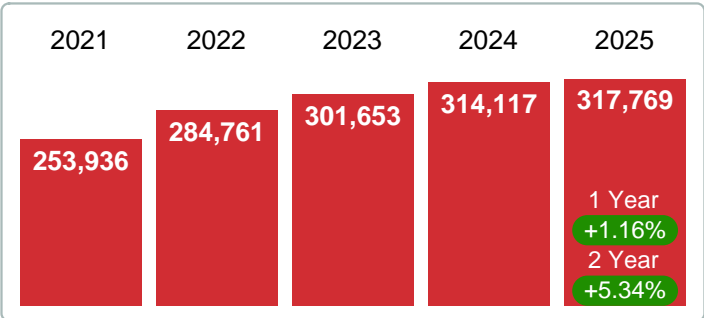
AVERAGE SOLD PRICE AT CLOSING

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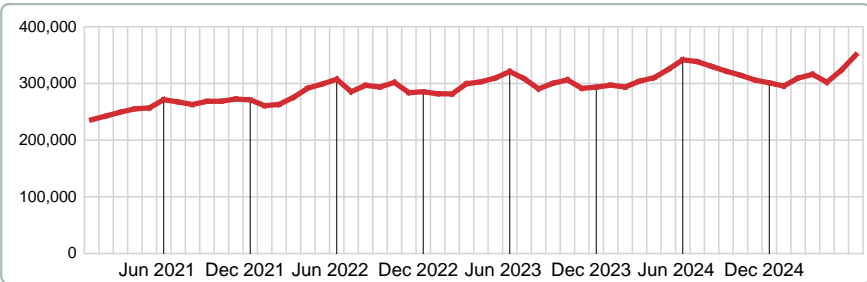
JUNE



YEAR TO DATE (YTD)

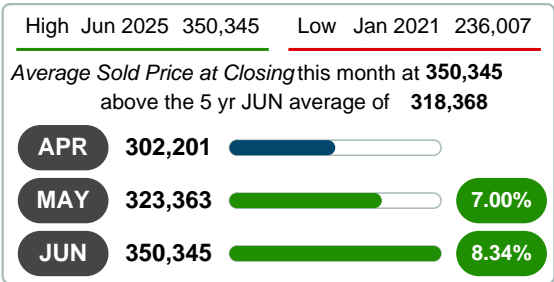


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 318,368



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
\$150,000 and less	121			10.39%	98,092	96,150	100,630	101,438	0
\$150,001 - \$200,000	139			11.93%	177,463	171,474	178,947	183,314	173,000
\$200,001 - \$225,000	106			9.10%	214,671	215,377	214,382	215,479	219,000
\$225,001 - \$325,000	349			29.96%	271,074	261,871	267,018	284,482	281,067
\$325,001 - \$425,000	176			15.11%	370,140	340,833	368,642	373,235	371,844
\$425,001 - \$600,000	153			13.13%	505,187	450,500	493,773	506,973	531,570
\$600,001 and up	121			10.39%	924,114	0	844,140	906,645	1,006,685
Average Sold Price					350,345	166,968	280,653	471,416	668,154
Total Closed Units				100%	350,345	149	581	358	77
Total Closed Volume					408,152,303	24.88M	163.06M	168.77M	51.45M

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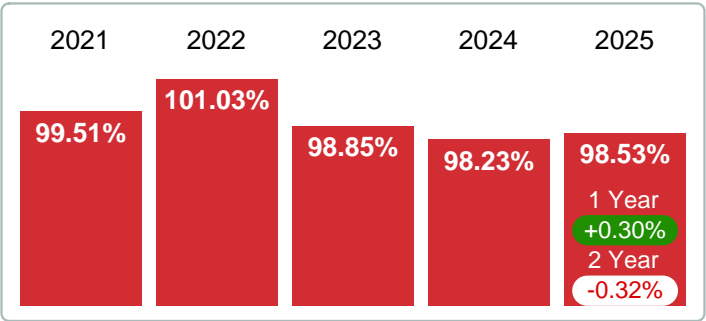
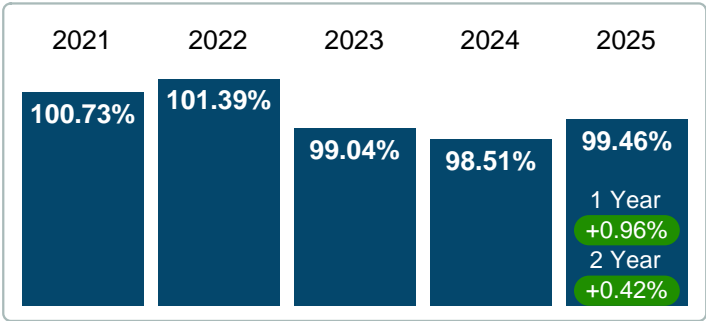


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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JUNE

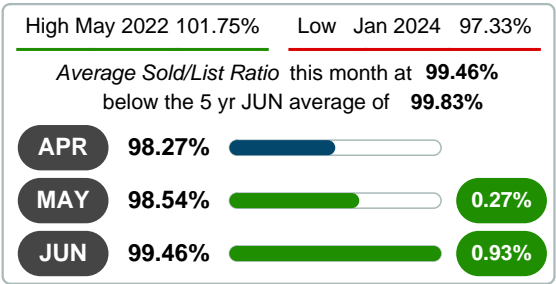
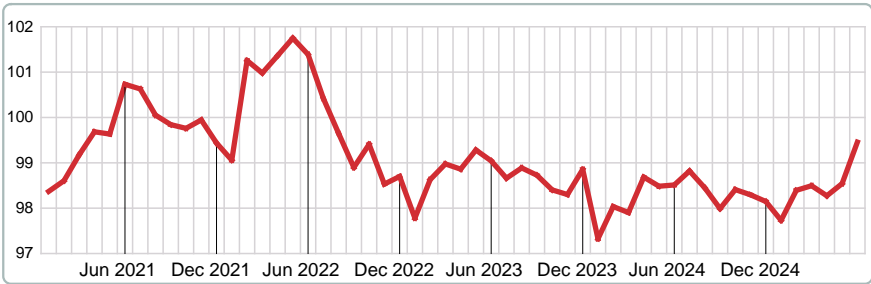
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 99.83%



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
\$150,000 and less	121	10.39%	97.00%	100.14%	93.26%	89.61%	0.00%
\$150,001 - \$200,000	139	11.93%	100.76%	99.48%	102.00%	96.57%	93.51%
\$200,001 - \$225,000	106	9.10%	99.07%	97.46%	99.50%	97.88%	99.55%
\$225,001 - \$325,000	349	29.96%	99.72%	96.82%	99.74%	100.61%	97.90%
\$325,001 - \$425,000	176	15.11%	98.75%	95.93%	98.73%	99.32%	96.68%
\$425,001 - \$600,000	153	13.13%	101.15%	105.30%	99.37%	102.78%	96.17%
\$600,001 and up	121	10.39%	98.89%	0.00%	97.11%	98.88%	99.93%
Average Sold/List Ratio		99.50%		99.26%	99.34%	100.03%	98.09%
Total Closed Units		1,165	100%	149	581	358	77
Total Closed Volume		408,152,303		24.88M	163.06M	168.77M	51.45M

June 2025



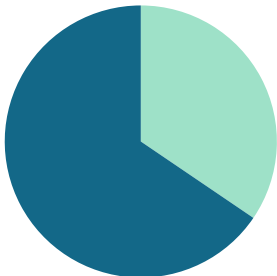
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,  
Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

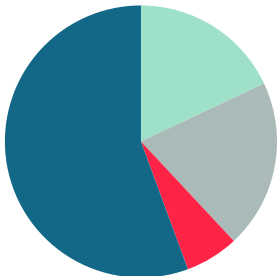


**Inventory**  
New Listings  
1,821 = 34.49%  
Start Inventory  
3,459  
Total Inventory Units  
5,280  
Volume  
\$2,140,580,457

Market Activity

Closed Sales  
1,165 = 17.99%  
Pending Sales  
1,299 = 20.06%  
Other Off Market  
411 = 6.35%  
Active Inventory  
3,602 = 55.61%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	1,115	1,165	4.48%	6,208	6,386	2.87%
Pending Sales	1,159	1,299	12.08%	6,816	7,155	4.97%
New Listings	1,646	1,821	10.63%	9,228	9,994	8.30%
Average List Price	349,399	356,014	1.89%	320,663	323,358	0.84%
Average Sale Price	341,725	350,345	2.52%	314,117	317,769	1.16%
Average Percent of Selling Price to List Price	98.51%	99.46%	0.96%	98.23%	98.53%	0.30%
Average Days on Market to Sale	30.96	33.76	9.04%	38.31	42.60	11.20%
Monthly Inventory	3,086	3,602	16.72%	3,086	3,602	16.72%
Months Supply of Inventory	2.99	3.38	12.76%	2.99	3.38	12.76%

Absorption: Last 12 months, an Average of 1,067 Sales/Month

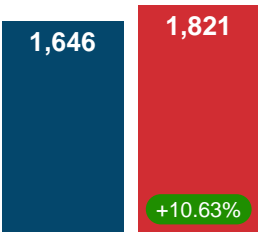
Inventory on June 30, 2025 = 3,602

20242025

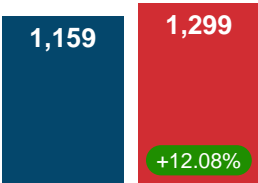
JUNE MARKET

AVERAGE PRICES

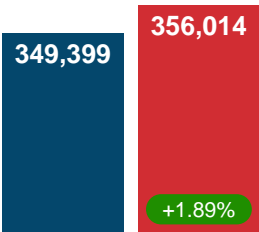
New Listings



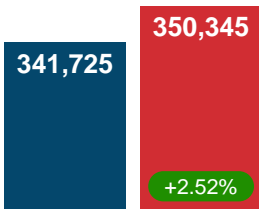
Pending Listings



List Price



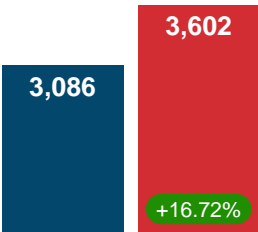
Sale Price



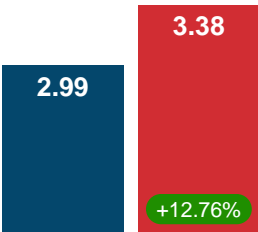
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

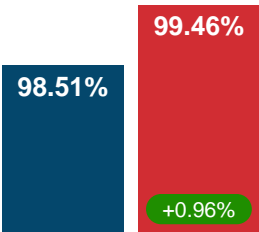
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

