

June 2025



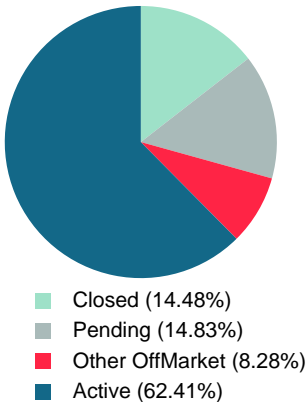
Area Delimited by County Of Mayes - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	June 2025	+/- %
Closed Listings	34	42	23.53%
Pending Listings	42	43	2.38%
New Listings	63	51	-19.05%
Median List Price	193,750	228,750	18.06%
Median Sale Price	191,750	227,000	18.38%
Median Percent of Selling Price to List Price	96.97%	98.55%	1.63%
Median Days on Market to Sale	26.50	16.50	-37.74%
End of Month Inventory	187	181	-3.21%
Months Supply of Inventory	5.46	5.40	-1.04%



Absorption: Last 12 months, an Average of **34** Sales/Month
Active Inventory as of June 30, 2025 = **181**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2025 decreased **3.21%** to 181 existing homes available for sale. Over the last 12 months this area has had an average of 34 closed sales per month. This represents an unsold inventory index of **5.40** 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 **18.38%** in June 2025 to \$227,000 versus the previous year at \$191,750.

Median Days on Market Shortens

The median number of **16.50** days that homes spent on the market before selling decreased by 10.00 days or **37.74%** in June 2025 compared to last year's same month at **26.50** 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 strong this month.

There were 51 New Listings in June 2025, down **19.05%** from last year at 63. Furthermore, there were 42 Closed Listings this month versus last year at 34, a **23.53%** increase.

Closed versus Listed trends yielded a **82.4%** ratio, up from previous year's, June 2024, at **54.0%**, a **52.60%** 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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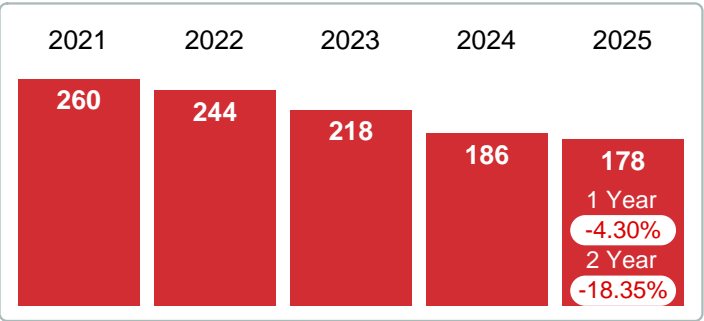
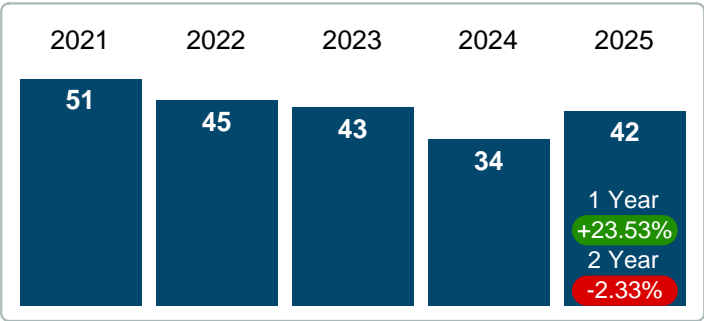


CLOSED LISTINGS

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JUNE

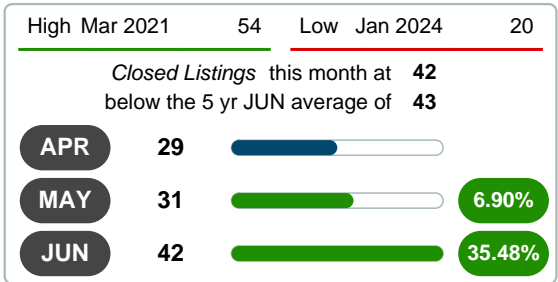
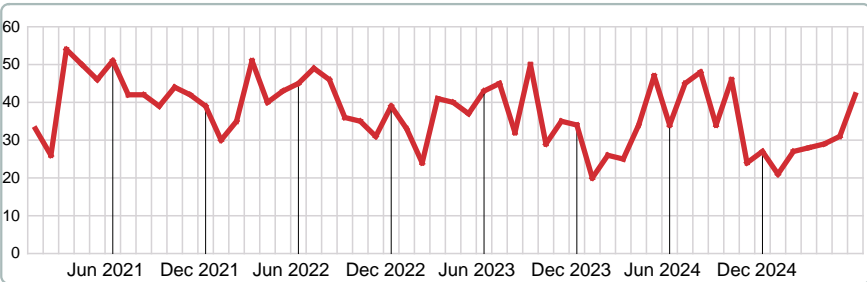
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 43



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			9.52%	13.5	3	1	0	0
\$100,001 - \$125,000	3			7.14%	17.0	2	1	0	0
\$125,001 - \$150,000	6			14.29%	27.0	2	3	1	0
\$150,001 - \$275,000	11			26.19%	15.0	0	11	0	0
\$275,001 - \$375,000	9			21.43%	32.0	0	6	1	2
\$375,001 - \$450,000	4			9.52%	42.0	0	1	2	1
\$450,001 and up	5			11.90%	66.0	0	3	2	0
Total Closed Units				42		7	26	6	3
Total Closed Volume				12,000,510	100%	684.23K	7.28M	2.98M	1.05M
Median Closed Price				\$227,000		\$119,000	\$227,000	\$392,500	\$345,000

June 2025



Area Delimited by County Of Mayes - Residential Property Type

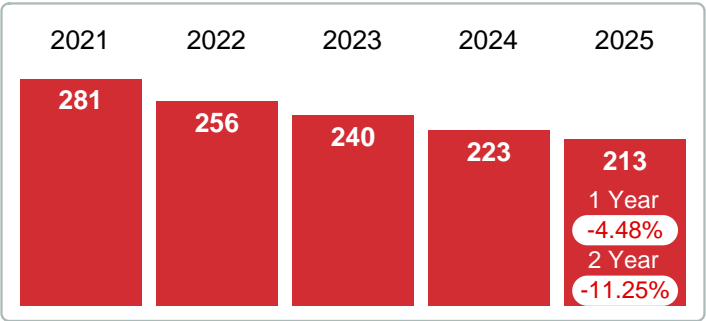
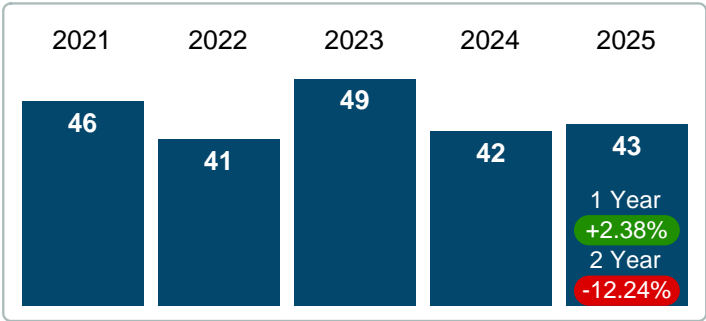


PENDING LISTINGS

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JUNE

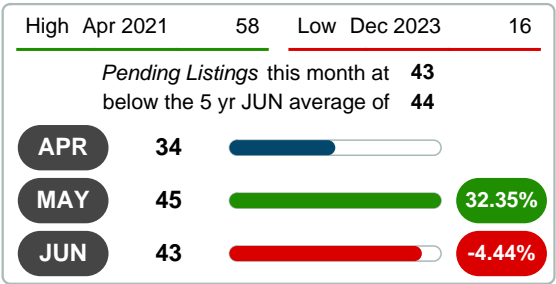
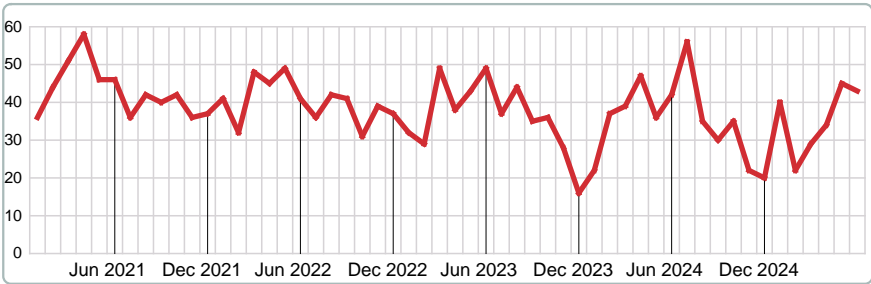
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 44



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4			9.30%	37.0	3	1	0	0
\$50,001 - \$150,000	4			9.30%	83.5	1	2	1	0
\$150,001 - \$175,000	5			11.63%	4.0	0	4	1	0
\$175,001 - \$225,000	12			27.91%	65.5	3	8	1	0
\$225,001 - \$275,000	7			16.28%	64.0	0	6	1	0
\$275,001 - \$400,000	5			11.63%	30.0	0	3	2	0
\$400,001 and up	6			13.95%	133.0	0	4	2	0
Total Pending Units	43					7	28	8	0
Total Pending Volume	10,004,929				100%	871.40K	7.04M	2.09M	0.00B
Median Listing Price	\$210,000					\$102,500	\$214,840	\$255,450	\$0

June 2025



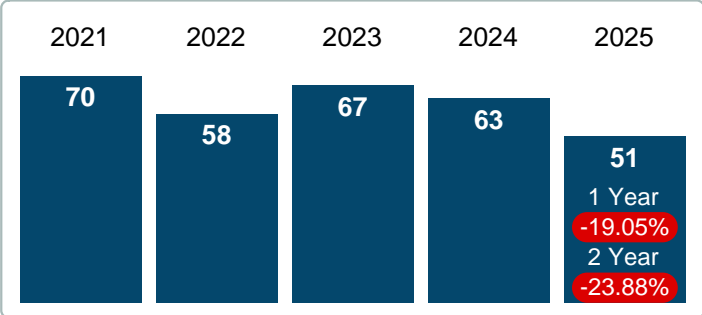
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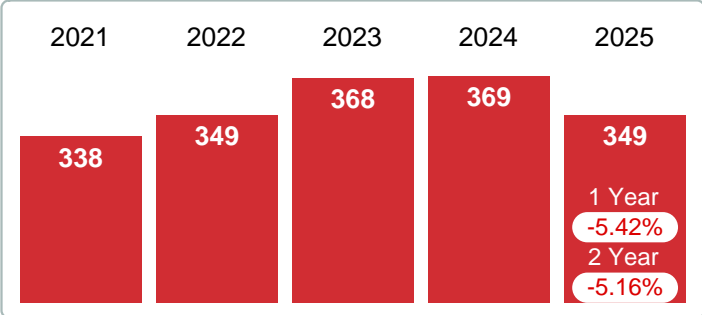
NEW LISTINGS

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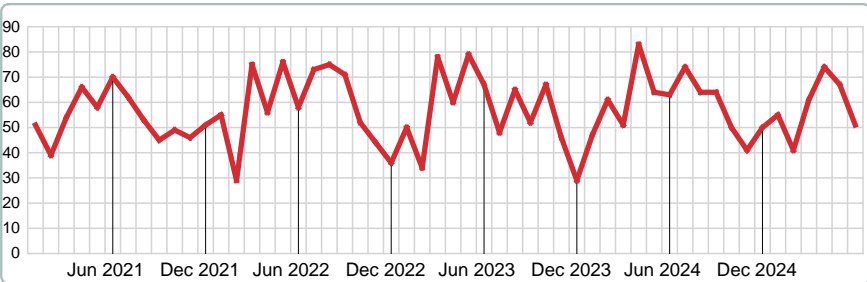
JUNE



YEAR TO DATE (YTD)

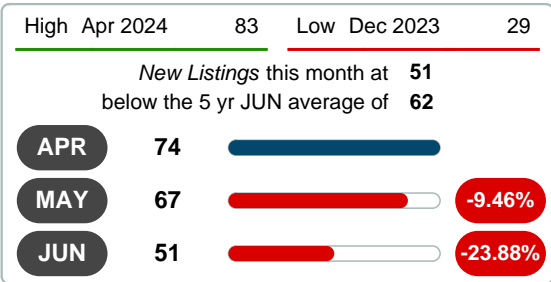


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 62



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			%
\$125,000 and less	4		7.84%
\$125,001 - \$150,000	5		9.80%
\$150,001 - \$200,000	10		19.61%
\$200,001 - \$275,000	11		21.57%
\$275,001 - \$475,000	9		17.65%
\$475,001 - \$650,000	6		11.76%
\$650,001 and up	6		11.76%
Total New Listed Units			51
Total New Listed Volume			18,992,600
Median New Listed Listing Price			\$244,900

1-2 Beds	3 Beds	4 Beds	5+ Beds
0	2	1	1
3	2	0	0
0	10	0	0
1	7	1	2
0	6	3	0
0	0	5	1
1	3	1	1
5	30	11	5
1.82M	8.78M	5.42M	2.97M
\$135,000	\$220,500	\$595,000	\$250,000

June 2025



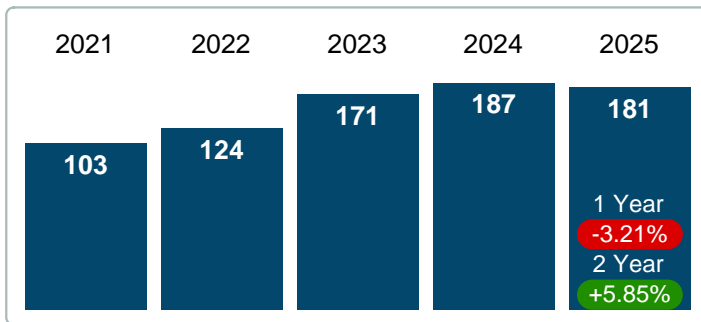
Area Delimited by County Of Mayes - Residential Property Type



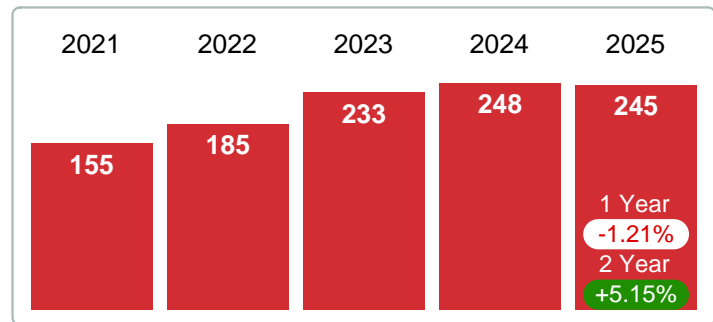
ACTIVE INVENTORY

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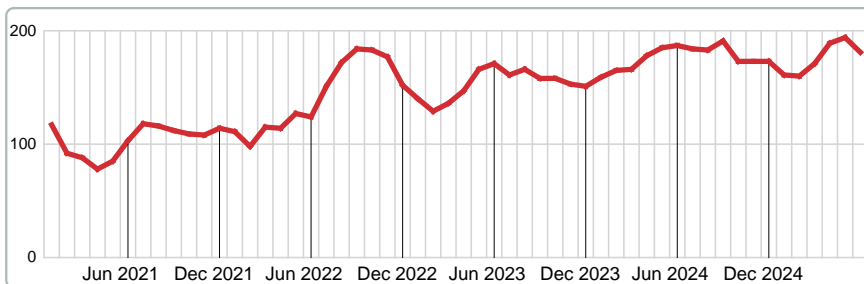
END OF JUNE



ACTIVE DURING JUNE

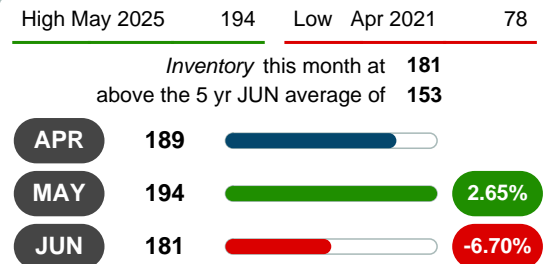


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 153



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	9.39%	56.0	5	11	0	1
\$150,001 - \$200,000	23	12.71%	54.0	3	16	4	0
\$200,001 - \$225,000	8	4.42%	112.0	2	5	1	0
\$225,001 - \$375,000	62	34.25%	62.0	5	45	9	3
\$375,001 - \$475,000	27	14.92%	92.0	3	13	11	0
\$475,001 - \$775,000	25	13.81%	63.0	0	8	14	3
\$775,001 and up	19	10.50%	53.0	3	7	2	7
Total Active Inventory by Units		181		21	105	41	14
Total Active Inventory by Volume		77,434,997	100%	8.41M	35.67M	19.00M	14.35M
Median Active Inventory Listing Price		\$317,000		\$234,000	\$279,900	\$435,900	\$794,950

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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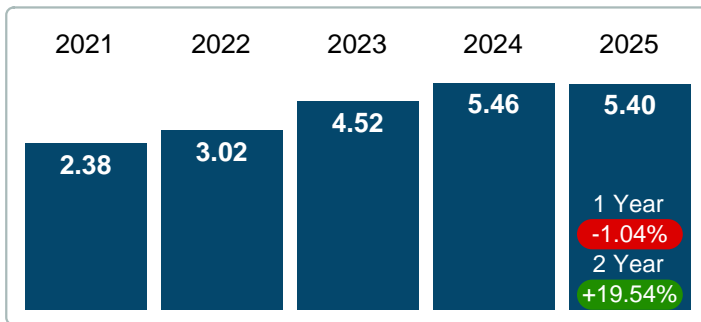
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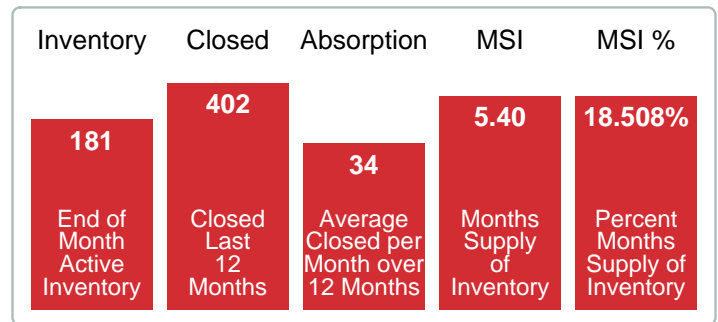
MONTHS SUPPLY of INVENTORY (MSI)

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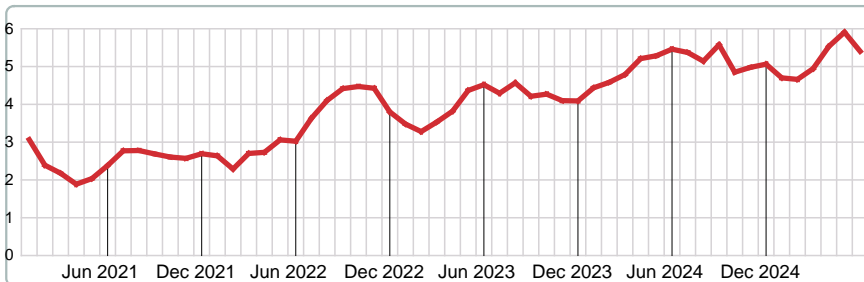
MSI FOR JUNE



INDICATORS FOR JUNE 2025

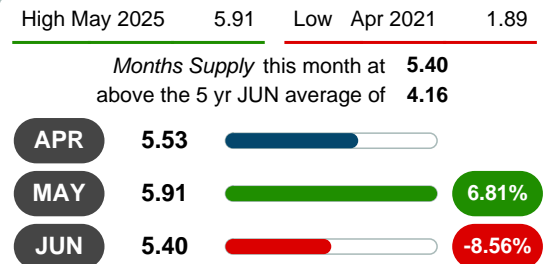


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 4.16



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	9.39%	2.15	1.46	2.87	0.00	0.00
\$150,001 - \$200,000	23	12.71%	3.17	4.50	2.70	6.00	0.00
\$200,001 - \$225,000	8	4.42%	2.59	12.00	1.88	4.00	0.00
\$225,001 - \$375,000	62	34.25%	5.90	4.62	6.35	4.70	7.20
\$375,001 - \$475,000	27	14.92%	12.96	36.00	12.00	14.67	0.00
\$475,001 - \$775,000	25	13.81%	14.29	0.00	8.73	28.00	18.00
\$775,001 and up	19	10.50%	20.73	0.00	14.00	6.00	84.00
Market Supply of Inventory (MSI)			5.40	3.76	4.77	8.07	16.80
Total Active Inventory by Units		100%	5.40	21	105	41	14

June 2025



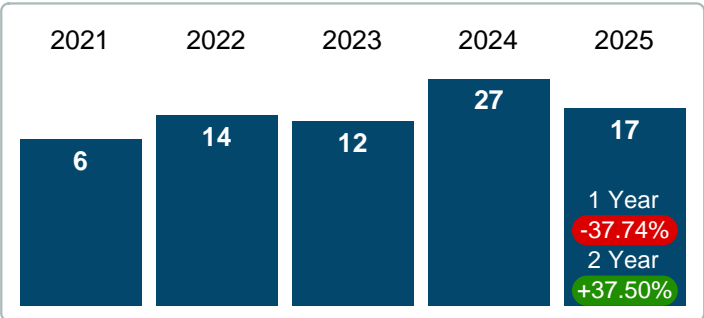
Area Delimited by County Of Mayes - Residential Property Type



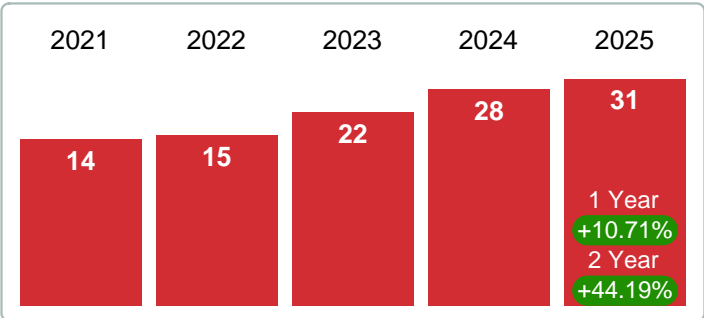
MEDIAN DAYS ON MARKET TO SALE

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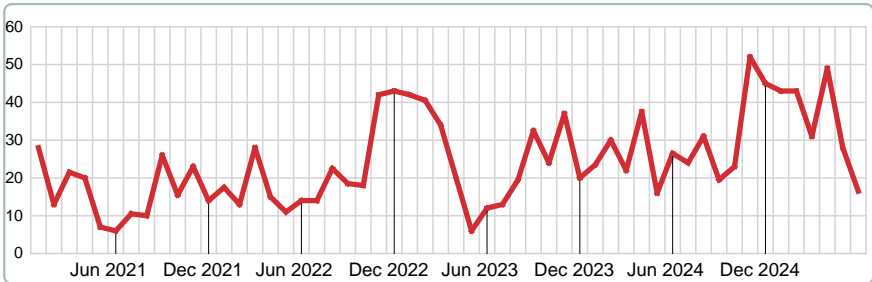
JUNE



YEAR TO DATE (YTD)

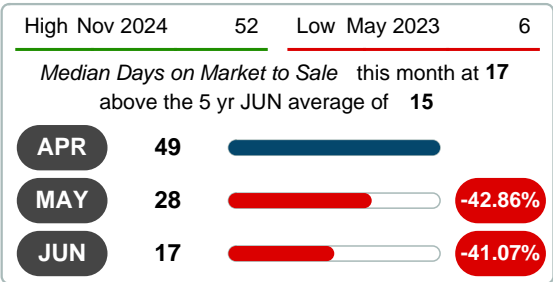


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 15



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	9.52%	14	16	11	0	0
\$100,001 - \$125,000	3	7.14%	17	12	27	0	0
\$125,001 - \$150,000	6	14.29%	27	48	11	43	0
\$150,001 - \$275,000	11	26.19%	15	0	15	0	0
\$275,001 - \$375,000	9	21.43%	32	0	9	181	165
\$375,001 - \$450,000	4	9.52%	42	0	109	35	15
\$450,001 and up	5	11.90%	66	0	74	36	0
Median Closed DOM	17			16	13	55	146
Total Closed Units	42			7	26	6	3
Total Closed Volume	12,000,510			684.23K	7.28M	2.98M	1.05M

June 2025



Area Delimited by County Of Mayes - Residential Property Type

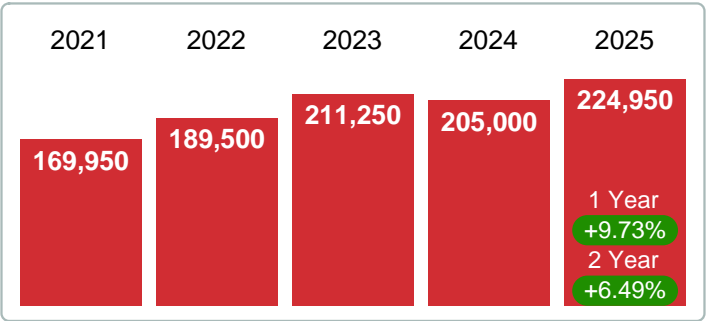
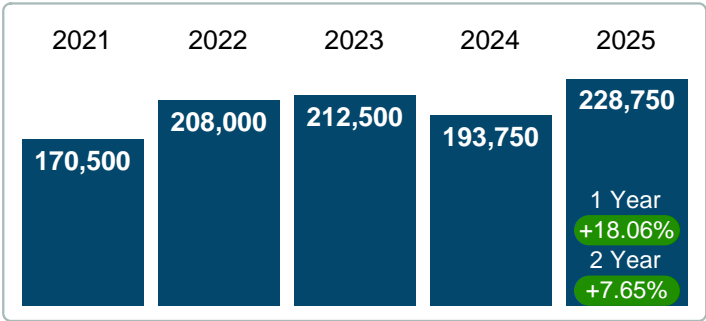


MEDIAN LIST PRICE AT CLOSING

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JUNE

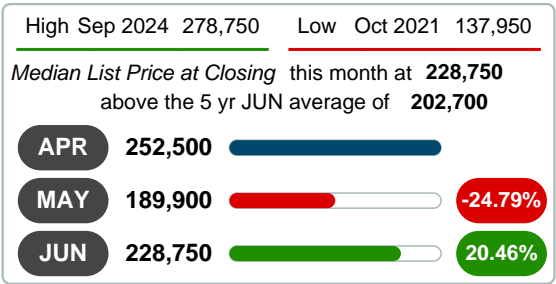
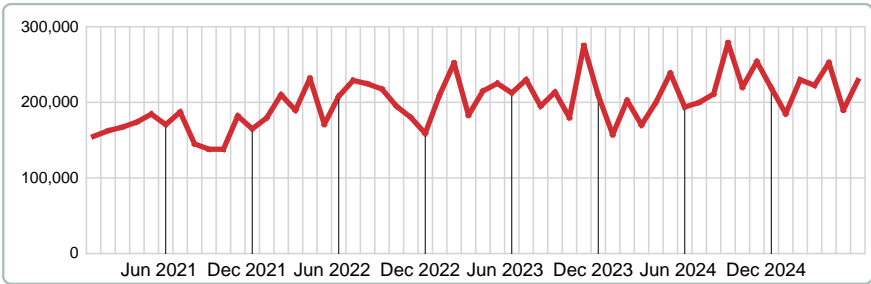
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 202,700



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	4			9.52%	76,500	75,000	89,000	0	0
\$100,001 \$125,000	3			7.14%	119,500	122,200	115,000	0	0
\$125,001 \$150,000	6			14.29%	142,450	142,500	149,900	135,000	0
\$150,001 \$275,000	11			26.19%	212,500	0	212,500	0	0
\$275,001 \$375,000	8			19.05%	327,500	0	315,000	375,000	327,500
\$375,001 \$450,000	5			11.90%	400,000	0	419,500	406,450	389,000
\$450,001 and up	5			11.90%	695,000	0	695,000	937,500	0
Median List Price					228,750	119,500	228,750	406,450	335,000
Total Closed Units				100%	228,750	7	26	6	3
Total Closed Volume					12,482,199	712.40K	7.53M	3.20M	1.04M

June 2025



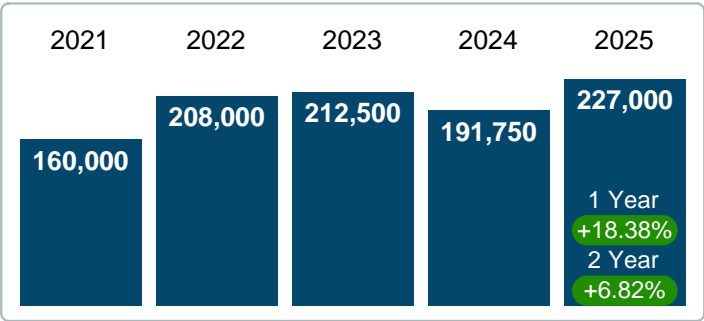
Area Delimited by County Of Mayes - Residential Property Type



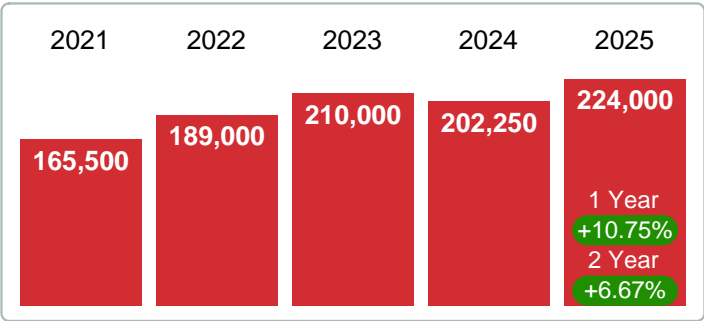
MEDIAN SOLD PRICE AT CLOSING

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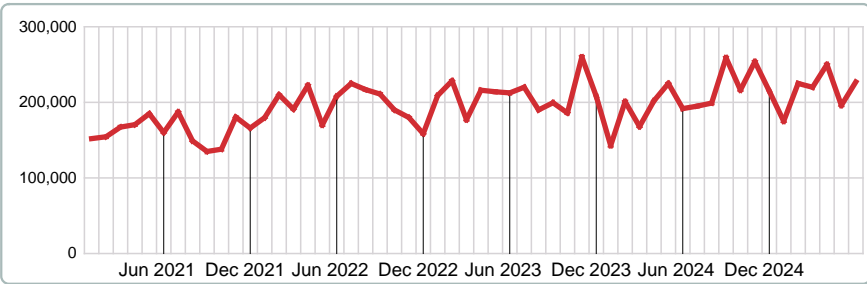
JUNE



YEAR TO DATE (YTD)

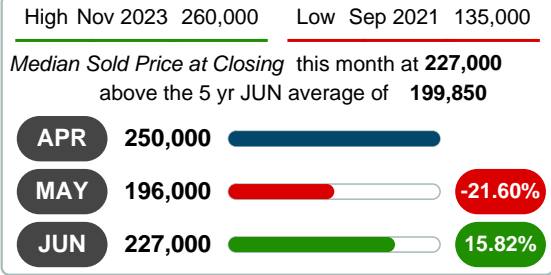


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 199,850



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	9.52%	67,250	62,500	89,000	0	0
\$100,001 \$125,000	3	7.14%	119,000	119,500	107,500	0	0
\$125,001 \$150,000	6	14.29%	142,500	140,000	149,900	130,000	0
\$150,001 \$275,000	11	26.19%	190,000	0	190,000	0	0
\$275,001 \$375,000	9	21.43%	325,000	0	307,500	375,000	334,640
\$375,001 \$450,000	4	9.52%	392,500	0	450,000	392,500	385,000
\$450,001 and up	5	11.90%	675,000	0	675,000	845,000	0
Median Sold Price	227,000			119,000	227,000	392,500	345,000
Total Closed Units	42			7	26	6	3
Total Closed Volume	12,000,510			684.23K	7.28M	2.98M	1.05M

June 2025



Area Delimited by County Of Mayes - Residential Property Type

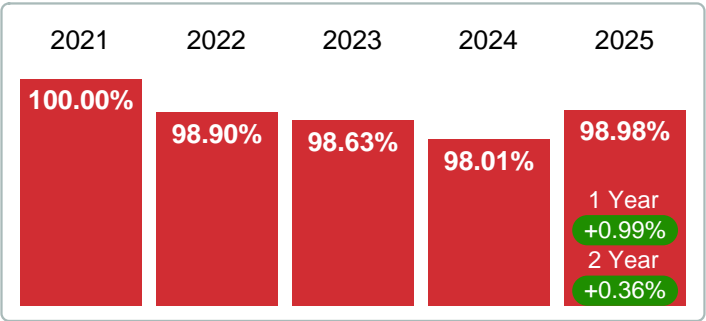
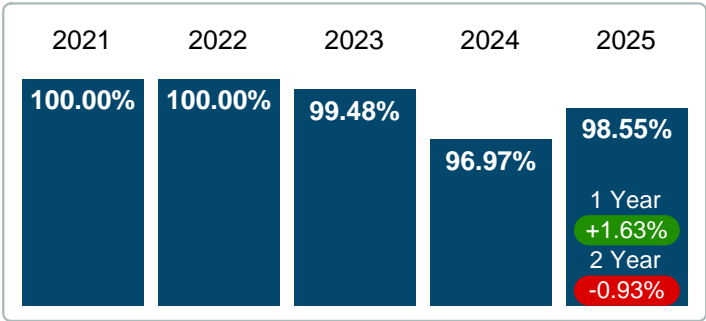


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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JUNE

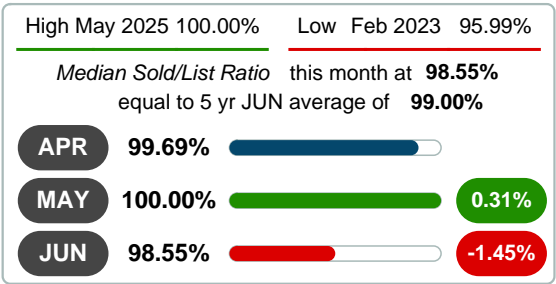
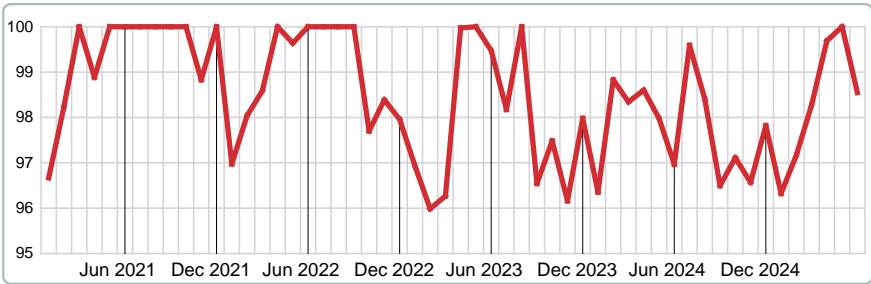
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 99.00%



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	9.52%	96.15%	92.31%	100.00%	0.00%	0.00%
\$100,001 - \$125,000	3	7.14%	93.48%	94.24%	93.48%	0.00%	0.00%
\$125,001 - \$150,000	6	14.29%	98.33%	102.38%	100.00%	96.30%	0.00%
\$150,001 - \$275,000	11	26.19%	99.20%	0.00%	99.20%	0.00%	0.00%
\$275,001 - \$375,000	9	21.43%	100.00%	0.00%	96.61%	100.00%	102.16%
\$375,001 - \$450,000	4	9.52%	97.92%	0.00%	100.00%	96.56%	98.97%
\$450,001 and up	5	11.90%	97.12%	0.00%	97.12%	92.29%	0.00%
Median Sold/List Ratio		98.55%		96.67%	98.66%	96.59%	101.34%
Total Closed Units		42	100%	7	26	6	3
Total Closed Volume		12,000,510		684.23K	7.28M	2.98M	1.05M

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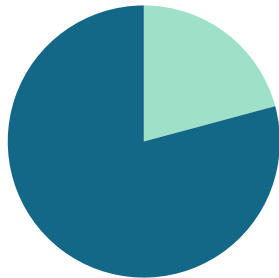
Area Delimited by County Of Mayes - Residential Property Type



MARKET SUMMARY

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INVENTORY



Inventory

New Listings
51 = 20.82%

Start Inventory
194

Total Inventory
Units
245

Volume
\$96,116,932

Market Activity

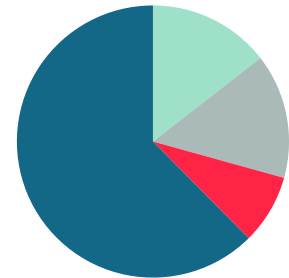
Closed Sales
42 = 14.48%

Pending Sales
43 = 14.83%

Other Off Market
24 = 8.28%

Active Inventory
181 = 62.41%

MARKET ACTIVITY



Compared Metrics	2024	June 2025	+/-%	2024	Year to Date 2025	+/-%
Closed Sales	34	42	23.53%	186	178	-4.30%
Pending Sales	42	43	2.38%	223	213	-4.48%
New Listings	63	51	-19.05%	369	349	-5.42%
Median List Price	193,750	228,750	18.06%	205,000	224,950	9.73%
Median Sale Price	191,750	227,000	18.38%	202,250	224,000	10.75%
Median Percent of Selling Price to List Price	96.97%	98.55%	1.63%	98.01%	98.98%	0.99%
Median Days on Market to Sale	26.50	16.50	-37.74%	28.00	31.00	10.71%
Monthly Inventory	187	181	-3.21%	187	181	-3.21%
Months Supply of Inventory	5.46	5.40	-1.04%	5.46	5.40	-1.04%

Absorption: Last 12 months, an Average of **34** Sales/Month**Inventory** on June 30, 2025 = **181**

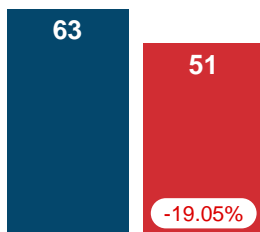
2024

2025

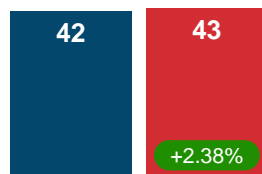
JUNE MARKET

MEDIAN PRICES

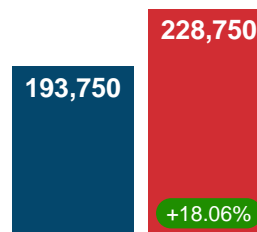
New Listings



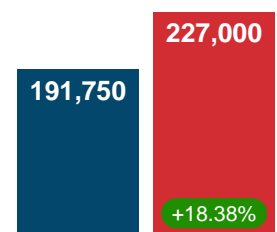
Pending Listings



List Price



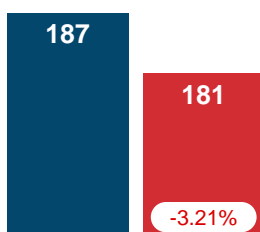
Sale Price



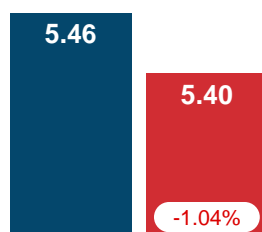
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

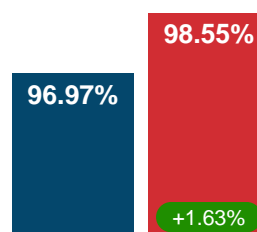
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

