

June 2025



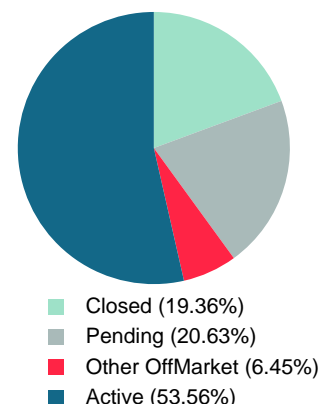
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	June 2025	+/- %
Closed Listings	754	811	7.56%
Pending Listings	775	864	11.48%
New Listings	1,073	1,199	11.74%
Median List Price	289,900	297,635	2.67%
Median Sale Price	289,100	294,000	1.69%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	12.00	13.00	8.33%
End of Month Inventory	1,929	2,243	16.28%
Months Supply of Inventory	2.83	3.14	10.77%



Absorption: Last 12 months, an Average of **715** Sales/Month
Active Inventory as of June 30, 2025 = **2,243**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2025 rose **16.28%** to 2,243 existing homes available for sale. Over the last 12 months this area has had an average of 715 closed sales per month. This represents an unsold inventory index of **3.14** 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 **1.69%** in June 2025 to \$294,000 versus the previous year at \$289,100.

Median Days on Market Lengthens

The median number of **13.00** days that homes spent on the market before selling increased by 1.00 days or **8.33%** in June 2025 compared to last year's same month at **12.00** DOM.

Sales Success for June 2025 is Positive

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

There were 1,199 New Listings in June 2025, up **11.74%** from last year at 1,073. Furthermore, there were 811 Closed Listings this month versus last year at 754, a **7.56%** increase.

Closed versus Listed trends yielded a **67.6%** ratio, down from previous year's, June 2024, at **70.3%**, a **3.74%** 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 County Of Tulsa - Residential Property Type

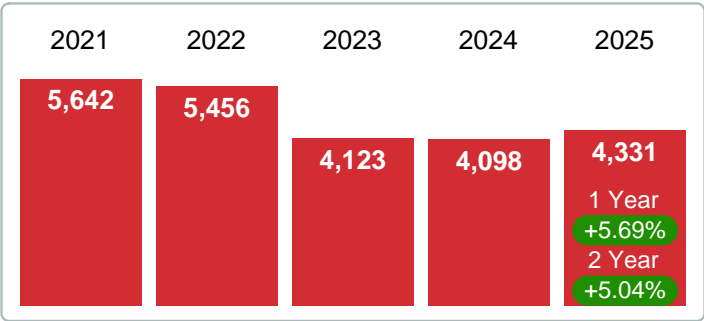
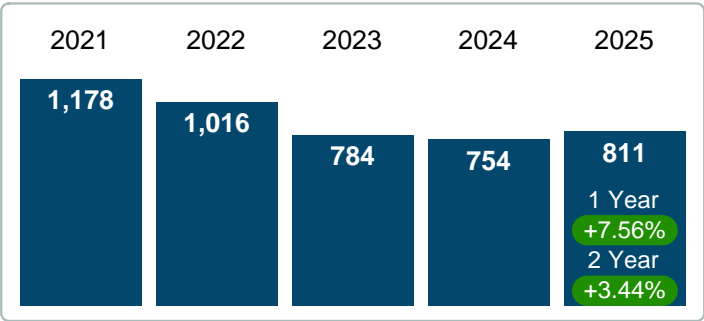


CLOSED LISTINGS

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JUNE

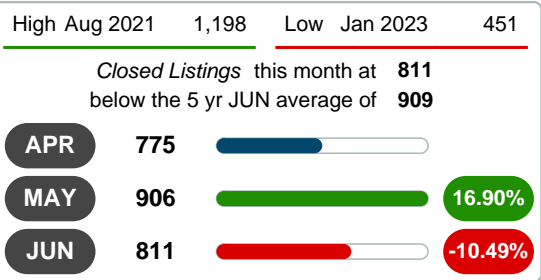
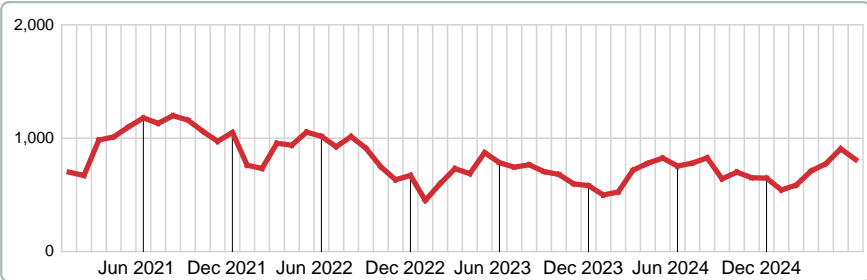
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 909



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	74			9.12%	14.0	45	26	3	0
\$150,001 - \$200,000	83			10.23%	6.0	20	53	10	0
\$200,001 - \$250,000	135			16.65%	9.0	20	105	9	1
\$250,001 - \$325,000	182			22.44%	13.0	8	112	55	7
\$325,001 - \$425,000	143			17.63%	15.0	6	55	71	11
\$425,001 - \$600,000	107			13.19%	18.0	2	21	70	14
\$600,001 and up	87			10.73%	16.0	0	13	52	22
Total Closed Units					811	101	385	270	55
Total Closed Volume					292,235,313	17.95M	107.52M	131.47M	35.30M
Median Closed Price					\$294,000	\$165,000	\$255,000	\$404,000	\$552,500

June 2025



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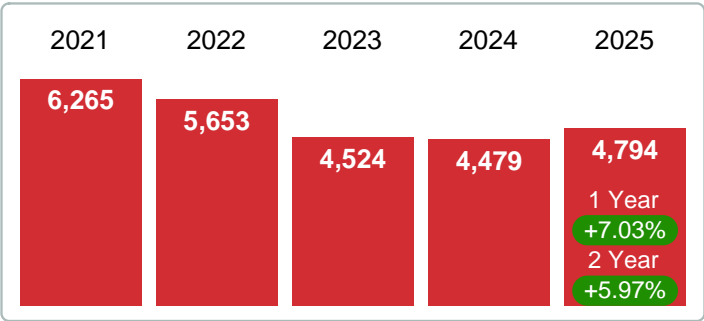
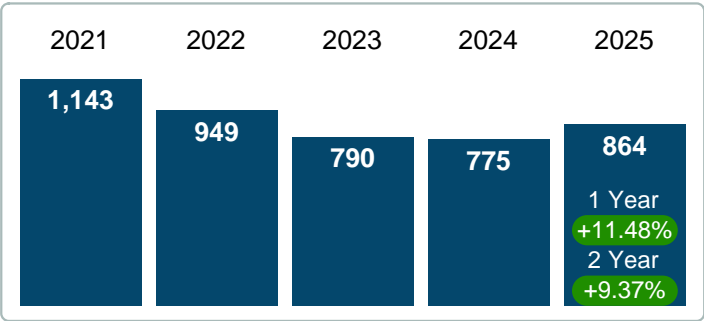


PENDING LISTINGS

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JUNE

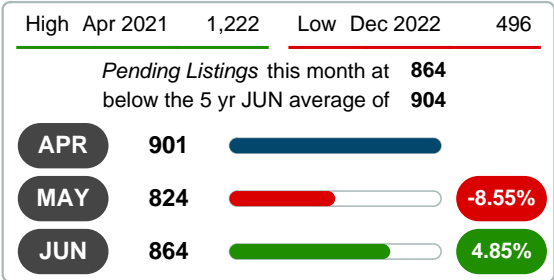
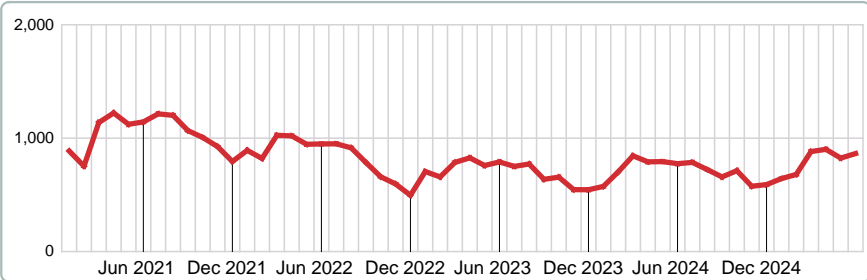
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 904



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range			%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	77		8.91%	23.0	40	35	1	1
\$150,001 - \$200,000	118		13.66%	8.0	30	79	9	0
\$200,001 - \$225,000	58		6.71%	11.5	8	43	7	0
\$225,001 - \$325,000	255		29.51%	14.0	19	174	54	8
\$325,001 - \$425,000	143		16.55%	26.0	7	61	66	9
\$425,001 - \$575,000	121		14.00%	23.0	4	39	62	16
\$575,001 and up	92		10.65%	34.0	2	16	46	28
Total Pending Units					110	447	245	62
Total Pending Volume					22.27M	128.62M	110.14M	39.58M
Median Listing Price					\$175,750	\$254,125	\$399,900	\$553,500

June 2025



Area Delimited by County Of Tulsa - Residential Property Type

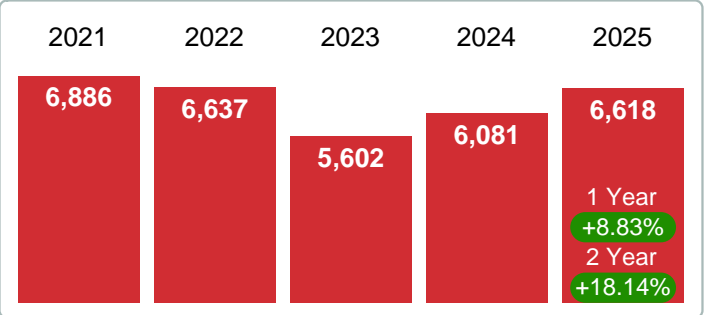
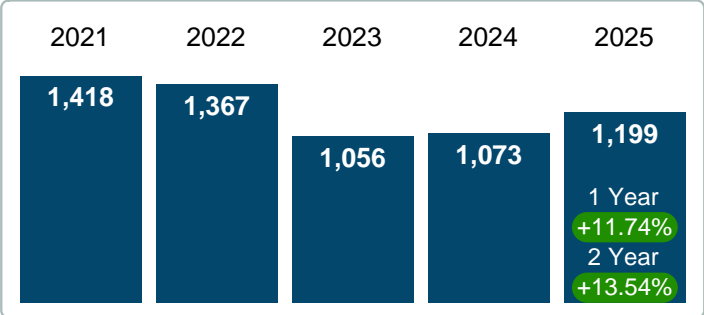


NEW LISTINGS

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JUNE

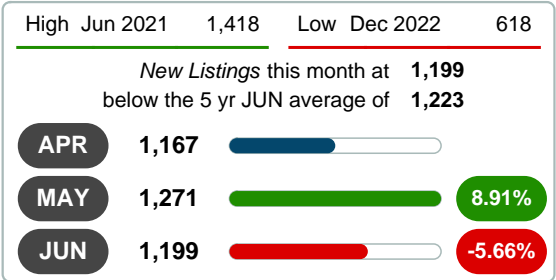
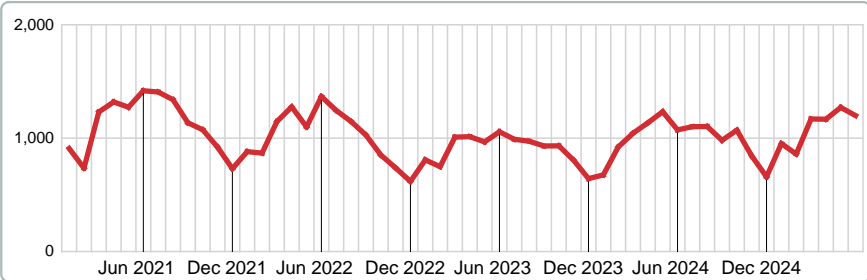
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 1,223



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$150,000 and less	107	8.92%
\$150,001 - \$200,000	148	12.34%
\$200,001 - \$250,000	178	14.85%
\$250,001 - \$325,000	271	22.60%
\$325,001 - \$425,000	200	16.68%
\$425,001 - \$600,000	177	14.76%
\$600,001 and up	118	9.84%
Total New Listed Units	1,199	
Total New Listed Volume	427,151,804	100%
Median New Listed Listing Price	\$299,000	

1-2 Beds	3 Beds	4 Beds	5+ Beds
57	43	6	1
35	106	7	0
17	144	16	1
19	178	69	5
8	78	94	20
6	56	89	26
3	23	55	37
145	628	336	90
30.04M	183.86M	152.66M	60.60M
\$182,000	\$259,945	\$399,900	\$554,500

June 2025



Area Delimited by County Of Tulsa - Residential Property Type

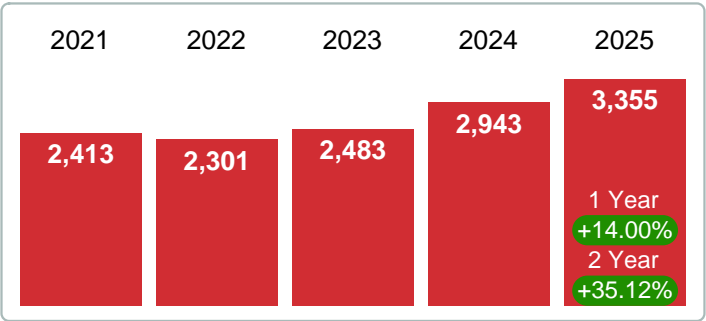
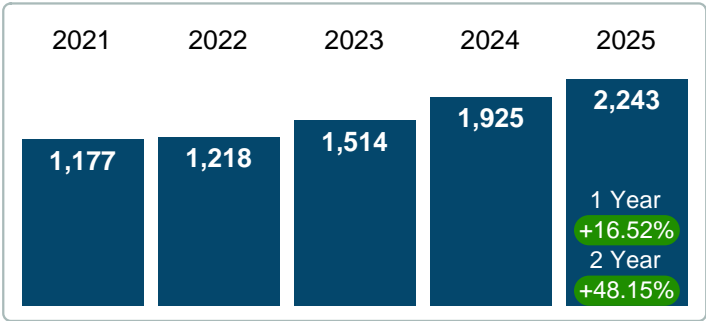


ACTIVE INVENTORY

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END OF JUNE

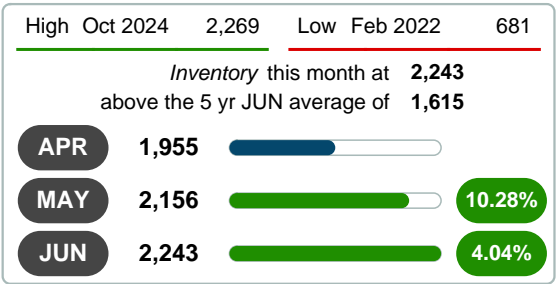
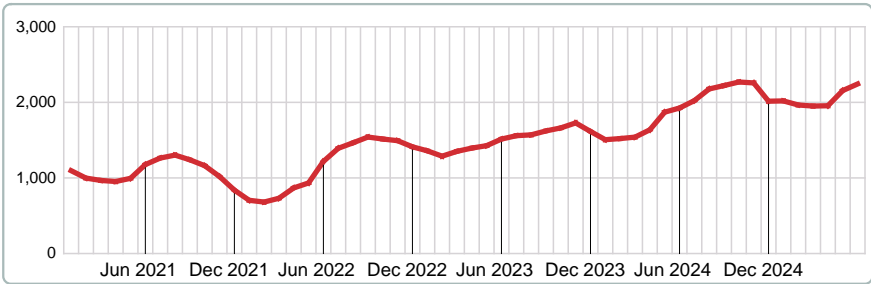
ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 1,615



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	197			8.78%	42.0	120	64	12	1
\$150,001 - \$225,000	282			12.57%	37.0	55	193	33	1
\$225,001 - \$275,000	252			11.23%	32.5	18	186	42	6
\$275,001 - \$425,000	668			29.78%	41.0	41	297	279	51
\$425,001 - \$525,000	287			12.80%	60.0	13	137	102	35
\$525,001 - \$725,000	323			14.40%	65.0	11	72	190	50
\$725,001 and up	234			10.43%	57.5	7	25	111	91
Total Active Inventory by Units						265	974	769	235
Total Active Inventory by Volume						66.95M	328.88M	397.64M	196.99M
Median Active Inventory Listing Price						\$169,000	\$289,995	\$449,900	\$599,900

June 2025



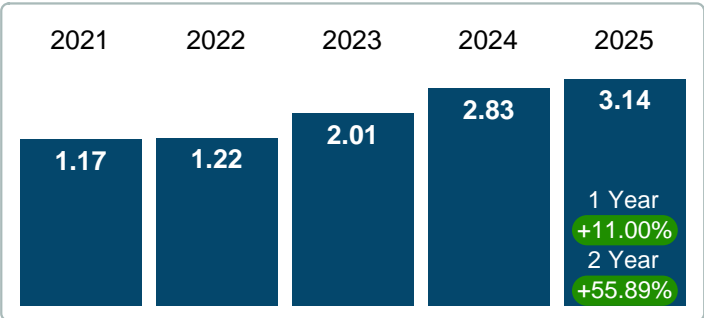
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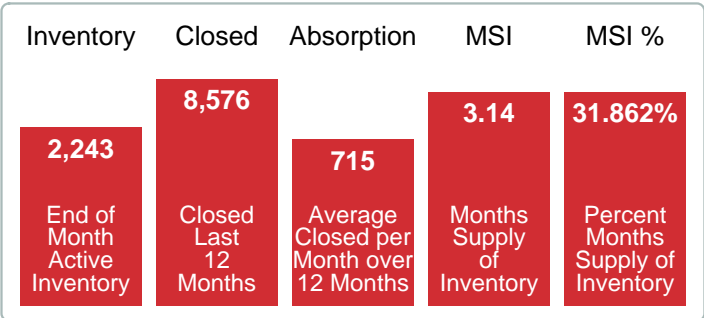
MONTHS SUPPLY of INVENTORY (MSI)

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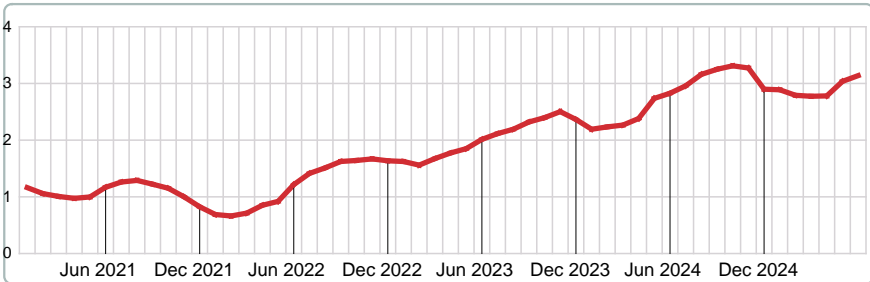
MSI FOR JUNE



INDICATORS FOR JUNE 2025

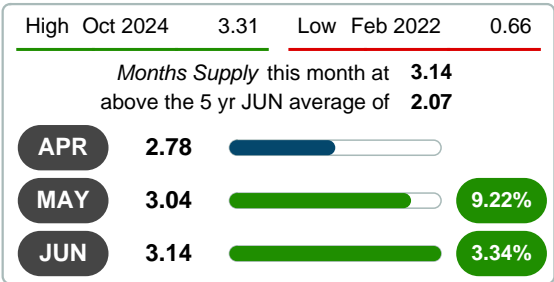


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 2.07



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	197			8.78%	2.12	2.83	1.42	2.44	2.00
\$150,001 - \$225,000	282			12.57%	1.89	2.28	1.76	2.19	2.40
\$225,001 - \$275,000	252			11.23%	2.10	2.10	2.12	1.96	3.00
\$275,001 - \$425,000	668			29.78%	3.11	4.32	3.05	2.91	4.28
\$425,001 - \$525,000	287			12.80%	5.23	6.00	9.08	3.26	5.45
\$525,001 - \$725,000	323			14.40%	6.05	16.50	6.31	5.80	5.83
\$725,001 and up	234			10.43%	7.95	21.00	6.00	7.20	9.58
Market Supply of Inventory (MSI)					3.14	3.02	2.63	3.55	5.97
Total Active Inventory by Units				100%	3.14	265	974	769	235

June 2025



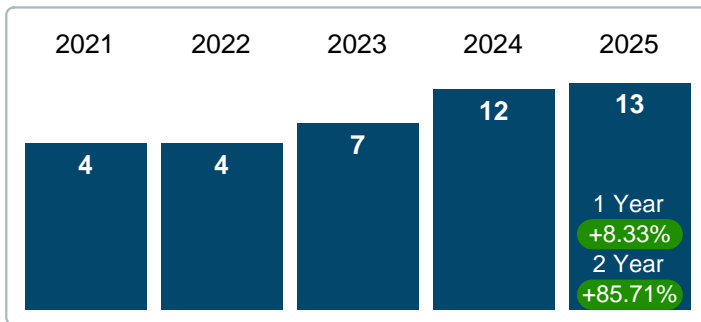
Area Delimited by County Of Tulsa - Residential Property Type



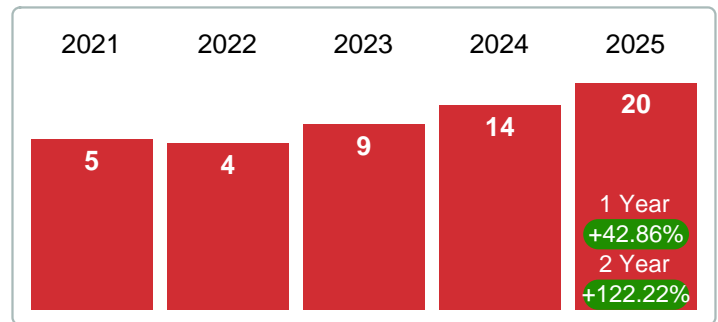
MEDIAN DAYS ON MARKET TO SALE

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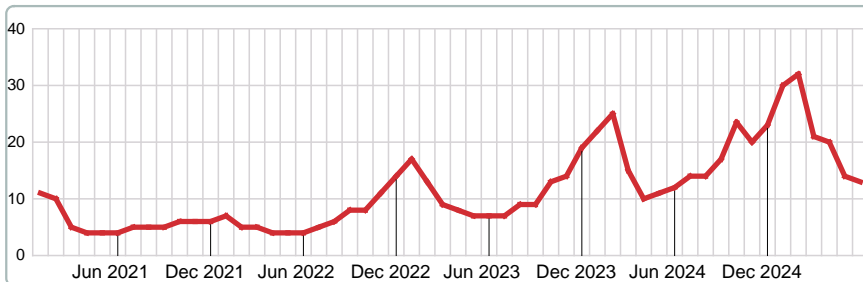
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 8

High Feb 2025 32 Low Jun 2022 4

Median Days on Market to Sale this month at 13
above the 5 yr JUN average of 8

APR	20		
MAY	14		-30.00%
JUN	13		-7.14%

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
\$150,000 and less	74	9.12%	14	19	10	4	0
\$150,001 - \$200,000	83	10.23%	6	7	6	4	0
\$200,001 - \$250,000	135	16.65%	9	10	8	26	85
\$250,001 - \$325,000	182	22.44%	13	4	9	22	17
\$325,001 - \$425,000	143	17.63%	15	19	13	16	25
\$425,001 - \$600,000	107	13.19%	18	18	14	20	17
\$600,001 and up	87	10.73%	16	0	6	21	34
Median Closed DOM	13			14	9	18	19
Total Closed Units	811			101	385	270	55
Total Closed Volume	292,235,313			17.95M	107.52M	131.47M	35.30M

June 2025



Area Delimited by County Of Tulsa - Residential Property Type

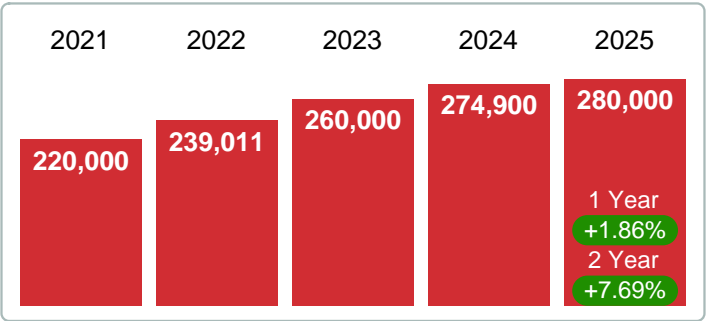
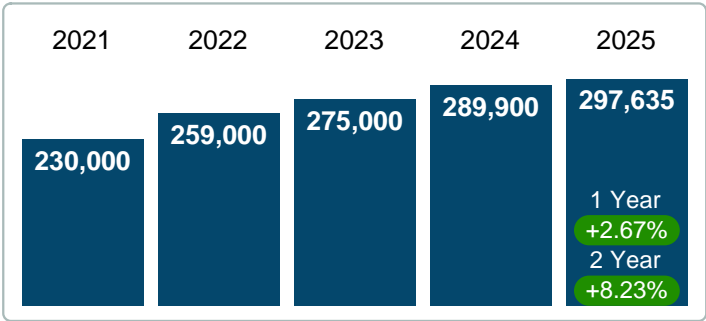


MEDIAN LIST PRICE AT CLOSING

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JUNE

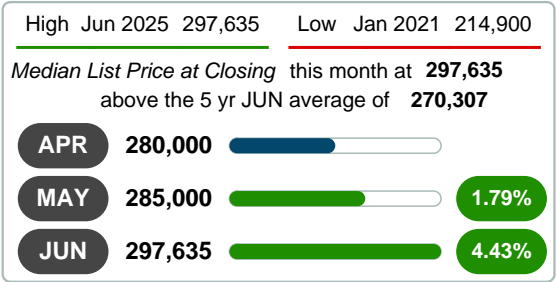
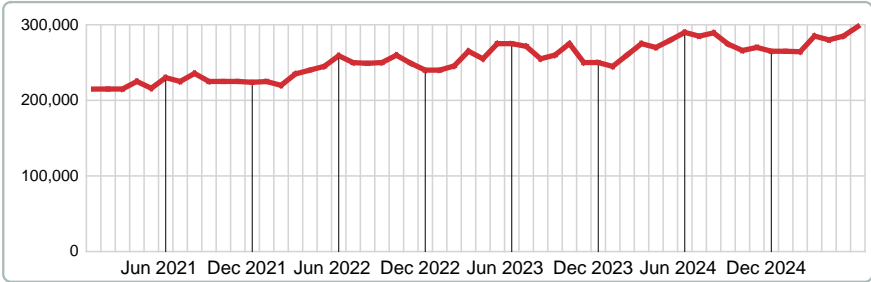
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 270,307



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
\$150,000 and less	77	9.49%	120,000	119,000	122,500	122,450	0
\$150,001 - \$200,000	81	9.99%	180,000	170,000	180,000	187,000	0
\$200,001 - \$250,000	121	14.92%	225,000	225,000	225,250	224,000	234,950
\$250,001 - \$325,000	197	24.29%	285,000	275,000	275,000	297,000	295,000
\$325,001 - \$425,000	134	16.52%	367,000	357,500	369,000	369,500	365,000
\$425,001 - \$600,000	114	14.06%	508,533	489,000	499,900	500,000	534,500
\$600,001 and up	87	10.73%	750,000	0	715,500	749,500	816,500
Median List Price	297,635			165,000	260,000	410,000	545,900
Total Closed Units	811			101	385	270	55
Total Closed Volume	296,833,816			18.47M	108.59M	133.50M	36.28M

June 2025



Area Delimited by County Of Tulsa - Residential Property Type

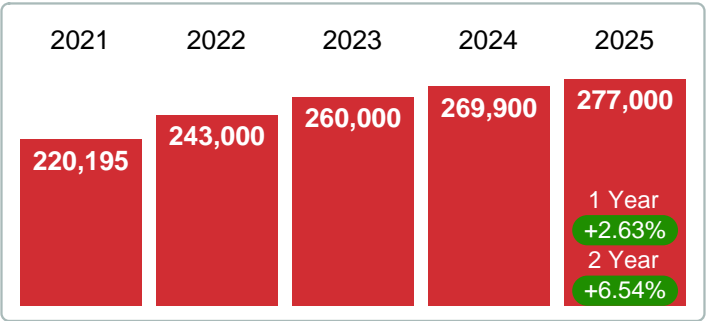
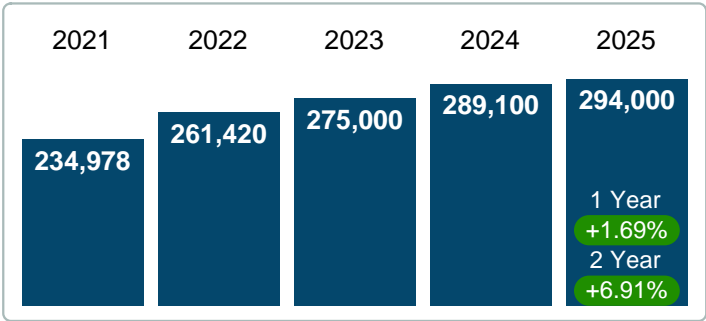


MEDIAN SOLD PRICE AT CLOSING

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JUNE

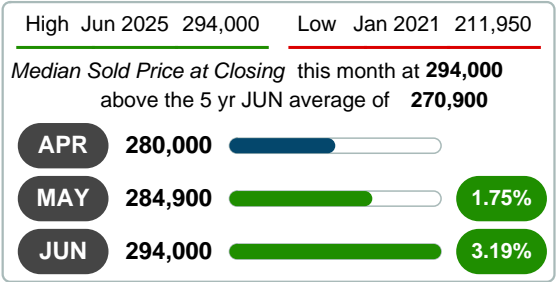
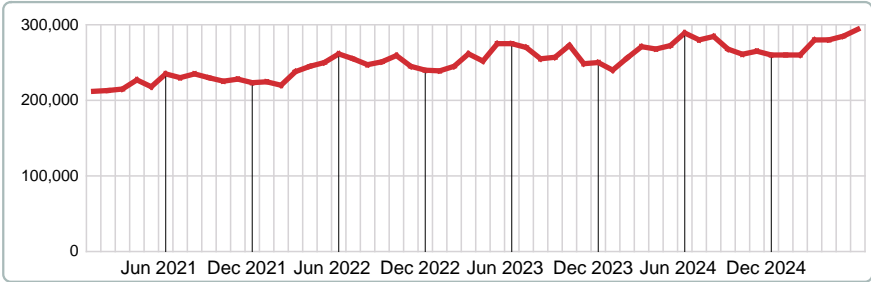
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 270,900



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
\$150,000 and less	74	9.12%	111,500	110,000	111,500	115,000	0
\$150,001 - \$200,000	83	10.23%	179,900	169,500	180,000	187,250	0
\$200,001 - \$250,000	135	16.65%	225,000	227,450	225,000	219,000	219,000
\$250,001 - \$325,000	182	22.44%	281,450	267,500	278,000	289,550	290,000
\$325,001 - \$425,000	143	17.63%	365,000	340,000	365,000	375,000	365,000
\$425,001 - \$600,000	107	13.19%	508,215	473,000	495,000	506,500	546,618
\$600,001 and up	87	10.73%	749,000	0	700,000	753,525	784,500
Median Sold Price	294,000			165,000	255,000	404,000	552,500
Total Closed Units	811			101	385	270	55
Total Closed Volume	292,235,313			17.95M	107.52M	131.47M	35.30M

June 2025



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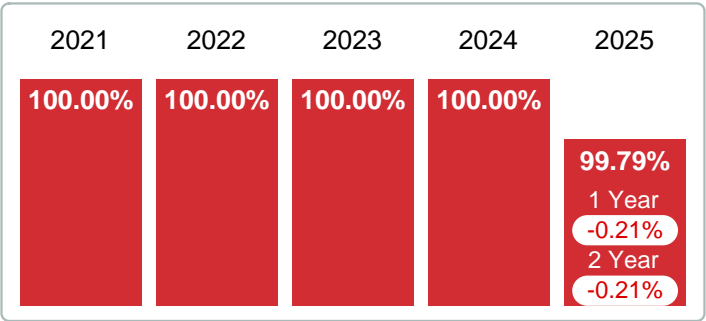
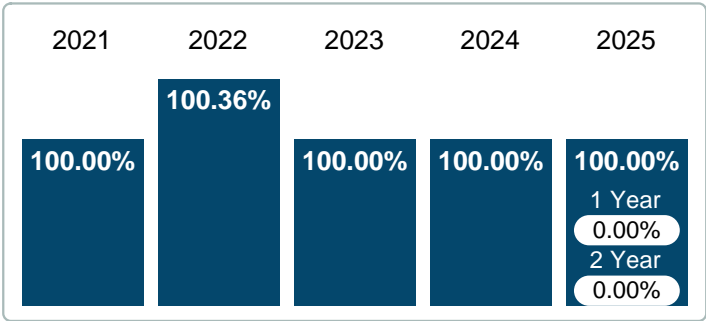


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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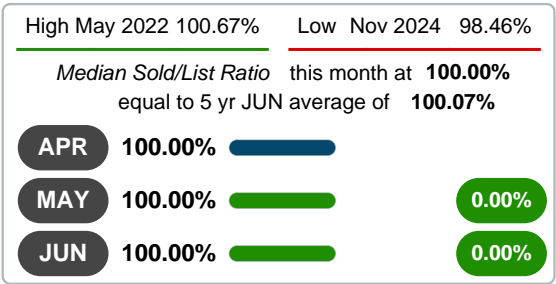
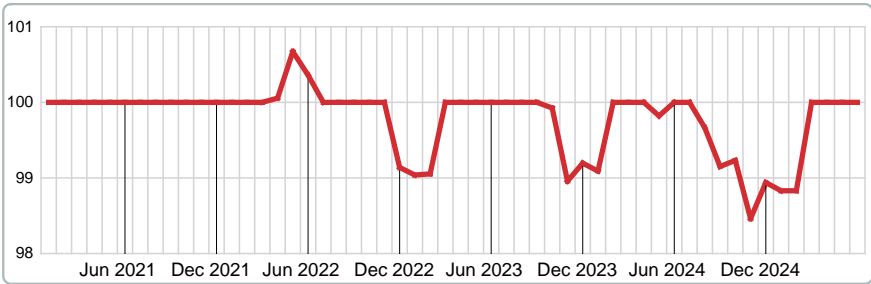
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 100.07%



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
\$150,000 and less	74	9.12%	96.44%	97.14%	96.71%	86.96%	0.00%
\$150,001 - \$200,000	83	10.23%	100.00%	100.00%	100.00%	100.00%	0.00%
\$200,001 - \$250,000	135	16.65%	100.00%	98.47%	100.00%	97.77%	99.55%
\$250,001 - \$325,000	182	22.44%	100.00%	98.35%	100.00%	99.26%	100.00%
\$325,001 - \$425,000	143	17.63%	100.00%	98.34%	100.00%	100.00%	98.26%
\$425,001 - \$600,000	107	13.19%	100.00%	97.09%	100.00%	99.22%	98.16%
\$600,001 and up	87	10.73%	99.22%	0.00%	97.83%	99.40%	99.11%
Median Sold/List Ratio		100.00%		99.29%	100.00%	99.38%	98.31%
Total Closed Units		811	100%	101	385	270	55
Total Closed Volume		292,235,313		17.95M	107.52M	131.47M	35.30M

June 2025



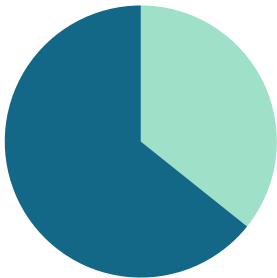
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

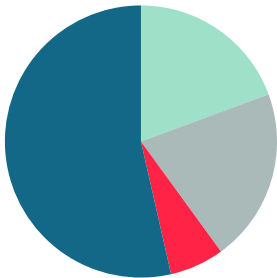


Inventory
New Listings
1,199 = 35.73%
Start Inventory
2,157
Total Inventory Units
3,356
Volume
\$1,392,179,752

Market Activity

Closed Sales
811 = 19.36%
Pending Sales
864 = 20.63%
Other Off Market
270 = 6.45%
Active Inventory
2,243 = 53.56%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	754	811	7.56%	4,098	4,331	5.69%
Pending Sales	775	864	11.48%	4,479	4,794	7.03%
New Listings	1,073	1,199	11.74%	6,081	6,618	8.83%
Median List Price	289,900	297,635	2.67%	274,900	280,000	1.86%
Median Sale Price	289,100	294,000	1.69%	269,900	277,000	2.63%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	99.79%	-0.21%
Median Days on Market to Sale	12.00	13.00	8.33%	14.00	20.00	42.86%
Monthly Inventory	1,929	2,243	16.28%	1,929	2,243	16.28%
Months Supply of Inventory	2.83	3.14	10.77%	2.83	3.14	10.77%

Absorption: Last 12 months, an Average of 715 Sales/Month

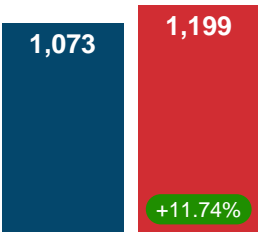
Inventory on June 30, 2025 = 2,243

20242025

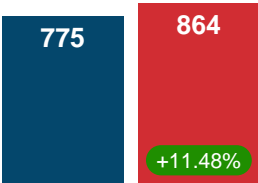
JUNE MARKET

MEDIAN PRICES

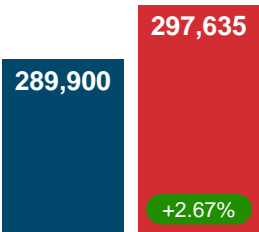
New Listings



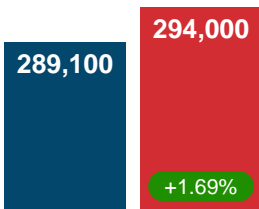
Pending Listings



List Price



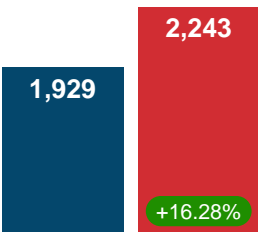
Sale Price



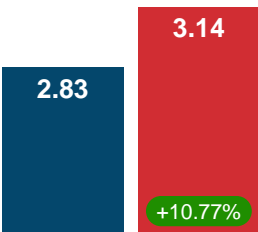
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

