

June 2025



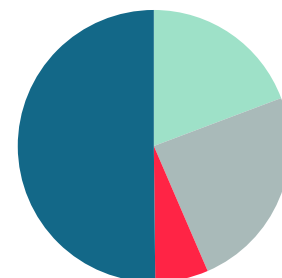
Area Delimited by County Of Washington - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	June 2025	+/-%
Closed Listings	54	58	7.41%
Pending Listings	59	73	23.73%
New Listings	71	98	38.03%
Average List Price	225,539	249,008	10.41%
Average Sale Price	222,914	243,618	9.29%
Average Percent of Selling Price to List Price	98.43%	97.51%	-0.94%
Average Days on Market to Sale	24.52	38.17	55.69%
End of Month Inventory	122	151	23.77%
Months Supply of Inventory	1.95	2.68	37.12%



■ Closed (19.27%)
■ Pending (24.25%)
■ Other OffMarket (6.31%)
■ Active (50.17%)

Absorption: Last 12 months, an Average of **56** Sales/Month
Active Inventory as of June 30, 2025 = **151**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2025 rose **23.77%** to 151 existing homes available for sale. Over the last 12 months this area has had an average of 56 closed sales per month. This represents an unsold inventory index of **2.68** 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 **9.29%** in June 2025 to \$243,618 versus the previous year at \$222,914.

Average Days on Market Lengthens

The average number of **38.17** days that homes spent on the market before selling increased by 13.65 days or **55.69%** in June 2025 compared to last year's same month at **24.52** 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, up **38.03%** from last year at 71. Furthermore, there were 58 Closed Listings this month versus last year at 54, a **7.41%** increase.

Closed versus Listed trends yielded a **59.2%** ratio, down from previous year's, June 2024, at **76.1%**, a **22.18%** downswing. This will certainly create pressure on an increasing Monthly 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



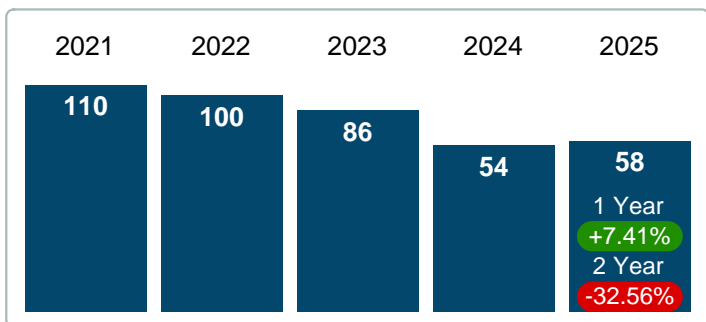
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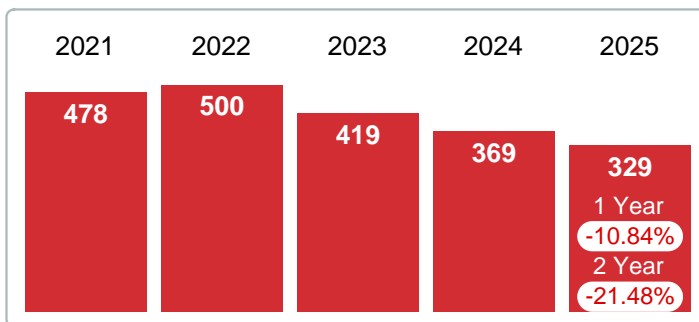
CLOSED LISTINGS

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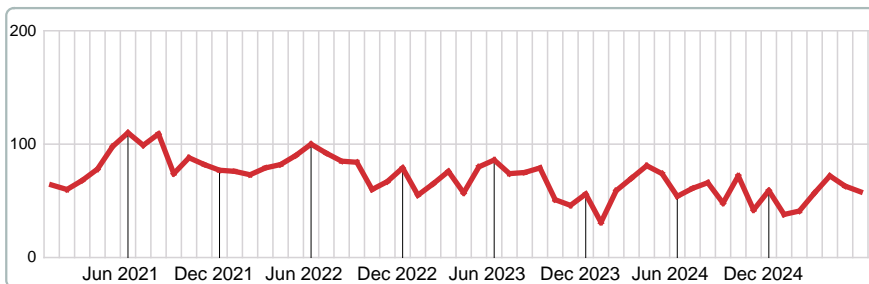
JUNE



YEAR TO DATE (YTD)

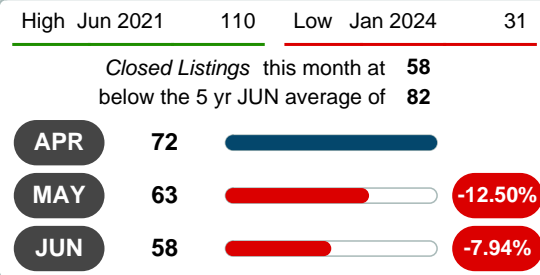


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 82



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	8.62%	72.6	1	4	0	0
\$75,001 - \$125,000	8	13.79%	30.0	1	7	0	0
\$125,001 - \$150,000	7	12.07%	29.7	3	3	1	0
\$150,001 - \$225,000	16	27.59%	20.7	2	13	1	0
\$225,001 - \$300,000	9	15.52%	40.6	0	5	4	0
\$300,001 - \$475,000	8	13.79%	75.3	0	3	5	0
\$475,001 and up	5	8.62%	21.0	0	0	1	4
Total Closed Units	58			7	35	12	4
Total Closed Volume	14,129,866	100%	38.2	903.27K	6.23M	4.00M	3.00M
Average Closed Price	\$243,618			\$129,039	\$178,062	\$333,285	\$748,750

June 2025



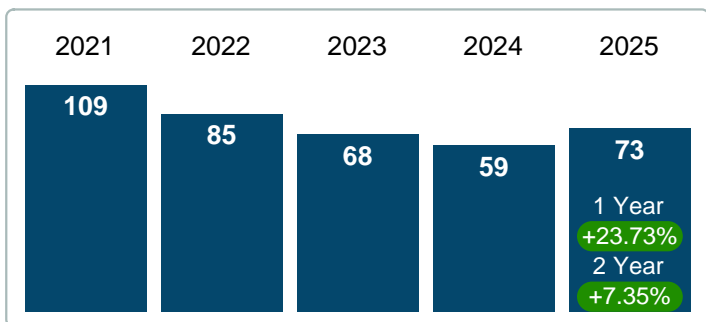
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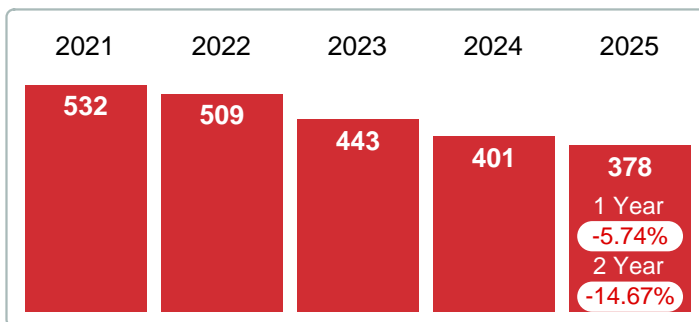
PENDING LISTINGS

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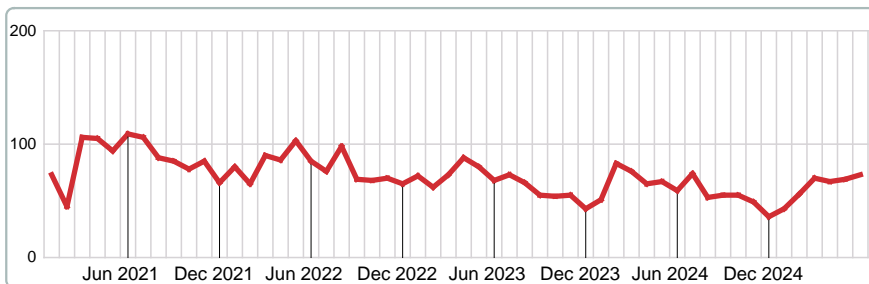
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

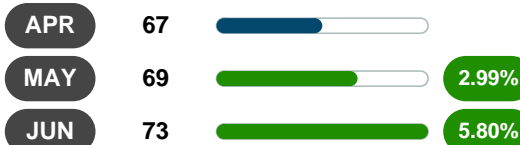


3 MONTHS

5 year JUN AVG = 79

High Jun 2021 109 Low Dec 2024 36

Pending Listings this month at 73
below the 5 yr JUN average of 79



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	8.22%	55.7	6	0	0	0
\$75,001 - \$125,000	7	9.59%	25.4	4	1	2	0
\$125,001 - \$175,000	12	16.44%	49.3	5	7	0	0
\$175,001 - \$275,000	20	27.40%	28.2	2	9	8	1
\$275,001 - \$350,000	10	13.70%	34.1	0	0	9	1
\$350,001 - \$475,000	11	15.07%	31.6	0	2	8	1
\$475,001 and up	7	9.59%	24.4	0	1	2	4
Total Pending Units	73			17	20	29	7
Total Pending Volume	19,319,000	100%	34.6	1.95M	4.64M	9.10M	3.62M
Average Listing Price	\$264,644			\$114,924	\$232,155	\$313,910	\$516,971

June 2025



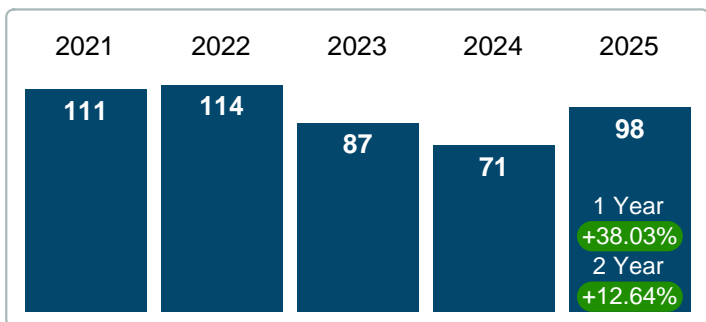
Area Delimited by County Of Washington - Residential Property Type



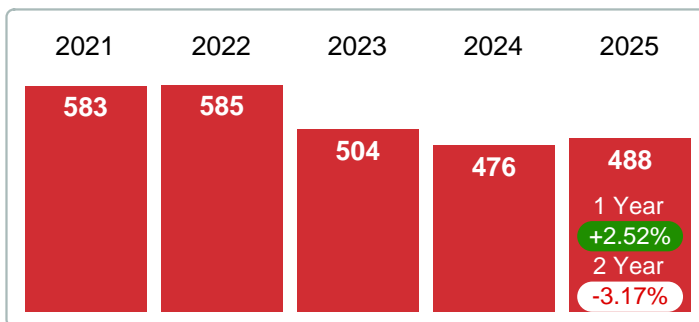
NEW LISTINGS

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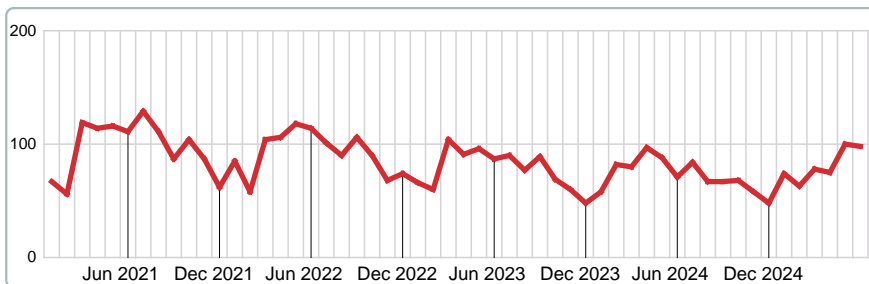
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

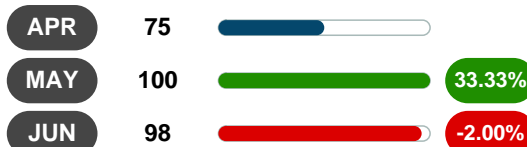


3 MONTHS

5 year JUN AVG = 96

High Jul 2021 129 Low Dec 2024 48

New Listings this month at 98
above the 5 yr JUN average of 96



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7	7.14%	5	1	1	0
\$100,001 - \$150,000	11	11.22%	3	6	2	0
\$150,001 - \$175,000	14	14.29%	2	12	0	0
\$175,001 - \$275,000	29	29.59%	3	16	10	0
\$275,001 - \$350,000	14	14.29%	1	3	10	0
\$350,001 - \$425,000	12	12.24%	0	3	9	0
\$425,001 and up	11	11.22%	0	0	5	6
Total New Listed Units	98		14	41	37	6
Total New Listed Volume	26,879,699	100%	2.00M	8.28M	12.12M	4.47M
Average New Listed Listing Price	\$274,283		\$142,929	\$202,044	\$327,622	\$745,483

June 2025



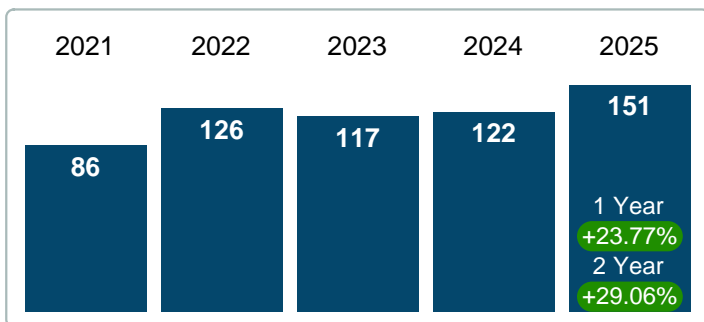
Area Delimited by County Of Washington - Residential Property Type



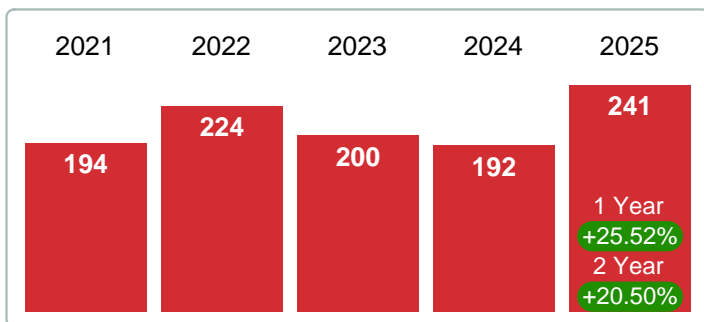
ACTIVE INVENTORY

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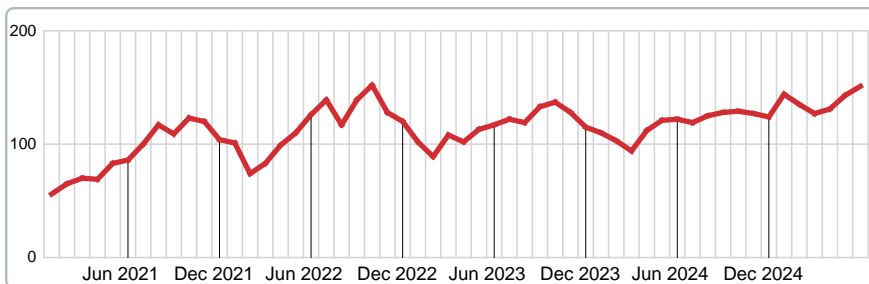
END OF JUNE



ACTIVE DURING JUNE

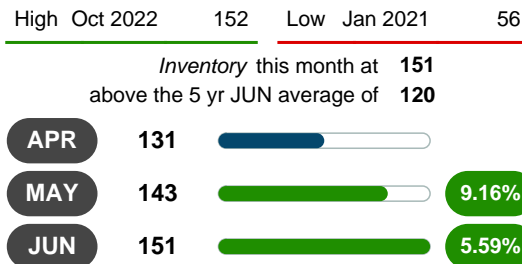


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 120



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	13	8.61%	59.5	7	4	2	0
\$100,001 - \$150,000	16	10.60%	82.3	2	11	3	0
\$150,001 - \$175,000	14	9.27%	27.0	1	13	0	0
\$175,001 - \$275,000	44	29.14%	56.5	2	23	15	4
\$275,001 - \$325,000	26	17.22%	73.0	2	8	16	0
\$325,001 - \$450,000	22	14.57%	52.7	1	4	16	1
\$450,001 and up	16	10.60%	58.1	0	0	10	6
Total Active Inventory by Units	151			15	63	62	11
Total Active Inventory by Volume	42,700,239	100%	59.2	2.28M	12.67M	21.62M	6.13M
Average Active Inventory Listing Price	\$282,783			\$152,303	\$201,068	\$348,739	\$556,964

June 2025



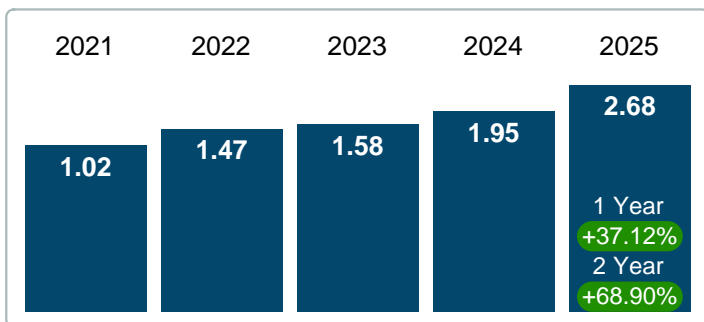
Area Delimited by County Of Washington - Residential Property Type



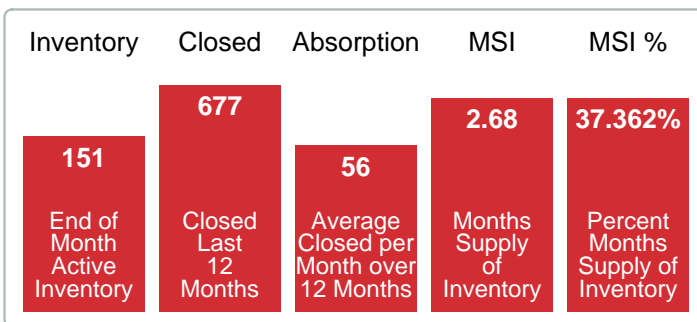
MONTHS SUPPLY of INVENTORY (MSI)

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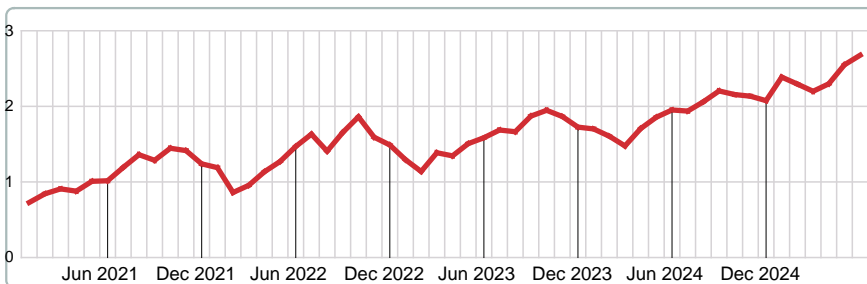
MSI FOR JUNE



INDICATORS FOR JUNE 2025

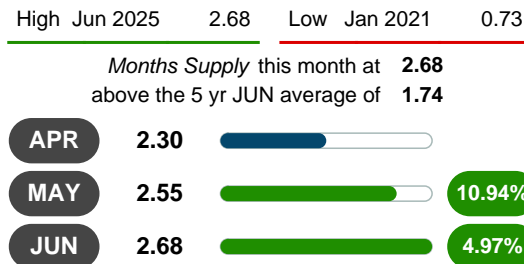


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 1.74



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
\$100,000 and less	13	8.61%	1.53	2.05	0.83	8.00	0.00
\$100,001 - \$150,000	16	10.60%	1.71	1.14	1.61	4.00	0.00
\$150,001 - \$175,000	14	9.27%	2.47	1.50	3.06	0.00	0.00
\$175,001 - \$275,000	44	29.14%	2.46	2.67	2.09	2.57	12.00
\$275,001 - \$325,000	26	17.22%	5.38	24.00	4.17	6.19	0.00
\$325,001 - \$450,000	22	14.57%	3.43	4.00	2.18	4.36	1.50
\$450,001 and up	16	10.60%	4.27	0.00	0.00	6.00	6.00
Market Supply of Inventory (MSI)			2.68	2.17	1.98	4.00	4.89
Total Active Inventory by Units		100%	2.68	15	63	62	11

June 2025



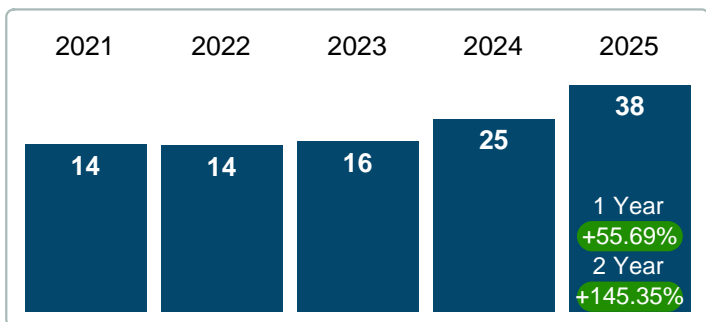
Area Delimited by County Of Washington - Residential Property Type



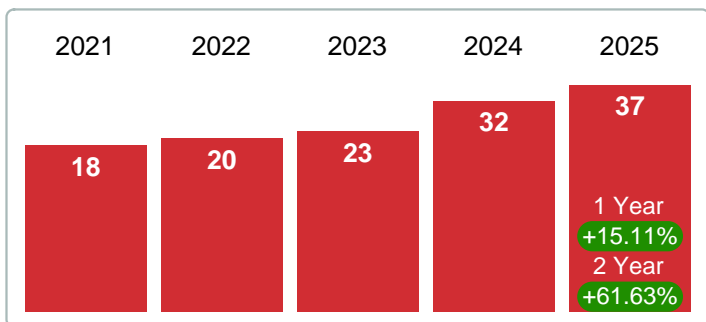
AVERAGE DAYS ON MARKET TO SALE

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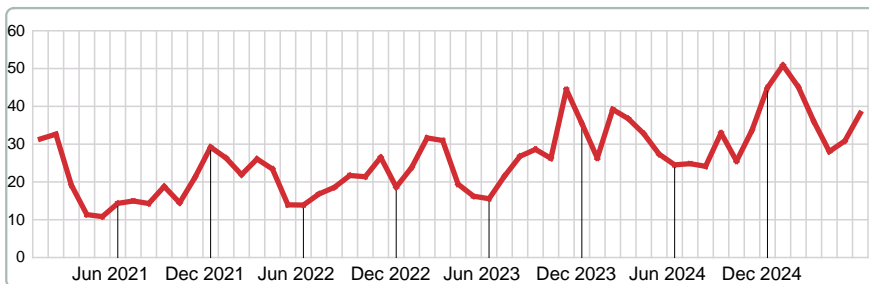
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

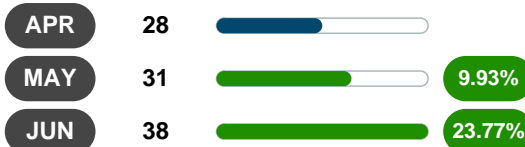


3 MONTHS

5 year JUN AVG = 21

High Jan 2025 51 Low May 2021 11

Average Days on Market to Sale this month at 38 above the 5 yr JUN average of 21



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
\$75,000 and less	8.62%	73	163	50	0	0
\$75,001 - \$125,000	13.79%	30	30	30	0	0
\$125,001 - \$150,000	12.07%	30	60	7	5	0
\$150,001 - \$225,000	27.59%	21	25	21	6	0
\$225,001 - \$300,000	15.52%	41	0	42	38	0
\$300,001 - \$475,000	13.79%	75	0	97	62	0
\$475,001 and up	8.62%	21	0	0	5	25
Average Closed DOM		38				
Total Closed Units	100%	38	7	35	12	4
Total Closed Volume		14,129,866	903.27K	6.23M	4.00M	3.00M

June 2025



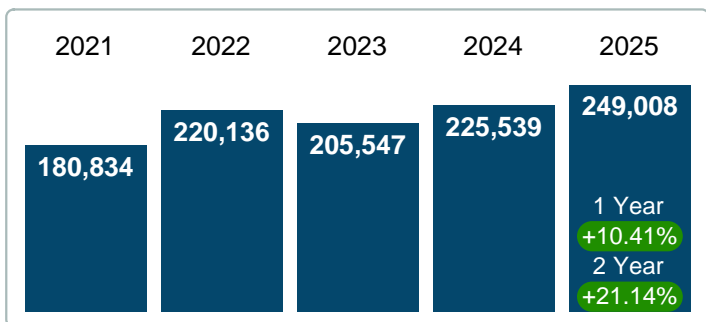
Area Delimited by County Of Washington - Residential Property Type



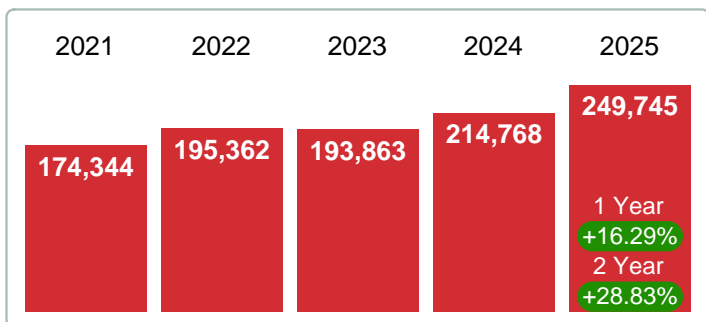
AVERAGE LIST PRICE AT CLOSING

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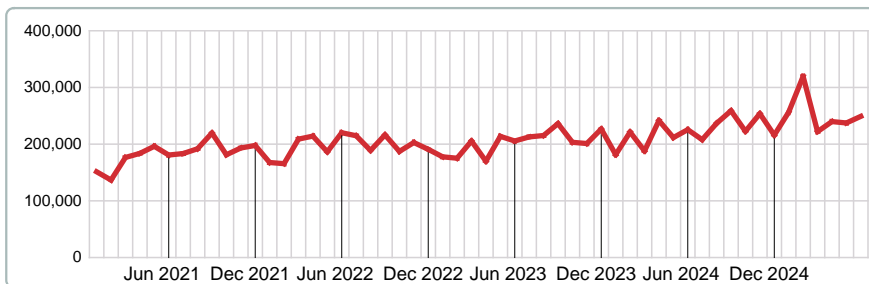
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

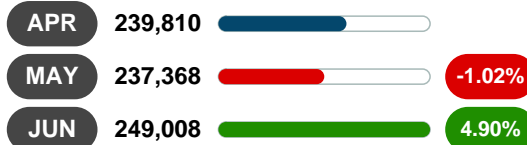


3 MONTHS

5 year JUN AVG = 216,213

High Feb 2025 319,495 Low Feb 2021 136,725

Average List Price at Closing this month at **249,008** above the 5 yr JUN average of **216,213**



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
\$75,000 and less	5.17%	68,427	79,900	70,570	0	0
\$75,001 - \$125,000	15.52%	98,289	85,000	109,957	0	0
\$125,001 - \$150,000	10.34%	135,800	146,167	146,300	129,900	0
\$150,001 - \$225,000	29.31%	182,765	167,500	189,738	219,900	0
\$225,001 - \$300,000	15.52%	255,990	0	256,202	273,975	0
\$300,001 - \$475,000	15.52%	375,211	0	376,667	387,980	0
\$475,001 and up	8.62%	750,000	0	0	650,000	775,000
Average List Price		249,008	134,057	181,957	336,300	775,000
Total Closed Units	100%	249,008	7	35	12	4
Total Closed Volume		14,442,490	938.40K	6.37M	4.04M	3.10M

June 2025



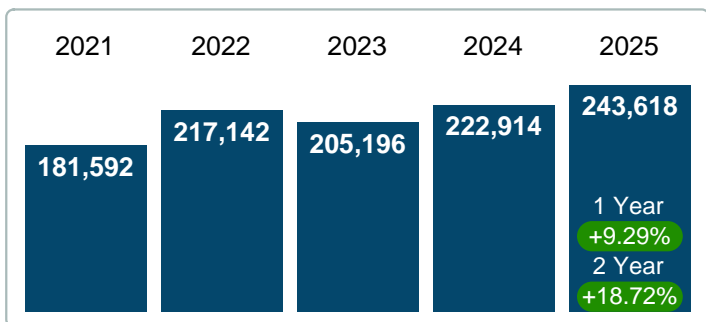
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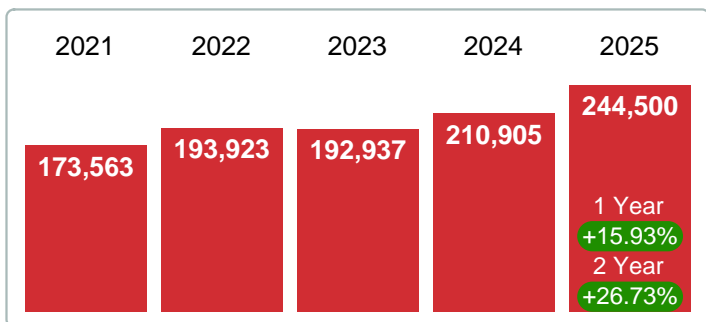
AVERAGE SOLD PRICE AT CLOSING

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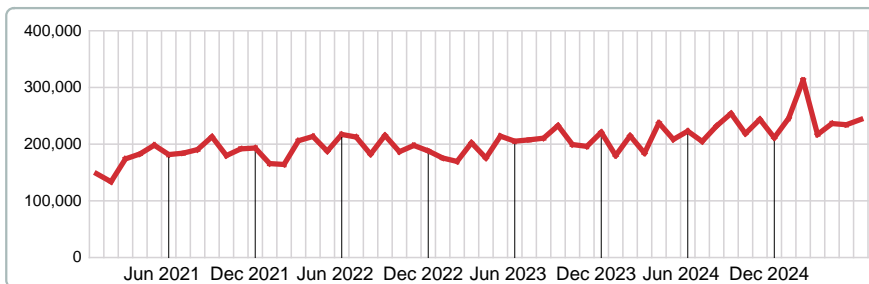
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

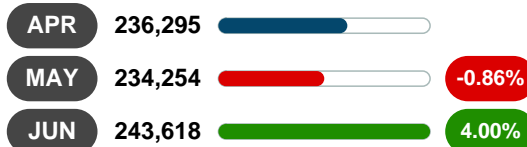


3 MONTHS

5 year JUN AVG = 214,092

High Feb 2025 312,948 Low Feb 2021 133,663

Average Sold Price at Closing this month at **243,618** above the 5 yr JUN average of **214,092**



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
\$75,000 and less	8.62%	63,700	73,500	61,250	0	0
\$75,001 - \$125,000	13.79%	106,084	81,770	109,557	0	0
\$125,001 - \$150,000	12.07%	138,343	138,500	141,300	129,000	0
\$150,001 - \$225,000	27.59%	186,275	166,250	186,769	219,900	0
\$225,001 - \$300,000	15.52%	263,764	0	257,176	272,000	0
\$300,001 - \$475,000	13.79%	374,377	0	360,833	382,503	0
\$475,001 and up	8.62%	729,000	0	0	650,000	748,750
Average Sold Price		243,618	129,039	178,062	333,285	748,750
Total Closed Units	100%	243,618	7	35	12	4
Total Closed Volume		14,129,866	903.27K	6.23M	4.00M	3.00M

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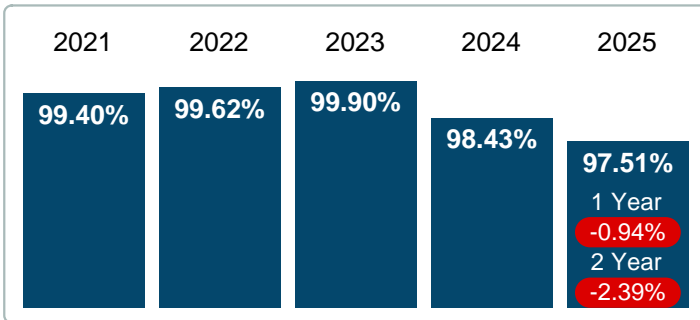
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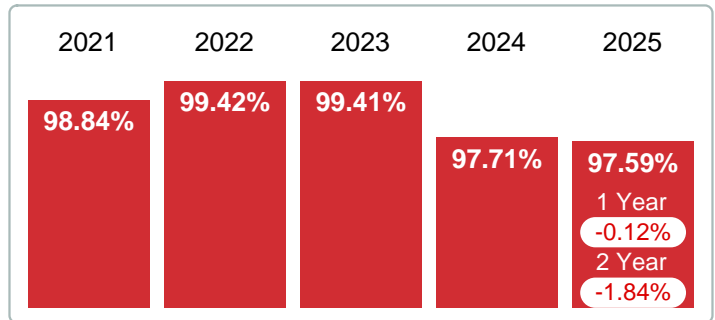
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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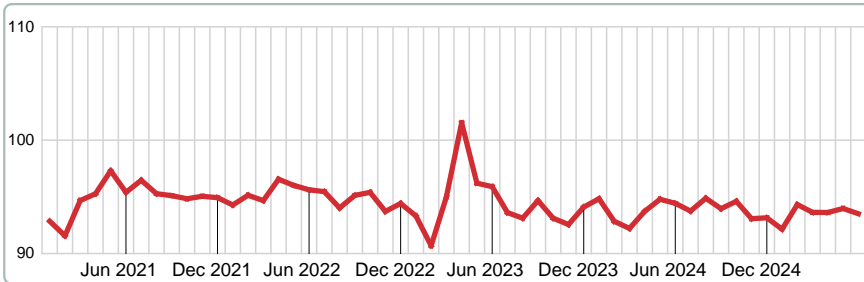
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

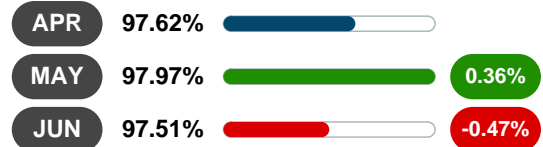


3 MONTHS

5 year JUN AVG = 98.97%

High Apr 2023 105.53% Low Feb 2023 94.69%

Average Sold/List Ratio this month at **97.51%**
below the 5 yr JUN average of **98.97%**



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
\$75,000 and less	5	8.62%	87.66%	91.99%	86.58%	0.00%	0.00%
\$75,001 - \$125,000	8	13.79%	98.88%	96.20%	99.26%	0.00%	0.00%
\$125,001 - \$150,000	7	12.07%	96.33%	94.89%	96.77%	99.31%	0.00%
\$150,001 - \$225,000	16	27.59%	98.88%	99.57%	98.68%	100.00%	0.00%
\$225,001 - \$300,000	9	15.52%	99.98%	0.00%	100.47%	99.37%	0.00%
\$300,001 - \$475,000	8	13.79%	97.43%	0.00%	95.76%	98.43%	0.00%
\$475,001 and up	5	8.62%	98.11%	0.00%	0.00%	100.00%	97.64%
Average Sold/List Ratio		97.50%		96.00%	97.26%	99.08%	97.64%
Total Closed Units		58	100%	7	35	12	4
Total Closed Volume		14,129,866		903.27K	6.23M	4.00M	3.00M

June 2025



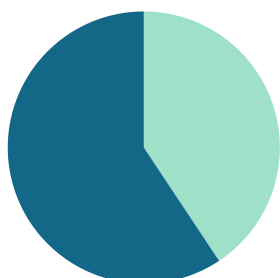
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY

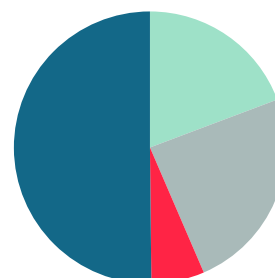


Inventory
 New Listings **98 = 40.66%**
 Start Inventory **143**
 Total Inventory Units **241**
 Volume **\$75,359,139**

Market Activity

Closed Sales **58 = 19.27%**
 Pending Sales **73 = 24.25%**
 Other Off Market **19 = 6.31%**
 Active Inventory **151 = 50.17%**

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	54	58	7.41%	369	329	-10.84%
Pending Sales	59	73	23.73%	401	378	-5.74%
New Listings	71	98	38.03%	476	488	2.52%
Average List Price	225,539	249,008	10.41%	214,768	249,745	16.29%
Average Sale Price	222,914	243,618	9.29%	210,905	244,500	15.93%
Average Percent of Selling Price to List Price	98.43%	97.51%	-0.94%	97.71%	97.59%	-0.12%
Average Days on Market to Sale	24.52	38.17	55.69%	31.71	36.50	15.11%
Monthly Inventory	122	151	23.77%	122	151	23.77%
Months Supply of Inventory	1.95	2.68	37.12%	1.95	2.68	37.12%

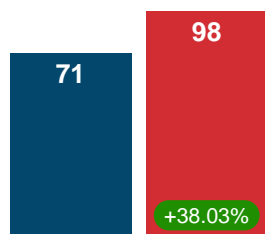
Absorption: Last 12 months, an Average of **56** Sales/Month

Inventory on June 30, 2025 = **151** 2024 2025

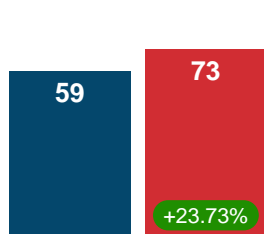
JUNE MARKET

AVERAGE PRICES

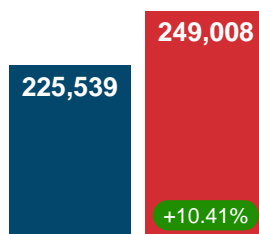
New Listings



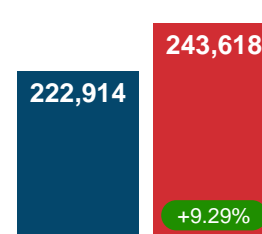
Pending Listings



List Price



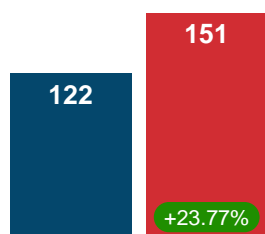
Sale Price



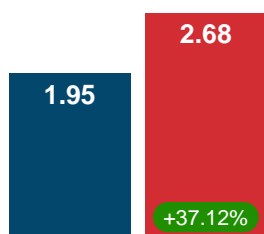
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

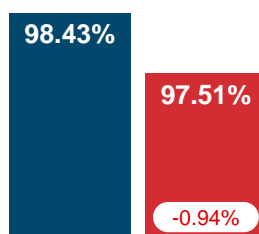
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

