

July 2025



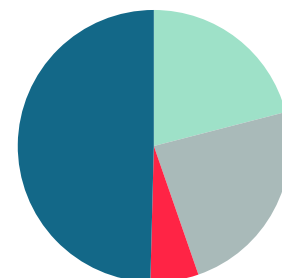
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	July 2025	+/-%
Closed Listings	68	77	13.24%
Pending Listings	77	87	12.99%
New Listings	92	102	10.87%
Average List Price	319,684	353,527	10.59%
Average Sale Price	314,368	335,301	6.66%
Average Percent of Selling Price to List Price	97.85%	98.09%	0.24%
Average Days on Market to Sale	37.10	27.78	-25.13%
End of Month Inventory	185	182	-1.62%
Months Supply of Inventory	2.94	3.02	2.73%



■ Closed (20.98%)
■ Pending (23.71%)
■ Other OffMarket (5.72%)
■ Active (49.59%)

Absorption: Last 12 months, an Average of **60** Sales/Month
Active Inventory as of July 31, 2025 = **182**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2025 decreased **1.62%** to 182 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 **3.02** 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 **6.66%** in July 2025 to \$335,301 versus the previous year at \$314,368.

Average Days on Market Shortens

The average number of **27.78** days that homes spent on the market before selling decreased by 9.32 days or **25.13%** in July 2025 compared to last year's same month at **37.10** DOM.

Sales Success for July 2025 is Positive

Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 102 New Listings in July 2025, up **10.87%** from last year at 92. Furthermore, there were 77 Closed Listings this month versus last year at 68, a **13.24%** increase.

Closed versus Listed trends yielded a **75.5%** ratio, up from previous year's, July 2024, at **73.9%**, a **2.13%** 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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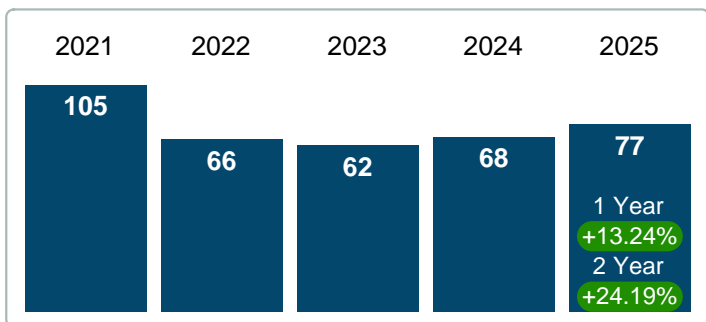
Area Delimited by County Of Creek - Residential Property Type



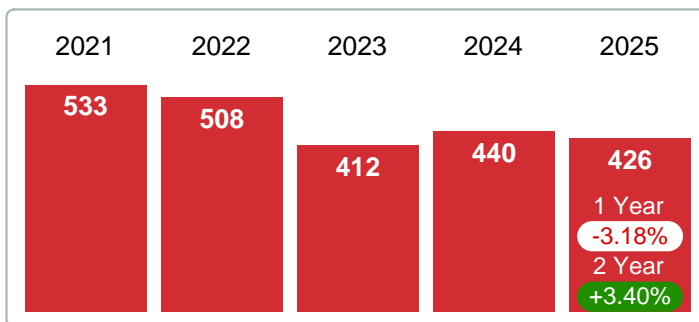
CLOSED LISTINGS

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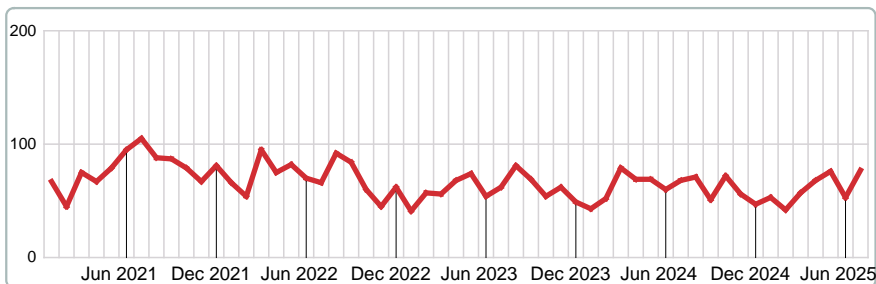
JULY



YEAR TO DATE (YTD)

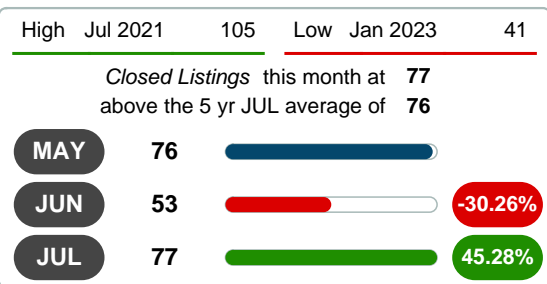


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 76



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5	6.49%	17.2	2	3	0	0
\$125,001 - \$175,000	10	12.99%	28.7	2	5	2	1
\$175,001 - \$200,000	5	6.49%	54.0	1	4	0	0
\$200,001 - \$250,000	29	37.66%	23.1	2	23	3	1
\$250,001 - \$300,000	9	11.69%	17.3	1	8	0	0
\$300,001 - \$550,000	11	14.29%	16.5	0	7	3	1
\$550,001 and up	8	10.39%	61.1	0	1	2	5
Total Closed Units	77			8	51	10	8
Total Closed Volume	25,818,210	100%	27.8	1.39M	13.67M	3.64M	7.13M
Average Closed Price	\$335,301			\$173,625	\$267,949	\$363,740	\$890,800

July 2025



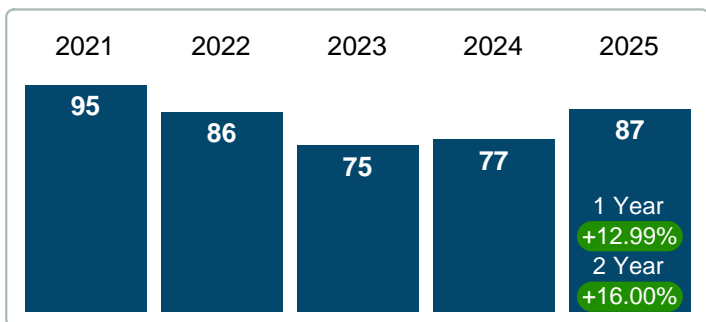
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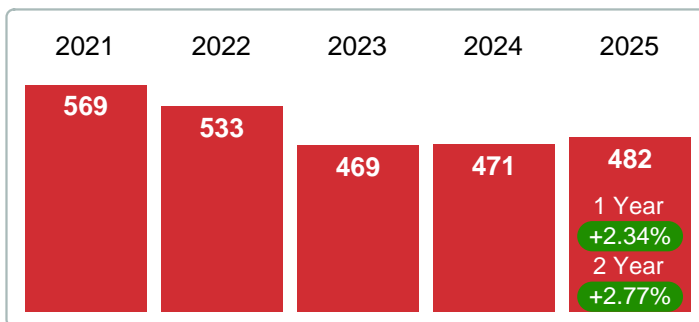
PENDING LISTINGS

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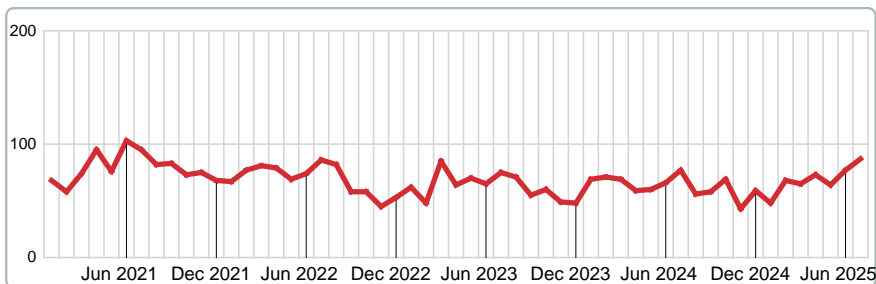
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

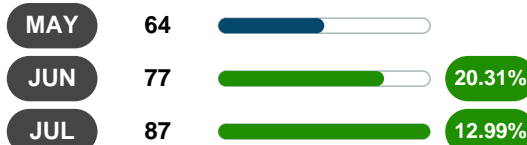


3 MONTHS

5 year JUL AVG = 84

High Jun 2021 103 Low Nov 2024 43

Pending Listings this month at **87**
above the 5 yr JUL average of **84**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	8.05%	25.0	3	4	0	0
\$125,001 - \$175,000	12	13.79%	10.7	1	11	0	0
\$175,001 - \$200,000	10	11.49%	39.4	1	9	0	0
\$200,001 - \$275,000	24	27.59%	28.8	3	18	2	1
\$275,001 - \$400,000	14	16.09%	71.9	2	10	1	1
\$400,001 - \$600,000	10	11.49%	50.5	2	1	6	1
\$600,001 and up	10	11.49%	36.4	0	2	4	4
Total Pending Units	87			12	55	13	7
Total Pending Volume	29,384,842	100%	37.5	3.14M	13.51M	6.48M	6.25M
Average Listing Price	\$337,757			\$261,792	\$245,694	\$498,523	\$892,771

July 2025



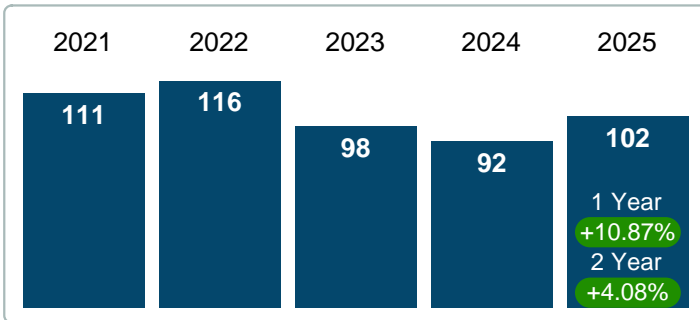
Area Delimited by County Of Creek - Residential Property Type



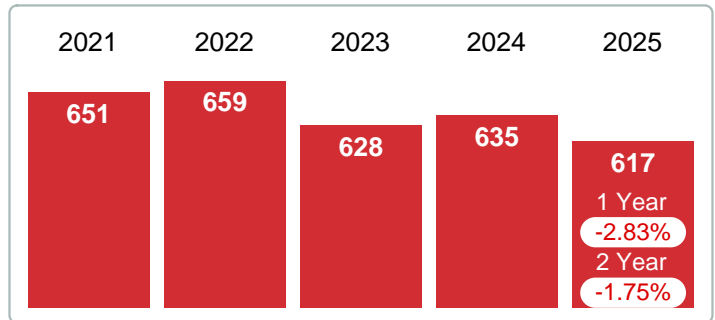
NEW LISTINGS

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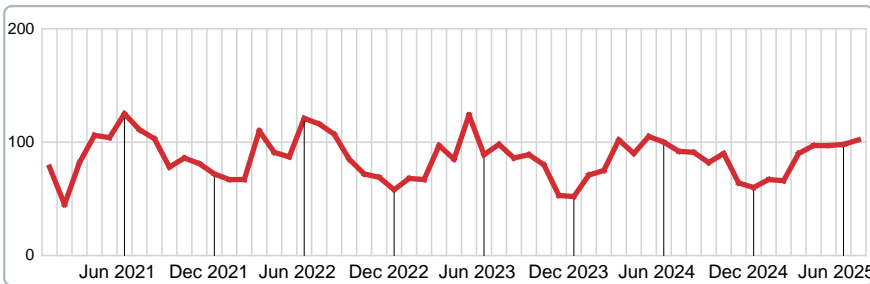
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 104

High Jun 2021 125 Low Feb 2021 45

New Listings this month at 102
below the 5 yr JUL average of 104



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	6.86%	3	4	0	0
\$100,001 - \$125,000	9	8.82%	5	4	0	0
\$125,001 - \$175,000	18	17.65%	3	15	0	0
\$175,001 - \$275,000	27	26.47%	1	23	3	0
\$275,001 - \$350,000	15	14.71%	0	10	4	1
\$350,001 - \$500,000	15	14.71%	1	10	4	0
\$500,001 and up	11	10.78%	0	2	6	3
Total New Listed Units	102		13	68	17	4
Total New Listed Volume	30,479,536	100%	2.02M	17.11M	7.09M	4.26M
Average New Listed Listing Price	\$298,819		\$155,677	\$251,626	\$416,894	\$1,064,500

July 2025



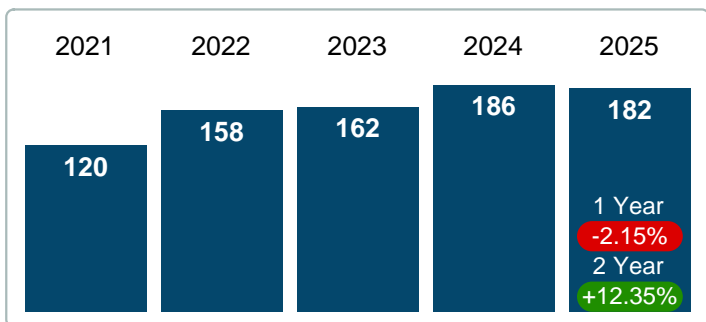
Area Delimited by County Of Creek - Residential Property Type



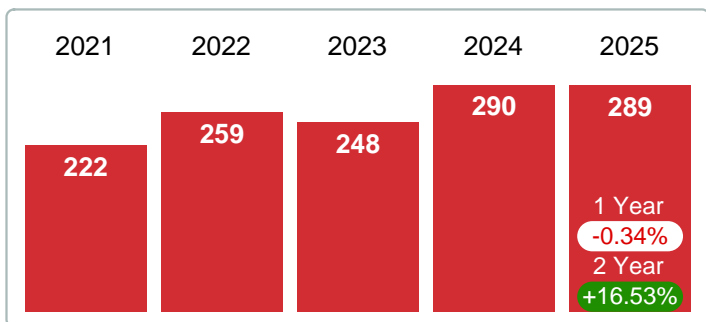
ACTIVE INVENTORY

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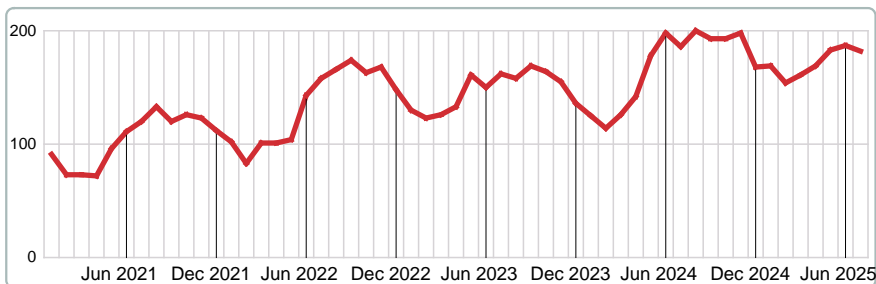
END OF JULY



ACTIVE DURING JULY



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 162

High Aug 2024: 200 | Low Apr 2021: 72

Inventory this month at **182**
above the 5 yr JUL average of **162**

- MAY: 183
- JUN: 187 (+2.19%)
- JUL: 182 (-2.67%)

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	19	10.44%	40.4	9	10	0	0
\$125,001 - \$175,000	19	10.44%	56.5	6	11	2	0
\$175,001 - \$225,000	25	13.74%	66.4	2	17	6	0
\$225,001 - \$325,000	51	28.02%	98.2	1	36	8	6
\$325,001 - \$425,000	26	14.29%	63.4	1	14	9	2
\$425,001 - \$650,000	24	13.19%	71.5	1	5	12	6
\$650,001 and up	18	9.89%	111.5	1	5	7	5
Total Active Inventory by Units	182			21	98	44	19
Total Active Inventory by Volume	70,511,624	100%	76.3	4.10M	29.35M	24.68M	12.38M
Average Active Inventory Listing Price	\$387,427			\$195,252	\$299,502	\$560,880	\$651,653

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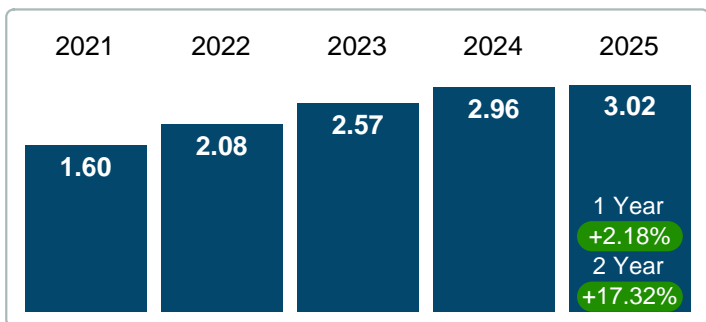
Area Delimited by County Of Creek - Residential Property Type



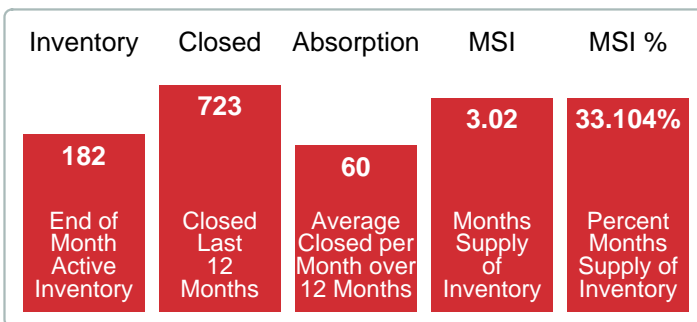
MONTHS SUPPLY of INVENTORY (MSI)

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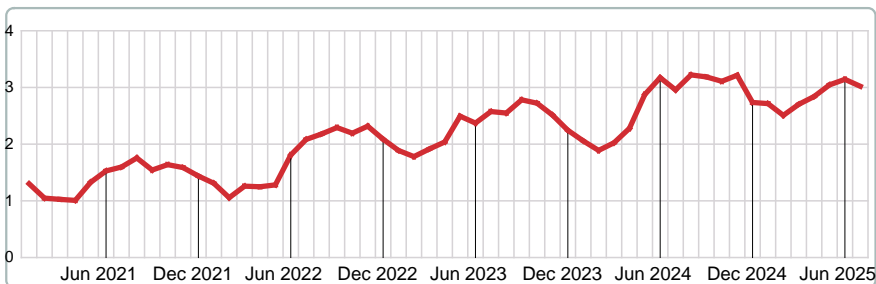
MSI FOR JULY



INDICATORS FOR JULY 2025

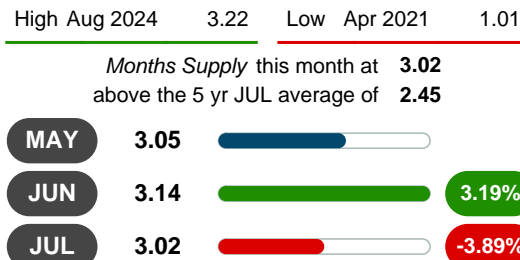


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 2.45



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
\$125,000 and less	19	10.44%	2.68	3.00	2.79	0.00	0.00
\$125,001 - \$175,000	19	10.44%	1.80	1.95	1.63	3.00	0.00
\$175,001 - \$225,000	25	13.74%	1.86	1.60	1.71	2.88	0.00
\$225,001 - \$325,000	51	28.02%	2.82	1.20	2.88	2.09	6.55
\$325,001 - \$425,000	26	14.29%	5.57	6.00	5.42	6.00	4.80
\$425,001 - \$650,000	24	13.19%	5.24	6.00	3.00	5.33	12.00
\$650,001 and up	18	9.89%	9.82	0.00	12.00	12.00	6.00
Market Supply of Inventory (MSI)			3.02	2.47	2.62	3.85	6.51
Total Active Inventory by Units		100%	3.02	21	98	44	19

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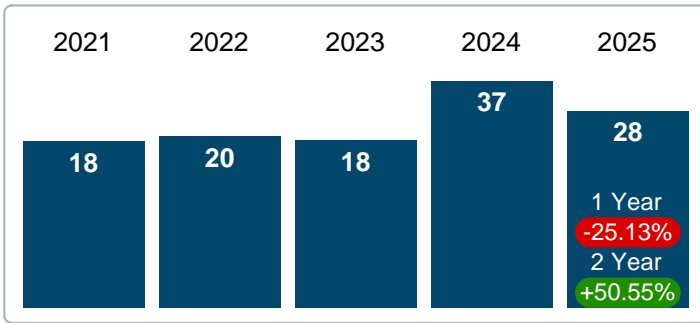
Area Delimited by County Of Creek - Residential Property Type



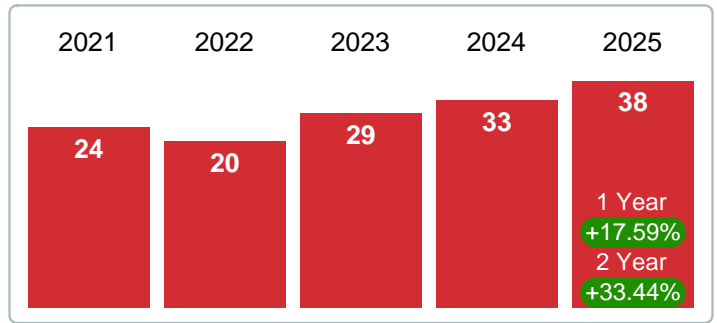
AVERAGE DAYS ON MARKET TO SALE

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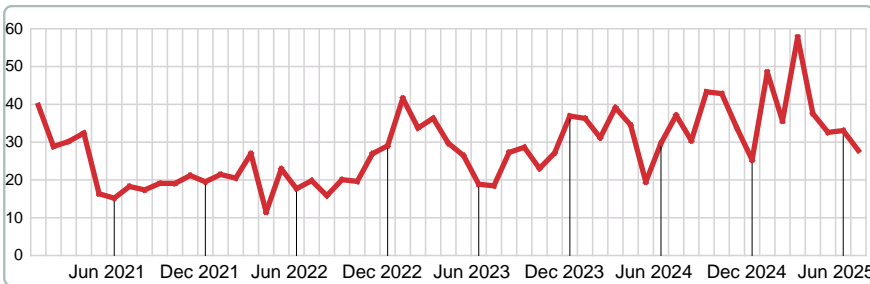
JULY



YEAR TO DATE (YTD)

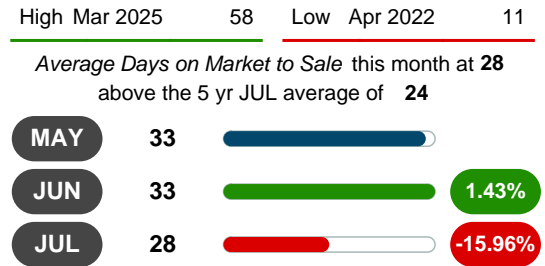


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL 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
\$125,000 and less	6.49%	17	21	15	0	0
\$125,001 - \$175,000	12.99%	29	6	28	66	4
\$175,001 - \$200,000	6.49%	54	25	61	0	0
\$200,001 - \$250,000	37.66%	23	8	24	35	8
\$250,001 - \$300,000	11.69%	17	5	19	0	0
\$300,001 - \$550,000	14.29%	17	0	18	5	42
\$550,001 and up	10.39%	61	0	40	81	57
Average Closed DOM		28				
Total Closed Units	100%	28	8	51	10	8
Total Closed Volume		25,818,210	1.39M	13.67M	3.64M	7.13M

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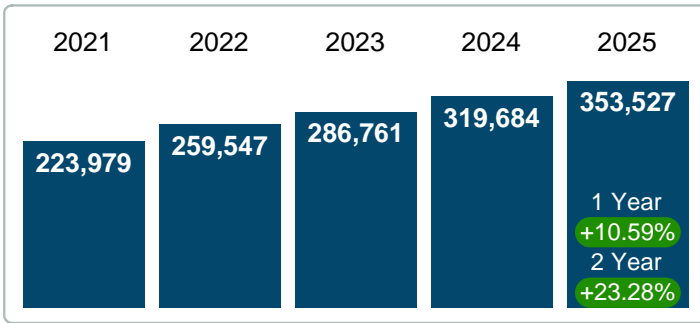
Area Delimited by County Of Creek - Residential Property Type



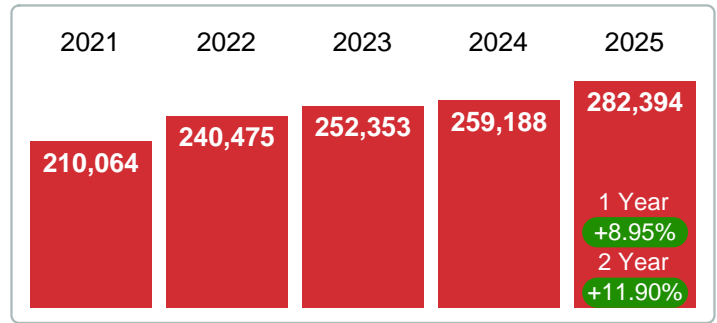
AVERAGE LIST PRICE AT CLOSING

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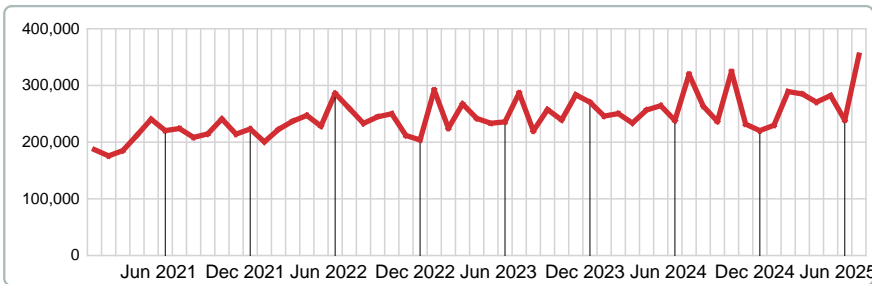
JULY



YEAR TO DATE (YTD)

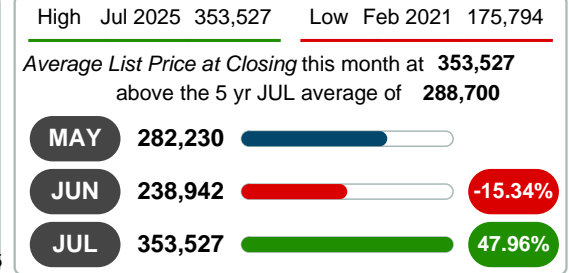


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 288,700



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
\$125,000 and less	4	81,125	112,500	78,167	0	0
\$125,001 - \$175,000	10	151,290	144,950	153,800	177,250	149,000
\$175,001 - \$200,000	6	188,583	199,990	186,751	0	0
\$200,001 - \$250,000	28	228,383	218,000	230,023	236,000	230,000
\$250,001 - \$300,000	8	276,563	290,000	292,213	0	0
\$300,001 - \$550,000	13	362,507	0	363,255	371,633	369,900
\$550,001 and up	8	1,366,613		02,200,000	768,9501,439,000	
Average List Price		353,527	180,111	276,892	371,530	992,988
Total Closed Units		77	8	51	10	8
Total Closed Volume		27,221,600	1.44M	14.12M	3.72M	7.94M

July 2025



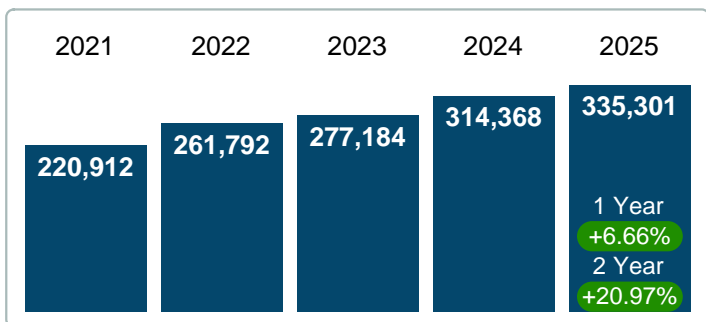
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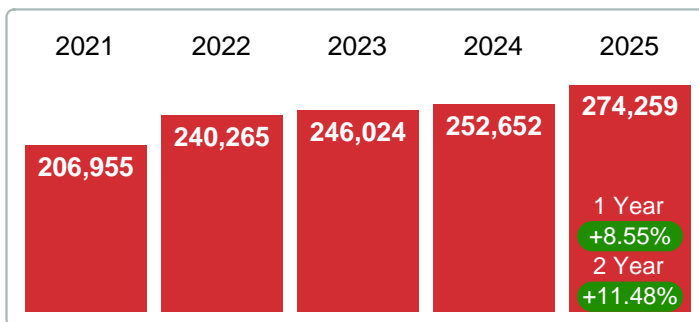
AVERAGE SOLD PRICE AT CLOSING

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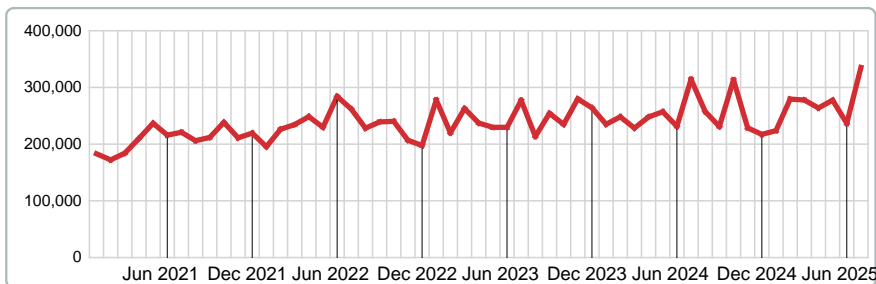
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 281,911

High Jul 2025 335,301 Low Feb 2021 172,253

Average Sold Price at Closing this month at **335,301**
above the 5 yr JUL average of **281,911**

MAY	277,527	<div style="width: 80%;"></div>
JUN	236,757	<div style="width: 85%; background-color: red;"></div> -14.69%
JUL	335,301	<div style="width: 100%; background-color: green;"></div> 41.62%

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
\$125,000 and less 5	6.49%	91,400	101,500	84,667	0	0
\$125,001 - \$175,000 10	12.99%	154,250	145,000	154,600	165,000	149,500
\$175,001 - \$200,000 5	6.49%	188,271	190,000	187,839	0	0
\$200,001 - \$250,000 29	37.66%	226,906	212,500	226,777	233,333	239,400
\$250,001 - \$300,000 9	11.69%	280,878	281,000	280,863	0	0
\$300,001 - \$550,000 11	14.29%	362,062	0	357,041	370,800	371,000
\$550,001 and up 8	10.39%	1,223,313		01,925,000	747,5001,273,300	
Average Sold Price		335,301	173,625	267,949	363,740	890,800
Total Closed Units		77	8	51	10	8
Total Closed Volume		25,818,210	1.39M	13.67M	3.64M	7.13M

July 2025



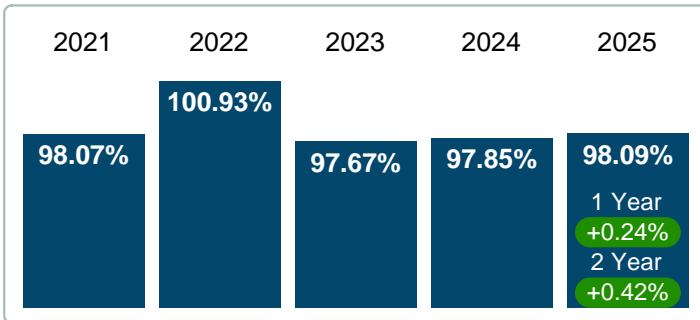
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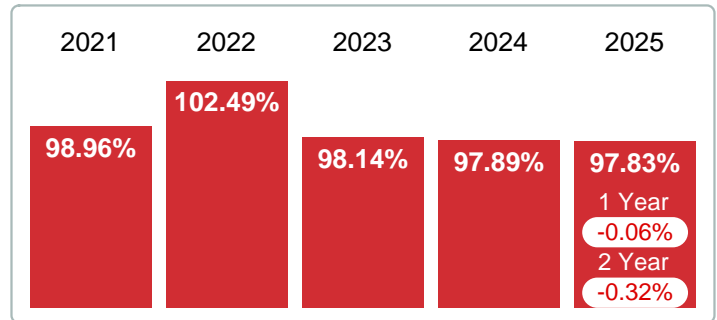
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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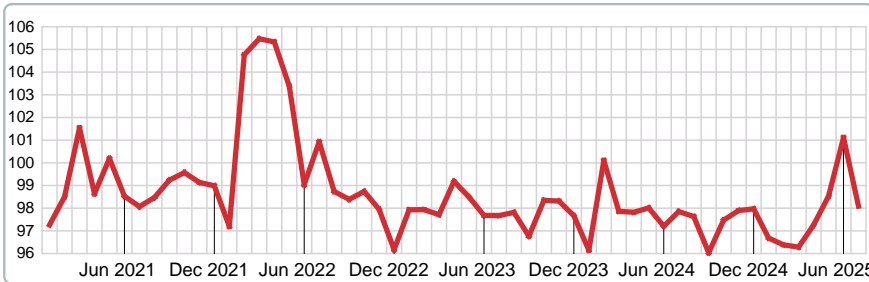
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

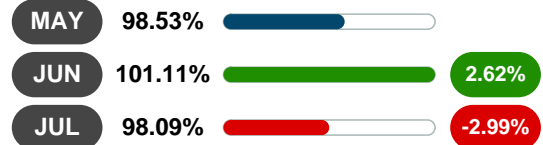


3 MONTHS

5 year JUL AVG = 98.52%

High Mar 2022 105.47% Low Sep 2024 96.04%

Average Sold/List Ratio this month at **98.09%**
below the 5 yr JUL average of **98.52%**



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
\$125,000 and less	5	6.49%	102.76%	89.63%	111.51%	0.00%	0.00%
\$125,001 - \$175,000	10	12.99%	98.89%	100.04%	100.44%	93.13%	100.34%
\$175,001 - \$200,000	5	6.49%	99.45%	95.00%	100.57%	0.00%	0.00%
\$200,001 - \$250,000	29	37.66%	98.82%	97.45%	98.69%	98.92%	104.09%
\$250,001 - \$300,000	9	11.69%	96.79%	96.90%	96.78%	0.00%	0.00%
\$300,001 - \$550,000	11	14.29%	99.01%	0.00%	98.50%	99.77%	100.30%
\$550,001 and up	8	10.39%	90.86%	0.00%	87.50%	96.94%	89.10%
Average Sold/List Ratio			98.10%	95.77%	99.22%	97.62%	93.78%
Total Closed Units		100%	98.10%	8	51	10	8
Total Closed Volume				1.39M	13.67M	3.64M	7.13M

July 2025



Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

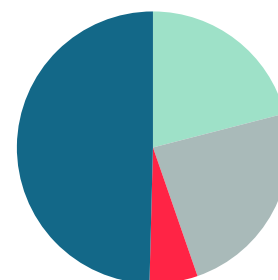


Inventory
 New Listings
102 = 35.29%
 Start Inventory
187
 Total Inventory Units
289
 Volume
\$107,493,465

Market Activity

Closed Sales
77 = 20.98%
 Pending Sales
87 = 23.71%
 Other Off Market
21 = 5.72%
 Active Inventory
182 = 49.59%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	68	77	13.24%	440	426	-3.18%
Pending Sales	77	87	12.99%	471	482	2.34%
New Listings	92	102	10.87%	635	617	-2.83%
Average List Price	319,684	353,527	10.59%	259,188	282,394	8.95%
Average Sale Price	314,368	335,301	6.66%	252,652	274,259	8.55%
Average Percent of Selling Price to List Price	97.85%	98.09%	0.24%	97.89%	97.83%	-0.06%
Average Days on Market to Sale	37.10	27.78	-25.13%	32.50	38.22	17.59%
Monthly Inventory	185	182	-1.62%	185	182	-1.62%
Months Supply of Inventory	2.94	3.02	2.73%	2.94	3.02	2.73%

Absorption: Last 12 months, an Average of **60** Sales/Month

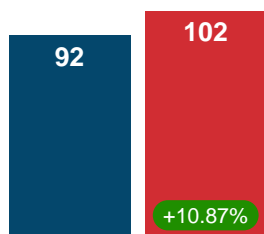
Inventory on July 31, 2025 = **182**

2024 **2025**

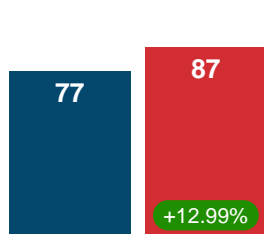
JULY MARKET

AVERAGE PRICES

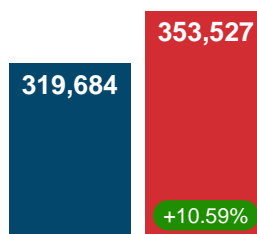
New Listings



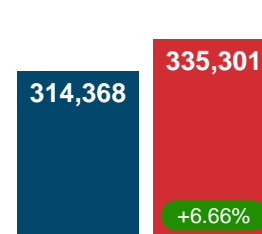
Pending Listings



List Price



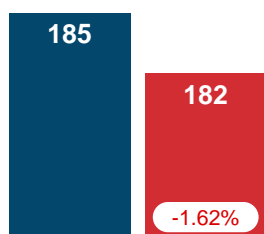
Sale Price



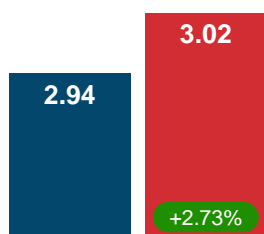
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

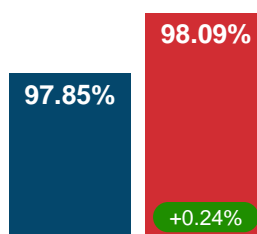
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

