

July 2025



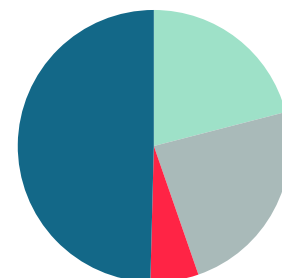
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	227,450	235,000	3.32%
Median Sale Price	220,000	235,000	6.82%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	21.50	14.00	-34.88%
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.

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 **6.82%** in July 2025 to \$235,000 versus the previous year at \$220,000.

Median Days on Market Shortens

The median number of **14.00** days that homes spent on the market before selling decreased by 7.50 days or **34.88%** in July 2025 compared to last year's same month at **21.50** DOM.

Sales Success for July 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 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

July 2025



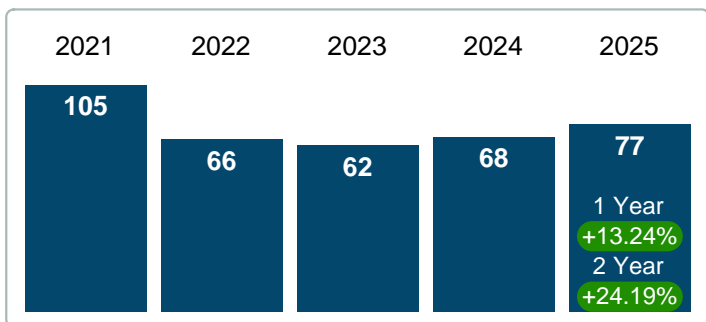
Area Delimited by County Of Creek - Residential Property Type



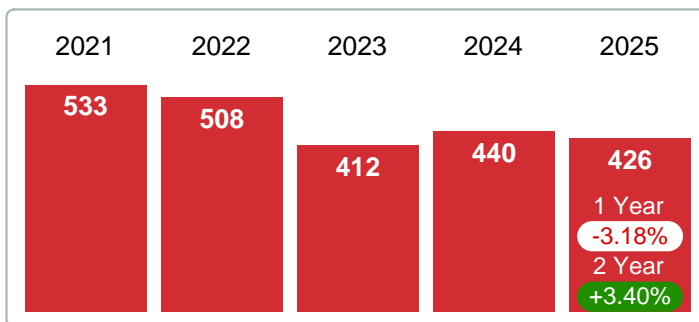
CLOSED LISTINGS

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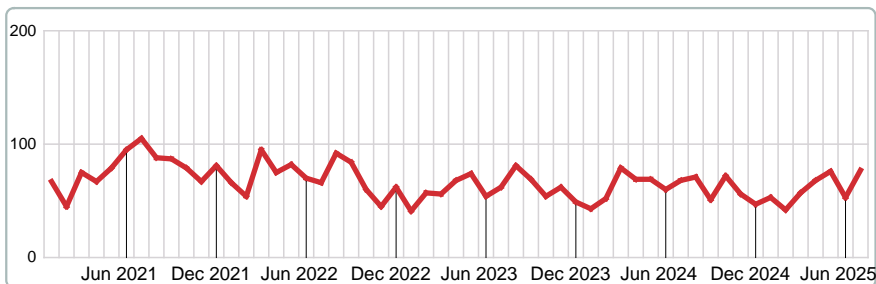
JULY



YEAR TO DATE (YTD)

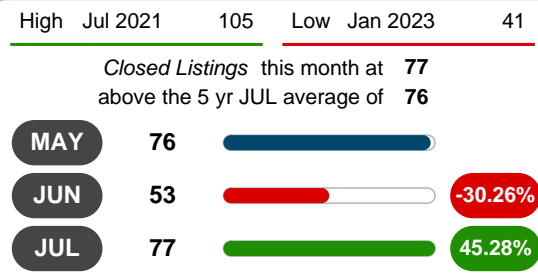


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 76



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5	6.49%	14.0	2	3	0	0
\$125,001 - \$175,000	10	12.99%	8.5	2	5	2	1
\$175,001 - \$200,000	5	6.49%	25.0	1	4	0	0
\$200,001 - \$250,000	29	37.66%	14.0	2	23	3	1
\$250,001 - \$300,000	9	11.69%	12.0	1	8	0	0
\$300,001 - \$550,000	11	14.29%	10.0	0	7	3	1
\$550,001 and up	8	10.39%	32.5	0	1	2	5
Total Closed Units	77			8	51	10	8
Total Closed Volume	25,818,210	100%	14.0	1.39M	13.67M	3.64M	7.13M
Median Closed Price	\$235,000			\$170,000	\$235,000	\$299,950	\$933,250

July 2025



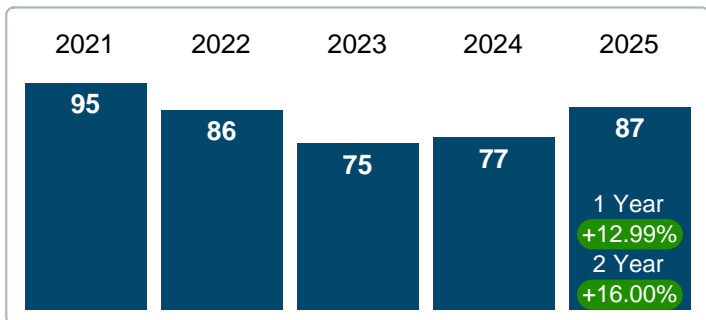
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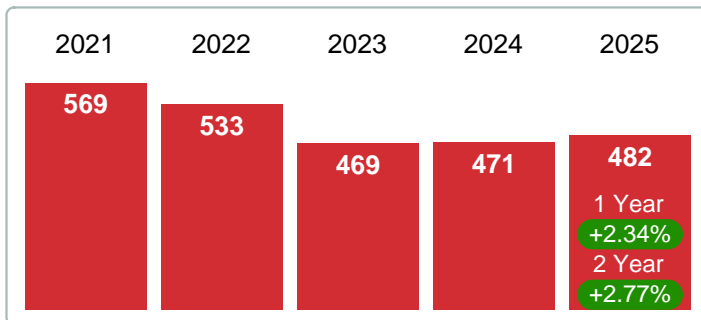
PENDING LISTINGS

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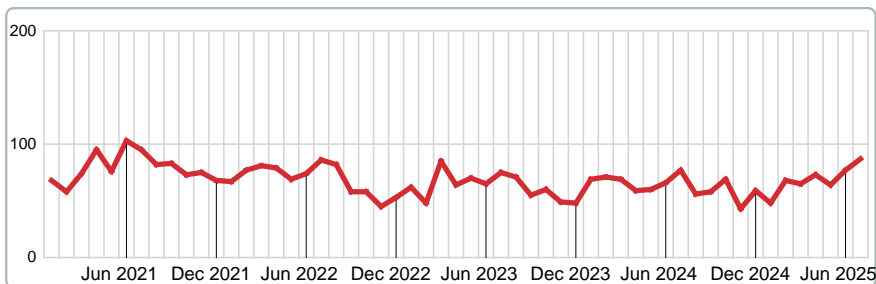
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

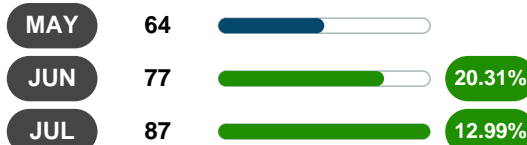


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	8.05%	1.0	3	4	0	0
\$125,001 - \$175,000	12	13.79%	3.5	1	11	0	0
\$175,001 - \$200,000	10	11.49%	33.0	1	9	0	0
\$200,001 - \$275,000	24	27.59%	15.0	3	18	2	1
\$275,001 - \$400,000	14	16.09%	44.5	2	10	1	1
\$400,001 - \$600,000	10	11.49%	44.0	2	1	6	1
\$600,001 and up	10	11.49%	23.0	0	2	4	4
Total Pending Units	87			12	55	13	7
Total Pending Volume	29,384,842	100%	18.0	3.14M	13.51M	6.48M	6.25M
Median Listing Price	\$240,000			\$220,500	\$210,000	\$479,000	\$649,999

July 2025



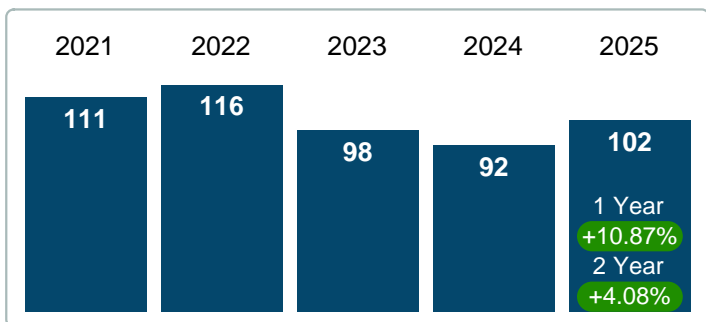
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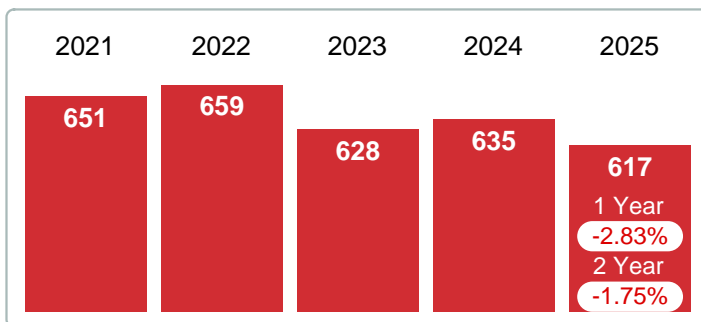
NEW LISTINGS

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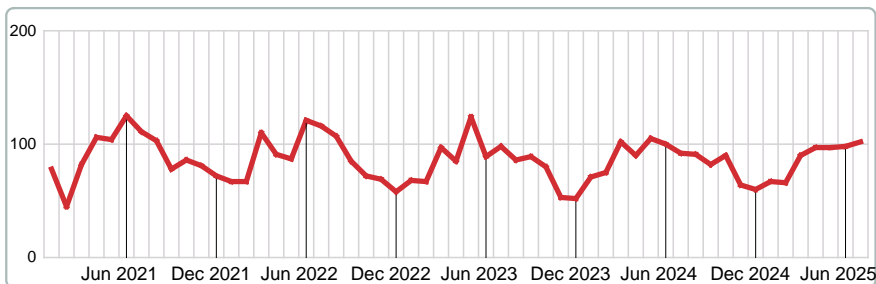
JULY



YEAR TO DATE (YTD)

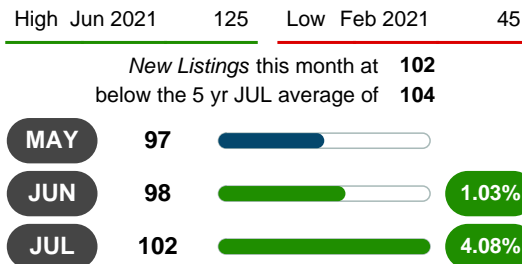


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 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
Median New Listed Listing Price	\$222,450		\$125,000	\$218,575	\$385,000	\$1,029,500

July 2025



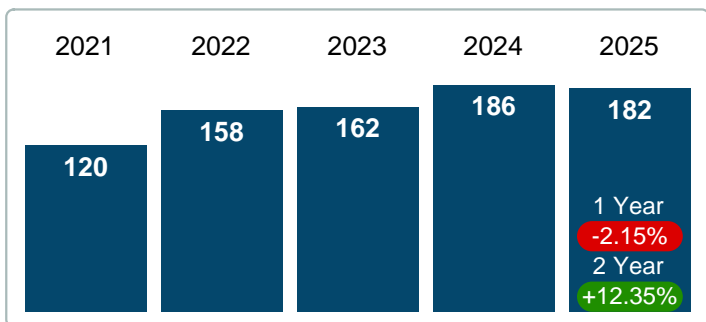
Area Delimited by County Of Creek - Residential Property Type



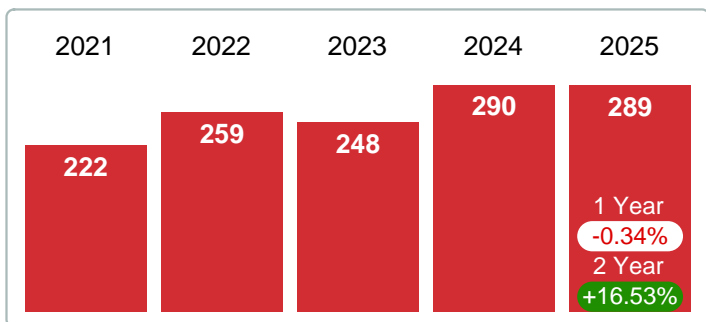
ACTIVE INVENTORY

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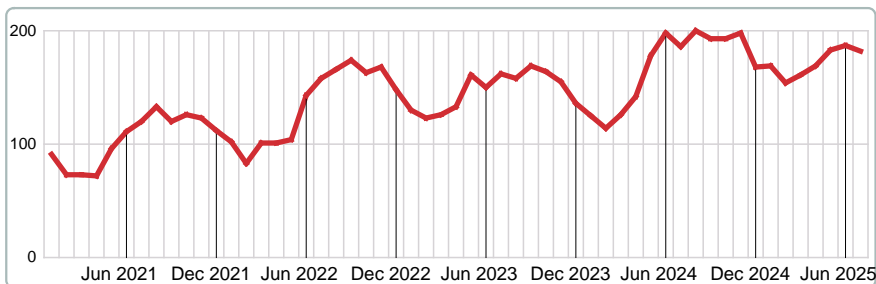
END OF JULY



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	19	10.44%	21.0	9	10	0	0
\$125,001 - \$175,000	19	10.44%	35.0	6	11	2	0
\$175,001 - \$225,000	25	13.74%	48.0	2	17	6	0
\$225,001 - \$325,000	51	28.02%	58.0	1	36	8	6
\$325,001 - \$425,000	26	14.29%	58.5	1	14	9	2
\$425,001 - \$650,000	24	13.19%	65.5	1	5	12	6
\$650,001 and up	18	9.89%	89.5	1	5	7	5
Total Active Inventory by Units	182			21	98	44	19
Total Active Inventory by Volume	70,511,624	100%	56.0	4.10M	29.35M	24.68M	12.38M
Median Active Inventory Listing Price	\$295,000			\$145,000	\$250,000	\$385,000	\$545,000

July 2025



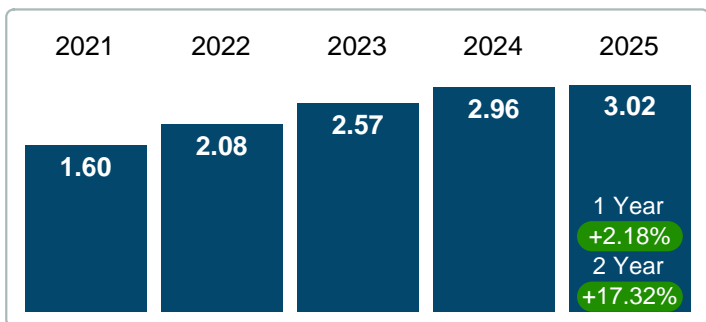
Area Delimited by County Of Creek - Residential Property Type



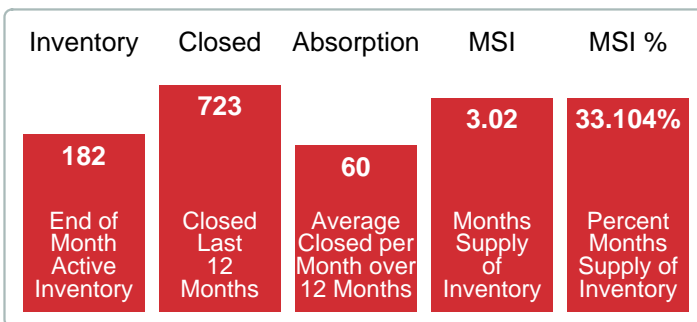
MONTHS SUPPLY of INVENTORY (MSI)

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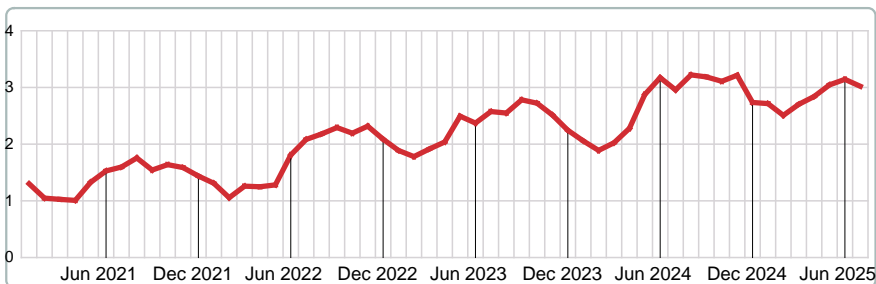
MSI FOR JULY



INDICATORS FOR JULY 2025

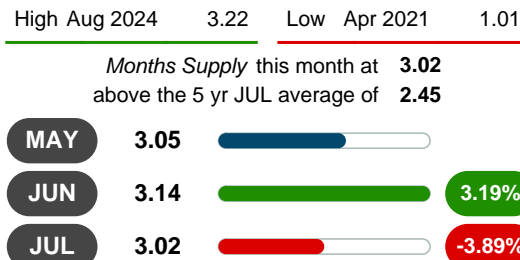


5 YEAR MARKET ACTIVITY TRENDS



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

July 2025



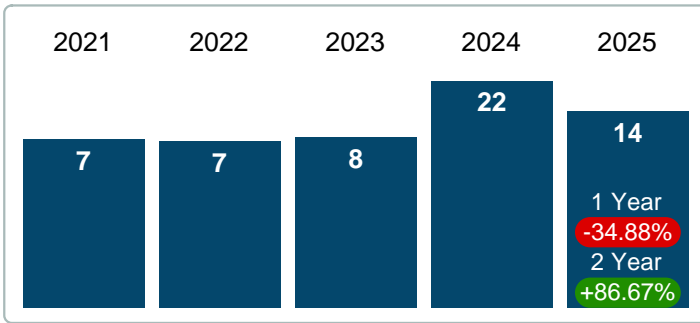
Area Delimited by County Of Creek - Residential Property Type



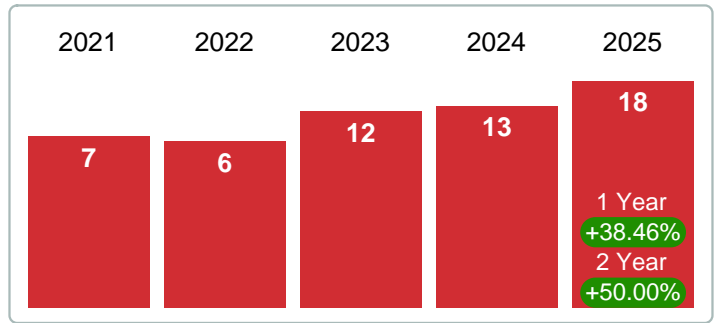
MEDIAN DAYS ON MARKET TO SALE

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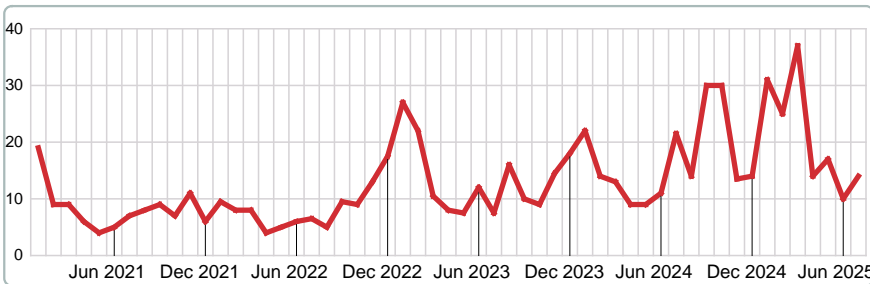
JULY



YEAR TO DATE (YTD)

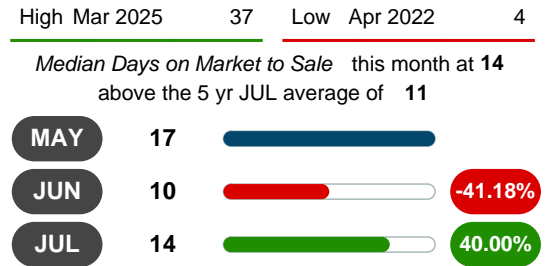


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 11



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
\$125,000 and less	6.49%	14	21	14	0	0
\$125,001 - \$175,000	12.99%	9	6	10	66	4
\$175,001 - \$200,000	6.49%	25	25	55	0	0
\$200,001 - \$250,000	37.66%	14	8	19	13	8
\$250,001 - \$300,000	11.69%	12	5	19	0	0
\$300,001 - \$550,000	14.29%	10	0	13	6	42
\$550,001 and up	10.39%	33	0	40	81	15
Median Closed DOM		14	6	16	23	12
Total Closed Units	100%	14.0	8	51	10	8
Total Closed Volume		25,818,210	1.39M	13.67M	3.64M	7.13M

July 2025



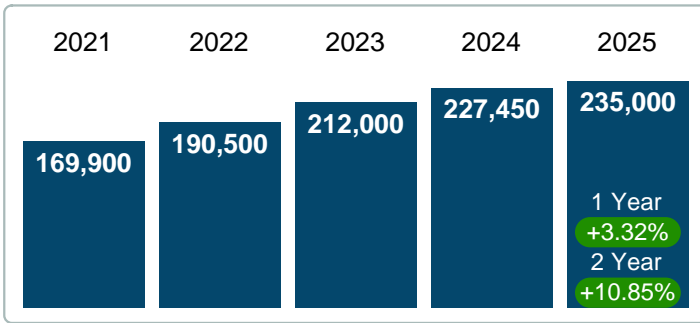
Area Delimited by County Of Creek - Residential Property Type



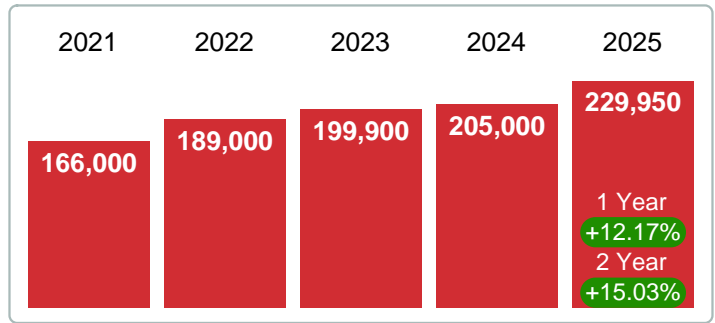
MEDIAN LIST PRICE AT CLOSING

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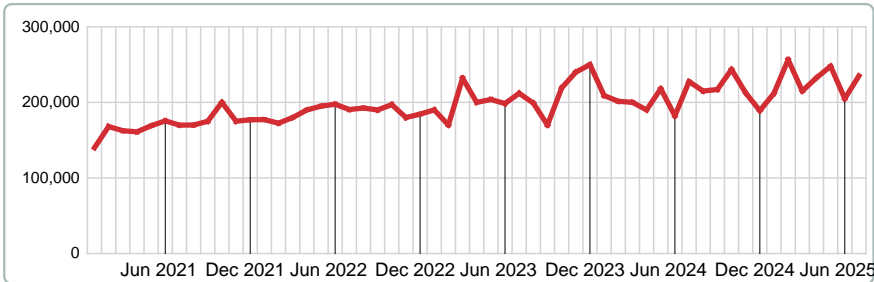
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 206,970

High Feb 2025 256,450 Low Jan 2021 140,000

Median List Price at Closing this month at **235,000**
above the 5 yr JUL average of **206,970**



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
\$125,000 and less	5.19%	87,500	90,000	85,000	0	0
\$125,001 - \$175,000	12.99%	149,750	139,900	150,000	170,000	149,000
\$175,001 - \$200,000	7.79%	186,003	199,990	186,003	184,500	0
\$200,001 - \$250,000	36.36%	230,000	218,000	232,750	230,000	230,000
\$250,001 - \$300,000	10.39%	275,000	290,000	275,000	0	0
\$300,001 - \$550,000	16.88%	359,900	0	349,000	370,000	369,900
\$550,001 and up	10.39%	1,285,000		02,200,000	768,950	1,500,000
Median List Price		235,000	174,995	235,000	303,950	1,022,500
Total Closed Units	100%	235,000	8	51	10	8
Total Closed Volume		27,221,600	1.44M	14.12M	3.72M	7.94M

July 2025



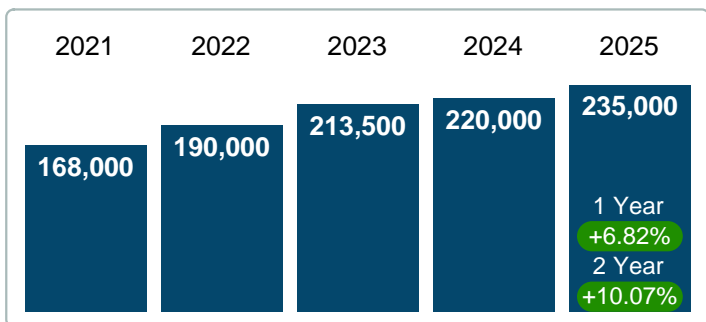
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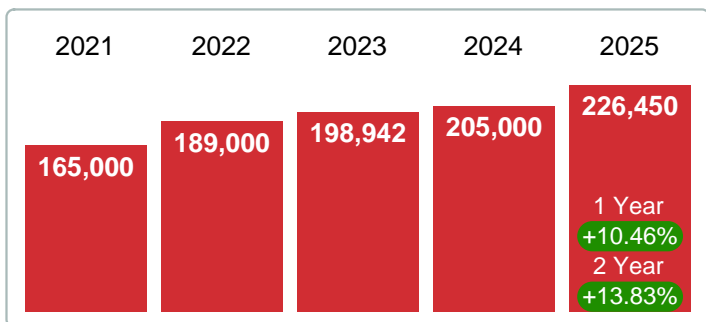
MEDIAN SOLD PRICE AT CLOSING

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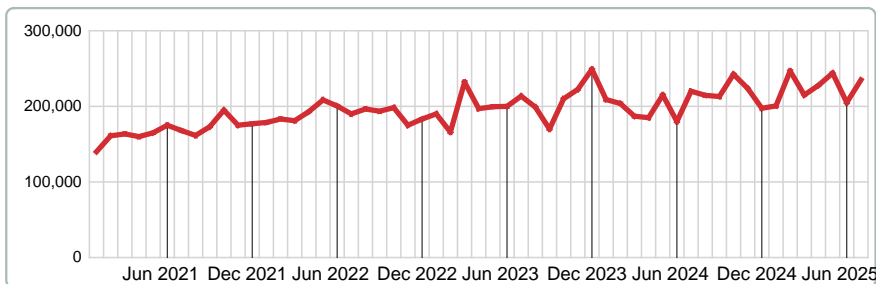
JULY



YEAR TO DATE (YTD)

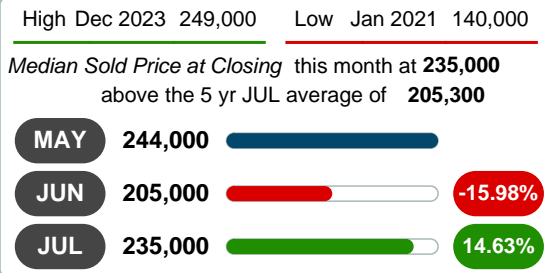


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 205,300



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
\$125,000 and less	6.49%	85,000	101,500	85,000	0	0
\$125,001 - \$175,000	12.99%	155,000	145,000	160,000	165,000	149,500
\$175,001 - \$200,000	6.49%	189,200	190,000	188,428	0	0
\$200,001 - \$250,000	37.66%	230,000	212,500	228,000	230,000	239,400
\$250,001 - \$300,000	11.69%	281,000	281,000	280,450	0	0
\$300,001 - \$550,000	14.29%	359,900	0	353,000	367,500	371,000
\$550,001 and up	10.39%	1,032,500		01,925,000	747,500	1,100,000
Median Sold Price		235,000	170,000	235,000	299,950	933,250
Total Closed Units	100%	77	8	51	10	8
Total Closed Volume		25,818,210	1.39M	13.67M	3.64M	7.13M

July 2025



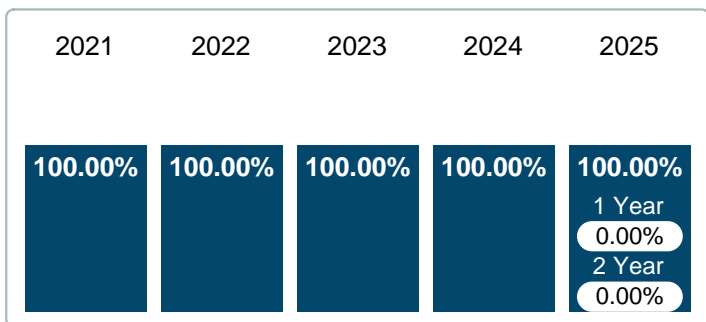
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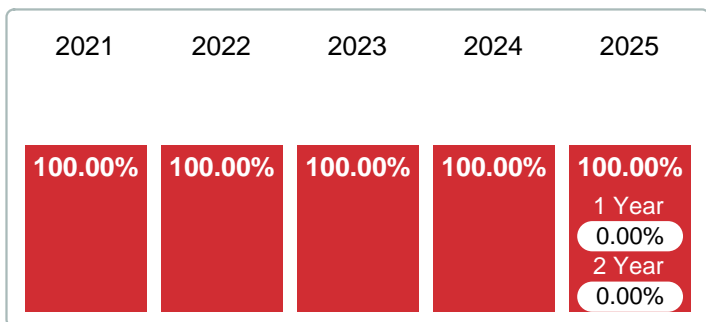
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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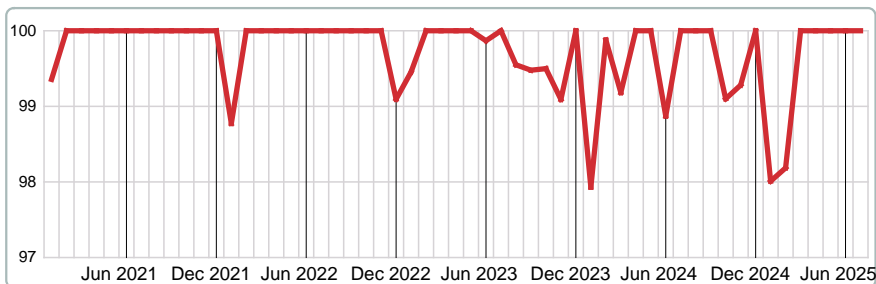
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

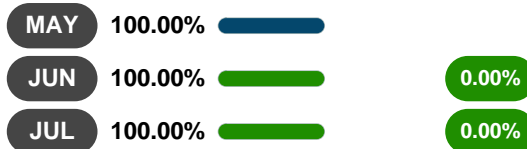


3 MONTHS

5 year JUL AVG = 100.00%

High Jul 2025 100.00% Low Jan 2024 97.93%

Median Sold/List Ratio this month at 100.00% equal to 5 yr JUL average of 100.00%



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
\$125,000 and less	5	6.49%	100.00%	89.63%	104.52%	0.00%	0.00%
\$125,001 - \$175,000	10	12.99%	100.00%	100.04%	100.00%	93.13%	100.34%
\$175,001 - \$200,000	5	6.49%	100.35%	95.00%	101.31%	0.00%	0.00%
\$200,001 - \$250,000	29	37.66%	100.00%	97.45%	100.00%	100.00%	104.09%
\$250,001 - \$300,000	9	11.69%	97.72%	96.90%	98.86%	0.00%	0.00%
\$300,001 - \$550,000	11	14.29%	100.00%	0.00%	100.00%	100.00%	100.30%
\$550,001 and up	8	10.39%	94.12%	0.00%	87.50%	96.94%	92.46%
Median Sold/List Ratio		100.00%		95.95%	100.00%	98.71%	100.00%
Total Closed Units		77	100%	8	51	10	8
Total Closed Volume		25,818,210		1.39M	13.67M	3.64M	7.13M

July 2025



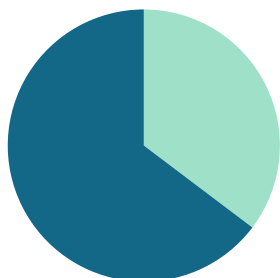
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

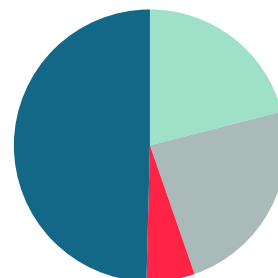


Inventory
 New Listings
102 = 35.29%
 Start Inventory
187
 Total Inventory Units
289
 Volume
\$107,493,465

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%
Median List Price	227,450	235,000	3.32%	205,000	229,950	12.17%
Median Sale Price	220,000	235,000	6.82%	205,000	226,450	10.46%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	21.50	14.00	-34.88%	13.00	18.00	38.46%
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

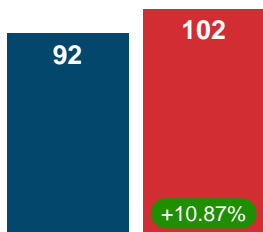
Inventory on July 31, 2025 = **182**

2024 **2025**

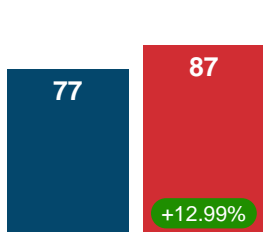
JULY MARKET

MEDIAN PRICES

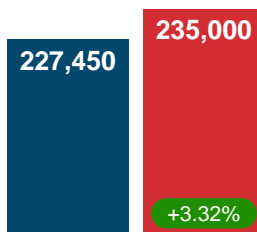
New Listings



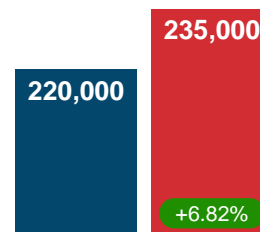
Pending Listings



List Price



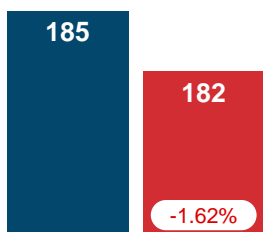
Sale Price



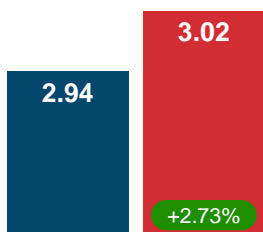
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

