

July 2025



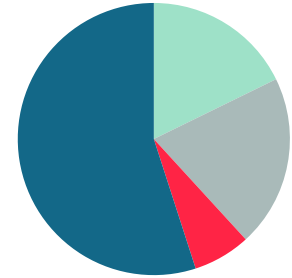
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	July 2025	+/-%
Closed Listings	1,193	1,199	0.50%
Pending Listings	1,193	1,381	15.76%
New Listings	1,665	1,821	9.37%
Average List Price	344,639	349,390	1.38%
Average Sale Price	338,485	340,788	0.68%
Average Percent of Selling Price to List Price	98.82%	97.95%	-0.88%
Average Days on Market to Sale	34.01	37.05	8.93%
End of Month Inventory	3,217	3,713	15.42%
Months Supply of Inventory	3.10	3.48	12.00%



- Closed (17.75%)
- Pending (20.45%)
- Other OffMarket (6.83%)
- Active (54.97%)

Absorption: Last 12 months, an Average of **1,068** Sales/Month
Active Inventory as of July 31, 2025 = **3,713**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2025 rose **15.42%** to 3,713 existing homes available for sale. Over the last 12 months this area has had an average of 1,068 closed sales per month. This represents an unsold inventory index of **3.48** 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 **0.68%** in July 2025 to \$340,788 versus the previous year at \$338,485.

Average Days on Market Lengthens

The average number of **37.05** days that homes spent on the market before selling increased by 3.04 days or **8.93%** in July 2025 compared to last year's same month at **34.01** DOM.

Sales Success for July 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 1,821 New Listings in July 2025, up **9.37%** from last year at 1,665. Furthermore, there were 1,199 Closed Listings this month versus last year at 1,193, a **0.50%** increase.

Closed versus Listed trends yielded a **65.8%** ratio, down from previous year's, July 2024, at **71.7%**, a **8.11%** 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

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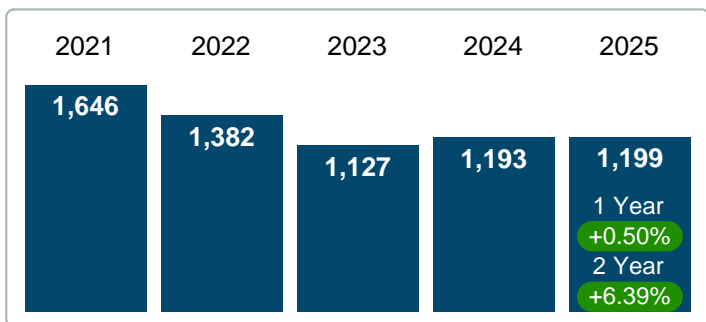
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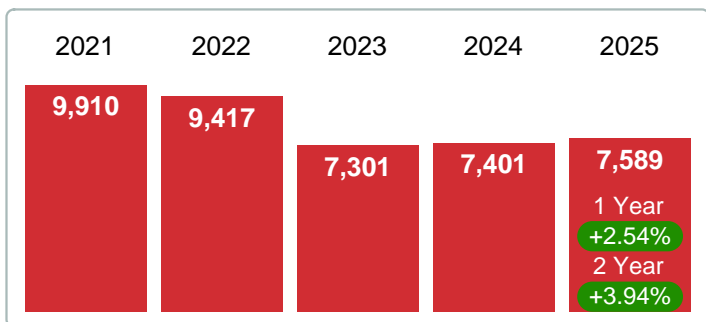
CLOSED LISTINGS

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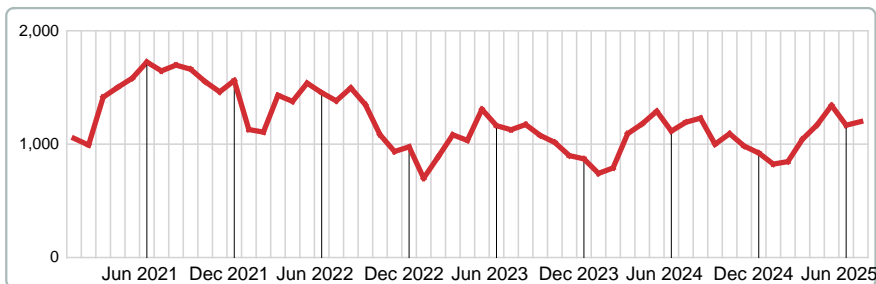
JULY



YEAR TO DATE (YTD)

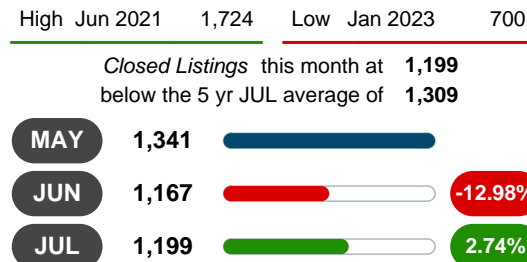


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,309



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	121	10.09%	33.2	49	62	9	1
\$150,001 - \$200,000	149	12.43%	26.3	37	99	13	0
\$200,001 - \$225,000	104	8.67%	28.8	13	83	8	0
\$225,001 - \$325,000	379	31.61%	33.3	22	255	90	12
\$325,001 - \$400,000	163	13.59%	36.6	4	60	80	19
\$400,001 - \$575,000	163	13.59%	51.4	4	49	88	22
\$575,001 and up	120	10.01%	54.2	2	13	69	36
Total Closed Units	1,199			131	621	357	90
Total Closed Volume	408,604,979	100%	37.0	25.49M	165.89M	160.30M	56.92M
Average Closed Price	\$340,788			\$194,571	\$267,142	\$449,021	\$632,453

July 2025



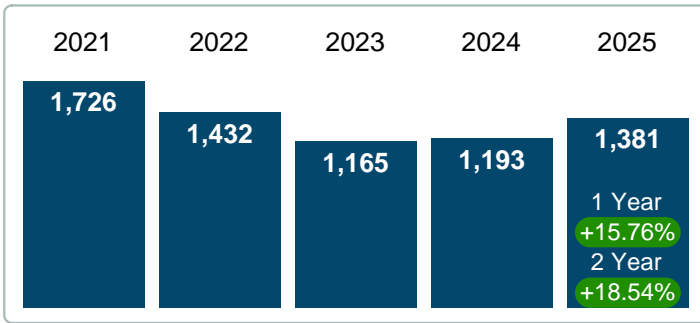
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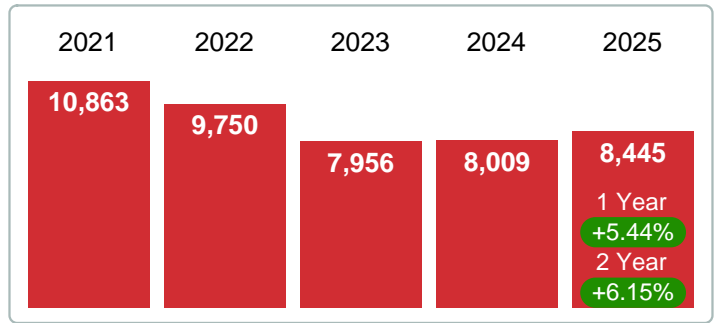
PENDING LISTINGS

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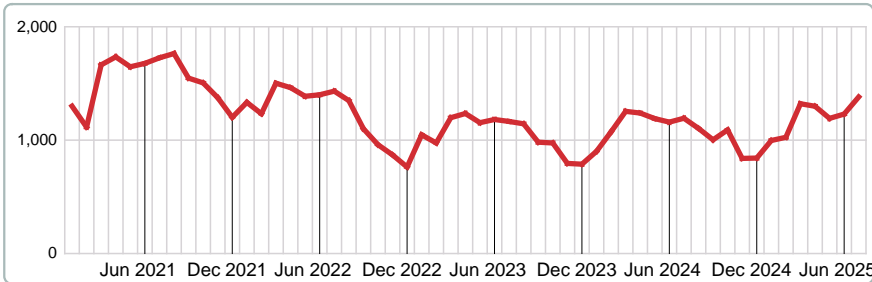
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,379

High Aug 2021 1,764 Low Dec 2022 763

Pending Listings this month at **1,381**
above the 5 yr JUL average of **1,379**



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	113	8.18%	37.6	50	51	9	3
\$125,001 - \$175,000	124	8.98%	29.1	33	80	9	2
\$175,001 - \$225,000	233	16.87%	37.7	29	181	23	0
\$225,001 - \$300,000	348	25.20%	38.2	19	246	75	8
\$300,001 - \$375,000	211	15.28%	51.8	6	99	89	17
\$375,001 - \$550,000	208	15.06%	52.3	7	72	111	18
\$550,001 and up	144	10.43%	53.7	6	22	82	34
Total Pending Units	1,381			150	751	398	82
Total Pending Volume	453,073,336	100%	43.1	28.86M	199.74M	173.24M	51.23M
Average Listing Price	\$328,076			\$192,427	\$265,964	\$435,271	\$624,784

July 2025



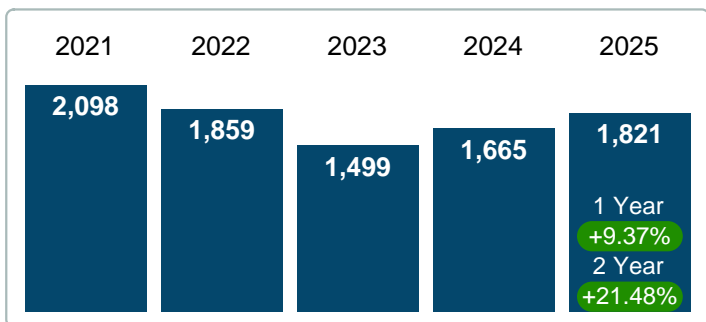
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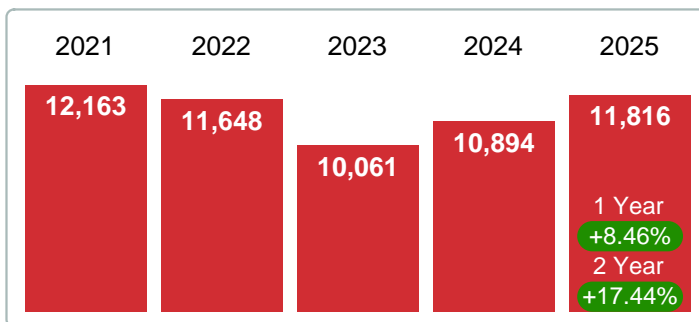
NEW LISTINGS

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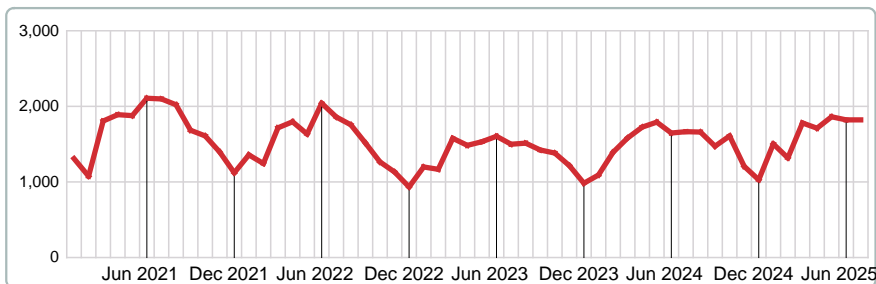
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,788

High Jun 2021 2,107 Low Dec 2022 934

New Listings this month at 1,821 above the 5 yr JUL average of 1,788



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	129	7.08%	64	54	8	3
\$125,001 - \$200,000	271	14.88%	56	190	25	0
\$200,001 - \$250,000	259	14.22%	33	186	39	1
\$250,001 - \$325,000	420	23.06%	22	259	132	7
\$325,001 - \$425,000	308	16.91%	11	127	144	26
\$425,001 - \$600,000	247	13.56%	5	84	134	24
\$600,001 and up	187	10.27%	17	32	83	55
Total New Listed Units	1,821		208	932	565	116
Total New Listed Volume	659,256,964	100%	50.05M	273.44M	257.01M	78.75M
Average New Listed Listing Price	\$362,030		\$240,635	\$293,393	\$454,892	\$678,865

July 2025



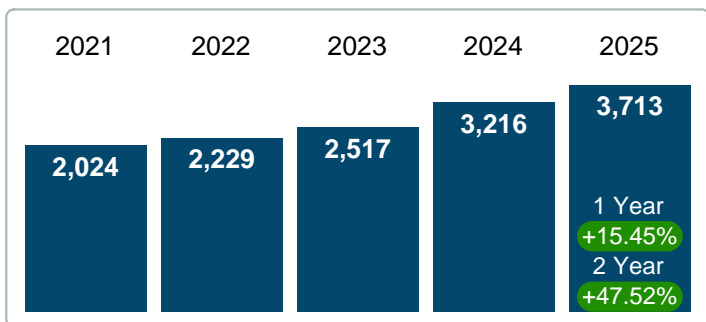
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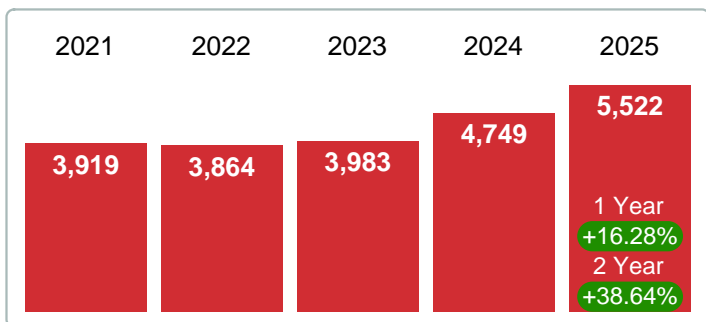
ACTIVE INVENTORY

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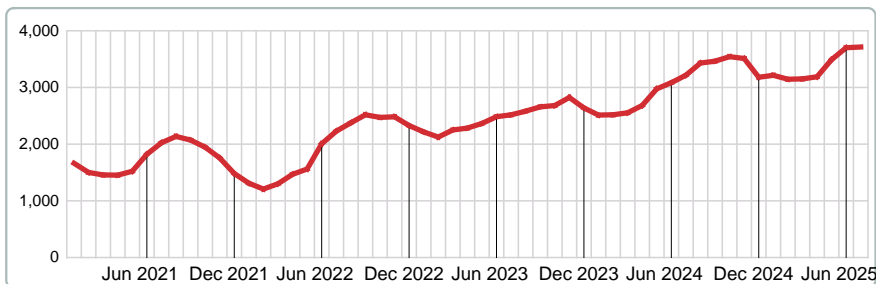
END OF JULY



ACTIVE DURING JULY

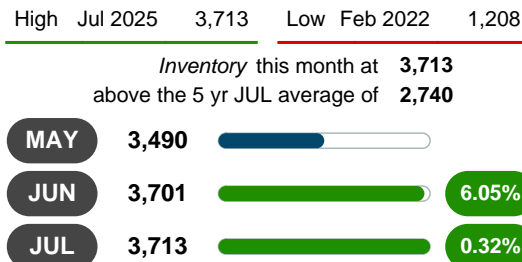


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 2,740



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	375	10.10%	82.5	197	146	26	6
\$150,001 - \$225,000	470	12.66%	59.1	89	328	49	4
\$225,001 - \$275,000	461	12.42%	54.3	34	320	99	8
\$275,001 - \$400,000	1,003	27.01%	61.8	53	483	411	56
\$400,001 - \$525,000	550	14.81%	81.5	23	232	237	58
\$525,001 - \$725,000	477	12.85%	88.3	6	106	287	78
\$725,001 and up	377	10.15%	81.4	26	54	160	137
Total Active Inventory by Units			3,713	428	1,669	1,269	347
Total Active Inventory by Volume			1,577,704,064	107.46M	554.20M	636.53M	279.51M
Average Active Inventory Listing Price			\$424,914	\$251,083	\$332,056	\$501,599	\$805,502

July 2025



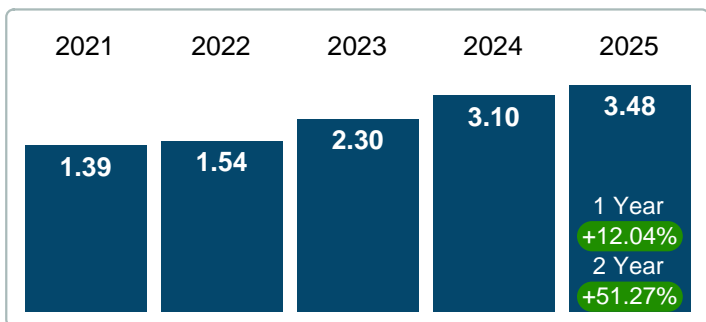
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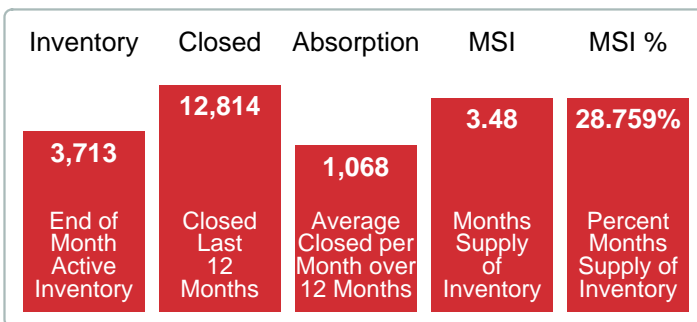
MONTHS SUPPLY of INVENTORY (MSI)

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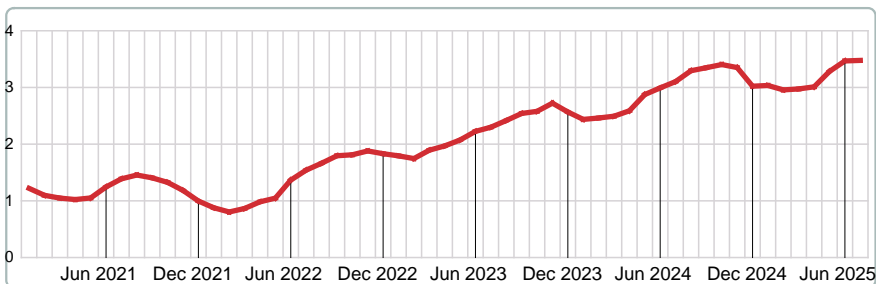
MSI FOR JULY



INDICATORS FOR JULY 2025

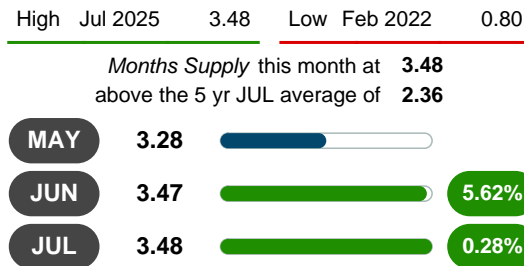


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 2.36



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	375	10.10%	2.61	3.15	2.04	2.94	7.20
\$150,001 - \$225,000	470	12.66%	2.08	2.70	1.96	1.97	4.00
\$225,001 - \$275,000	461	12.42%	2.48	3.09	2.36	2.90	1.52
\$275,001 - \$400,000	1,003	27.01%	3.55	5.05	3.40	3.51	4.20
\$400,001 - \$525,000	550	14.81%	4.95	6.13	6.33	4.07	4.67
\$525,001 - \$725,000	477	12.85%	6.39	6.55	6.73	6.37	6.04
\$725,001 and up	377	10.15%	8.73	44.57	9.13	7.03	9.84
Market Supply of Inventory (MSI)			3.48	3.50	2.90	4.08	5.82
Total Active Inventory by Units		100%	3,713	428	1,669	1,269	347

July 2025



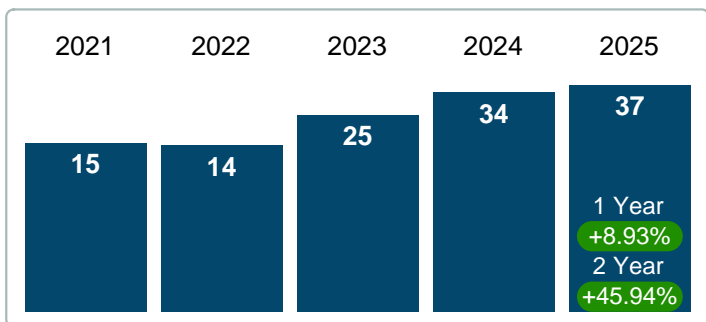
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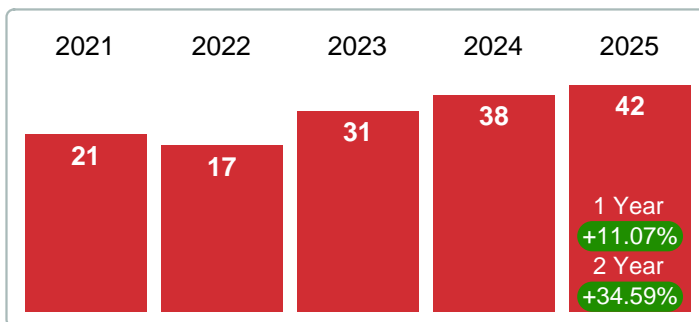
AVERAGE DAYS ON MARKET TO SALE

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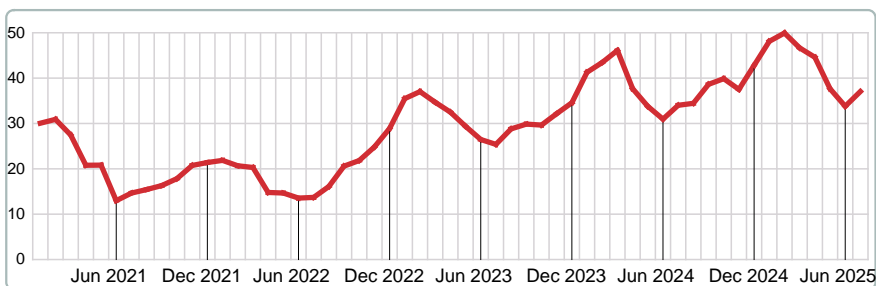
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 25

High Feb 2025 50 Low Jun 2021 13

Average Days on Market to Sale this month at 37 above the 5 yr JUL average of 25

- MAY 38 ▬
- JUN 34 ▬ -10.28%
- JUL 37 ▬ 9.65%

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
\$150,000 and less 121	10.09%	33	44	24	37	4
\$150,001 - \$200,000 149	12.43%	26	20	25	55	0
\$200,001 - \$225,000 104	8.67%	29	30	30	17	0
\$225,001 - \$325,000 379	31.61%	33	28	29	49	23
\$325,001 - \$400,000 163	13.59%	37	49	42	33	35
\$400,001 - \$575,000 163	13.59%	51	30	44	57	52
\$575,001 and up 120	10.01%	54	1	41	60	50
Average Closed DOM		37	32	30	49	43
Total Closed Units	1,199	100%	131	621	357	90
Total Closed Volume	408,604,979		25.49M	165.89M	160.30M	56.92M

July 2025



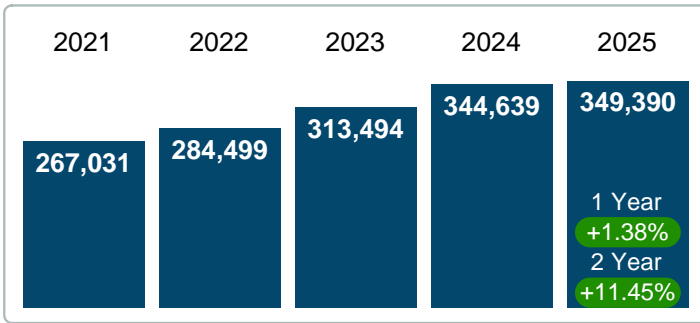
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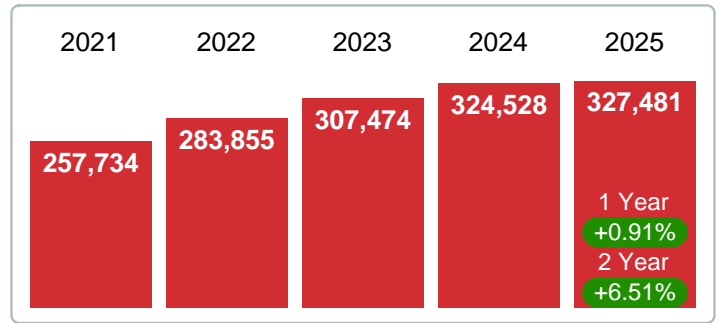
AVERAGE LIST PRICE AT CLOSING

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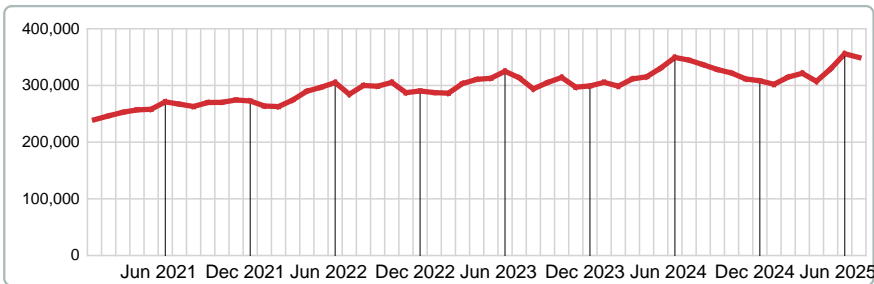
JULY



YEAR TO DATE (YTD)

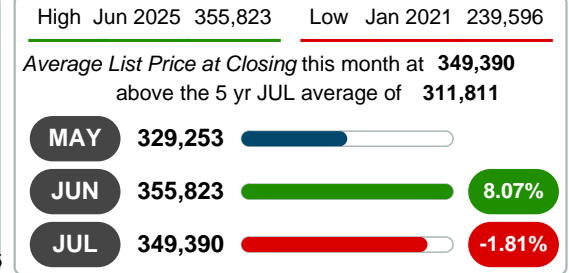


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 311,811



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
\$150,000 and less	9.76%	111,448	112,668	113,681	117,733	149,000
\$150,001 - \$200,000	11.84%	180,711	182,045	185,209	179,208	0
\$200,001 - \$225,000	7.76%	215,059	222,754	218,823	215,813	0
\$225,001 - \$325,000	32.78%	274,439	280,395	272,881	289,735	298,978
\$325,001 - \$400,000	13.76%	361,252	382,875	364,788	367,591	356,207
\$400,001 - \$575,000	13.68%	477,184	496,500	456,566	489,012	503,326
\$575,001 and up	10.43%	915,983	825,000	892,690	876,450	1,048,606
Average List Price		349,390	202,202	272,133	459,685	659,196
Total Closed Units	100%	349,390	131	621	357	90
Total Closed Volume		418,918,382	26.49M	168.99M	164.11M	59.33M

July 2025



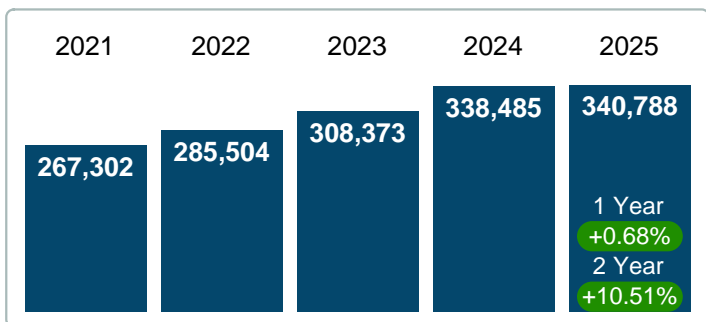
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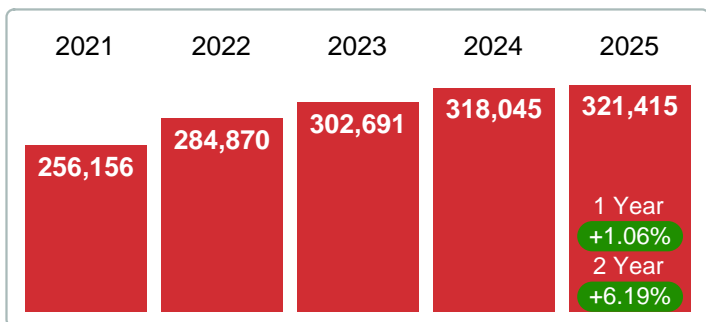
AVERAGE SOLD PRICE AT CLOSING

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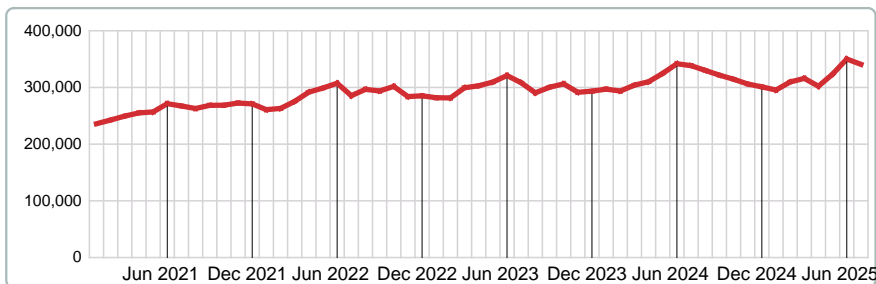
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 308,090

High Jun 2025 350,135 Low Jan 2021 236,007

Average Sold Price at Closing this month at **340,788**
above the 5 yr JUL average of **308,090**

- MAY: 323,464
- JUN: 350,135 (+8.25%)
- JUL: 340,788 (-2.67%)

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
\$150,000 and less	10.09%	107,339	105,135	108,735	105,037	149,500
\$150,001 - \$200,000	12.43%	179,213	176,159	181,010	174,224	0
\$200,001 - \$225,000	8.67%	214,777	214,115	215,060	212,925	0
\$225,001 - \$325,000	31.61%	274,288	272,082	269,472	286,273	290,803
\$325,001 - \$400,000	13.59%	359,859	372,250	359,436	361,254	352,710
\$400,001 - \$575,000	13.59%	475,483	482,750	453,066	483,986	490,077
\$575,001 and up	10.01%	887,178	815,000	838,594	842,481	994,401
Average Sold Price		340,788	194,571	267,142	449,021	632,453
Total Closed Units	100%	340,788	131	621	357	90
Total Closed Volume		408,604,979	25.49M	165.89M	160.30M	56.92M

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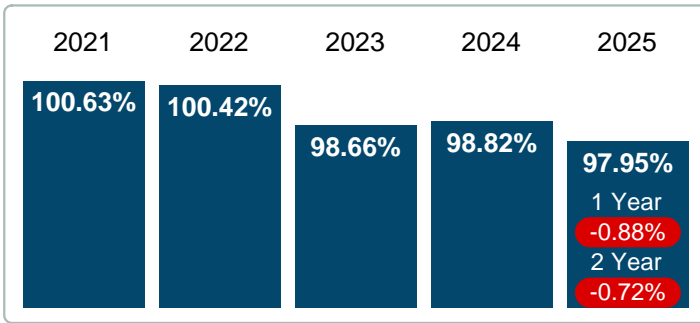
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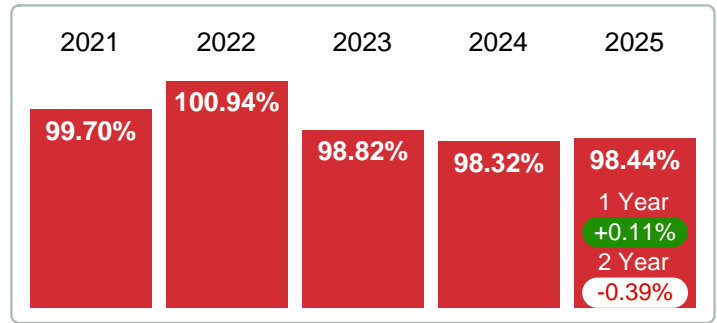
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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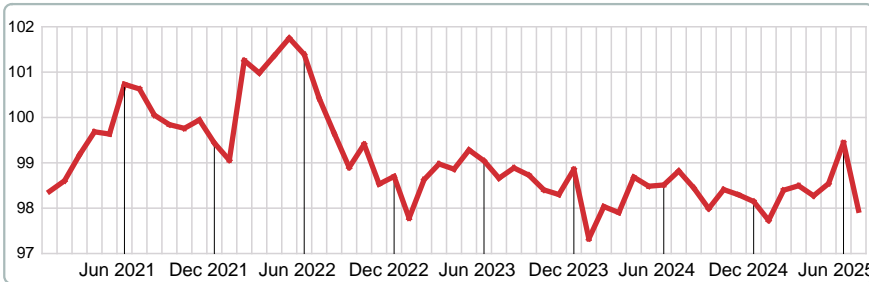
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

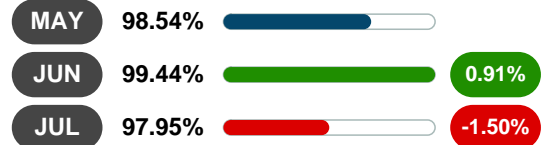


3 MONTHS

5 year JUL AVG = 99.30%

High May 2022 101.75% Low Jan 2024 97.33%

Average Sold/List Ratio this month at **97.95%** below the 5 yr JUL average of **99.30%**



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
\$150,000 and less	121	10.09%	94.00%	92.45%	95.70%	90.05%	100.34%
\$150,001 - \$200,000	149	12.43%	97.78%	96.99%	98.13%	97.36%	0.00%
\$200,001 - \$225,000	104	8.67%	98.22%	96.38%	98.43%	98.95%	0.00%
\$225,001 - \$325,000	379	31.61%	98.75%	97.26%	98.90%	98.83%	97.58%
\$325,001 - \$400,000	163	13.59%	98.67%	97.41%	98.71%	98.62%	99.07%
\$400,001 - \$575,000	163	13.59%	98.85%	97.21%	99.36%	98.97%	97.53%
\$575,001 and up	120	10.01%	97.22%	98.67%	95.95%	98.12%	95.87%
Average Sold/List Ratio		98.00%		95.32%	98.35%	98.41%	97.23%
Total Closed Units	1,199	100%	98.00%	131	621	357	90
Total Closed Volume	408,604,979			25.49M	165.89M	160.30M	56.92M

July 2025



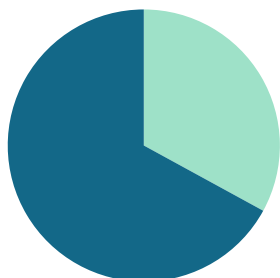
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

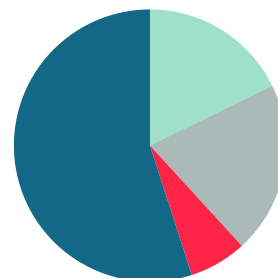


Inventory
 New Listings
1,821 = 32.96%
 Start Inventory
3,704
 Total Inventory Units
5,525
 Volume
\$2,221,364,822

Market Activity

Closed Sales
1,199 = 17.75%
 Pending Sales
1,381 = 20.45%
 Other Off Market
461 = 6.83%
 Active Inventory
3,713 = 54.97%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	1,193	1,199	0.50%	7,401	7,589	2.54%
Pending Sales	1,193	1,381	15.76%	8,009	8,445	5.44%
New Listings	1,665	1,821	9.37%	10,894	11,816	8.46%
Average List Price	344,639	349,390	1.38%	324,528	327,481	0.91%
Average Sale Price	338,485	340,788	0.68%	318,045	321,415	1.06%
Average Percent of Selling Price to List Price	98.82%	97.95%	-0.88%	98.32%	98.44%	0.11%
Average Days on Market to Sale	34.01	37.05	8.93%	37.62	41.78	11.07%
Monthly Inventory	3,217	3,713	15.42%	3,217	3,713	15.42%
Months Supply of Inventory	3.10	3.48	12.00%	3.10	3.48	12.00%

Absorption: Last 12 months, an Average of **1,068** Sales/Month

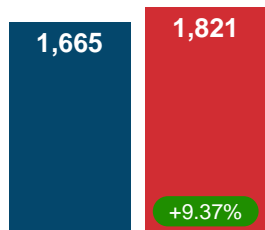
Inventory on July 31, 2025 = **3,713**

2024 **2025**

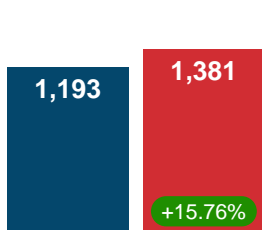
JULY MARKET

AVERAGE PRICES

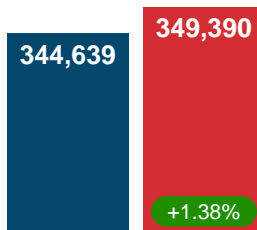
New Listings



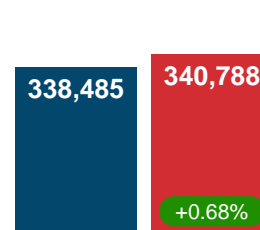
Pending Listings



List Price



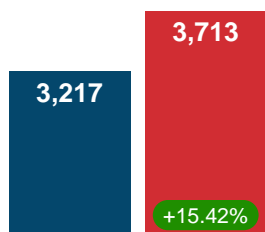
Sale Price



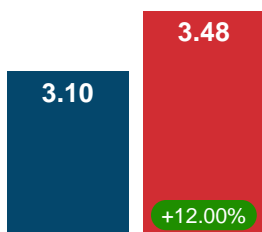
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

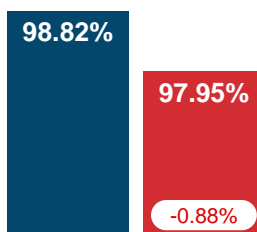
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

