

July 2025



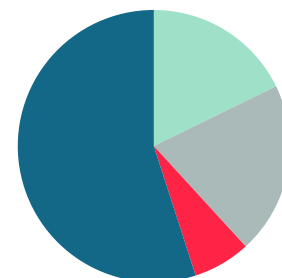
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



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%
Median List Price	277,000	289,900	4.66%
Median Sale Price	275,000	284,000	3.27%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	15.00	17.00	13.33%
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.

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 **3.27%** in July 2025 to \$284,000 versus the previous year at \$275,000.

Median Days on Market Lengthens

The median number of **17.00** days that homes spent on the market before selling increased by 2.00 days or **13.33%** in July 2025 compared to last year's same month at **15.00** DOM.

Sales Success for July 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 1,821 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.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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



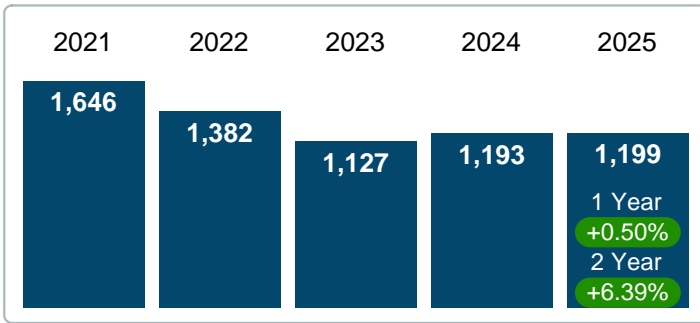
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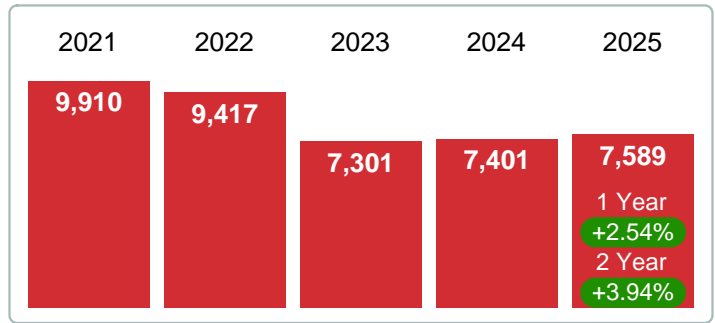
CLOSED LISTINGS

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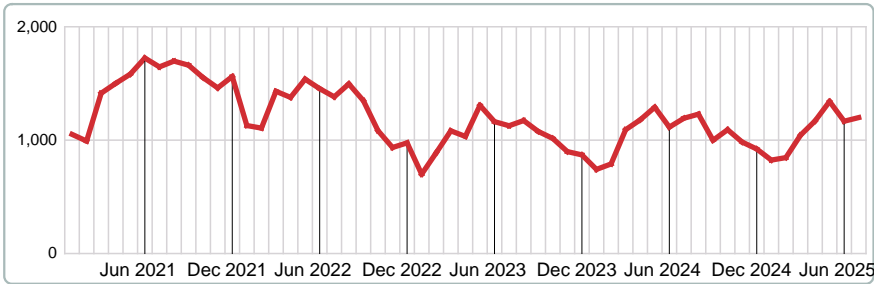
JULY



YEAR TO DATE (YTD)

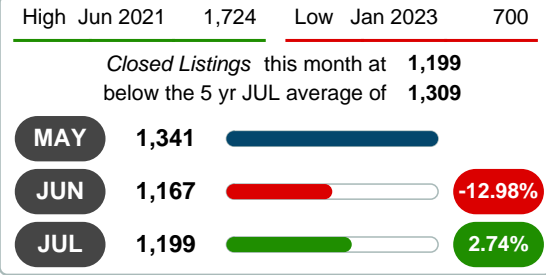


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,309



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	121	10.09%	15.0	49	62	9	1
\$150,001 - \$200,000	149	12.43%	10.0	37	99	13	0
\$200,001 - \$225,000	104	8.67%	12.5	13	83	8	0
\$225,001 - \$325,000	379	31.61%	16.0	22	255	90	12
\$325,001 - \$400,000	163	13.59%	22.0	4	60	80	19
\$400,001 - \$575,000	163	13.59%	22.0	4	49	88	22
\$575,001 and up	120	10.01%	25.0	2	13	69	36
Total Closed Units	1,199			131	621	357	90
Total Closed Volume	408,604,979	100%	17.0	25.49M	165.89M	160.30M	56.92M
Median Closed Price	\$284,000			\$175,000	\$245,000	\$385,000	\$493,750

July 2025



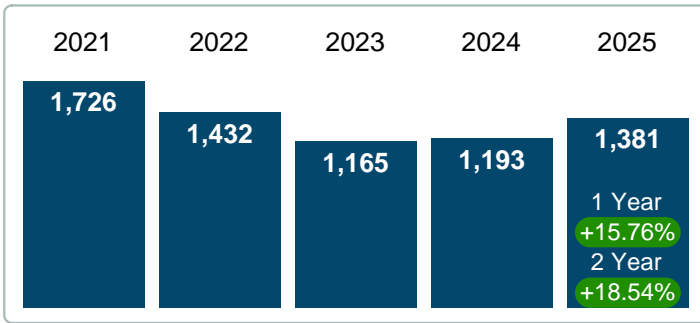
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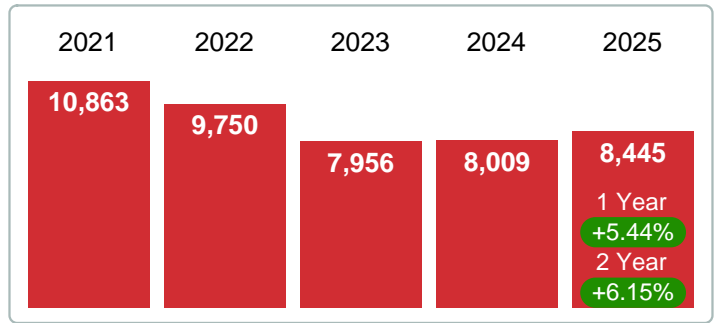
PENDING LISTINGS

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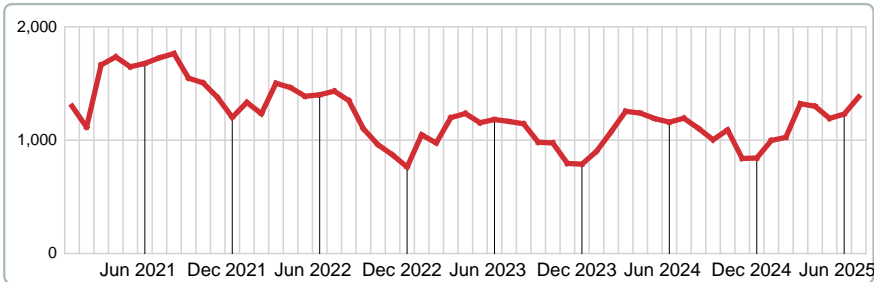
JULY



YEAR TO DATE (YTD)

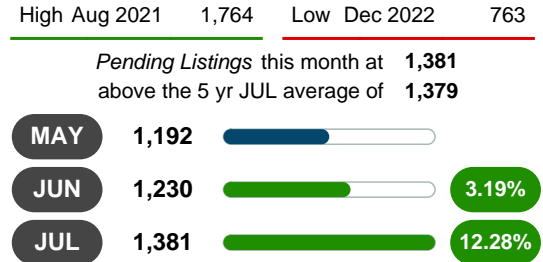


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,379



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	113	8.18%	16.0	50	51	9	3
\$125,001 - \$175,000	124	8.98%	9.5	33	80	9	2
\$175,001 - \$225,000	233	16.87%	23.0	29	181	23	0
\$225,001 - \$300,000	348	25.20%	20.0	19	246	75	8
\$300,001 - \$375,000	211	15.28%	28.0	6	99	89	17
\$375,001 - \$550,000	208	15.06%	28.0	7	72	111	18
\$550,001 and up	144	10.43%	38.0	6	22	82	34
Total Pending Units	1,381			150	751	398	82
Total Pending Volume	453,073,336	100%	23.0	28.86M	199.74M	173.24M	51.23M
Median Listing Price	\$269,500			\$165,000	\$245,000	\$369,450	\$477,000

July 2025



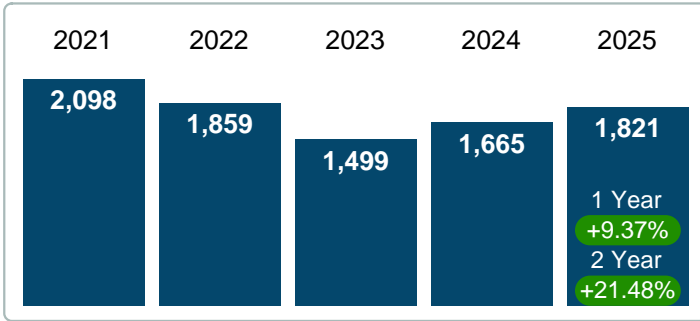
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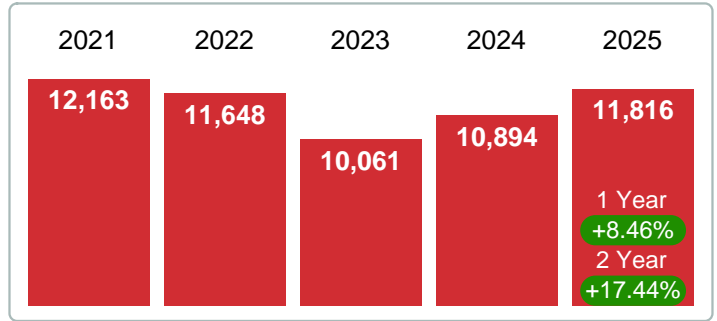
NEW LISTINGS

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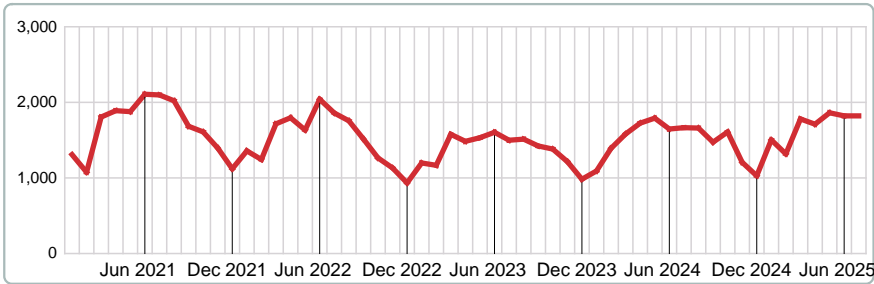
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

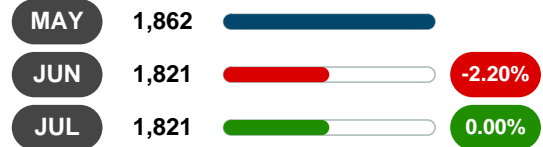


3 MONTHS

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
Median New Listed Listing Price	\$298,900		\$175,250	\$259,945	\$383,166	\$584,995

July 2025



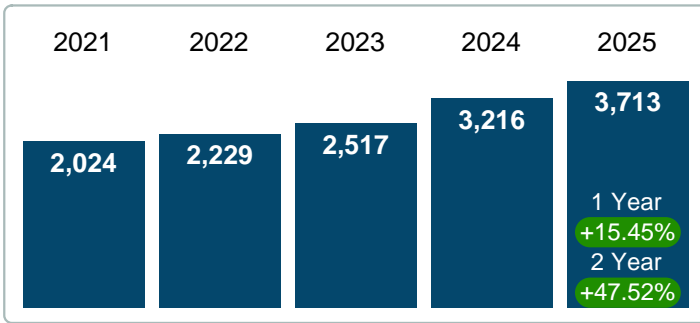
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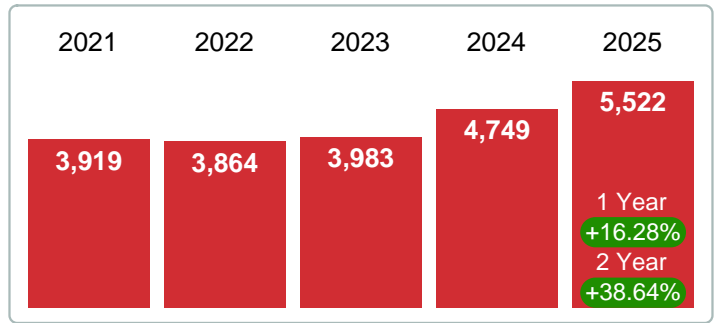
ACTIVE INVENTORY

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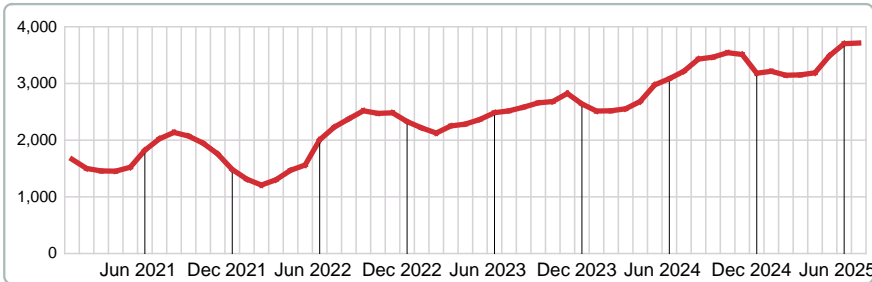
END OF JULY



ACTIVE DURING JULY

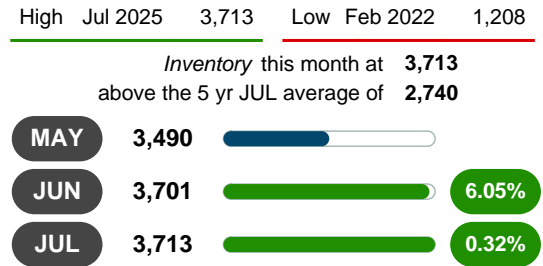


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 2,740



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds			
\$150,000 and less	375	10.10%	56.0	197	146	26	6			
\$150,001 - \$225,000	470	12.66%	43.0	89	328	49	4			
\$225,001 - \$275,000	461	12.42%	37.0	34	320	99	8			
\$275,001 - \$400,000	1,003	27.01%	43.0	53	483	411	56			
\$400,001 - \$525,000	550	14.81%	63.5	23	232	237	58			
\$525,001 - \$725,000	477	12.85%	70.0	6	106	287	78			
\$725,001 and up	377	10.15%	65.0	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	100%	51.0	107.46M	554.20M	636.53M	279.51M
Median Active Inventory Listing Price				\$334,000			\$165,000	\$283,000	\$425,000	\$635,000

July 2025



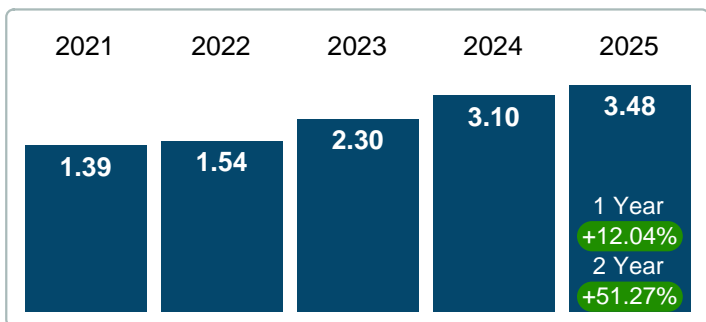
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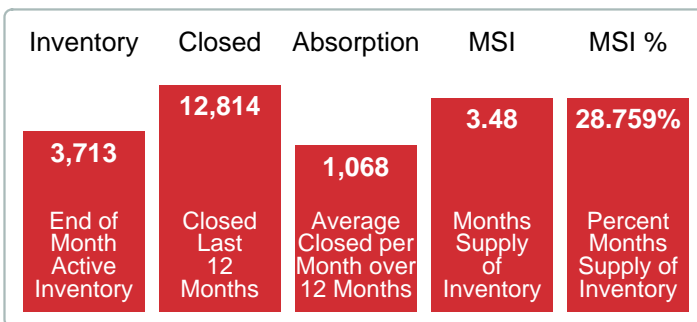
MONTHS SUPPLY of INVENTORY (MSI)

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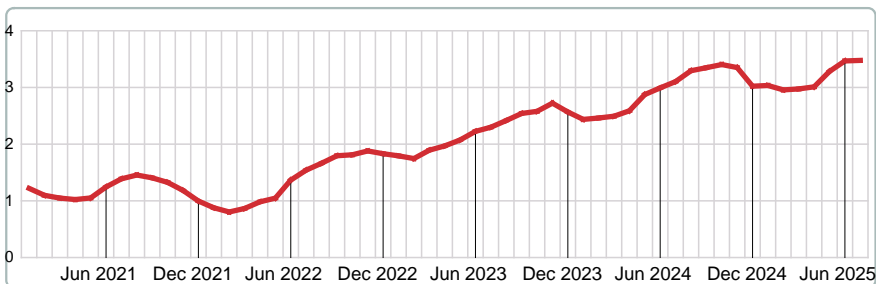
MSI FOR JULY



INDICATORS FOR JULY 2025

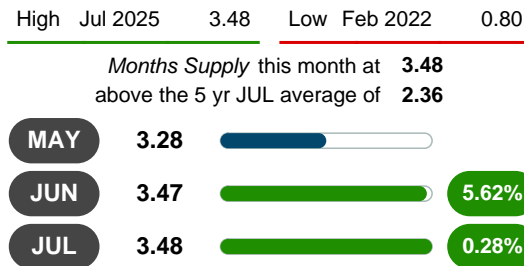


5 YEAR MARKET ACTIVITY TRENDS



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



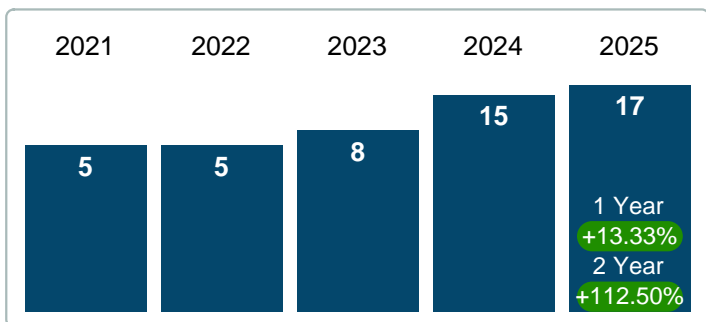
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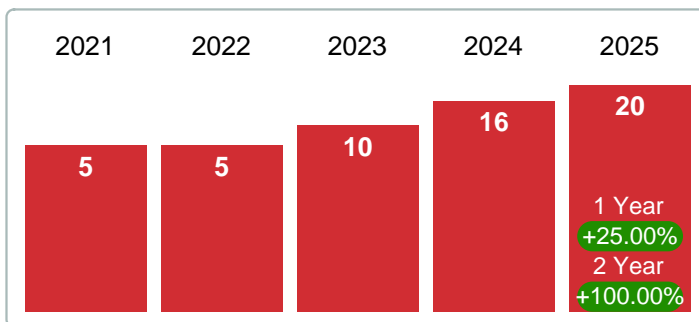
MEDIAN DAYS ON MARKET TO SALE

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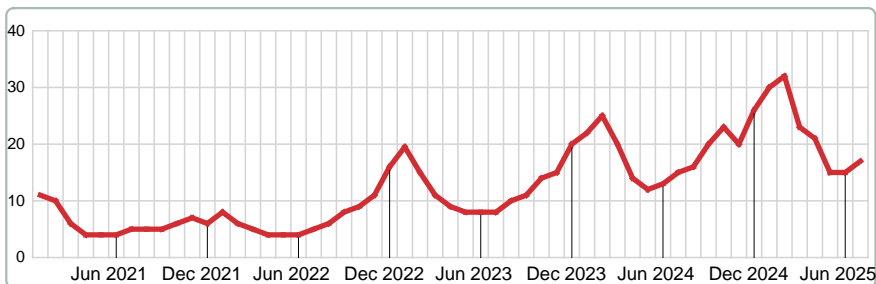
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

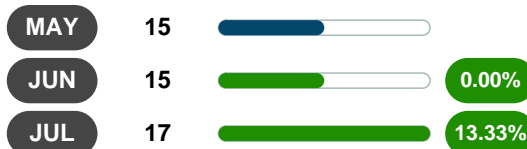


3 MONTHS

5 year JUL AVG = 10

High Feb 2025 32 Low Jun 2022 4

Median Days on Market to Sale this month at 17 above the 5 yr JUL average of 10



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	10.09%	15	29	10	32	4
\$150,001 - \$200,000	12.43%	10	6	9	58	0
\$200,001 - \$225,000	8.67%	13	13	13	9	0
\$225,001 - \$325,000	31.61%	16	14	13	41	18
\$325,001 - \$400,000	13.59%	22	47	26	18	23
\$400,001 - \$575,000	13.59%	22	24	15	30	26
\$575,001 and up	10.01%	25	1	18	33	28
Median Closed DOM		17	13	14	27	25
Total Closed Units	100%	1,199	131	621	357	90
Total Closed Volume		408,604,979	25.49M	165.89M	160.30M	56.92M

July 2025



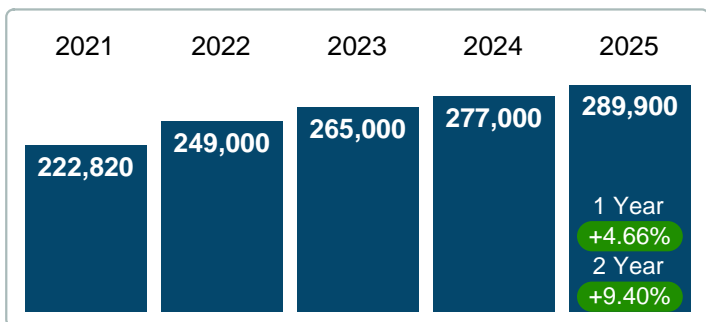
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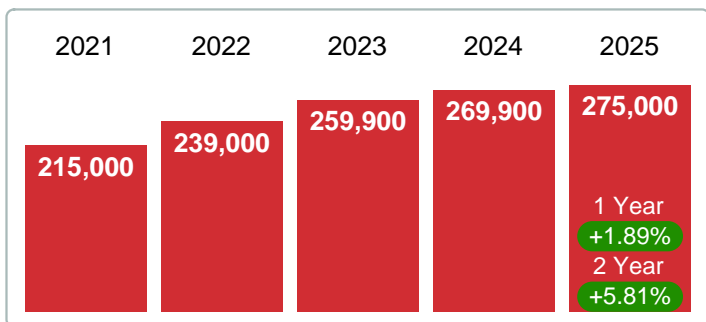
MEDIAN LIST PRICE AT CLOSING

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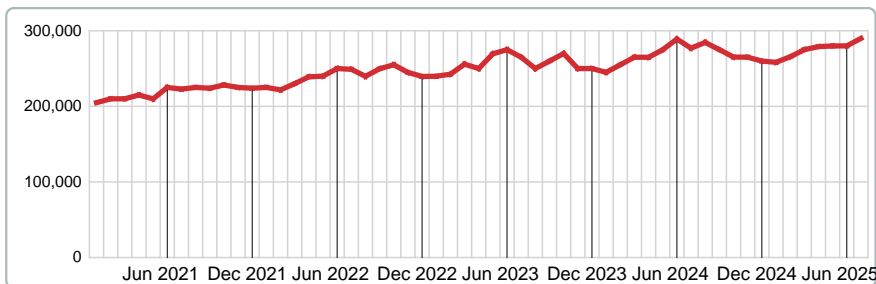
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 260,744

High Jul 2025 289,900 Low Jan 2021 204,900
 Median List Price at Closing this month at **289,900**
 above the 5 yr JUL average of **260,744**

Month	Price	Change
MAY	279,900	
JUN	280,000	+0.04%
JUL	289,900	+3.54%

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	117	9.76%	120,000	121,000	121,000	106,400	149,000
\$150,001 - \$200,000	142	11.84%	182,145	178,000	185,000	175,450	0
\$200,001 - \$225,000	93	7.76%	215,000	210,000	215,000	214,000	0
\$225,001 - \$325,000	393	32.78%	275,000	263,500	269,000	295,000	300,000
\$325,001 - \$400,000	165	13.76%	355,000	335,000	357,750	359,900	349,900
\$400,001 - \$575,000	164	13.68%	469,895	462,000	449,900	480,000	465,000
\$575,001 and up	125	10.43%	749,000	825,000	690,248	699,999	884,950
Median List Price			289,900	179,900	249,000	389,000	509,500
Total Closed Units		100%	289,900	131	621	357	90
Total Closed Volume			418,918,382	26.49M	168.99M	164.11M	59.33M

July 2025



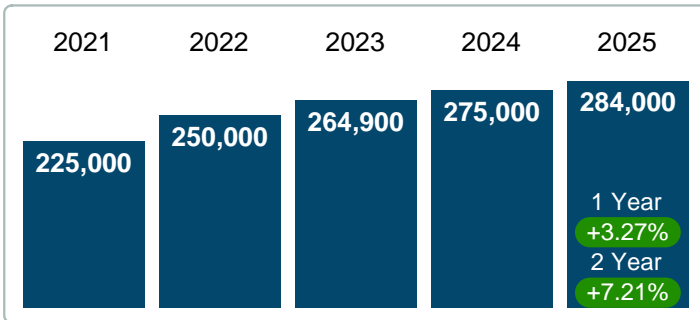
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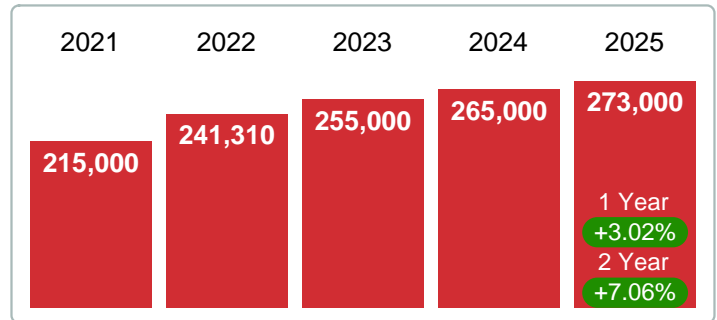
MEDIAN SOLD PRICE AT CLOSING

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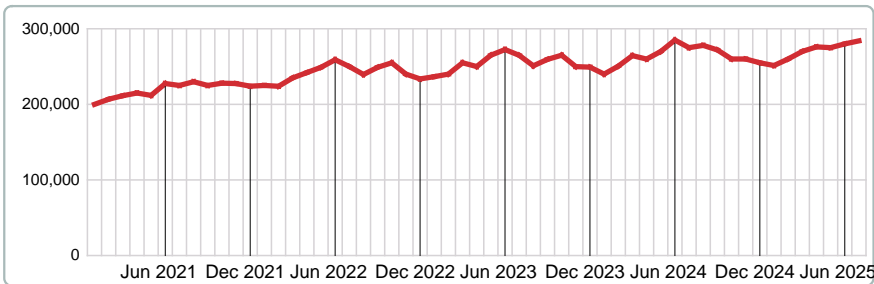
JULY



YEAR TO DATE (YTD)

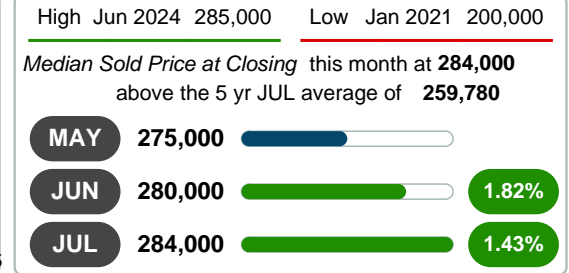


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 259,780



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	10.09%	117,000	117,000	115,000	113,300	149,500
\$150,001 - \$200,000	12.43%	180,000	175,000	182,000	170,000	0
\$200,001 - \$225,000	8.67%	215,000	215,000	215,000	215,450	0
\$225,001 - \$325,000	31.61%	274,900	269,500	269,990	295,000	299,365
\$325,001 - \$400,000	13.59%	355,000	379,500	355,000	358,450	340,000
\$400,001 - \$575,000	13.59%	464,900	473,500	447,500	476,700	476,000
\$575,001 and up	10.01%	735,000	815,000	660,000	704,945	888,250
Median Sold Price		284,000	175,000	245,000	385,000	493,750
Total Closed Units	100%	1,199	131	621	357	90
Total Closed Volume		408,604,979	25.49M	165.89M	160.30M	56.92M

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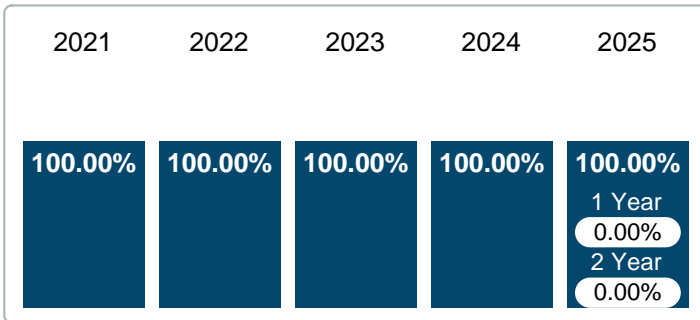
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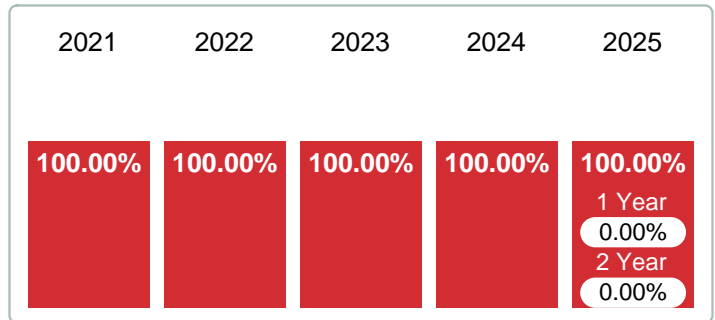
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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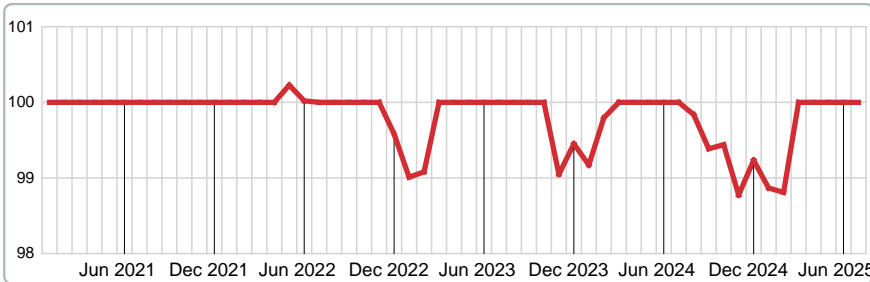
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

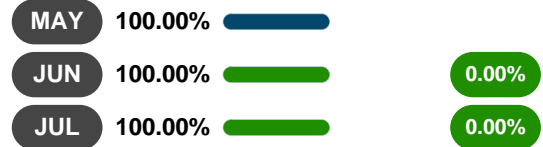


3 MONTHS

5 year JUL AVG = 100.00%

High May 2022 100.23% Low Nov 2024 98.77%

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
\$150,000 and less	121	10.09%	97.24%	96.23%	99.11%	94.76%	100.34%
\$150,001 - \$200,000	149	12.43%	100.00%	98.41%	100.00%	100.00%	0.00%
\$200,001 - \$225,000	104	8.67%	99.79%	97.62%	100.00%	101.29%	0.00%
\$225,001 - \$325,000	379	31.61%	100.00%	98.12%	100.00%	100.00%	100.00%
\$325,001 - \$400,000	163	13.59%	100.00%	98.00%	98.88%	100.00%	100.00%
\$400,001 - \$575,000	163	13.59%	100.00%	98.24%	100.00%	99.95%	97.88%
\$575,001 and up	120	10.01%	98.49%	98.67%	98.46%	98.81%	97.76%
Median Sold/List Ratio		100.00%		97.77%	100.00%	100.00%	99.11%
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



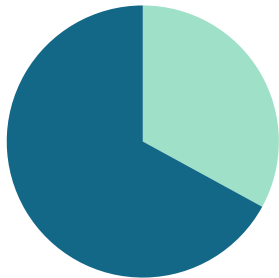
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

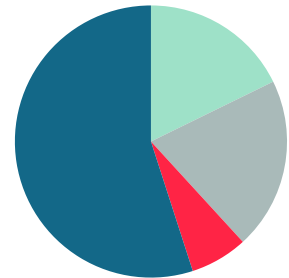


Inventory
 New Listings
1,821 = 32.96%
 Start Inventory
3,704
 Total Inventory Units
5,525
 Volume
\$2,221,364,822

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%
Median List Price	277,000	289,900	4.66%	269,900	275,000	1.89%
Median Sale Price	275,000	284,000	3.27%	265,000	273,000	3.02%
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	15.00	17.00	13.33%	16.00	20.00	25.00%
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

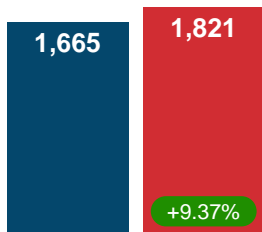
Inventory on July 31, 2025 = **3,713**

2024 **2025**

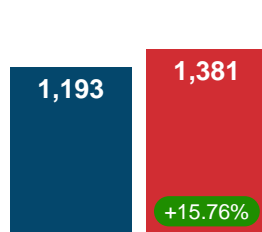
JULY MARKET

MEDIAN PRICES

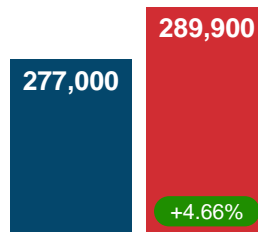
New Listings



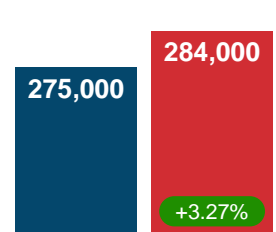
Pending Listings



List Price



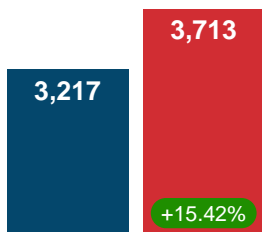
Sale Price



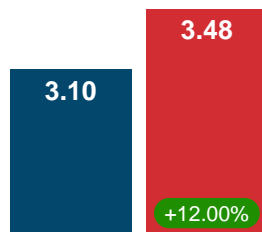
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

