

July 2025



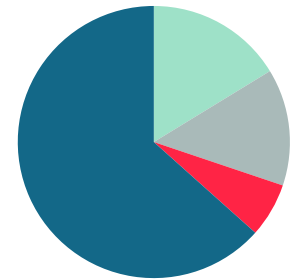
Area Delimited by County Of Mayes - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	July 2025	+/-%
Closed Listings	45	48	6.67%
Pending Listings	56	41	-26.79%
New Listings	74	65	-12.16%
Average List Price	227,853	244,976	7.51%
Average Sale Price	220,793	241,128	9.21%
Average Percent of Selling Price to List Price	98.78%	103.54%	4.81%
Average Days on Market to Sale	43.40	65.33	50.54%
End of Month Inventory	184	187	1.63%
Months Supply of Inventory	5.37	5.54	3.14%



■ Closed (16.27%)
■ Pending (13.90%)
■ Other OffMarket (6.44%)
■ Active (63.39%)

Absorption: Last 12 months, an Average of **34** Sales/Month
Active Inventory as of July 31, 2025 = **187**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2025 rose **1.63%** to 187 existing homes available for sale. Over the last 12 months this area has had an average of 34 closed sales per month. This represents an unsold inventory index of **5.54** 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 **9.21%** in July 2025 to \$241,128 versus the previous year at \$220,793.

Average Days on Market Lengthens

The average number of **65.33** days that homes spent on the market before selling increased by 21.93 days or **50.54%** in July 2025 compared to last year's same month at **43.40** 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 strong this month.

There were 65 New Listings in July 2025, down **12.16%** from last year at 74. Furthermore, there were 48 Closed Listings this month versus last year at 45, a **6.67%** increase.

Closed versus Listed trends yielded a **73.8%** ratio, up from previous year's, July 2024, at **60.8%**, a **21.44%** upswing. 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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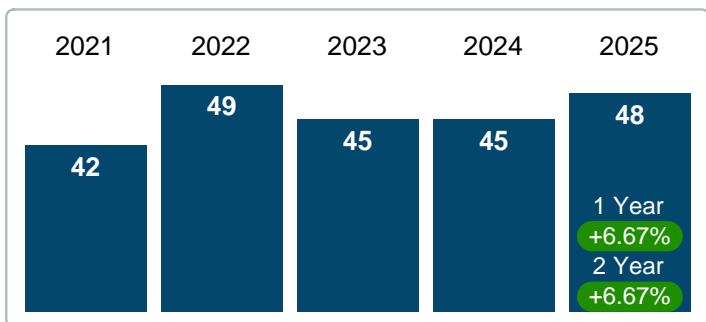
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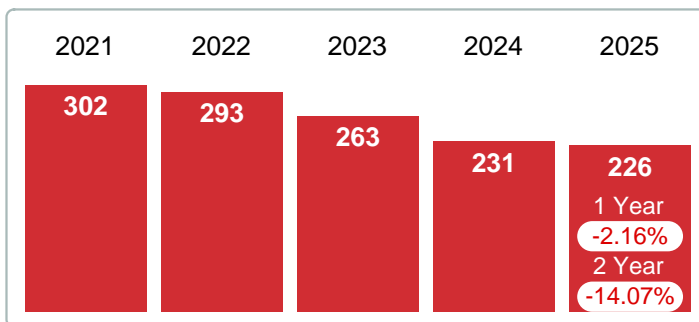
CLOSED LISTINGS

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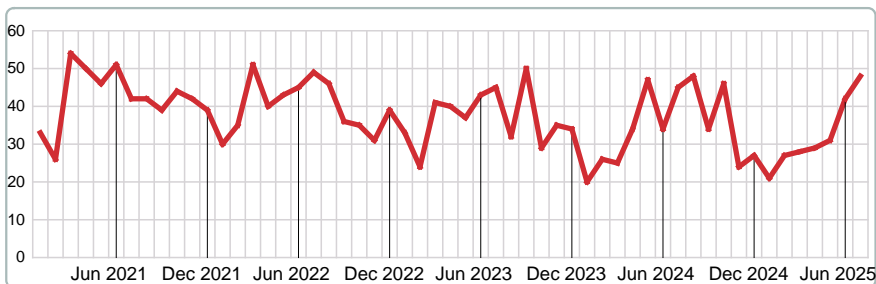
JULY



YEAR TO DATE (YTD)

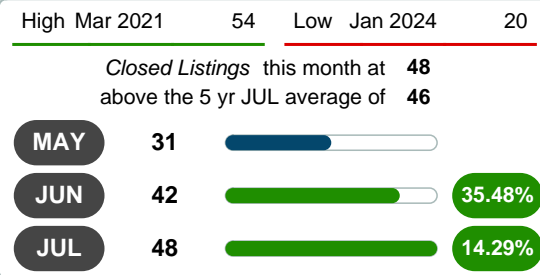


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 46



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	4	8.33%	86.5	3	1	0	0
\$75,001 - \$150,000	4	8.33%	110.0	0	2	2	0
\$150,001 - \$175,000	9	18.75%	28.4	2	6	1	0
\$175,001 - \$225,000	10	20.83%	68.7	2	7	1	0
\$225,001 - \$275,000	6	12.50%	52.8	0	5	1	0
\$275,001 - \$400,000	10	20.83%	60.5	1	5	4	0
\$400,001 and up	5	10.42%	97.0	0	4	1	0
Total Closed Units	48			8	30	10	0
Total Closed Volume	11,574,150	100%	65.3	1.29M	7.74M	2.54M	0.00B
Average Closed Price	\$241,128			\$161,750	\$257,918	\$254,260	\$0

July 2025



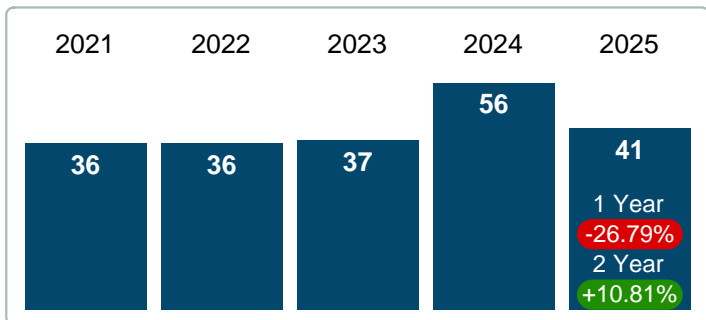
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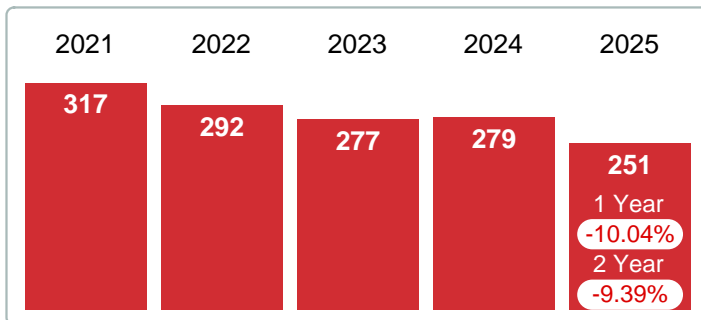
PENDING LISTINGS

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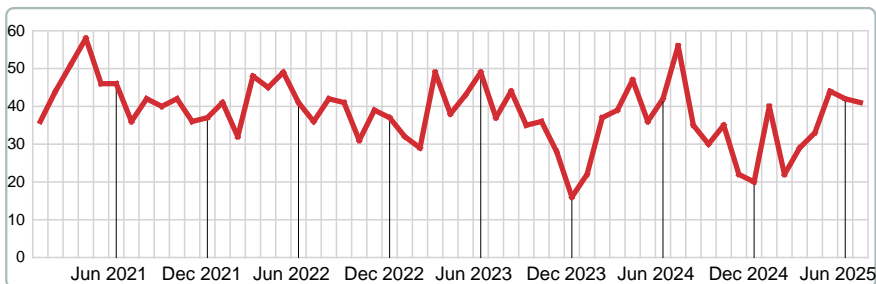
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 41

High Apr 2021 58 Low Dec 2023 16

Pending Listings this month at 41 equal to 5 yr JUL average of 41



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	3	7.32%	16.7	1	2	0	0
\$125,001 - \$175,000	9	21.95%	66.6	1	8	0	0
\$175,001 - \$200,000	3	7.32%	63.0	0	3	0	0
\$200,001 - \$250,000	9	21.95%	50.9	2	6	1	0
\$250,001 - \$375,000	8	19.51%	71.4	2	4	2	0
\$375,001 - \$425,000	4	9.76%	129.5	1	1	2	0
\$425,001 and up	5	12.20%	52.2	0	4	1	0
Total Pending Units	41			7	28	6	0
Total Pending Volume	11,477,200	100%	64.5	1.79M	7.24M	2.45M	0.00B
Average Listing Price	\$279,932			\$256,071	\$258,396	\$408,267	\$0

July 2025



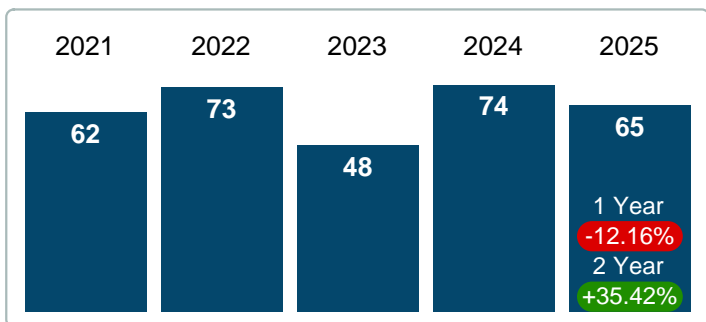
Area Delimited by County Of Mayes - Residential Property Type



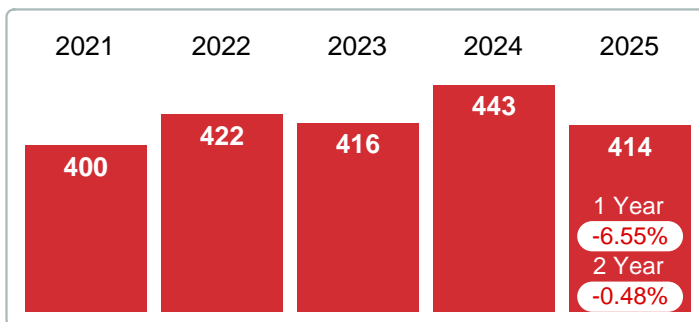
NEW LISTINGS

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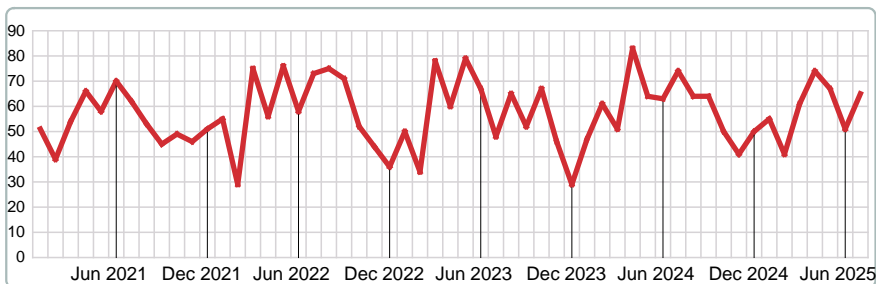
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 64

High Apr 2024 83 Low Dec 2023 29

New Listings this month at **65**
above the 5 yr JUL average of **64**

- MAY: 67
- JUN: 51 (-23.88%)
- JUL: 65 (27.45%)

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	6	9.23%	3	2	1	0
\$125,001 - \$175,000	7	10.77%	1	5	1	0
\$175,001 - \$225,000	11	16.92%	3	6	2	0
\$225,001 - \$300,000	14	21.54%	3	6	5	0
\$300,001 - \$400,000	12	18.46%	1	8	3	0
\$400,001 - \$550,000	9	13.85%	1	7	1	0
\$550,001 and up	6	9.23%	0	3	2	1
Total New Listed Units	65		12	37	15	1
Total New Listed Volume	21,848,781	100%	2.62M	12.06M	5.51M	1.65M
Average New Listed Listing Price	\$336,135		\$218,742	\$326,078	\$367,332	\$1,649,000

July 2025



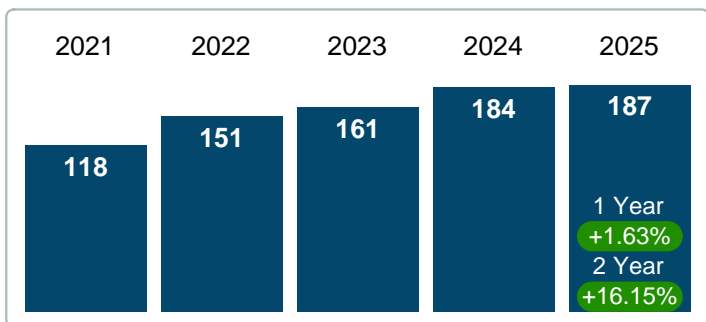
Area Delimited by County Of Mayes - Residential Property Type



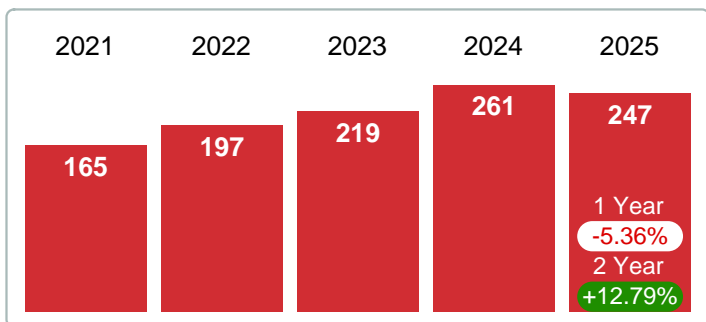
ACTIVE INVENTORY

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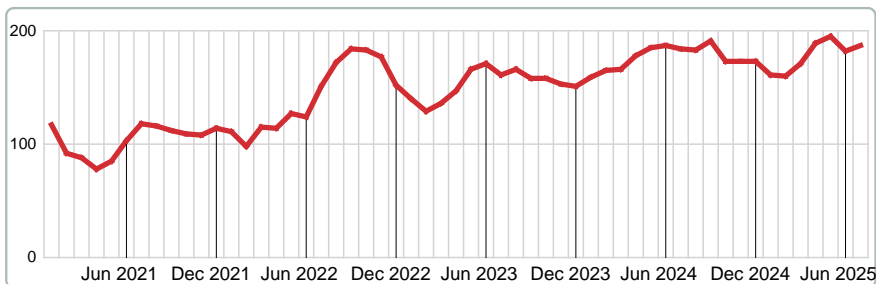
END OF JULY



ACTIVE DURING JULY

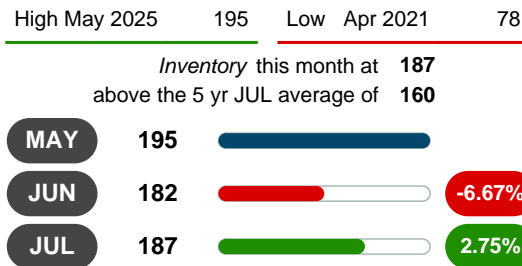


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 160



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	16	8.56%	53.5	6	8	1	1
\$150,001 - \$200,000	23	12.30%	73.3	5	12	6	0
\$200,001 - \$225,000	12	6.42%	98.1	2	8	2	0
\$225,001 - \$350,000	59	31.55%	74.0	5	38	13	3
\$350,001 - \$475,000	34	18.18%	101.0	2	22	10	0
\$475,001 - \$675,000	24	12.83%	88.4	1	9	12	2
\$675,001 and up	19	10.16%	78.2	1	5	5	8
Total Active Inventory by Units	187			22	102	49	14
Total Active Inventory by Volume	77,574,978	100%	80.9	6.07M	34.76M	21.41M	15.34M
Average Active Inventory Listing Price	\$414,839			\$275,945	\$340,736	\$436,959	\$1,095,579

July 2025



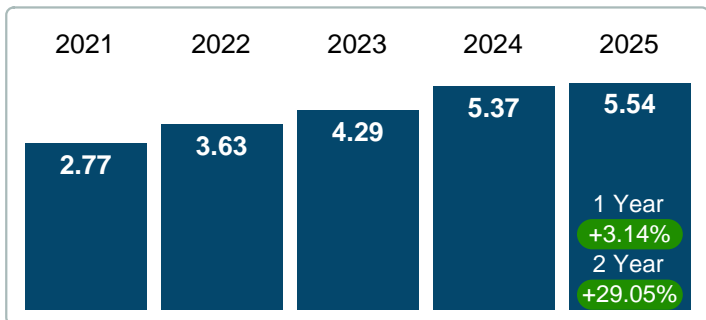
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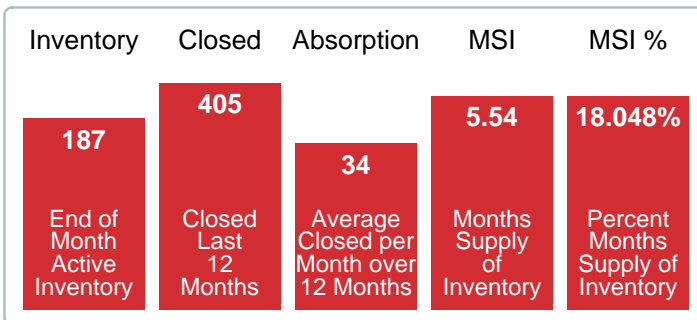
MONTHS SUPPLY of INVENTORY (MSI)

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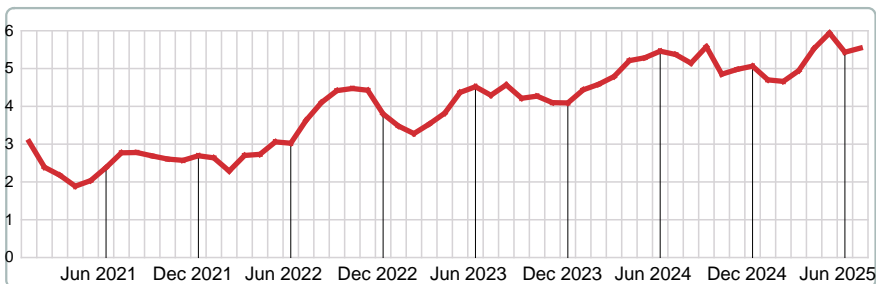
MSI FOR JULY



INDICATORS FOR JULY 2025

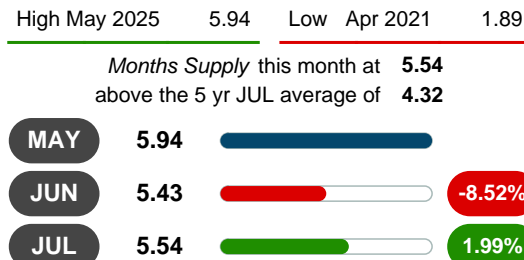


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 4.32



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	16	8.56%	2.13	1.85	2.34	1.20	0.00
\$150,001 - \$200,000	23	12.30%	3.14	7.50	2.03	8.00	0.00
\$200,001 - \$225,000	12	6.42%	3.60	6.00	2.91	8.00	0.00
\$225,001 - \$350,000	59	31.55%	6.32	5.45	5.92	7.80	9.00
\$350,001 - \$475,000	34	18.18%	9.49	8.00	13.20	7.06	0.00
\$475,001 - \$675,000	24	12.83%	16.00	12.00	9.82	36.00	12.00
\$675,001 and up	19	10.16%	16.29	12.00	10.00	10.00	96.00
Market Supply of Inventory (MSI)			5.54	3.94	4.73	8.52	16.80
Total Active Inventory by Units		100%	5.54	22	102	49	14

July 2025



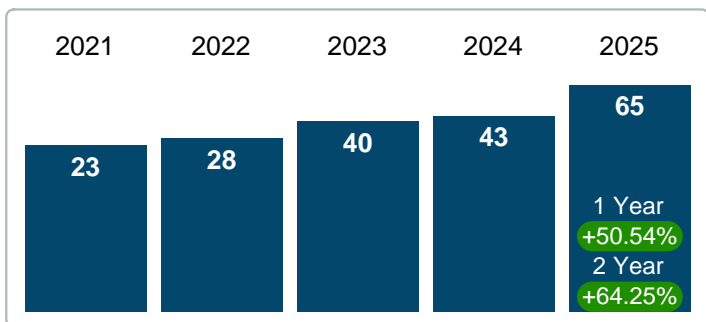
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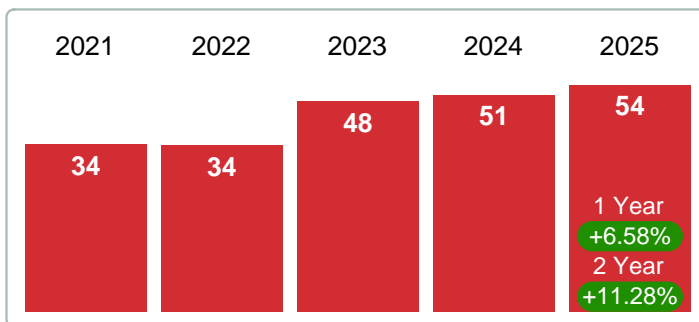
AVERAGE DAYS ON MARKET TO SALE

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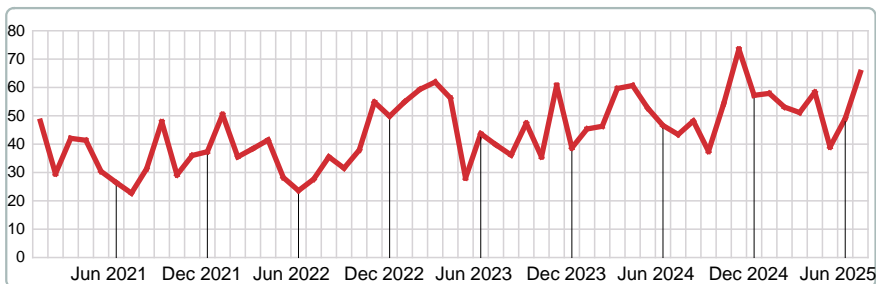
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

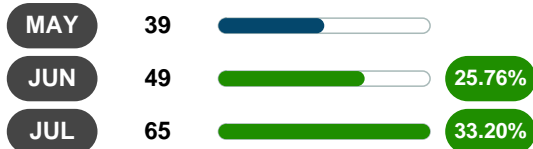


3 MONTHS

5 year JUL AVG = 40

High Nov 2024 74 Low Jul 2021 23

Average Days on Market to Sale this month at 65 above the 5 yr JUL average of 40



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 4	8.33%	87	76	118	0	0
\$75,001 - \$150,000 4	8.33%	110	0	46	175	0
\$150,001 - \$175,000 9	18.75%	28	36	26	30	0
\$175,001 - \$225,000 10	20.83%	69	40	77	66	0
\$225,001 - \$275,000 6	12.50%	53	0	31	161	0
\$275,001 - \$400,000 10	20.83%	61	90	59	55	0
\$400,001 and up 5	10.42%	97	0	69	210	0
Average Closed DOM		65	59	54	103	0
Total Closed Units	100%	65	8	30	10	
Total Closed Volume		11,574,150	1.29M	7.74M	2.54M	0.00B

July 2025



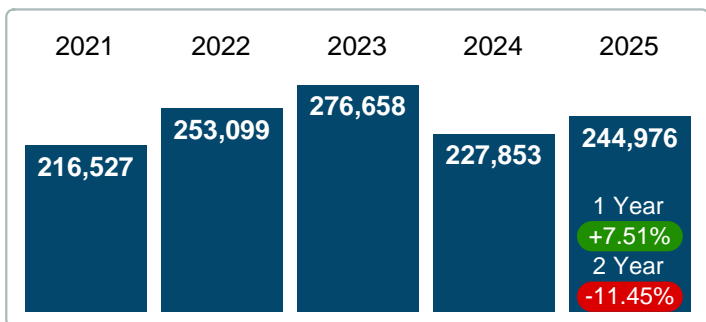
Area Delimited by County Of Mayes - Residential Property Type



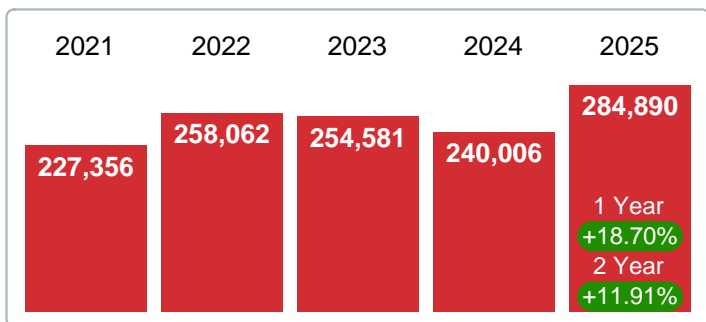
AVERAGE LIST PRICE AT CLOSING

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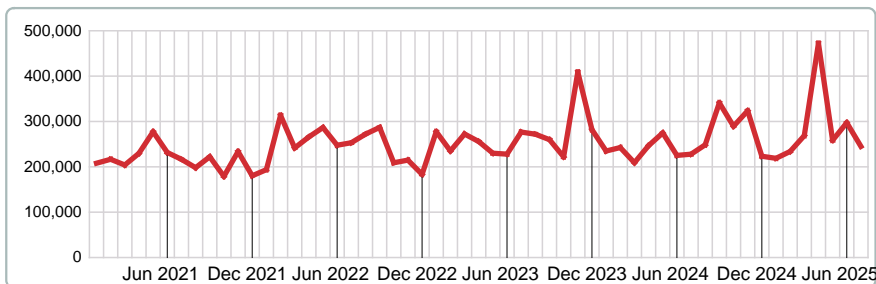
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

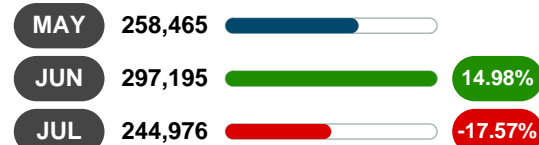


3 MONTHS

5 year JUL AVG = 243,823

High Apr 2025 472,390 Low Oct 2021 178,975

Average List Price at Closing this month at **244,976** above the 5 yr JUL average of **243,823**



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	8.33%	43,750	56,200	65,000	0	0
\$75,001 - \$150,000	6.25%	107,783	0	83,625	128,750	0
\$150,001 - \$175,000	20.83%	162,730	167,000	161,300	165,500	0
\$175,001 - \$225,000	18.75%	209,131	219,500	215,454	194,999	0
\$225,001 - \$275,000	14.58%	240,043	0	238,880	225,900	0
\$275,001 - \$400,000	18.75%	328,911	399,000	323,860	341,725	0
\$400,001 and up	12.50%	518,417	0	561,875	438,000	0
Average List Price		244,976	167,575	258,981	264,880	0
Total Closed Units	100%	244,976	8	30	10	0
Total Closed Volume		11,758,829	1.34M	7.77M	2.65M	0.00B

July 2025



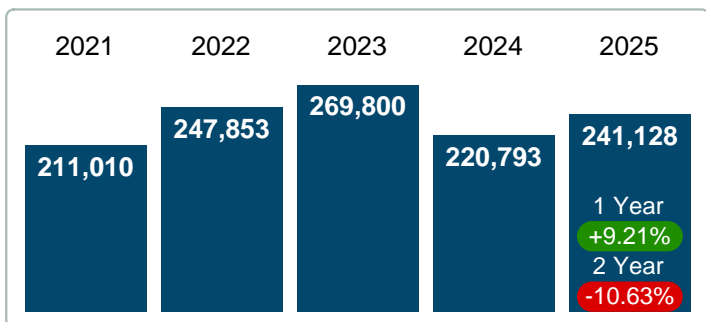
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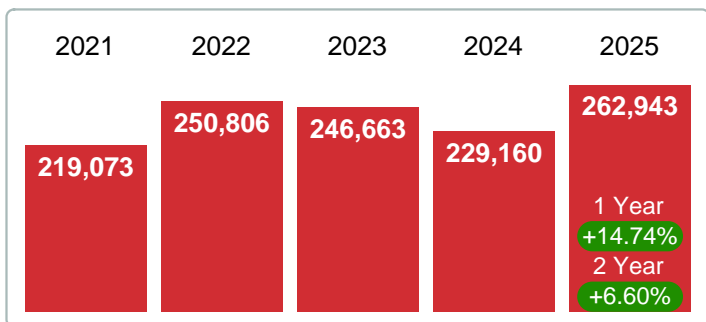
AVERAGE SOLD PRICE AT CLOSING

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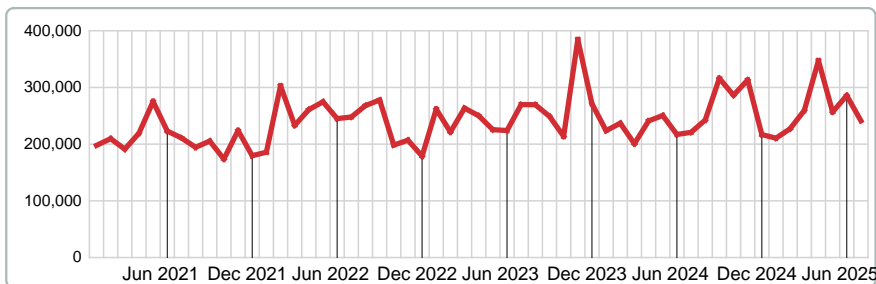
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 238,117

High Nov 2023 384,533 Low Oct 2021 173,711

Average Sold Price at Closing this month at **241,128**
above the 5 yr JUL average of **238,117**

- MAY: 256,781
- JUN: 285,726 (+11.27%)
- JUL: 241,128 (-15.61%)

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	8.33%	52,750	50,500	59,500	0	0
\$75,001 - \$150,000	8.33%	104,188	0	112,125	96,250	0
\$150,001 - \$175,000	18.75%	166,567	164,000	166,300	173,300	0
\$175,001 - \$225,000	20.83%	207,850	214,500	208,214	192,000	0
\$225,001 - \$275,000	12.50%	232,483	0	233,400	227,900	0
\$275,001 - \$400,000	20.83%	331,640	385,500	317,800	335,475	0
\$400,001 and up	10.42%	531,500	0	560,625	415,000	0
Average Sold Price		241,128	161,750	257,918	254,260	0
Total Closed Units	100%	241,128	8	30	10	0
Total Closed Volume		11,574,150	1.29M	7.74M	2.54M	0.00B

July 2025



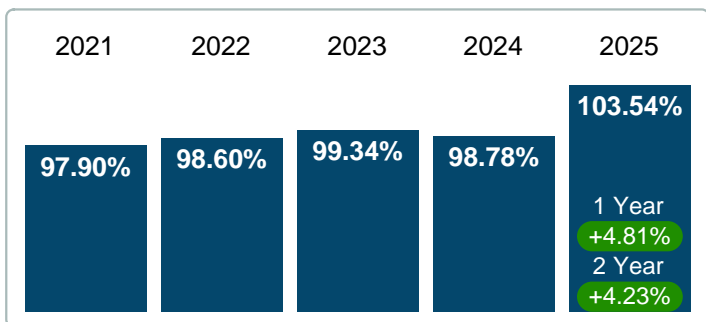
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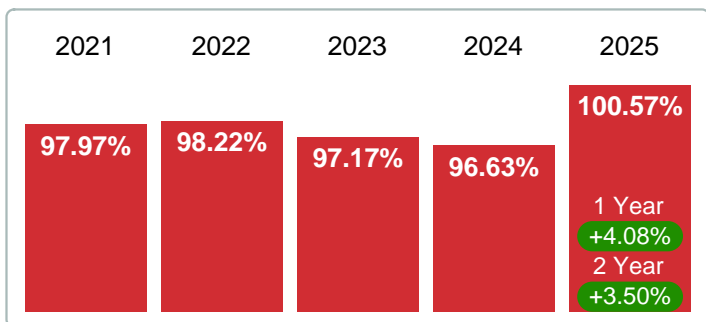
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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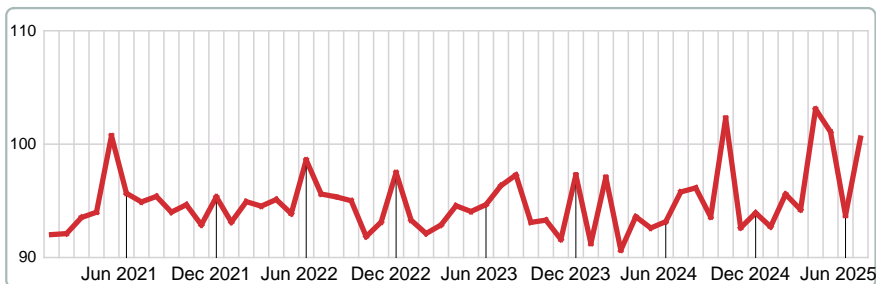
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

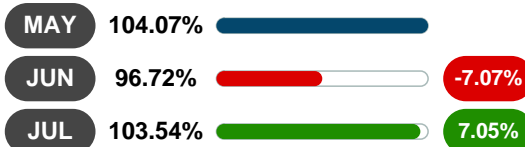


3 MONTHS

5 year JUL AVG = 99.63%

High Apr 2025 106.09% Low Mar 2024 93.66%

Average Sold/List Ratio this month at **103.54%** above the 5 yr JUL average of **99.63%**



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	4	8.33%	92.63%	93.00%	91.54%	0.00%	0.00%
\$75,001 - \$150,000	4	8.33%	160.34%	0.00%	242.50%	78.19%	0.00%
\$150,001 - \$175,000	9	18.75%	102.22%	98.21%	103.14%	104.71%	0.00%
\$175,001 - \$225,000	10	20.83%	97.36%	97.73%	97.10%	98.46%	0.00%
\$225,001 - \$275,000	6	12.50%	98.24%	0.00%	97.71%	100.89%	0.00%
\$275,001 - \$400,000	10	20.83%	98.12%	96.62%	98.09%	98.53%	0.00%
\$400,001 and up	5	10.42%	98.73%	0.00%	99.73%	94.75%	0.00%
Average Sold/List Ratio		103.50%		95.94%	108.43%	94.93%	0.00%
Total Closed Units		48	100%	8	30	10	
Total Closed Volume		11,574,150		1.29M	7.74M	2.54M	0.00B

July 2025



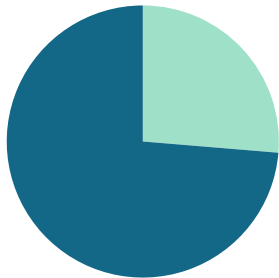
Area Delimited by County Of Mayes - Residential Property Type



MARKET SUMMARY

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

INVENTORY

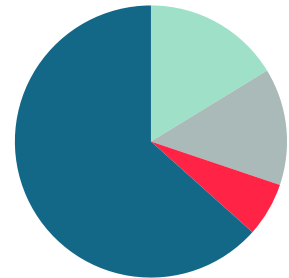


Inventory
 New Listings
65 = 26.32%
 Start Inventory
182
 Total Inventory Units
247
 Volume
\$98,722,777

Market Activity

Closed Sales
48 = 16.27%
 Pending Sales
41 = 13.90%
 Other Off Market
19 = 6.44%
 Active Inventory
187 = 63.39%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	45	48	6.67%	231	226	-2.16%
Pending Sales	56	41	-26.79%	279	251	-10.04%
New Listings	74	65	-12.16%	443	414	-6.55%
Average List Price	227,853	244,976	7.51%	240,006	284,890	18.70%
Average Sale Price	220,793	241,128	9.21%	229,160	262,943	14.74%
Average Percent of Selling Price to List Price	98.78%	103.54%	4.81%	96.63%	100.57%	4.08%
Average Days on Market to Sale	43.40	65.33	50.54%	50.55	53.88	6.58%
Monthly Inventory	184	187	1.63%	184	187	1.63%
Months Supply of Inventory	5.37	5.54	3.14%	5.37	5.54	3.14%

Absorption: Last 12 months, an Average of **34** Sales/Month

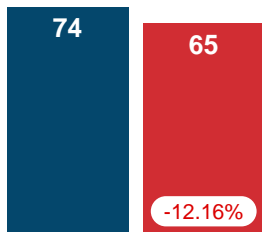
Inventory on July 31, 2025 = **187**

2024 **2025**

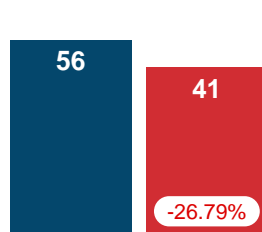
JULY MARKET

AVERAGE PRICES

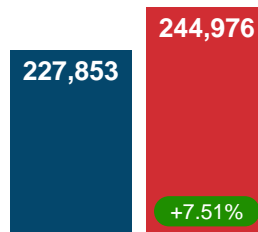
New Listings



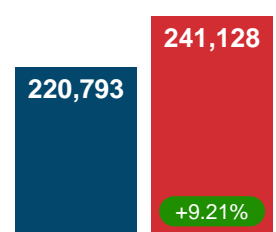
Pending Listings



List Price



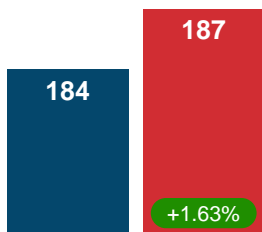
Sale Price



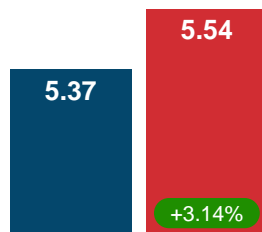
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

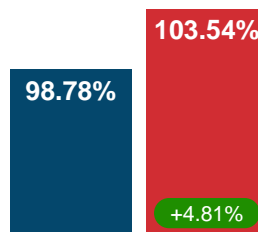
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

