

July 2025



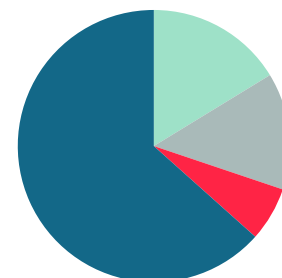
Area Delimited by County Of Mayes - Residential Property Type



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%
Median List Price	199,900	219,840	9.97%
Median Sale Price	195,000	219,000	12.31%
Median Percent of Selling Price to List Price	99.59%	100.00%	0.41%
Median Days on Market to Sale	24.00	41.50	72.92%
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.

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 **12.31%** in July 2025 to \$219,000 versus the previous year at \$195,000.

Median Days on Market Lengthens

The median number of **41.50** days that homes spent on the market before selling increased by 17.50 days or **72.92%** in July 2025 compared to last year's same month at **24.00** 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 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

July 2025



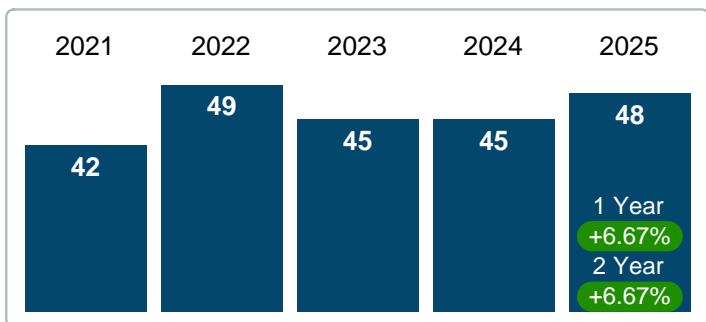
Area Delimited by County Of Mayes - Residential Property Type



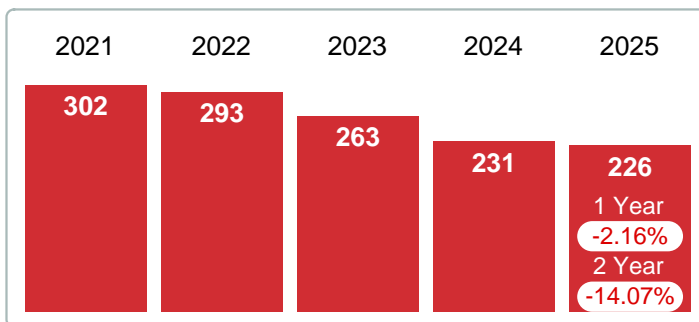
CLOSED LISTINGS

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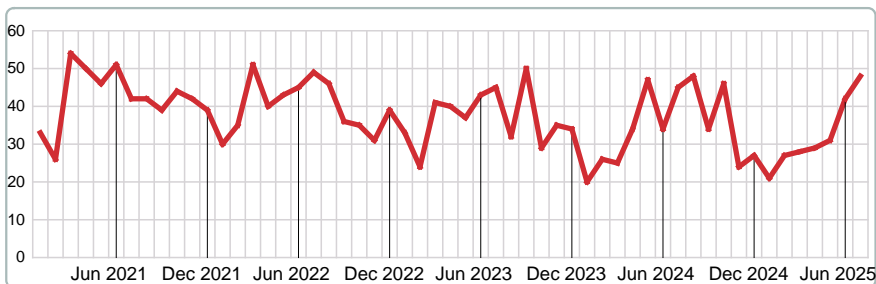
JULY



YEAR TO DATE (YTD)

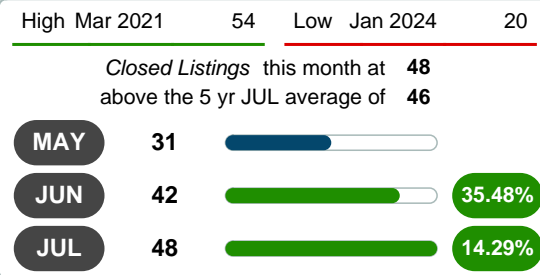


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 46



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	8.33%	80.5	3	1	0	0
\$75,001 - \$150,000	4	8.33%	45.5	0	2	2	0
\$150,001 - \$175,000	9	18.75%	29.0	2	6	1	0
\$175,001 - \$225,000	10	20.83%	44.5	2	7	1	0
\$225,001 - \$275,000	6	12.50%	28.0	0	5	1	0
\$275,001 - \$400,000	10	20.83%	43.0	1	5	4	0
\$400,001 and up	5	10.42%	95.0	0	4	1	0
Total Closed Units	48			8	30	10	0
Total Closed Volume	11,574,150	100%	41.5	1.29M	7.74M	2.54M	0.00B
Median Closed Price	\$219,000			\$164,000	\$220,500	\$256,450	\$0

July 2025



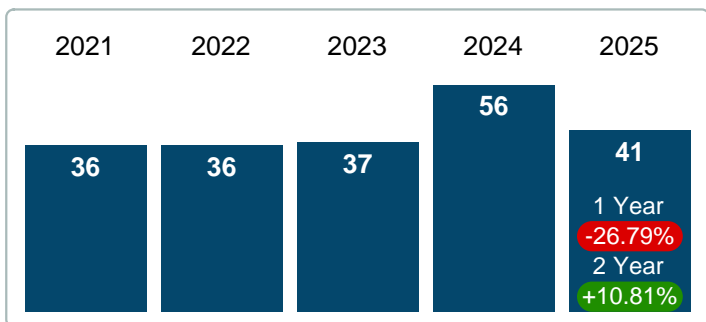
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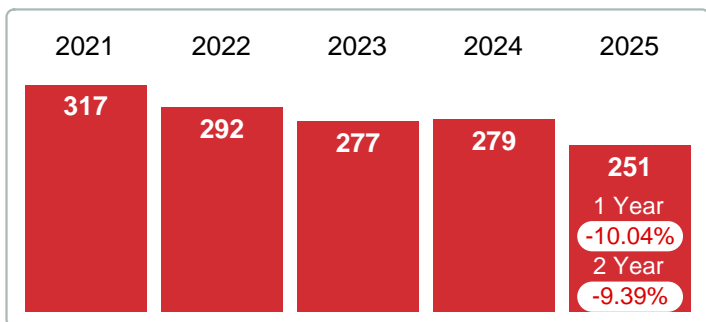
PENDING LISTINGS

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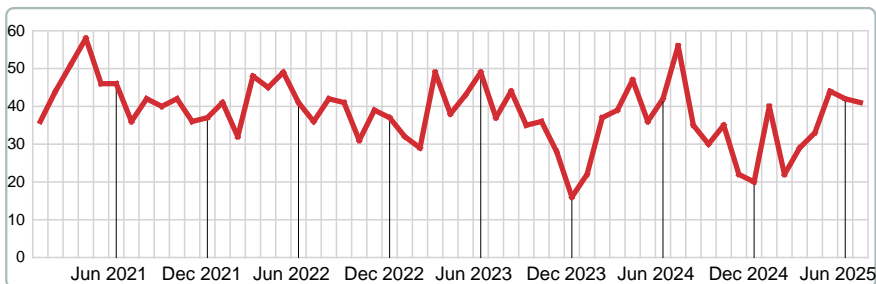
JULY



YEAR TO DATE (YTD)

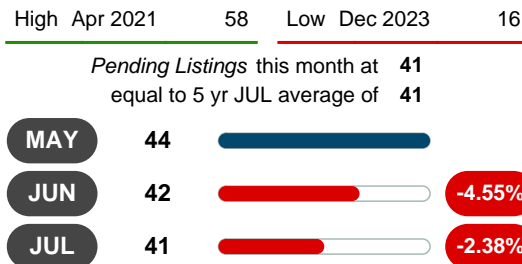


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 41



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	3	7.32%	24.0	1	2	0	0
\$125,001 - \$175,000	9	21.95%	46.0	1	8	0	0
\$175,001 - \$200,000	3	7.32%	43.0	0	3	0	0
\$200,001 - \$250,000	9	21.95%	27.0	2	6	1	0
\$250,001 - \$375,000	8	19.51%	52.5	2	4	2	0
\$375,001 - \$425,000	4	9.76%	128.5	1	1	2	0
\$425,001 and up	5	12.20%	13.0	0	4	1	0
Total Pending Units	41			7	28	6	0
Total Pending Volume	11,477,200	100%	42.0	1.79M	7.24M	2.45M	0.00B
Median Listing Price	\$232,500			\$228,500	\$219,500	\$377,400	\$0

July 2025



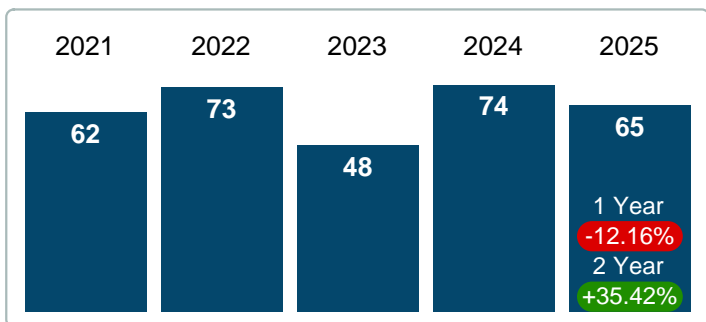
Area Delimited by County Of Mayes - Residential Property Type



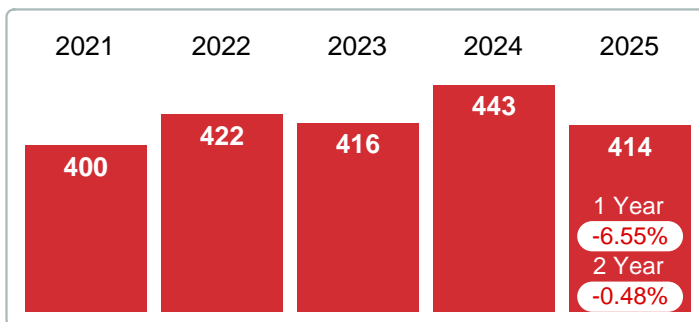
NEW LISTINGS

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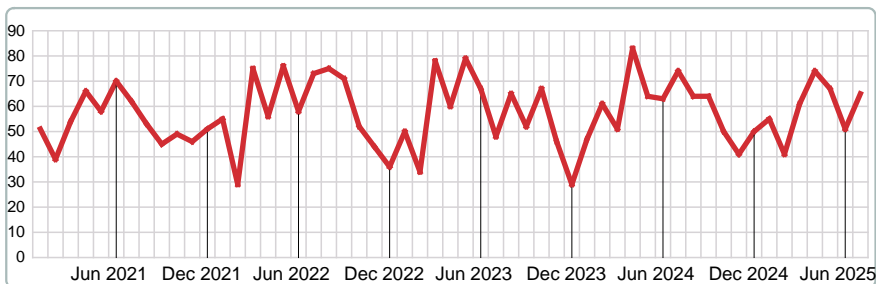
JULY



YEAR TO DATE (YTD)

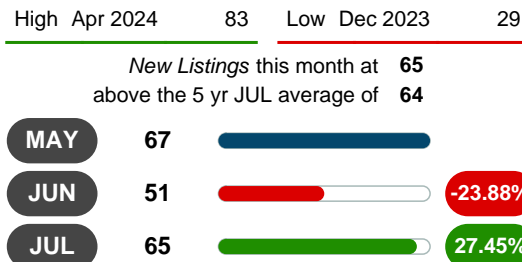


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 64



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
Median New Listed Listing Price	\$259,000		\$212,250	\$299,900	\$285,000	\$1,649,000

July 2025



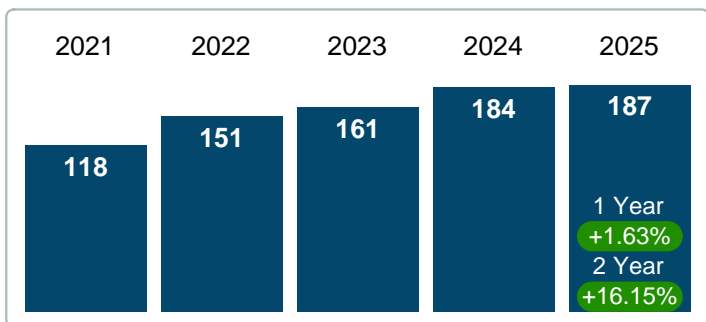
Area Delimited by County Of Mayes - Residential Property Type



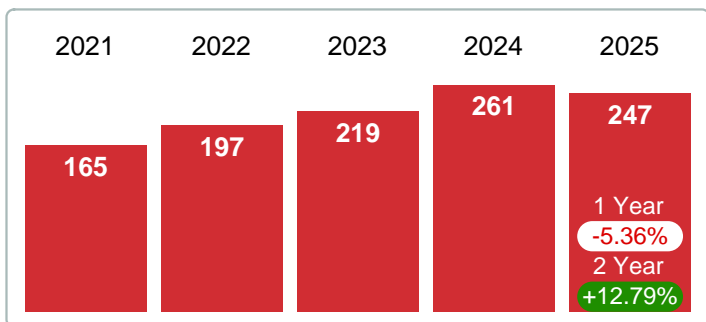
ACTIVE INVENTORY

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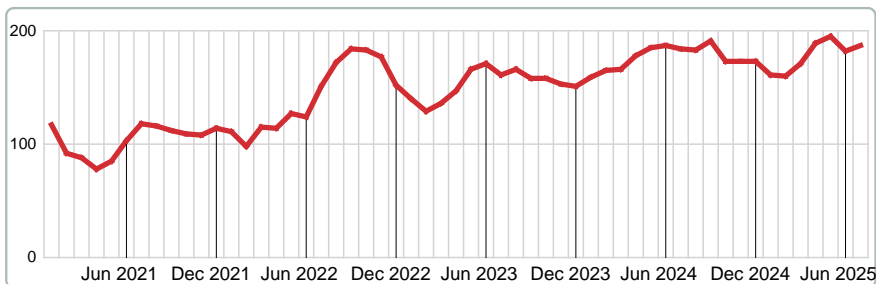
END OF JULY



ACTIVE DURING JULY

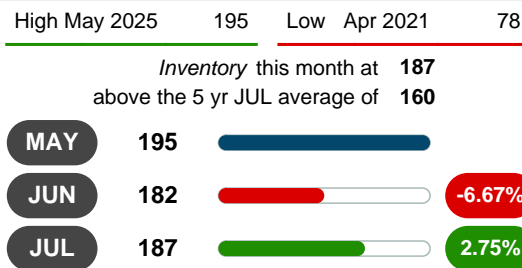


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 160



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	16	8.56%	40.0	6	8	1	1
\$150,001 - \$200,000	23	12.30%	77.0	5	12	6	0
\$200,001 - \$225,000	12	6.42%	69.0	2	8	2	0
\$225,001 - \$350,000	59	31.55%	55.0	5	38	13	3
\$350,001 - \$475,000	34	18.18%	100.0	2	22	10	0
\$475,001 - \$675,000	24	12.83%	75.0	1	9	12	2
\$675,001 and up	19	10.16%	76.0	1	5	5	8
Total Active Inventory by Units	187			22	102	49	14
Total Active Inventory by Volume	77,574,978	100%	70.0	6.07M	34.76M	21.41M	15.34M
Median Active Inventory Listing Price	\$314,900			\$209,750	\$289,950	\$395,000	\$924,900

July 2025



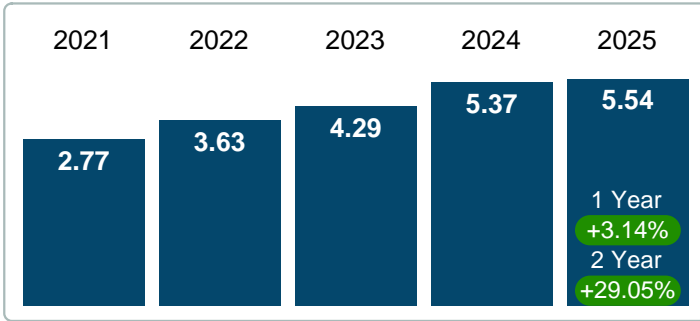
Area Delimited by County Of Mayes - Residential Property Type



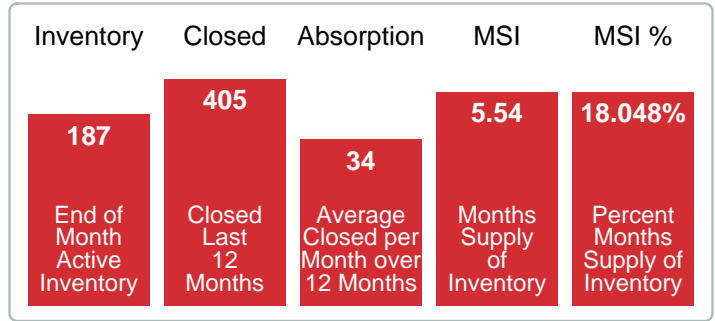
MONTHS SUPPLY of INVENTORY (MSI)

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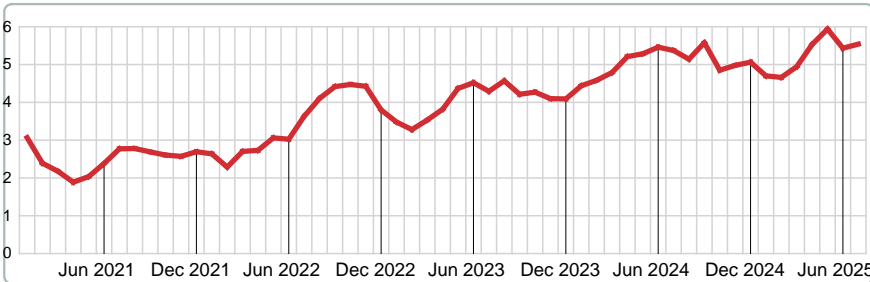
MSI FOR JULY



INDICATORS FOR JULY 2025

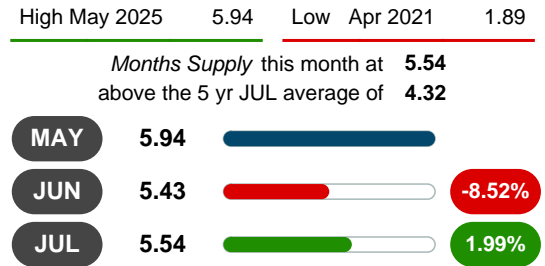


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 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



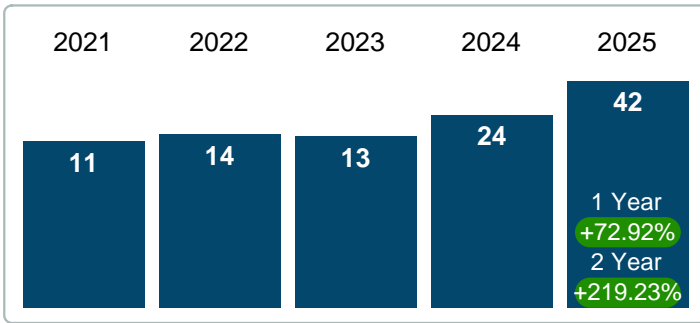
Area Delimited by County Of Mayes - Residential Property Type



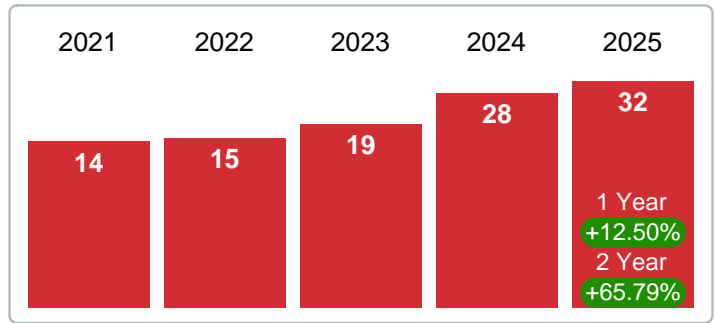
MEDIAN DAYS ON MARKET TO SALE

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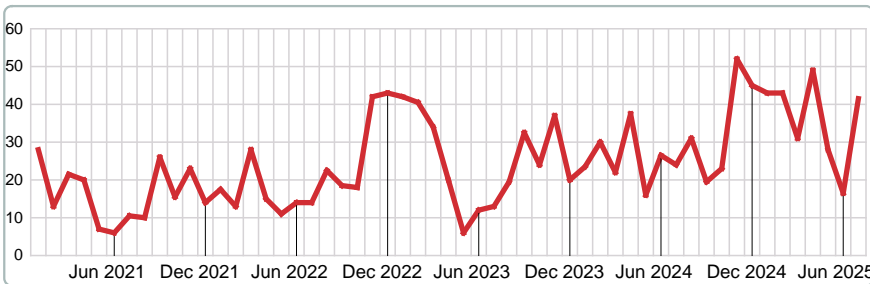
JULY



YEAR TO DATE (YTD)

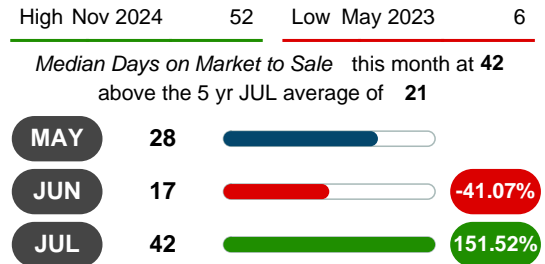


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 21



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
\$75,000 and less	8.33%	81	43	118	0	0
\$75,001 - \$150,000	8.33%	46	0	46	175	0
\$150,001 - \$175,000	18.75%	29	36	16	30	0
\$175,001 - \$225,000	20.83%	45	40	24	66	0
\$225,001 - \$275,000	12.50%	28	0	16	161	0
\$275,001 - \$400,000	20.83%	43	90	28	43	0
\$400,001 and up	10.42%	95	0	50	210	0
Median Closed DOM		42	54	29	61	0
Total Closed Units	100%	41.5	8	30	10	
Total Closed Volume		11,574,150	1.29M	7.74M	2.54M	0.00B

July 2025



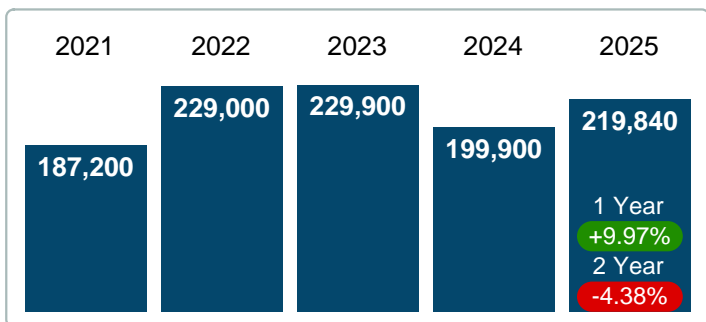
Area Delimited by County Of Mayes - Residential Property Type



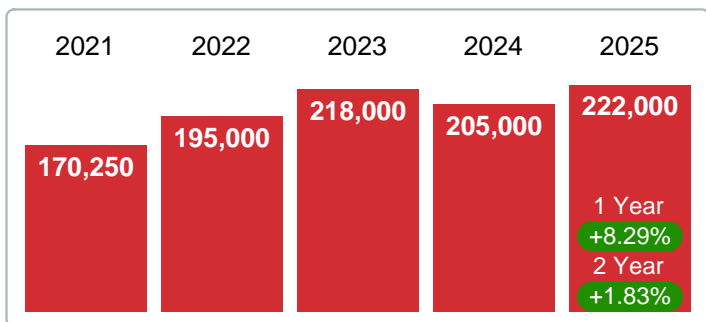
MEDIAN LIST PRICE AT CLOSING

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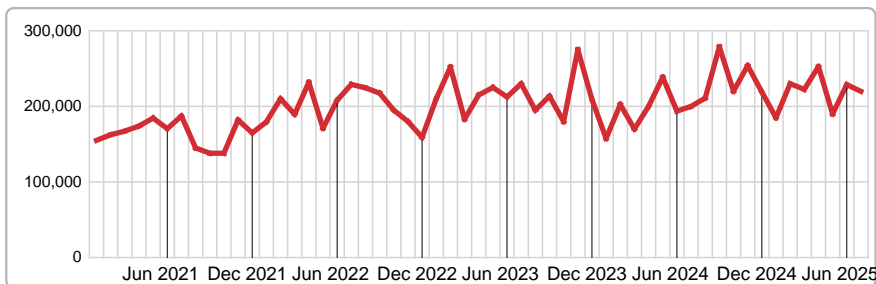
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 213,168

High Sep 2024 278,750 Low Oct 2021 137,950

Median List Price at Closing this month at **219,840**
above the 5 yr JUL average of **213,168**

Month	Price	Change
MAY	189,900	
JUN	228,750	+20.46%
JUL	219,840	-3.90%

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
\$75,000 and less	4	8.33%	45,000	45,000	42,500	0	0
\$75,001 - \$150,000	3	6.25%	97,500	78,600	147,250	97,500	0
\$150,001 - \$175,000	10	20.83%	162,450	167,000	161,900	162,750	0
\$175,001 - \$225,000	9	18.75%	219,000	219,500	214,500	194,999	0
\$225,001 - \$275,000	7	14.58%	239,900	0	240,950	225,900	0
\$275,001 - \$400,000	9	18.75%	299,500	399,000	299,500	297,000	0
\$400,001 and up	6	12.50%	454,250	0	554,000	431,500	0
Median List Price			219,840	167,000	226,250	255,450	0
Total Closed Units		100%	219,840	8	30	10	
Total Closed Volume			11,758,829	1.34M	7.77M	2.65M	0.00B

July 2025



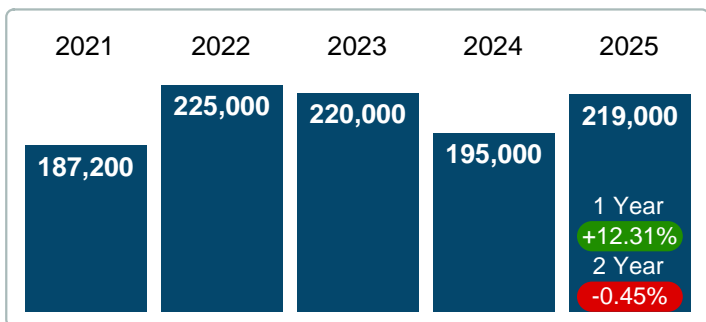
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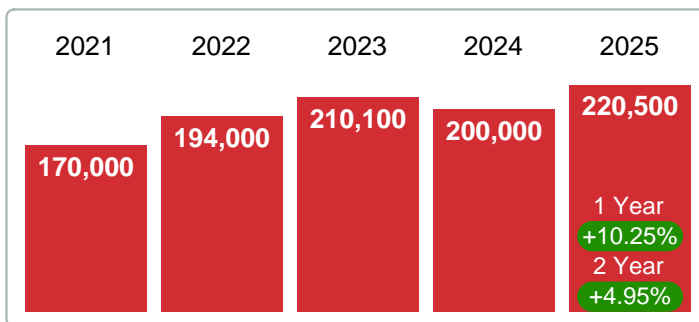
MEDIAN SOLD PRICE AT CLOSING

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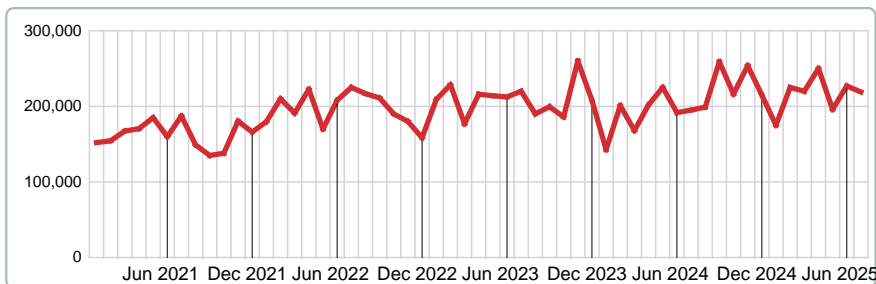
JULY



YEAR TO DATE (YTD)

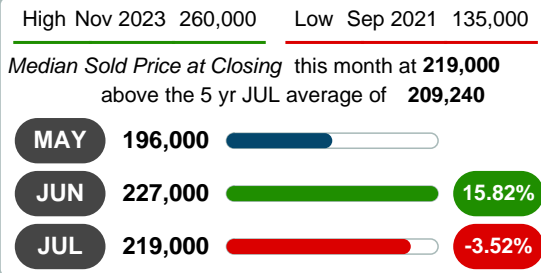


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 209,240



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
\$75,000 and less	8.33%	54,500	49,500	59,500	0	0
\$75,001 - \$150,000	8.33%	96,250	0	112,125	96,250	0
\$150,001 - \$175,000	18.75%	167,000	164,000	165,950	173,300	0
\$175,001 - \$225,000	20.83%	212,500	214,500	215,000	192,000	0
\$225,001 - \$275,000	12.50%	230,000	0	230,000	227,900	0
\$275,001 - \$400,000	20.83%	318,500	385,500	285,000	328,450	0
\$400,001 and up	10.42%	454,000	0	551,500	415,000	0
Median Sold Price		219,000	164,000	220,500	256,450	0
Total Closed Units	100%	219,000	8	30	10	0
Total Closed Volume		11,574,150	1.29M	7.74M	2.54M	0.00B

July 2025



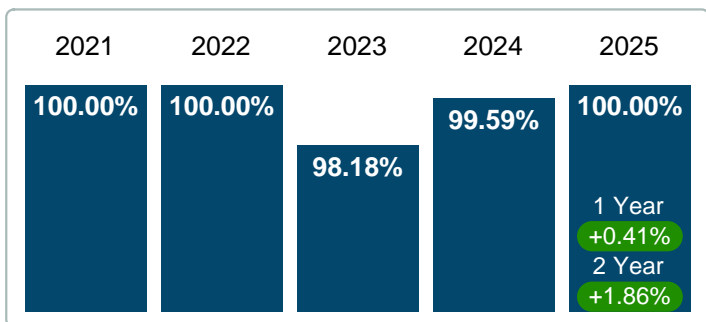
Area Delimited by County Of Mayes - Residential Property Type



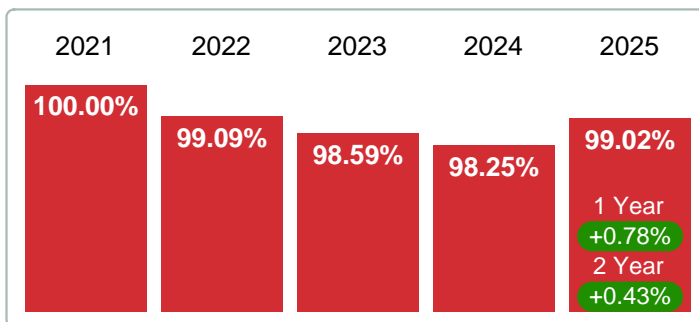
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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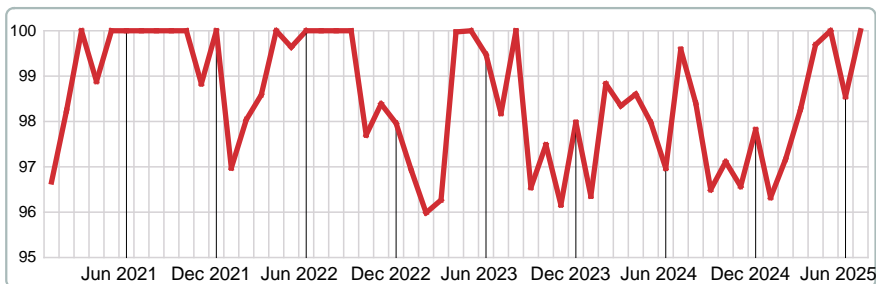
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

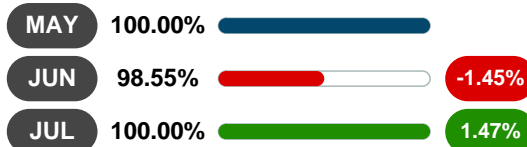


3 MONTHS

5 year JUL AVG = 99.55%

High Jul 2025 100.00% Low Feb 2023 95.99%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr JUL average of **99.55%**



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
\$75,000 and less	4	8.33%	88.39%	85.24%	91.54%	0.00%	0.00%
\$75,001 - \$150,000	4	8.33%	96.15%	0.00%	242.50%	78.19%	0.00%
\$150,001 - \$175,000	9	18.75%	100.63%	98.21%	101.93%	104.71%	0.00%
\$175,001 - \$225,000	10	20.83%	100.00%	97.73%	100.00%	98.46%	0.00%
\$225,001 - \$275,000	6	12.50%	98.18%	0.00%	97.87%	100.89%	0.00%
\$275,001 - \$400,000	10	20.83%	99.89%	96.62%	99.77%	100.00%	0.00%
\$400,001 and up	5	10.42%	100.00%	0.00%	100.00%	94.75%	0.00%
Median Sold/List Ratio		100.00%		97.31%	100.00%	99.23%	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



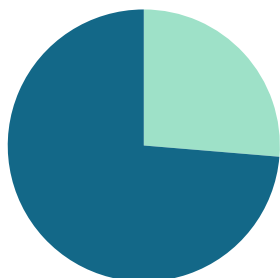
Area Delimited by County Of Mayes - Residential Property Type



MARKET SUMMARY

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

INVENTORY

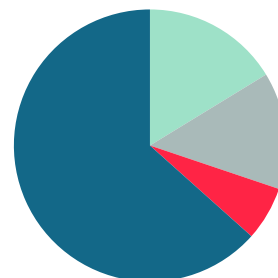


Inventory
 New Listings
65 = 26.32%
 Start Inventory
182
 Total Inventory Units
247
 Volume
\$98,722,777

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%
Median List Price	199,900	219,840	9.97%	205,000	222,000	8.29%
Median Sale Price	195,000	219,000	12.31%	200,000	220,500	10.25%
Median Percent of Selling Price to List Price	99.59%	100.00%	0.41%	98.25%	99.02%	0.78%
Median Days on Market to Sale	24.00	41.50	72.92%	28.00	31.50	12.50%
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

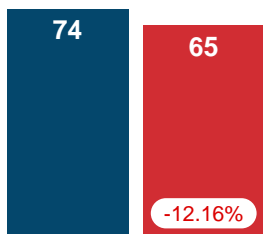
Inventory on July 31, 2025 = **187**

2024 **2025**

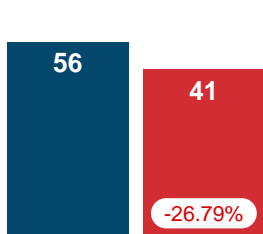
JULY MARKET

MEDIAN PRICES

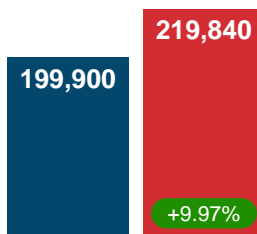
New Listings



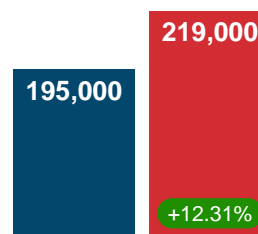
Pending Listings



List Price



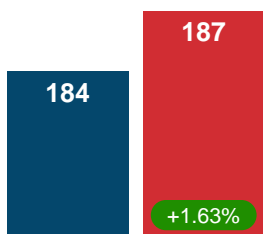
Sale Price



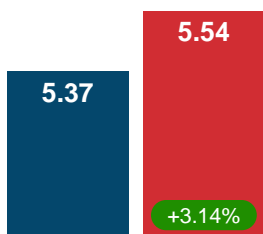
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

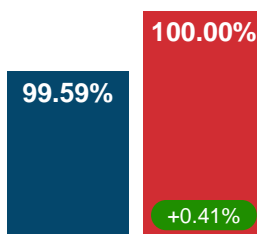
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

