

July 2025



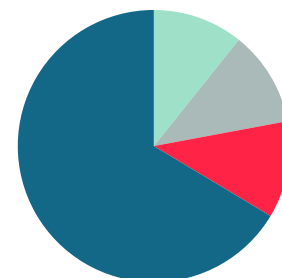
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	July 2025	+/-%
Closed Listings	67	55	-17.91%
Pending Listings	52	58	11.54%
New Listings	98	109	11.22%
Median List Price	225,000	199,900	-11.16%
Median Sale Price	228,500	191,500	-16.19%
Median Percent of Selling Price to List Price	98.31%	98.16%	-0.15%
Median Days on Market to Sale	22.00	33.00	50.00%
End of Month Inventory	370	340	-8.11%
Months Supply of Inventory	6.71	6.35	-5.39%



■ Closed (10.74%)
■ Pending (11.33%)
■ Other OffMarket (11.52%)
■ Active (66.41%)

Absorption: Last 12 months, an Average of **54** Sales/Month
Active Inventory as of July 31, 2025 = **340**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2025 decreased **8.11%** to 340 existing homes available for sale. Over the last 12 months this area has had an average of 54 closed sales per month. This represents an unsold inventory index of **6.35** MSI for this period.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **16.19%** in July 2025 to \$191,500 versus the previous year at \$228,500.

Median Days on Market Lengthens

The median number of **33.00** days that homes spent on the market before selling increased by 11.00 days or **50.00%** in July 2025 compared to last year's same month at **22.00** DOM.

Sales Success for July 2025 is Positive

Overall, with Median Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 109 New Listings in July 2025, up **11.22%** from last year at 98. Furthermore, there were 55 Closed Listings this month versus last year at 67, a **-17.91%** decrease.

Closed versus Listed trends yielded a **50.5%** ratio, down from previous year's, July 2024, at **68.4%**, a **26.19%** downswing. This will certainly create pressure on a decreasing Monthly 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



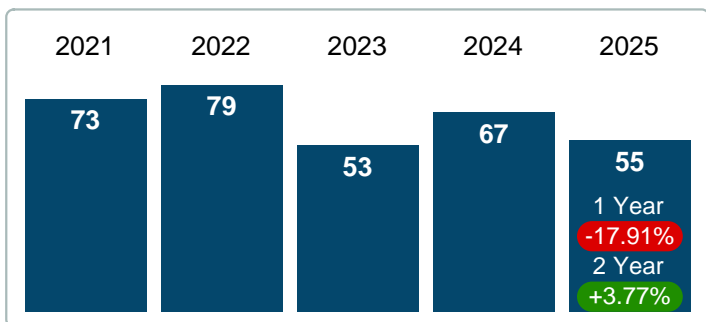
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



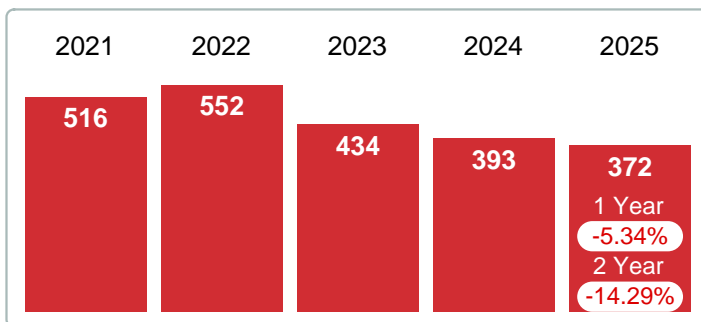
CLOSED LISTINGS

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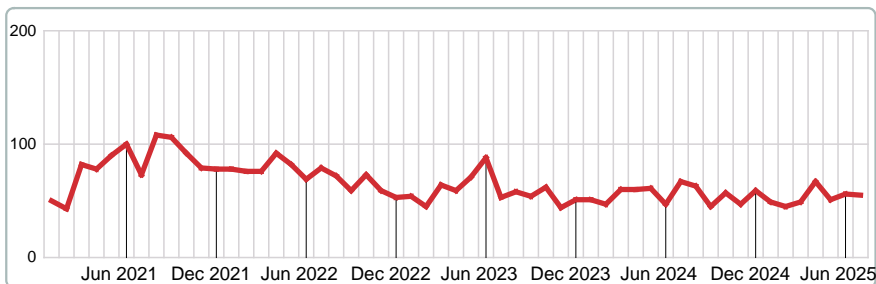
JULY



YEAR TO DATE (YTD)

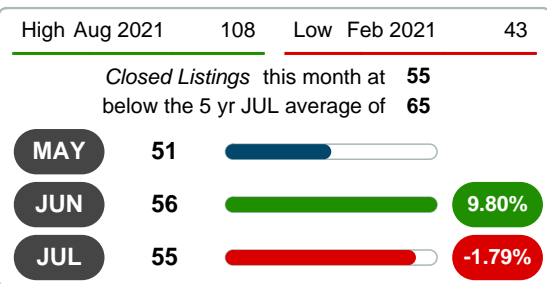


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 65



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	6	10.91%	138.5	5	1	0	0
\$75,001 - \$125,000	7	12.73%	51.0	2	5	0	0
\$125,001 - \$150,000	3	5.45%	140.0	0	3	0	0
\$150,001 - \$250,000	17	30.91%	36.0	4	11	2	0
\$250,001 - \$275,000	8	14.55%	17.0	0	7	1	0
\$275,001 - \$450,000	8	14.55%	23.0	0	6	1	1
\$450,001 and up	6	10.91%	21.5	0	4	1	1
Total Closed Units	55			11	37	5	2
Total Closed Volume	12,402,390	100%	33.0	1.22M	8.96M	1.40M	829.00K
Median Closed Price	\$191,500			\$76,000	\$232,000	\$259,750	\$414,500

July 2025



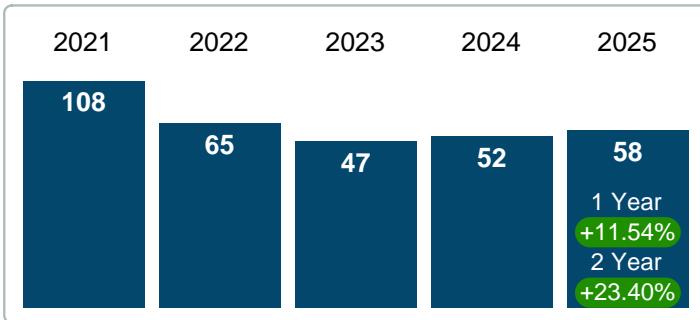
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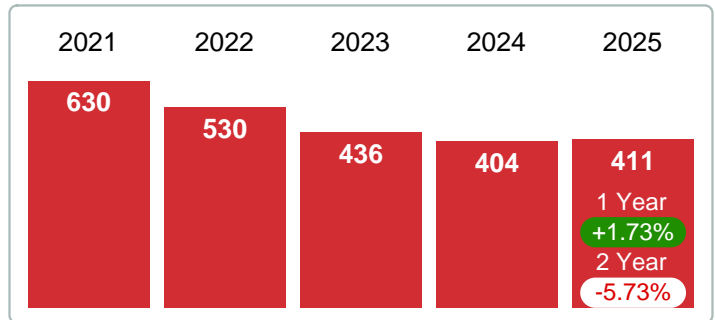
PENDING LISTINGS

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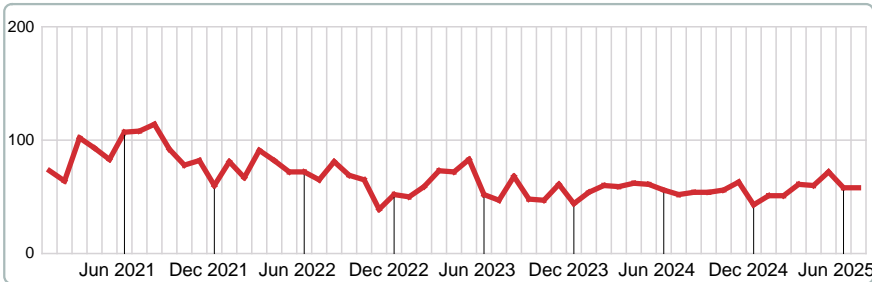
JULY



YEAR TO DATE (YTD)

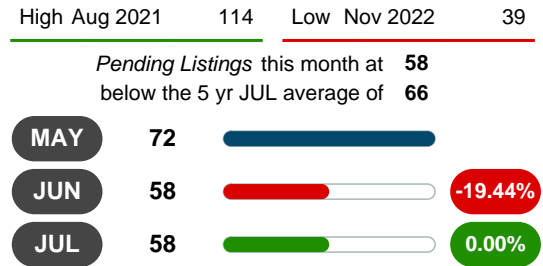


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 66



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	5.17%	32.0	1	2	0	0
\$75,001 - \$125,000	10	17.24%	24.0	9	1	0	0
\$125,001 - \$150,000	8	13.79%	102.5	0	8	0	0
\$150,001 - \$200,000	12	20.69%	49.0	1	9	2	0
\$200,001 - \$275,000	10	17.24%	35.5	0	8	2	0
\$275,001 - \$375,000	9	15.52%	42.0	0	3	5	1
\$375,001 and up	6	10.34%	42.5	0	3	3	0
Total Pending Units	58			11	34	12	1
Total Pending Volume	12,764,322	100%	39.0	1.13M	7.22M	4.09M	325.00K
Median Listing Price	\$180,000			\$109,999	\$182,000	\$299,450	\$325,000

July 2025



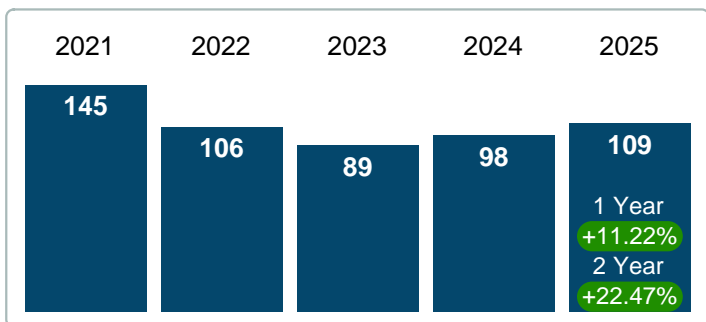
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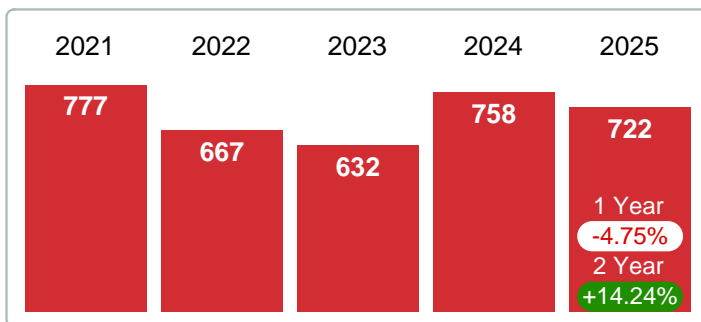
NEW LISTINGS

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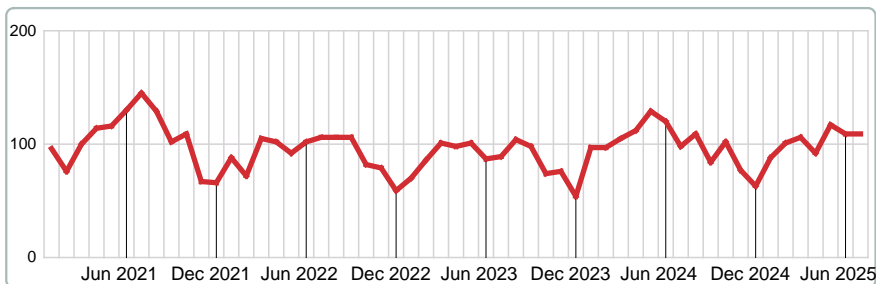
JULY



YEAR TO DATE (YTD)

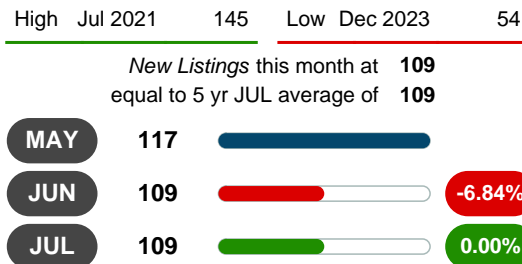


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 109



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	6.42%	3	4	0	0
\$75,001 - \$125,000	17	15.60%	11	6	0	0
\$125,001 - \$150,000	10	9.17%	3	7	0	0
\$150,001 - \$250,000	32	29.36%	4	19	9	0
\$250,001 - \$325,000	19	17.43%	1	13	5	0
\$325,001 - \$525,000	13	11.93%	1	5	4	3
\$525,001 and up	11	10.09%	1	5	4	1
Total New Listed Units	109		24	59	22	4
Total New Listed Volume	31,942,400	100%	5.20M	16.22M	8.07M	2.46M
Median New Listed Listing Price	\$223,000		\$120,500	\$229,900	\$299,450	\$507,500

July 2025



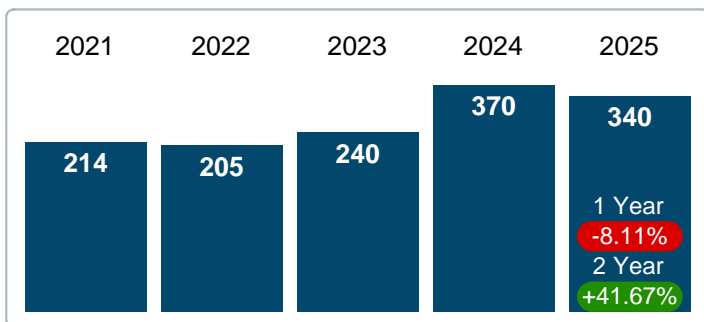
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



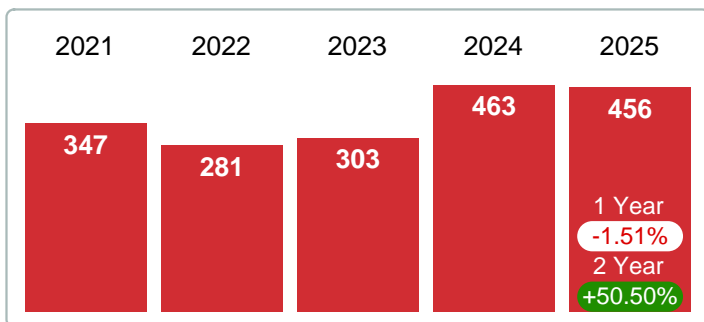
ACTIVE INVENTORY

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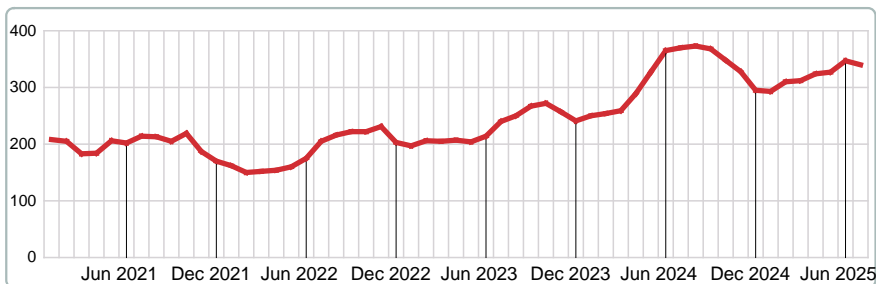
END OF JULY



ACTIVE DURING JULY

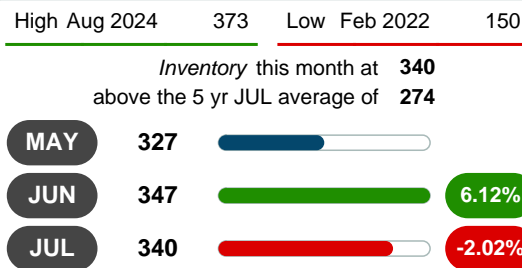


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 274



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	32	9.41%	80.5	16	15	1	0
\$100,001 - \$125,000	22	6.47%	59.0	12	9	1	0
\$125,001 - \$200,000	65	19.12%	56.0	17	37	11	0
\$200,001 - \$325,000	90	26.47%	66.5	5	49	33	3
\$325,001 - \$425,000	50	14.71%	72.0	4	35	8	3
\$425,001 - \$675,000	47	13.82%	77.0	5	14	17	11
\$675,001 and up	34	10.00%	141.0	6	11	10	7
Total Active Inventory by Units	340			65	170	81	24
Total Active Inventory by Volume	127,685,289	100%	70.5	21.15M	53.34M	38.53M	14.66M
Median Active Inventory Listing Price	\$262,000			\$139,000	\$250,000	\$299,000	\$544,500

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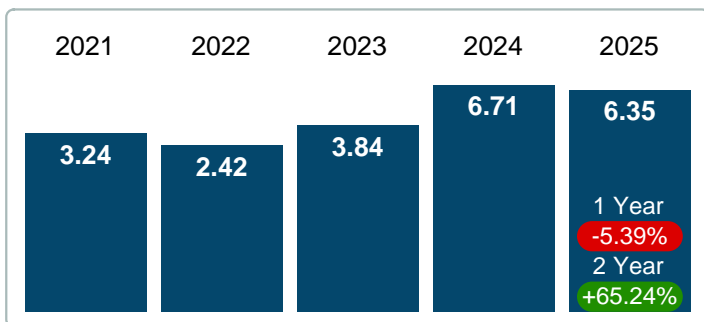
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



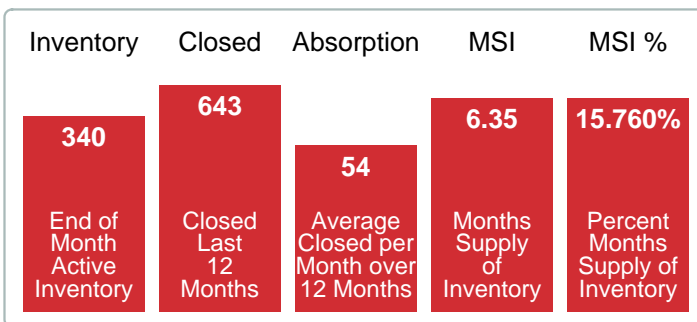
MONTHS SUPPLY of INVENTORY (MSI)

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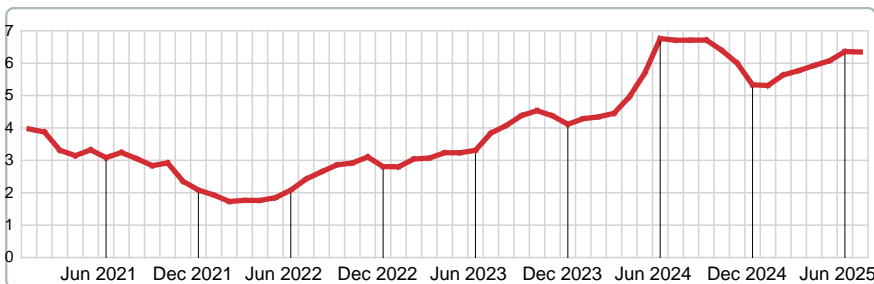
MSI FOR JULY



INDICATORS FOR JULY 2025

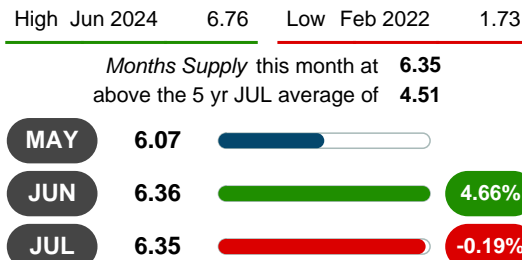


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 4.51



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
\$100,000 and less	32	9.41%	2.82	2.91	2.95	2.00	0.00
\$100,001 - \$125,000	22	6.47%	6.00	7.58	6.35	1.50	0.00
\$125,001 - \$200,000	65	19.12%	4.22	5.37	3.58	5.74	0.00
\$200,001 - \$325,000	90	26.47%	6.67	7.50	4.70	14.67	18.00
\$325,001 - \$425,000	50	14.71%	10.91	8.00	12.35	8.00	12.00
\$425,001 - \$675,000	47	13.82%	12.26	60.00	7.64	11.33	26.40
\$675,001 and up	34	10.00%	27.20	0.00	16.50	30.00	28.00
Market Supply of Inventory (MSI)			6.35	5.65	5.22	9.92	18.00
Total Active Inventory by Units		100%	6.35	65	170	81	24

July 2025



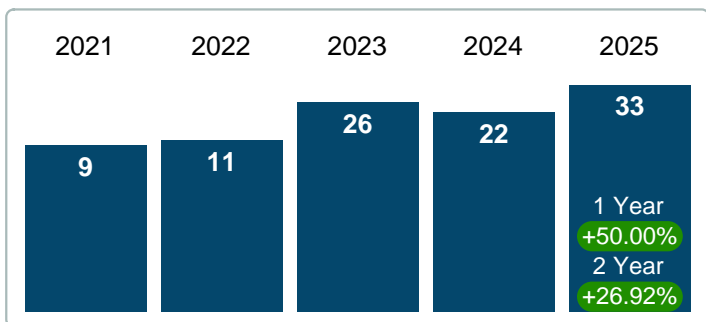
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



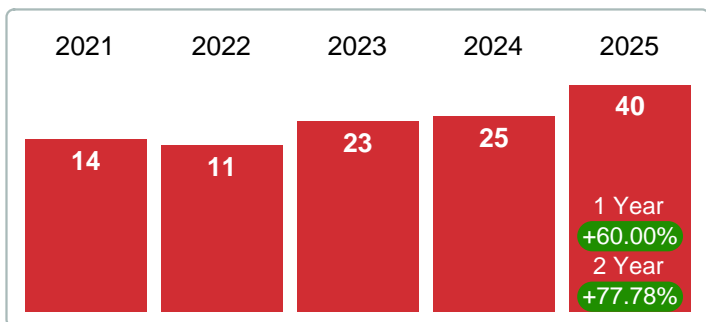
MEDIAN DAYS ON MARKET TO SALE

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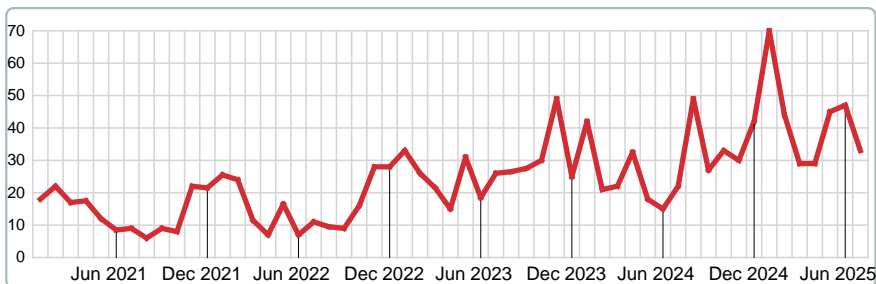
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 20

High Jan 2025 70 Low Aug 2021 6

Median Days on Market to Sale this month at 33 above the 5 yr JUL average of 20



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	10.91%	139	214	53	0	0
\$75,001 - \$125,000	12.73%	51	56	35	0	0
\$125,001 - \$150,000	5.45%	140	0	140	0	0
\$150,001 - \$250,000	30.91%	36	3	36	115	0
\$250,001 - \$275,000	14.55%	17	0	16	31	0
\$275,001 - \$450,000	14.55%	23	0	18	15	236
\$450,001 and up	10.91%	22	0	21	20	151
Median Closed DOM		33				
Total Closed Units		55				
Total Closed Volume		12,402,390				
			61	23	31	194
	100%	33.0	11	37	5	2
			1.22M	8.96M	1.40M	829.00K

July 2025



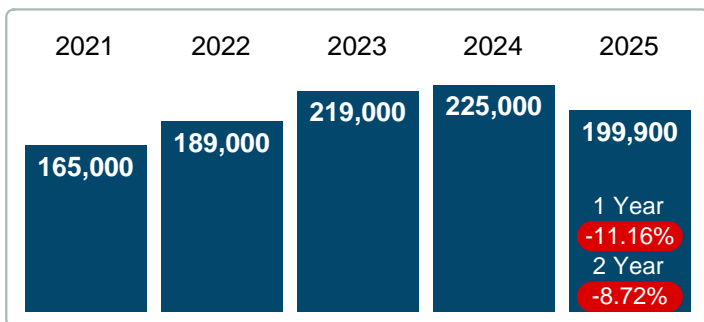
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



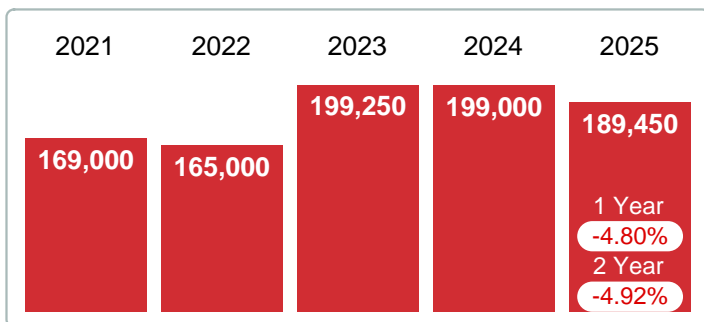
MEDIAN LIST PRICE AT CLOSING

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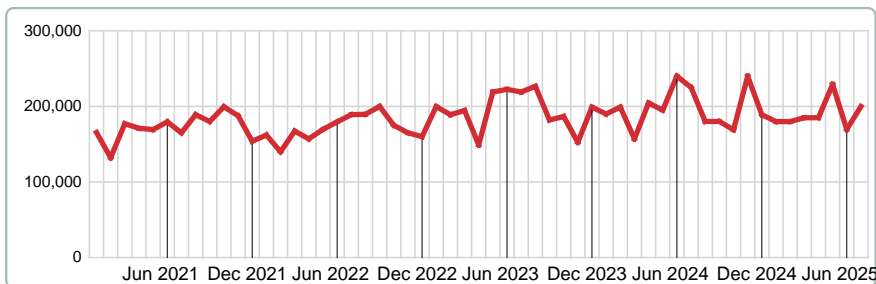
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 199,580

High Jun 2024 240,000 Low Feb 2021 132,000

Median List Price at Closing this month at **199,900**
above the 5 yr JUL average of **199,580**

- MAY: 229,000
- JUN: 169,450 (-26.00%)
- JUL: 199,900 (17.97%)

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	9.09%	49,000	59,450	35,150	0	0
\$75,001 - \$125,000	12.73%	93,500	80,750	95,000	0	0
\$125,001 - \$150,000	7.27%	149,250	130,000	149,500	0	0
\$150,001 - \$250,000	32.73%	193,500	191,500	196,450	207,000	0
\$250,001 - \$275,000	7.27%	264,500	0	269,000	259,750	0
\$275,001 - \$450,000	20.00%	299,000	0	289,900	315,000	325,000
\$450,001 and up	10.91%	514,500	0	514,500	489,000	530,000
Median List Price		199,900	82,000	232,000	259,750	427,500
Total Closed Units	100%	199,900	11	37	5	2
Total Closed Volume		12,756,000	1.29M	9.14M	1.48M	855.00K

July 2025



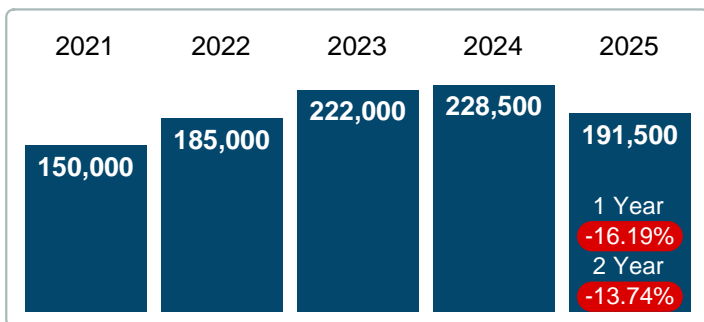
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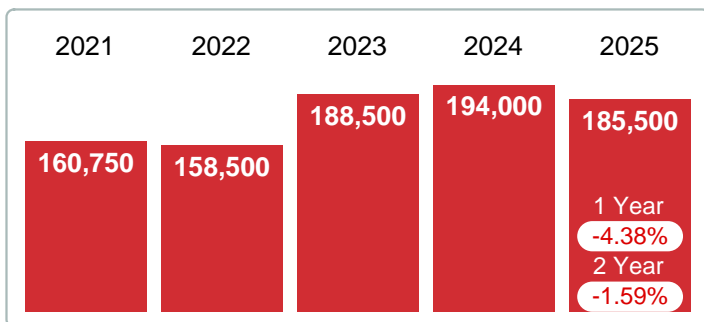
MEDIAN SOLD PRICE AT CLOSING

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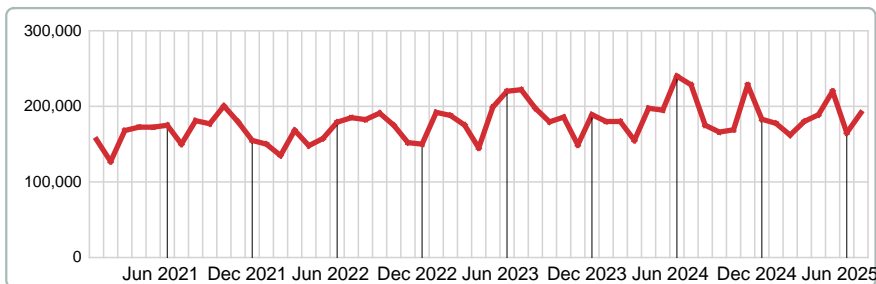
JULY



YEAR TO DATE (YTD)

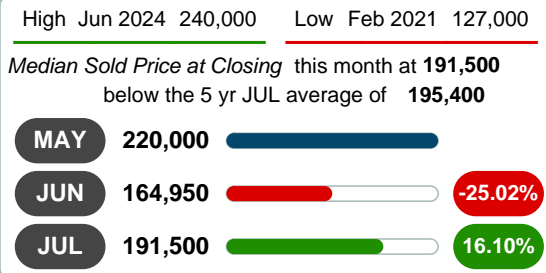


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 195,400



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	10.91%	49,750	57,500	27,500	0	0
\$75,001 - \$125,000	12.73%	90,000	100,500	90,000	0	0
\$125,001 - \$150,000	5.45%	149,000	0	149,000	0	0
\$150,001 - \$250,000	30.91%	186,000	185,500	187,500	189,500	0
\$250,001 - \$275,000	14.55%	264,500	0	269,000	259,750	0
\$275,001 - \$450,000	14.55%	296,500	0	294,500	294,000	330,000
\$450,001 and up	10.91%	498,500	0	514,000	465,000	499,000
Median Sold Price		191,500	76,000	232,000	259,750	414,500
Total Closed Units		55	11	37	5	2
Total Closed Volume		12,402,390	1.22M	8.96M	1.40M	829.00K

July 2025



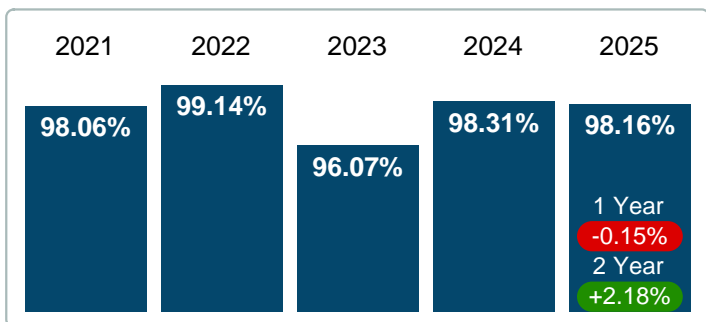
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



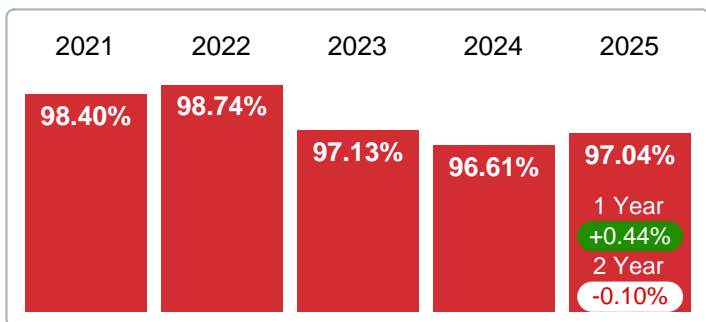
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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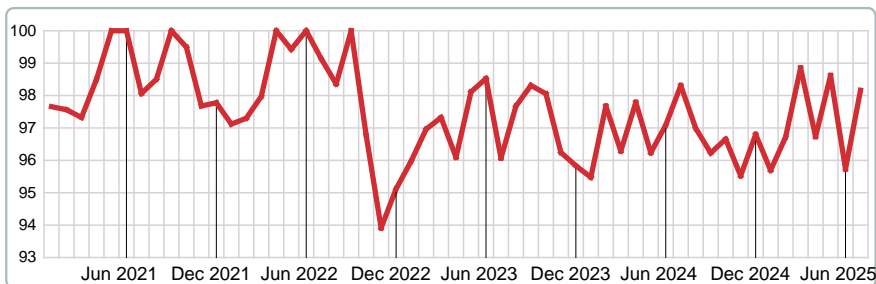
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

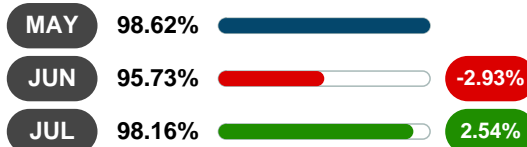


3 MONTHS

5 year JUL AVG = 97.95%

High Sep 2022 100.00% Low Nov 2022 93.91%

Median Sold/List Ratio this month at **98.16%**
equal to 5 yr JUL average of **97.95%**



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	6	10.91%	84.85%	91.46%	78.24%	0.00%	0.00%
\$75,001 - \$125,000	7	12.73%	96.08%	95.88%	96.08%	0.00%	0.00%
\$125,001 - \$150,000	3	5.45%	100.00%	0.00%	100.00%	0.00%	0.00%
\$150,001 - \$250,000	17	30.91%	98.41%	98.30%	99.34%	91.80%	0.00%
\$250,001 - \$275,000	8	14.55%	97.43%	0.00%	94.86%	100.00%	0.00%
\$275,001 - \$450,000	8	14.55%	100.00%	0.00%	100.00%	93.33%	101.54%
\$450,001 and up	6	10.91%	99.40%	0.00%	99.90%	95.09%	94.15%
Median Sold/List Ratio		98.16%		93.33%	99.55%	94.71%	97.84%
Total Closed Units		55	100%	11	37	5	2
Total Closed Volume		12,402,390		1.22M	8.96M	1.40M	829.00K

July 2025



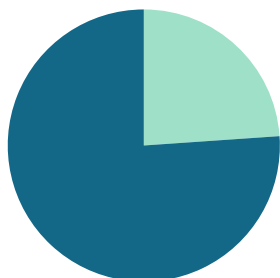
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



MARKET SUMMARY

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

INVENTORY

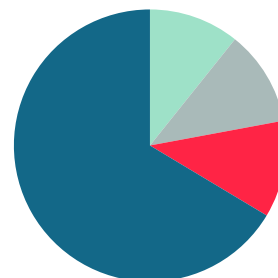


Inventory
 New Listings
109 = 23.90%
 Start Inventory
347
 Total Inventory Units
456
 Volume
\$160,144,560

Market Activity

Closed Sales
55 = 10.74%
 Pending Sales
58 = 11.33%
 Other Off Market
59 = 11.52%
 Active Inventory
340 = 66.41%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	67	55	-17.91%	393	372	-5.34%
Pending Sales	52	58	11.54%	404	411	1.73%
New Listings	98	109	11.22%	758	722	-4.75%
Median List Price	225,000	199,900	-11.16%	199,000	189,450	-4.80%
Median Sale Price	228,500	191,500	-16.19%	194,000	185,500	-4.38%
Median Percent of Selling Price to List Price	98.31%	98.16%	-0.15%	96.61%	97.04%	0.44%
Median Days on Market to Sale	22.00	33.00	50.00%	25.00	40.00	60.00%
Monthly Inventory	370	340	-8.11%	370	340	-8.11%
Months Supply of Inventory	6.71	6.35	-5.39%	6.71	6.35	-5.39%

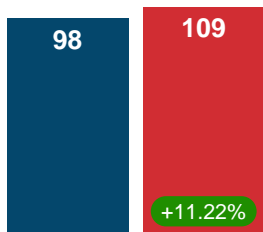
Absorption: Last 12 months, an Average of **54** Sales/Month

Inventory on July 31, 2025 = **340**

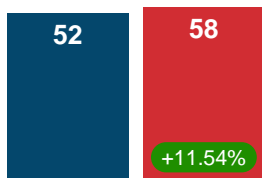
2024 **2025**

JULY MARKET

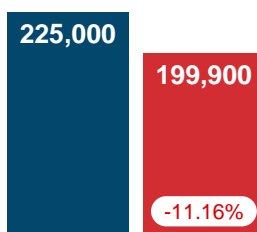
New Listings



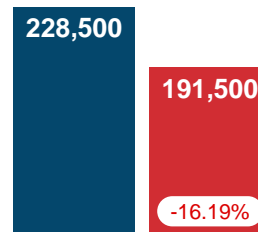
Pending Listings



List Price

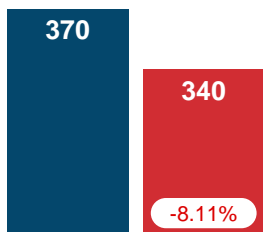


Sale Price

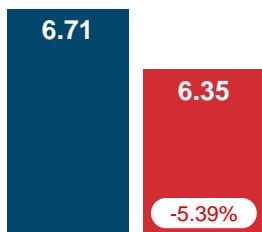


INVENTORY

Active Inventory

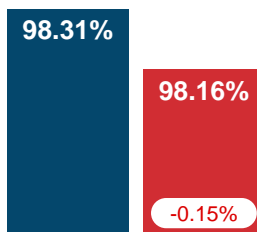


Monthly Supply of Inventory



MEDIAN SOLD/LIST RATIO & DOM

Sale/List Ratio



Days on Market

