

# July 2025



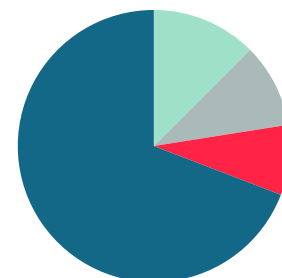
Area Delimited by County Of Sequoyah - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	July 2025	+/-%
Closed Listings	9	15	66.67%
Pending Listings	10	12	20.00%
New Listings	19	23	21.05%
Average List Price	436,233	202,093	-53.67%
Average Sale Price	423,164	200,111	-52.71%
Average Percent of Selling Price to List Price	92.42%	102.97%	11.42%
Average Days on Market to Sale	85.89	46.93	-45.36%
End of Month Inventory	60	83	38.33%
Months Supply of Inventory	5.90	8.44	43.02%



■ Closed (12.50%)  
■ Pending (10.00%)  
■ Other OffMarket (8.33%)  
■ Active (69.17%)

**Absorption:** Last 12 months, an Average of **10** Sales/Month  
**Active Inventory** as of July 31, 2025 = **83**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2025 rose **38.33%** to 83 existing homes available for sale. Over the last 12 months this area has had an average of 10 closed sales per month. This represents an unsold inventory index of **8.44** MSI for this period.

#### Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **52.71%** in July 2025 to \$200,111 versus the previous year at \$423,164.

#### Average Days on Market Shortens

The average number of **46.93** days that homes spent on the market before selling decreased by 38.96 days or **45.36%** in July 2025 compared to last year's same month at **85.89** DOM.

#### Sales Success for July 2025 is Positive

Overall, with Average Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 23 New Listings in July 2025, up **21.05%** from last year at 19. Furthermore, there were 15 Closed Listings this month versus last year at 9, a **66.67%** increase.

Closed versus Listed trends yielded a **65.2%** ratio, up from previous year's, July 2024, at **47.4%**, a **37.68%** upswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

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

### 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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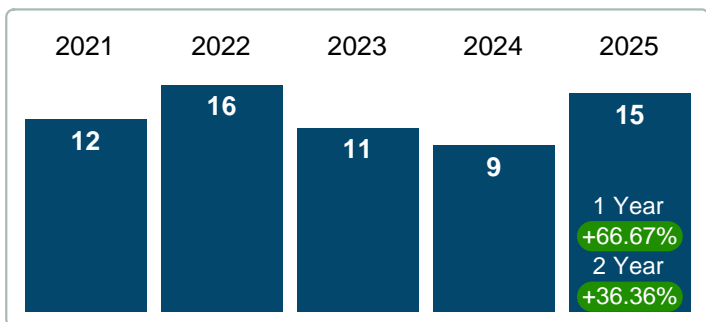
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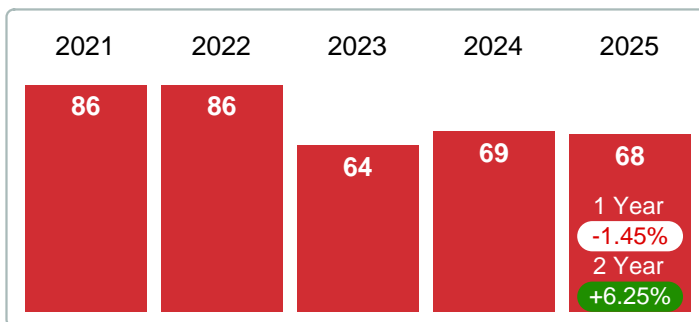
## CLOSED LISTINGS

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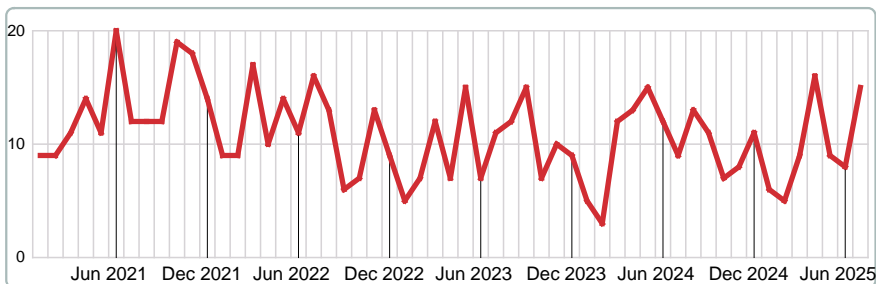
### JULY



### YEAR TO DATE (YTD)

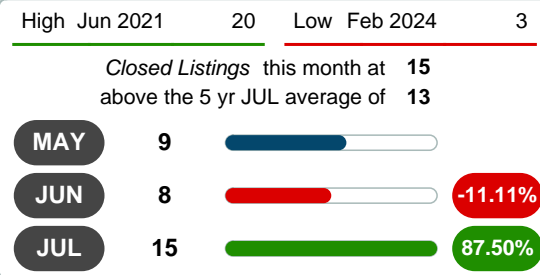


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 13



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	13.33%	21.0	1	1	0	0
\$50,001 - \$125,000	1	6.67%	99.0	1	0	0	0
\$125,001 - \$175,000	2	13.33%	44.0	1	1	0	0
\$175,001 - \$225,000	4	26.67%	61.3	1	3	0	0
\$225,001 - \$250,000	1	6.67%	42.0	0	0	1	0
\$250,001 - \$275,000	3	20.00%	53.3	0	0	3	0
\$275,001 and up	2	13.33%	14.0	0	1	1	0
<b>Total Closed Units</b>	<b>15</b>			<b>4</b>	<b>6</b>	<b>5</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>3,001,661</b>	<b>100%</b>	<b>46.9</b>	<b>475.00K</b>	<b>1.22M</b>	<b>1.30M</b>	<b>0.00B</b>
<b>Average Closed Price</b>	<b>\$200,111</b>			<b>\$118,750</b>	<b>\$203,867</b>	<b>\$260,692</b>	<b>\$0</b>

# July 2025



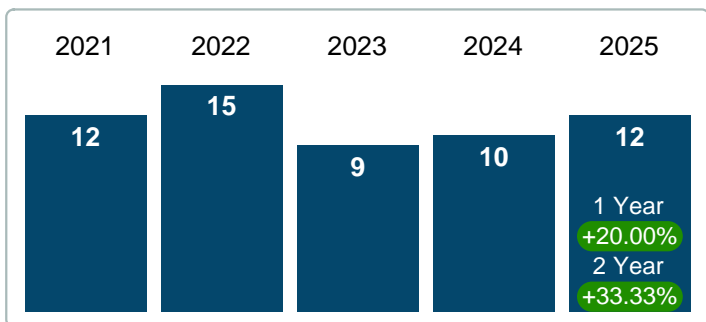
Area Delimited by County Of Sequoyah - Residential Property Type



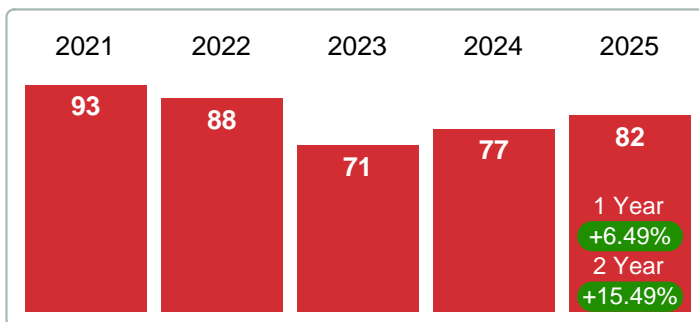
## PENDING LISTINGS

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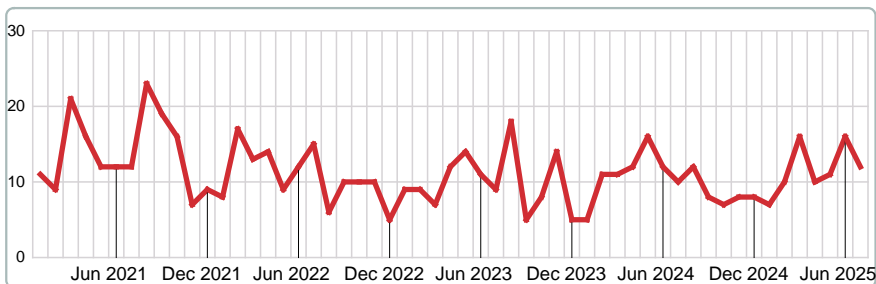
### JULY



### YEAR TO DATE (YTD)

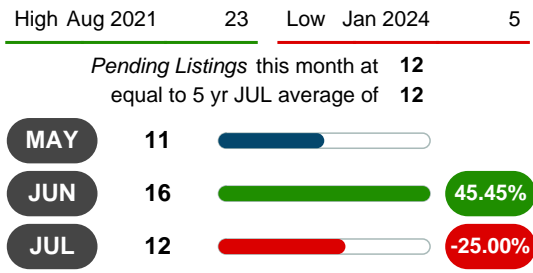


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 12



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	1	8.33%	57.0	0	0	1	0
\$100,001 - \$125,000	1	8.33%	39.0	0	1	0	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$225,000	6	50.00%	103.7	1	4	1	0
\$225,001 - \$325,000	1	8.33%	133.0	0	0	1	0
\$325,001 - \$375,000	2	16.67%	57.5	0	2	0	0
\$375,001 and up	1	8.33%	4.0	0	1	0	0
<b>Total Pending Units</b>	<b>12</b>			<b>1</b>	<b>8</b>	<b>3</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>2,832,800</b>	<b>100%</b>	<b>80.8</b>	<b>139.90K</b>	<b>2.06M</b>	<b>635.00K</b>	<b>0.00B</b>
<b>Average Listing Price</b>	<b>\$236,067</b>			<b>\$139,900</b>	<b>\$257,238</b>	<b>\$211,667</b>	<b>\$0</b>

# July 2025



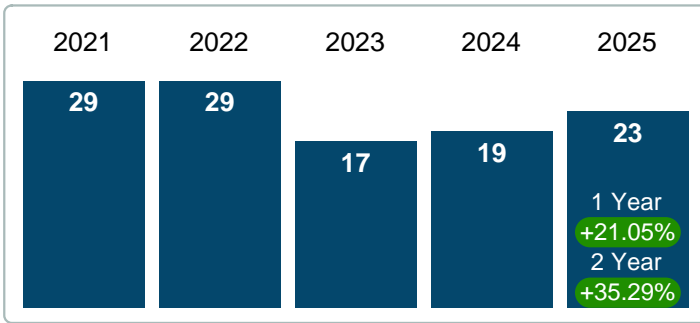
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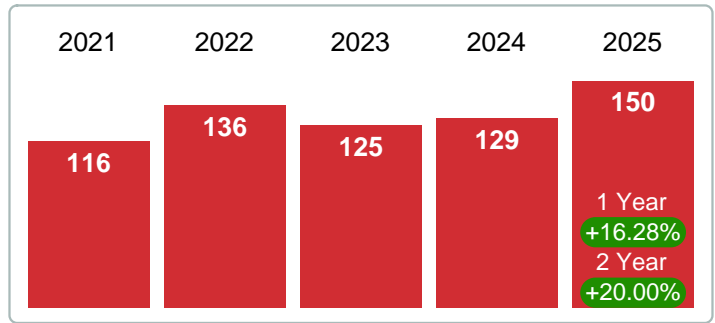
## NEW LISTINGS

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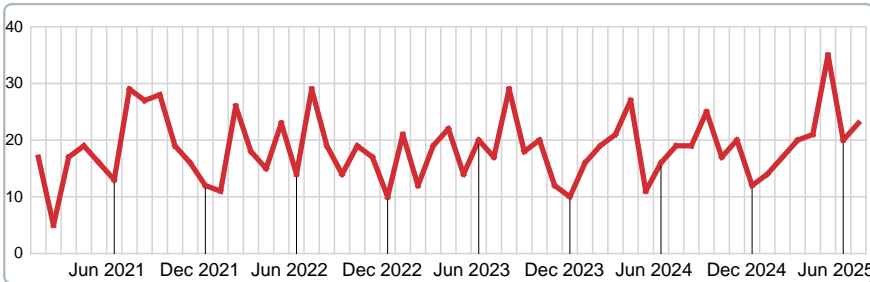
### JULY



### YEAR TO DATE (YTD)

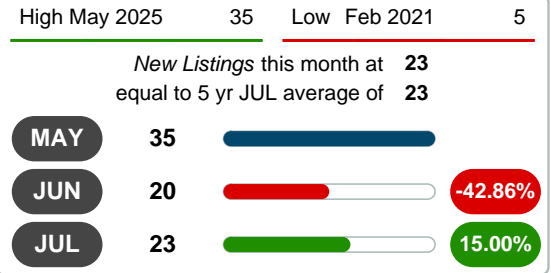


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 23



### 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	2	8.70%	0	2	0	0
\$125,001 - \$175,000	2	8.70%	1	1	0	0
\$175,001 - \$275,000	4	17.39%	0	4	0	0
\$275,001 - \$425,000	6	26.09%	3	2	1	0
\$425,001 - \$475,000	2	8.70%	0	1	1	0
\$475,001 - \$1,125,000	5	21.74%	2	1	0	2
\$1,125,001 and up	2	8.70%	0	2	0	0
<b>Total New Listed Units</b>	<b>23</b>		<b>6</b>	<b>13</b>	<b>2</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>33,054,300</b>	<b>100%</b>	<b>2.57M</b>	<b>27.90M</b>	<b>714.90K</b>	<b>1.87M</b>
<b>Average New Listed Listing Price</b>	<b>\$1,437,143</b>		<b>\$427,500</b>	<b>\$2,146,185</b>	<b>\$357,450</b>	<b>\$937,000</b>

# July 2025



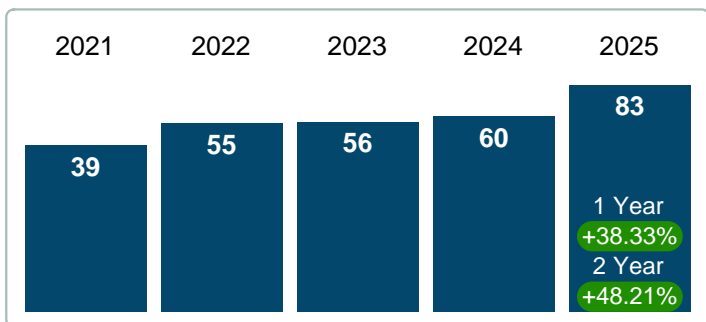
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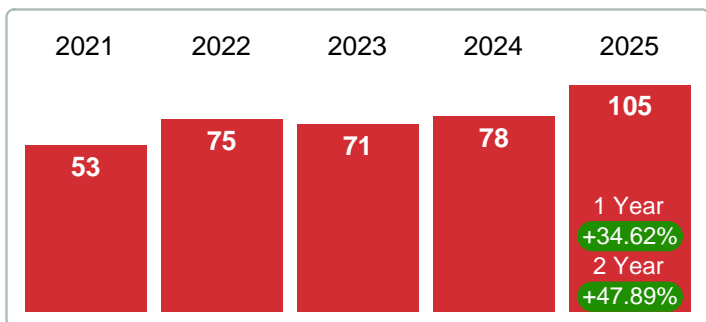
## ACTIVE INVENTORY

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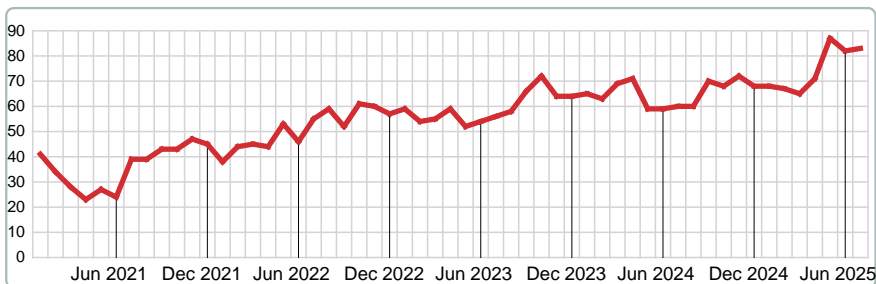
### END OF JULY



### ACTIVE DURING JULY

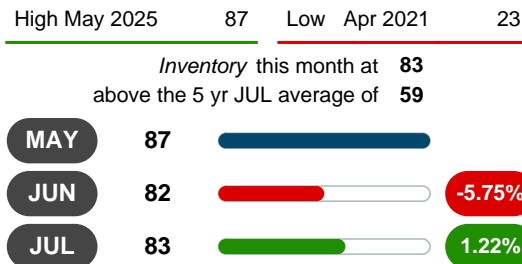


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 59



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	9.64%	104.8	7	1	0	0
\$75,001 - \$125,000	8	9.64%	90.0	2	6	0	0
\$125,001 - \$175,000	9	10.84%	82.4	1	7	1	0
\$175,001 - \$300,000	26	31.33%	96.5	6	12	6	2
\$300,001 - \$400,000	13	15.66%	65.3	3	8	2	0
\$400,001 - \$675,000	10	12.05%	41.1	3	5	2	0
\$675,001 and up	9	10.84%	67.3	1	4	2	2
<b>Total Active Inventory by Units</b>	<b>83</b>			<b>23</b>	<b>43</b>	<b>13</b>	<b>4</b>
<b>Total Active Inventory by Volume</b>	<b>49,030,649</b>	<b>100%</b>	<b>80.4</b>	<b>5.39M</b>	<b>36.15M</b>	<b>5.12M</b>	<b>2.37M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$590,731</b>			<b>\$234,498</b>	<b>\$840,628</b>	<b>\$393,631</b>	<b>\$593,250</b>

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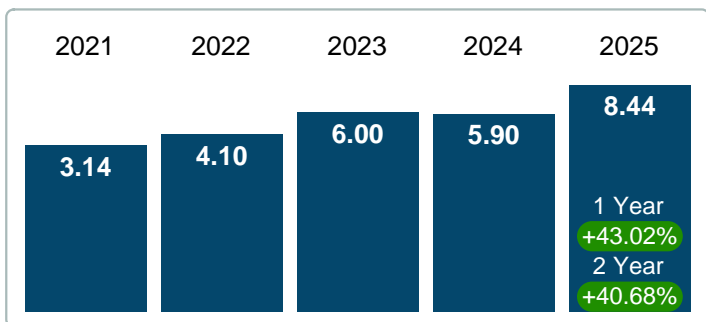
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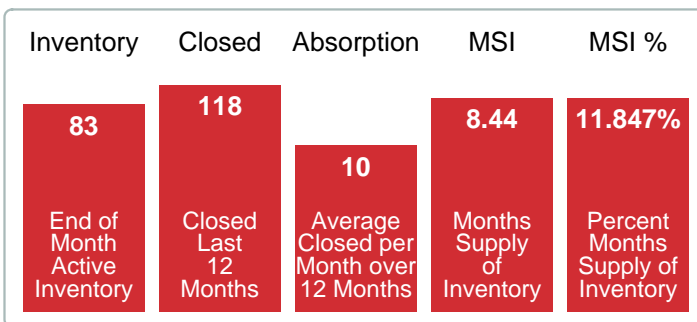
## MONTHS SUPPLY of INVENTORY (MSI)

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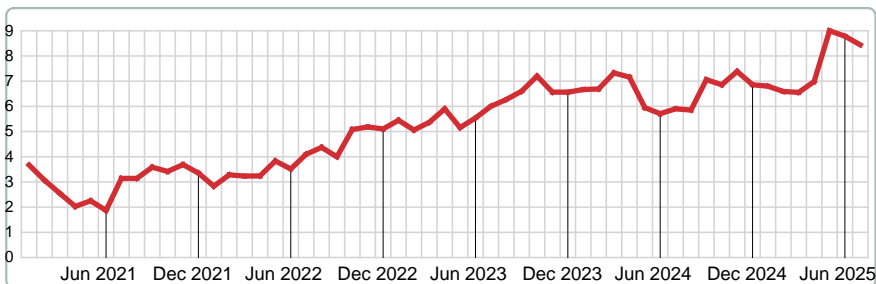
### MSI FOR JULY



### INDICATORS FOR JULY 2025

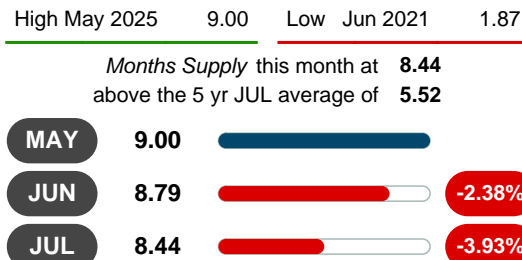


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 5.52



### 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
\$75,000 and less	9.64%	6.86	14.00	1.71	0.00	0.00
\$75,001 - \$125,000	9.64%	8.00	4.80	12.00	0.00	0.00
\$125,001 - \$175,000	10.84%	3.09	1.71	3.36	4.00	0.00
\$175,001 - \$300,000	31.33%	8.43	18.00	7.58	5.54	24.00
\$300,001 - \$400,000	15.66%	14.18	0.00	12.00	8.00	0.00
\$400,001 - \$675,000	12.05%	17.14	0.00	20.00	24.00	0.00
\$675,001 and up	10.84%	54.00	0.00	0.00	12.00	0.00
Market Supply of Inventory (MSI)		8.44	12.55	7.59	6.50	12.00
Total Active Inventory by Units	100%	83	23	43	13	4

# July 2025



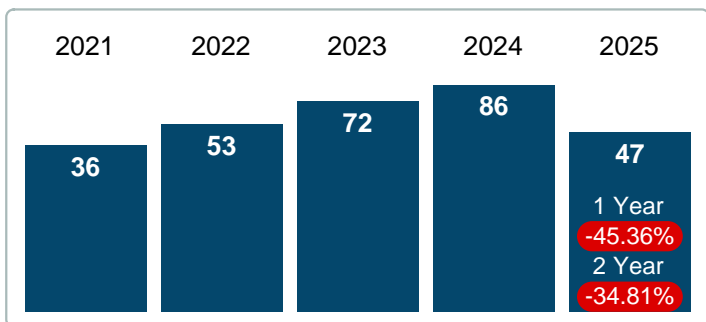
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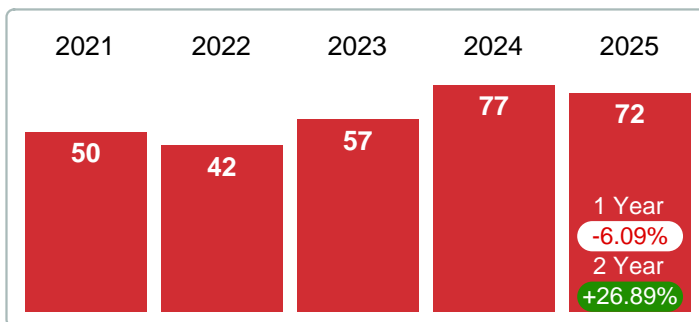
## AVERAGE DAYS ON MARKET TO SALE

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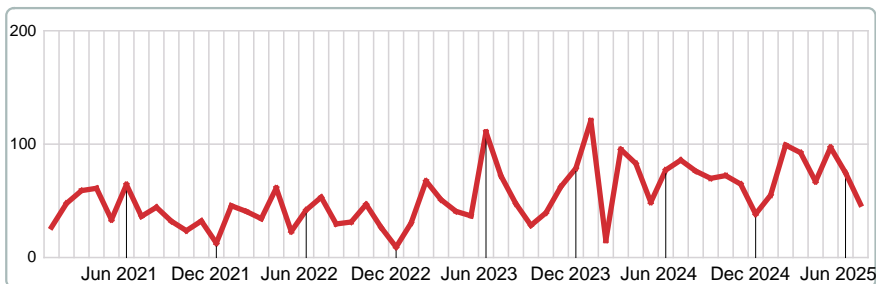
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

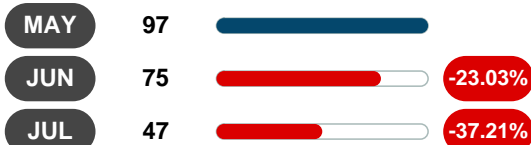


### 3 MONTHS

5 year JUL AVG = 59

High Jan 2024 121 Low Dec 2022 9

Average Days on Market to Sale this month at 47 below the 5 yr JUL average of 59



### 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
\$50,000 and less	13.33%	21	6	36	0	0
\$50,001 - \$125,000	6.67%	99	99	0	0	0
\$125,001 - \$175,000	13.33%	44	87	1	0	0
\$175,001 - \$225,000	26.67%	61	94	50	0	0
\$225,001 - \$250,000	6.67%	42	0	0	42	0
\$250,001 - \$275,000	20.00%	53	0	0	53	0
\$275,001 and up	13.33%	14	0	14	14	0
<b>Average Closed DOM</b>		<b>47</b>	<b>72</b>	<b>34</b>	<b>43</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>47</b>	<b>4</b>	<b>6</b>	<b>5</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>3,001,661</b>	<b>475.00K</b>	<b>1.22M</b>	<b>1.30M</b>	<b>0.00B</b>

# July 2025



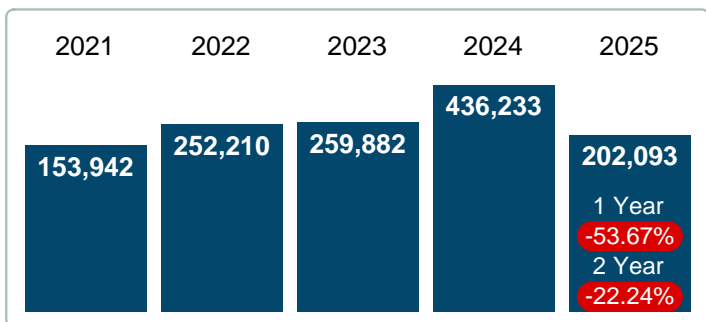
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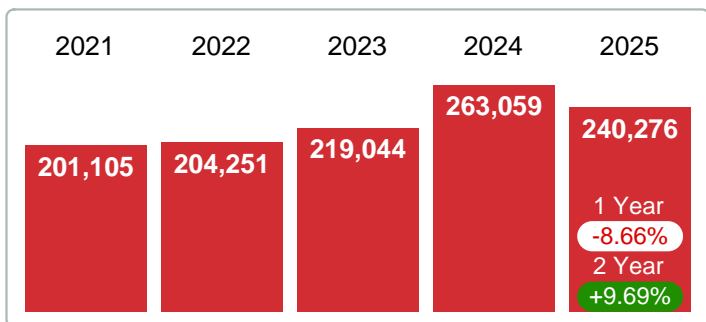
## AVERAGE LIST PRICE AT CLOSING

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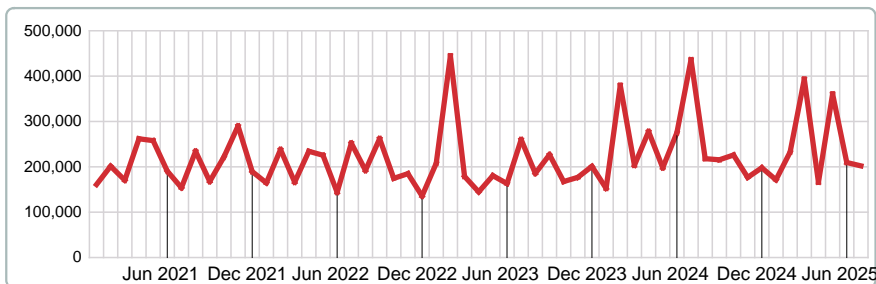
### JULY



### YEAR TO DATE (YTD)

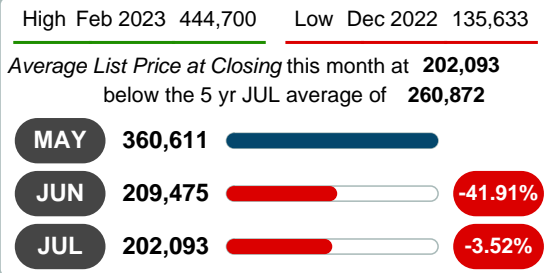


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 260,872



### 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
\$50,000 and less	1	6.67%	45,000	65,000	45,000	0	0
\$50,001 - \$125,000	2	13.33%	70,000	139,000	0	0	0
\$125,001 - \$175,000	3	20.00%	154,666	149,999	175,000	0	0
\$175,001 - \$225,000	2	13.33%	215,750	75,000	240,133	0	0
\$225,001 - \$250,000	2	13.33%	244,250	0	0	249,500	0
\$250,001 - \$275,000	3	20.00%	269,133	0	0	252,500	0
\$275,001 and up	2	13.33%	327,500	0	375,000	280,000	0
Average List Price			202,093	107,250	219,233	257,400	0
Total Closed Units		100%	202,093	4	6	5	
Total Closed Volume			3,031,398	429.00K	1.32M	1.29M	0.00B

# July 2025



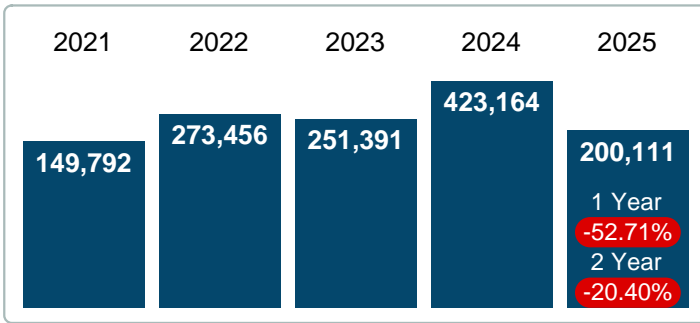
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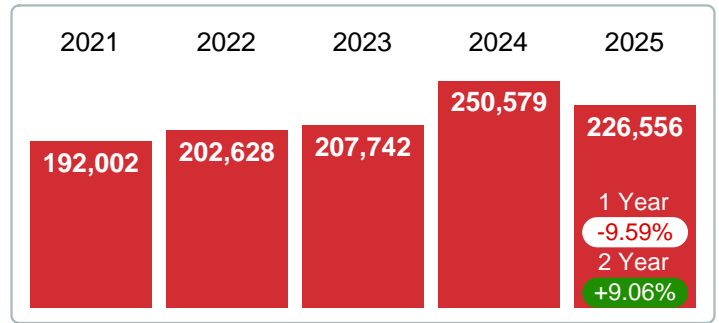
## AVERAGE SOLD PRICE AT CLOSING

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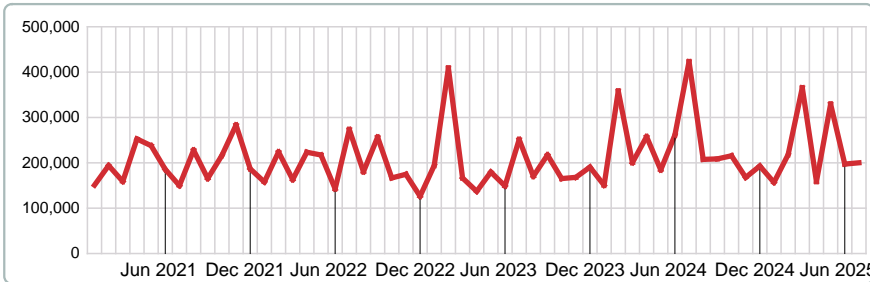
### JULY



### YEAR TO DATE (YTD)

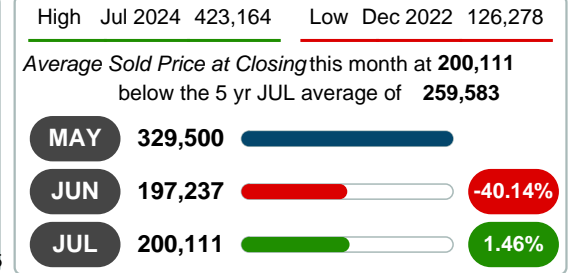


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 259,583



### 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
\$50,000 and less	13.33%	44,100	50,000	38,200	0	0
\$50,001 - \$125,000	6.67%	95,000	95,000	0	0	0
\$125,001 - \$175,000	13.33%	161,100	149,999	172,200	0	0
\$175,001 - \$225,000	26.67%	204,450	180,000	212,600	0	0
\$225,001 - \$250,000	6.67%	249,500	0	0	249,500	0
\$250,001 - \$275,000	20.00%	258,654	0	0	258,654	0
\$275,001 and up	13.33%	326,500	0	375,000	278,000	0
<b>Average Sold Price</b>		<b>200,111</b>	<b>118,750</b>	<b>203,867</b>	<b>260,692</b>	<b>0</b>
<b>Total Closed Units</b>		<b>15</b>	<b>4</b>	<b>6</b>	<b>5</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>3,001,661</b>	<b>475.00K</b>	<b>1.22M</b>	<b>1.30M</b>	<b>0.00B</b>

# July 2025



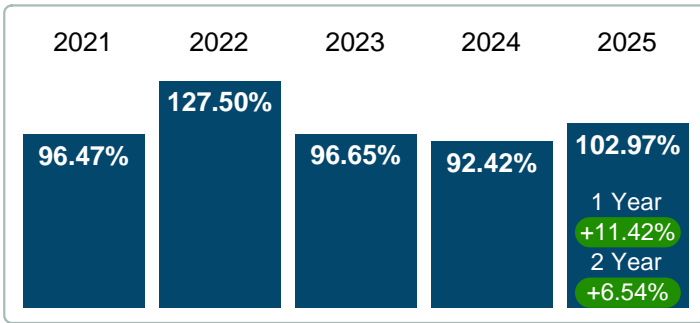
Area Delimited by County Of Sequoyah - Residential Property Type



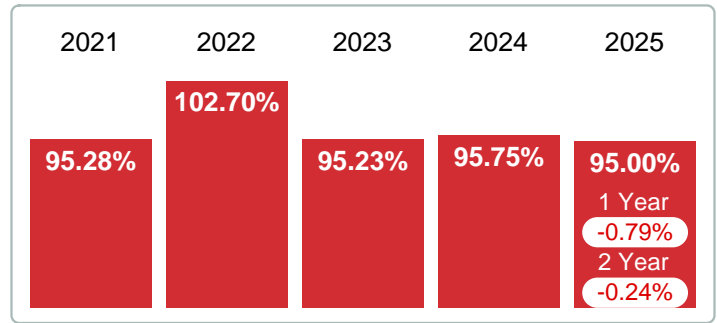
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

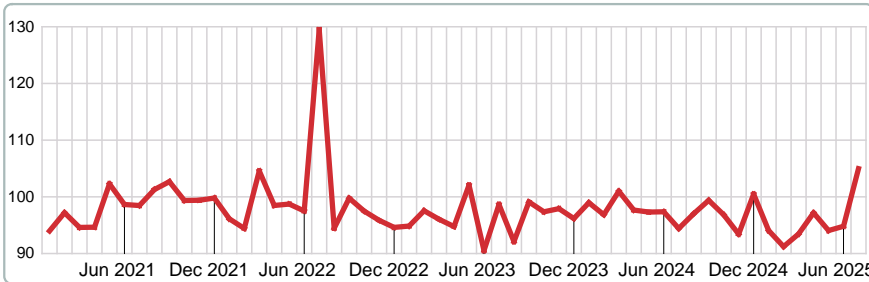
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

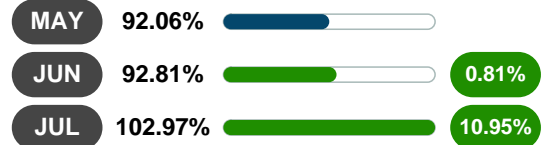


### 3 MONTHS

5 year JUL AVG = 103.20%

High Jul 2022 127.50% Low Jun 2023 88.53%

Average Sold/List Ratio this month at **102.97%** equal to 5 yr JUL average of **103.20%**



### 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
\$50,000 and less	2	13.33%	80.91%	76.92%	84.89%	0.00%	0.00%
\$50,001 - \$125,000	1	6.67%	68.35%	68.35%	0.00%	0.00%	0.00%
\$125,001 - \$175,000	2	13.33%	99.20%	100.00%	98.40%	0.00%	0.00%
\$175,001 - \$225,000	4	26.67%	126.90%	240.00%	89.20%	0.00%	0.00%
\$225,001 - \$250,000	1	6.67%	100.00%	0.00%	0.00%	100.00%	0.00%
\$250,001 - \$275,000	3	20.00%	103.03%	0.00%	0.00%	103.03%	0.00%
\$275,001 and up	2	13.33%	99.64%	0.00%	100.00%	99.29%	0.00%
Average Sold/List Ratio		103.00%		121.32%	91.81%	101.67%	0.00%
Total Closed Units		15	100%	4	6	5	
Total Closed Volume		3,001,661		475.00K	1.22M	1.30M	0.00B

# July 2025



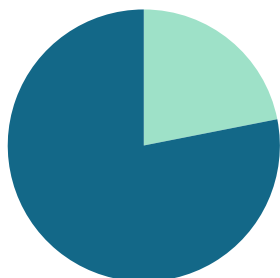
Area Delimited by County Of Sequoyah - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

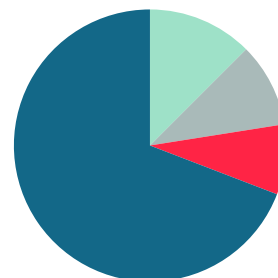


**Inventory**  
 New Listings  
**23 = 21.90%**  
 Start Inventory  
**82**  
 Total Inventory Units  
**105**  
 Volume  
**\$55,674,948**

### Market Activity

Closed Sales  
**15 = 12.50%**  
 Pending Sales  
**12 = 10.00%**  
 Other Off Market  
**10 = 8.33%**  
 Active Inventory  
**83 = 69.17%**

### MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	9	15	66.67%	69	68	-1.45%
Pending Sales	10	12	20.00%	77	82	6.49%
New Listings	19	23	21.05%	129	150	16.28%
Average List Price	436,233	202,093	-53.67%	263,059	240,276	-8.66%
Average Sale Price	423,164	200,111	-52.71%	250,579	226,556	-9.59%
Average Percent of Selling Price to List Price	92.42%	102.97%	11.42%	95.75%	95.00%	-0.79%
Average Days on Market to Sale	85.89	46.93	-45.36%	76.83	72.15	-6.09%
Monthly Inventory	60	83	38.33%	60	83	38.33%
Months Supply of Inventory	5.90	8.44	43.02%	5.90	8.44	43.02%

**Absorption:** Last 12 months, an Average of 10 Sales/Month

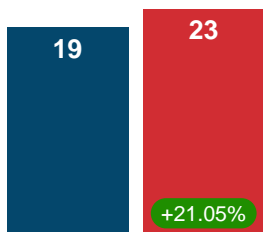
**Inventory on July 31, 2025 = 83**

**2024 2025**

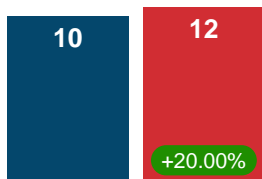
### JULY MARKET

### AVERAGE PRICES

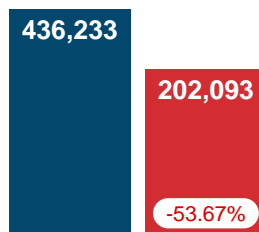
#### New Listings



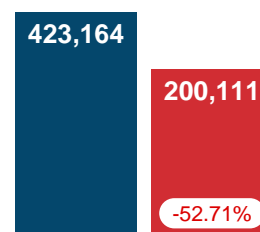
#### Pending Listings



#### List Price



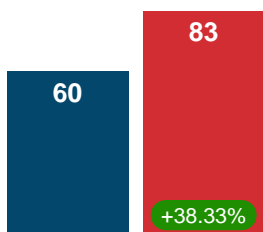
#### Sale Price



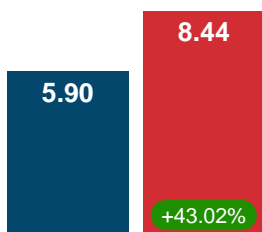
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

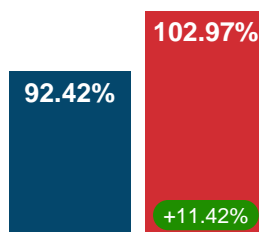
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

