

# July 2025



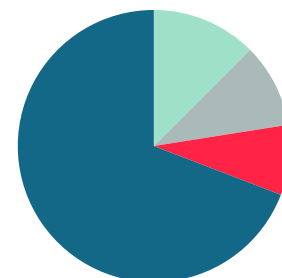
Area Delimited by County Of Sequoyah - Residential Property Type



## 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%
Median List Price	129,900	225,000	73.21%
Median Sale Price	110,975	215,000	93.74%
Median Percent of Selling Price to List Price	96.08%	98.08%	2.08%
Median Days on Market to Sale	81.00	42.00	-48.15%
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.

#### 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 **93.74%** in July 2025 to \$215,000 versus the previous year at \$110,975.

#### Median Days on Market Shortens

The median number of **42.00** days that homes spent on the market before selling decreased by 39.00 days or **48.15%** in July 2025 compared to last year's same month at **81.00** DOM.

#### Sales Success for July 2025 is Positive

Overall, with Median Prices going up 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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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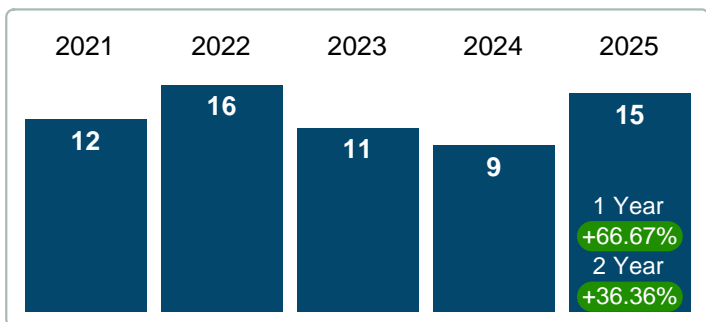
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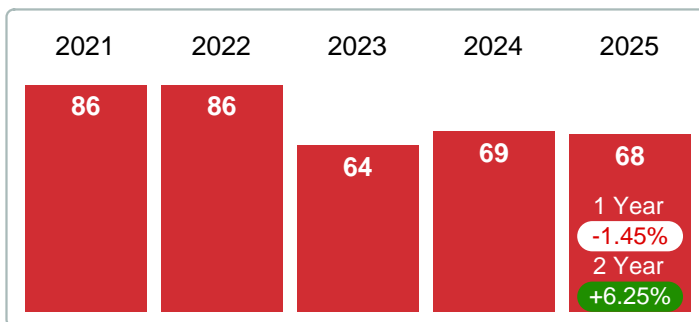
## CLOSED LISTINGS

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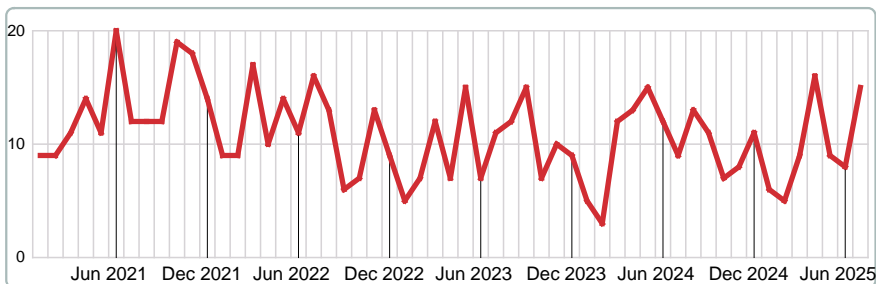
### JULY



### YEAR TO DATE (YTD)

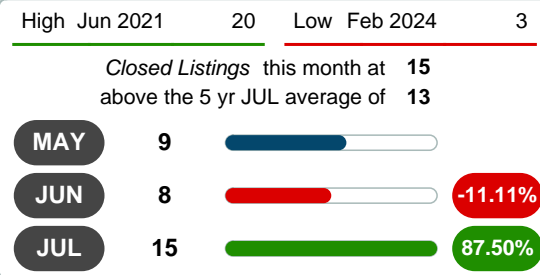


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 13



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	68.0	1	3	0	0
\$225,001 - \$250,000	1	6.67%	42.0	0	0	1	0
\$250,001 - \$275,000	3	20.00%	49.0	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>42.0</b>	<b>475.00K</b>	<b>1.22M</b>	<b>1.30M</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$215,000</b>			<b>\$122,500</b>	<b>\$206,400</b>	<b>\$255,962</b>	<b>\$0</b>

# July 2025



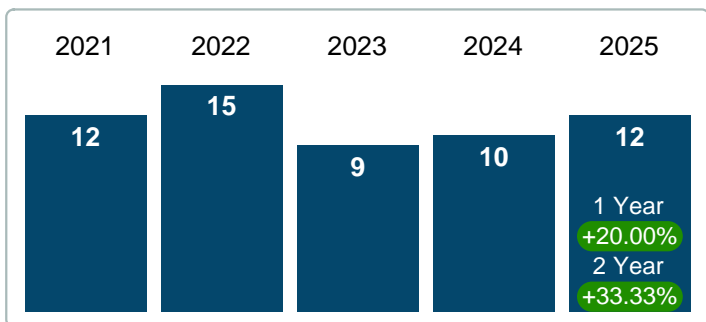
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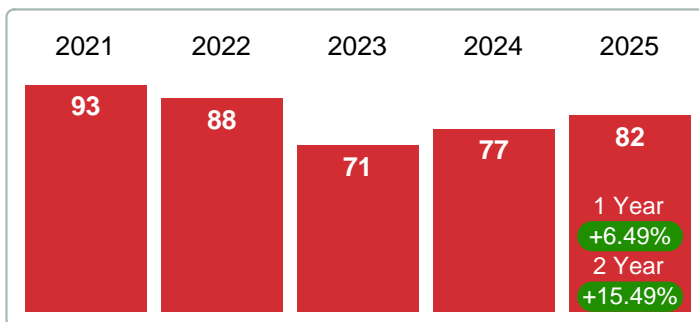
## PENDING LISTINGS

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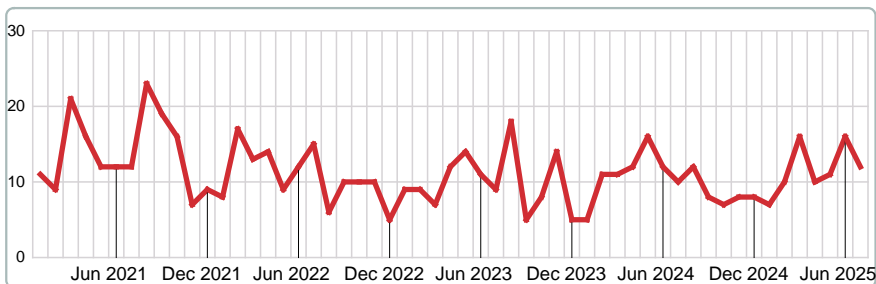
### JULY



### YEAR TO DATE (YTD)

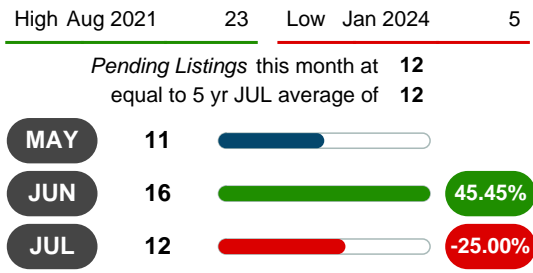


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 12



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	39.0	0	0	0	0
\$125,001 - \$225,000	6	50.00%	73.0	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>52.0</b>	<b>139.90K</b>	<b>2.06M</b>	<b>635.00K</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$176,950</b>			<b>\$139,900</b>	<b>\$176,950</b>	<b>\$225,000</b>	<b>\$0</b>

# July 2025



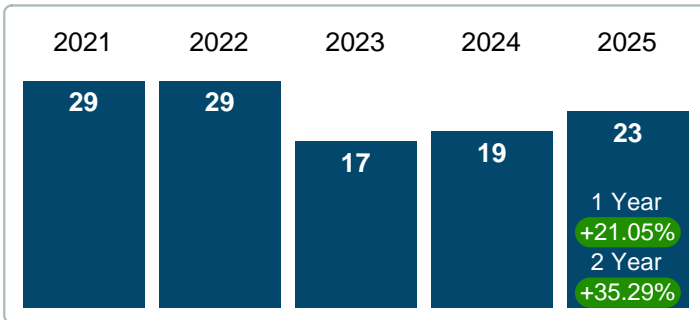
Area Delimited by County Of Sequoyah - Residential Property Type



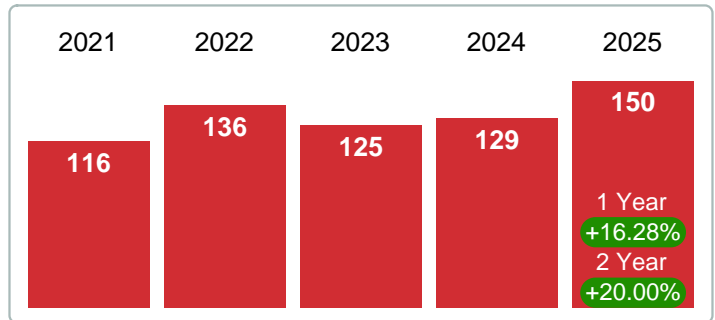
## NEW LISTINGS

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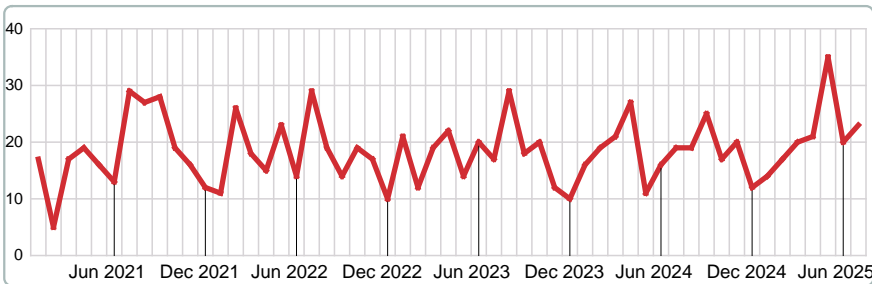
### JULY



### YEAR TO DATE (YTD)

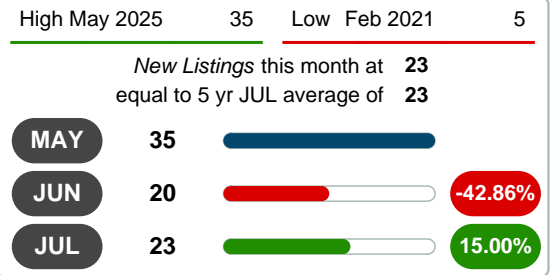


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 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>Median New Listed Listing Price</b>	<b>\$380,000</b>		<b>\$395,000</b>	<b>\$215,000</b>	<b>\$357,450</b>	<b>\$937,000</b>

# July 2025



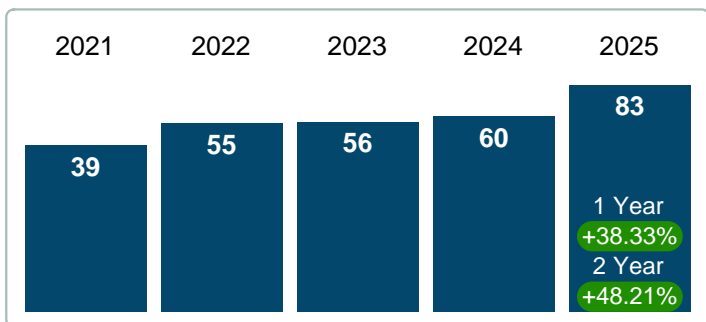
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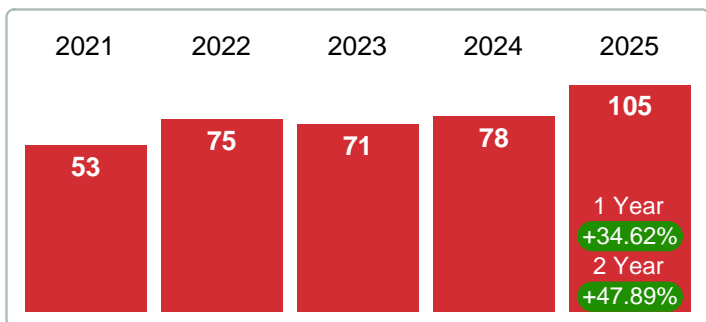
## ACTIVE INVENTORY

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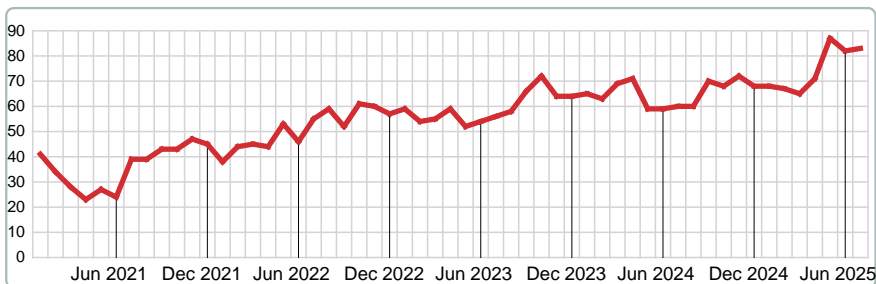
### END OF JULY



### ACTIVE DURING JULY

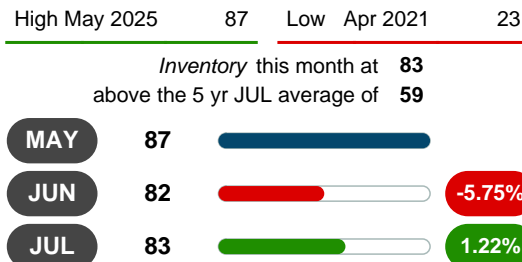


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 59



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	9.64%	101.0	7	1	0	0
\$75,001 - \$125,000	8	9.64%	72.0	2	6	0	0
\$125,001 - \$175,000	9	10.84%	83.0	1	7	1	0
\$175,001 - \$300,000	26	31.33%	72.0	6	12	6	2
\$300,001 - \$400,000	13	15.66%	46.0	3	8	2	0
\$400,001 - \$675,000	10	12.05%	26.0	3	5	2	0
\$675,001 and up	9	10.84%	29.0	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>71.0</b>	<b>5.39M</b>	<b>36.15M</b>	<b>5.12M</b>	<b>2.37M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$225,000</b>			<b>\$180,000</b>	<b>\$210,000</b>	<b>\$279,900</b>	<b>\$512,000</b>

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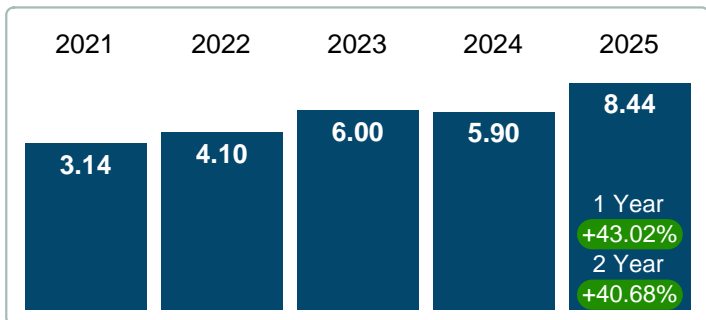
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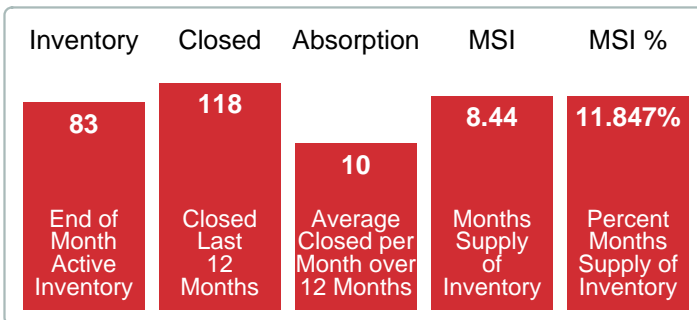
## MONTHS SUPPLY of INVENTORY (MSI)

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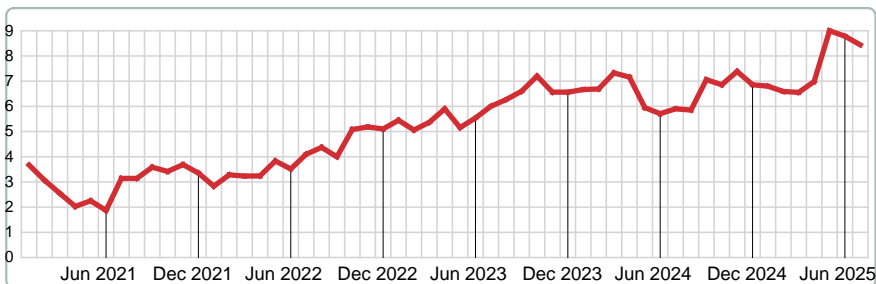
### MSI FOR JULY



### INDICATORS FOR JULY 2025

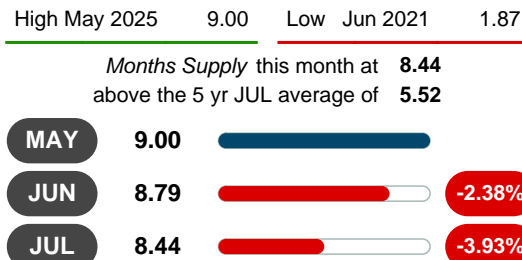


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



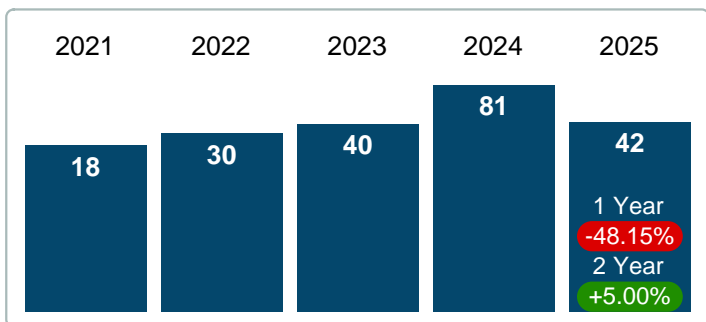
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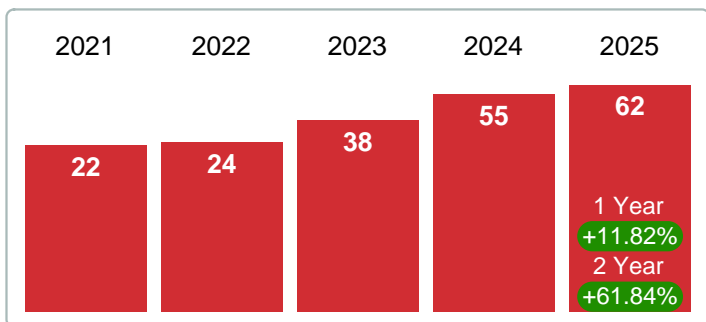
## MEDIAN DAYS ON MARKET TO SALE

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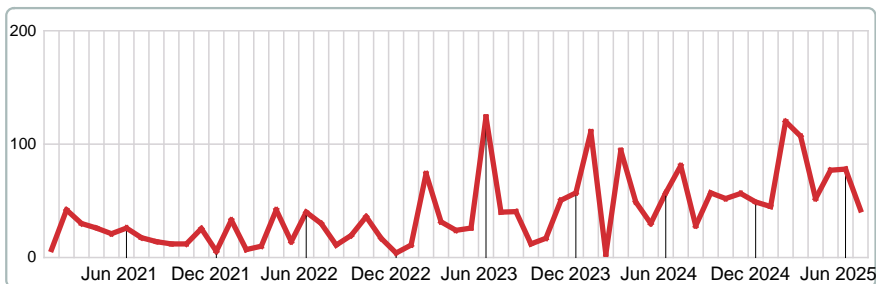
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 42

High Jun 2023 124 Low Feb 2024 3

Median Days on Market to Sale this month at 42 equal to 5 yr JUL average of 42



### 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
\$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%	68	94	60	0	0
\$225,001 - \$250,000	6.67%	42	0	0	42	0
\$250,001 - \$275,000	20.00%	49	0	0	49	0
\$275,001 and up	13.33%	14	0	14	14	0
Median Closed DOM		42	91	26	42	0
Total Closed Units	100%	42.0	4	6	5	
Total Closed Volume		3,001,661	475.00K	1.22M	1.30M	0.00B

# July 2025



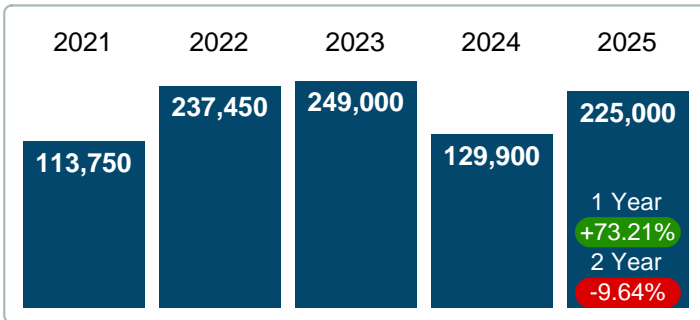
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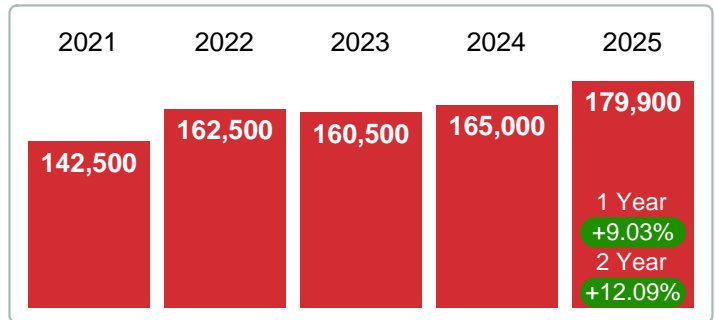
## MEDIAN LIST PRICE AT CLOSING

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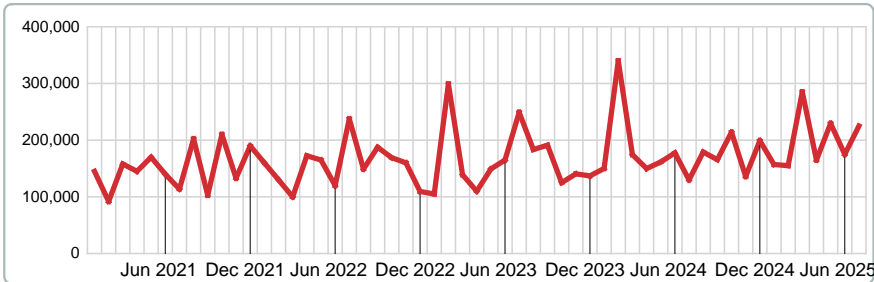
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 191,020

High Feb 2024 339,900 Low Feb 2021 92,000

Median List Price at Closing this month at **225,000** above the 5 yr JUL average of **191,020**



### 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
\$50,000 and less	6.67%	45,000	0	45,000	0	0
\$50,001 - \$125,000	13.33%	70,000	70,000	0	0	0
\$125,001 - \$175,000	20.00%	149,999	144,500	175,000	0	0
\$175,001 - \$225,000	13.33%	215,750	0	206,500	225,000	0
\$225,001 - \$250,000	13.33%	244,250	0	239,000	249,500	0
\$250,001 - \$275,000	20.00%	272,500	0	274,900	266,250	0
\$275,001 and up	13.33%	327,500	0	375,000	280,000	0
<b>Median List Price</b>		<b>225,000</b>	<b>107,000</b>	<b>222,750</b>	<b>259,999</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>3,031,398</b>	<b>429.00K</b>	<b>1.32M</b>	<b>1.29M</b>	<b>0.00B</b>

# July 2025



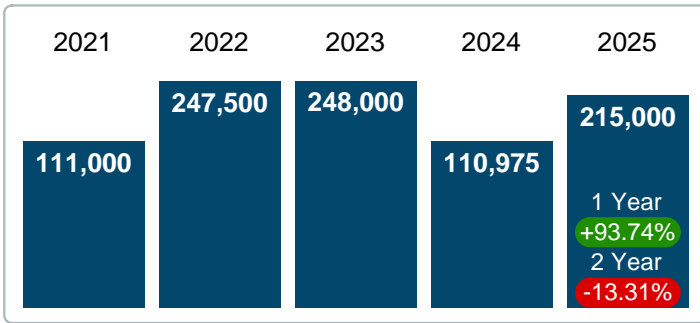
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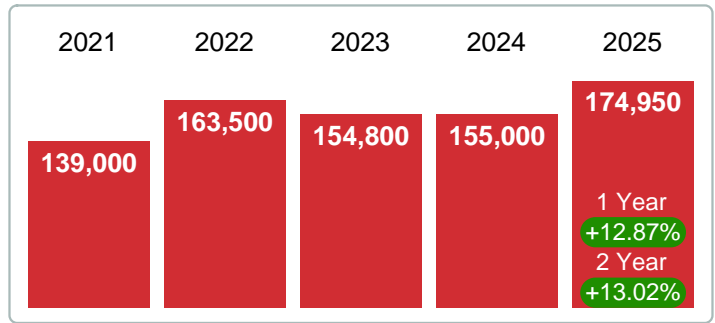
## MEDIAN SOLD PRICE AT CLOSING

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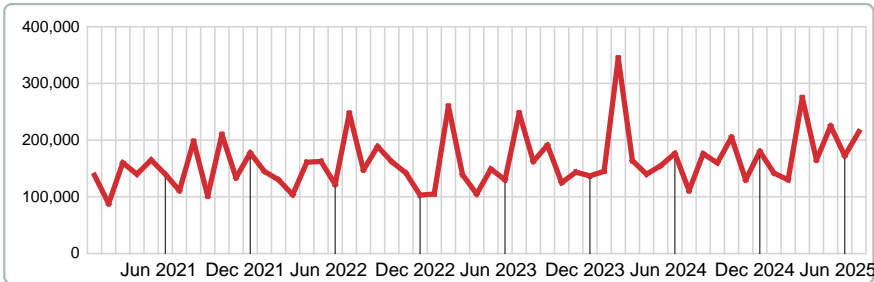
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 186,495

High Feb 2024 344,900 Low Feb 2021 88,000

Median Sold Price at Closing this month at **215,000** above the 5 yr JUL average of **186,495**



### 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
\$50,000 and less	2	13.33%	44,100	50,000	38,200	0	0
\$50,001 - \$125,000	1	6.67%	95,000	95,000	0	0	0
\$125,001 - \$175,000	2	13.33%	161,100	149,999	172,200	0	0
\$175,001 - \$225,000	4	26.67%	206,400	180,000	215,000	0	0
\$225,001 - \$250,000	1	6.67%	249,500	0	0	249,500	0
\$250,001 - \$275,000	3	20.00%	255,962	0	0	255,962	0
\$275,001 and up	2	13.33%	326,500	0	375,000	278,000	0
Median Sold Price			215,000	122,500	206,400	255,962	0
Total Closed Units		100%	215,000	4	6	5	
Total Closed Volume			3,001,661	475.00K	1.22M	1.30M	0.00B

# July 2025



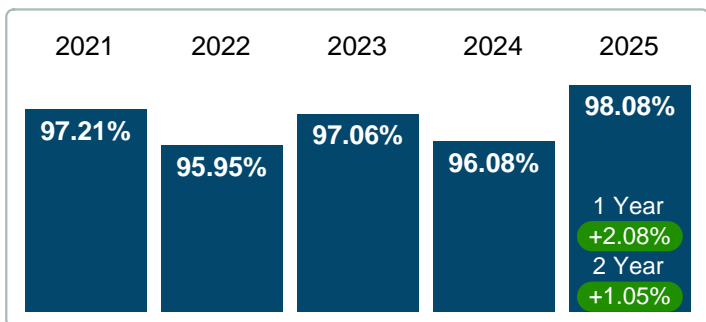
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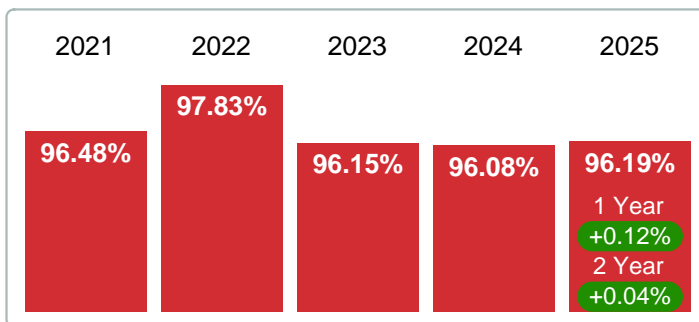
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

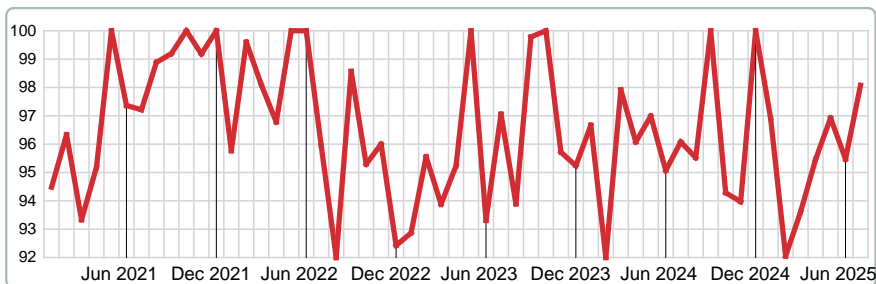
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

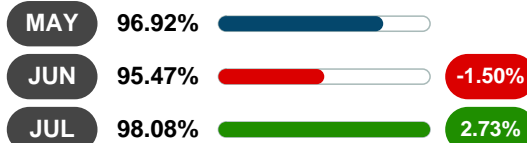


### 3 MONTHS

5 year JUL AVG = 96.88%

High Dec 2024 100.00% Low Feb 2024 92.00%

Median Sold/List Ratio this month at **98.08%**  
above the 5 yr JUL average of **96.88%**



### 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
\$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%	92.87%	240.00%	89.96%	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%	98.08%	0.00%	0.00%	98.08%	0.00%
\$275,001 and up	2	13.33%	99.64%	0.00%	100.00%	99.29%	0.00%
Median Sold/List Ratio		98.08%		88.46%	92.87%	99.29%	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



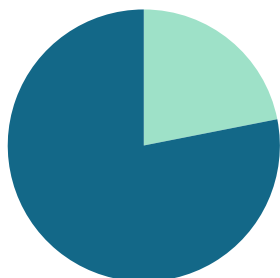
Area Delimited by County Of Sequoyah - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

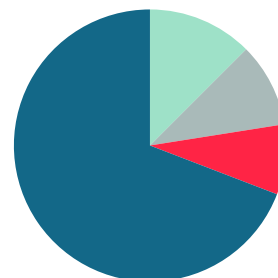


**Inventory**  
 New Listings  
**23 = 21.90%**  
 Start Inventory  
**82**  
 Total Inventory Units  
**105**  
 Volume  
**\$55,674,948**

### 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%
Median List Price	129,900	225,000	73.21%	165,000	179,900	9.03%
Median Sale Price	110,975	215,000	93.74%	155,000	174,950	12.87%
Median Percent of Selling Price to List Price	96.08%	98.08%	2.08%	96.08%	96.19%	0.12%
Median Days on Market to Sale	81.00	42.00	-48.15%	55.00	61.50	11.82%
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

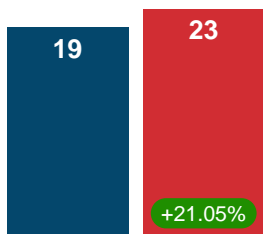
**Inventory** on July 31, 2025 = **83**

**2024** **2025**

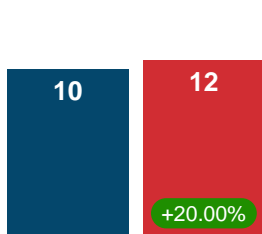
### JULY MARKET

### MEDIAN PRICES

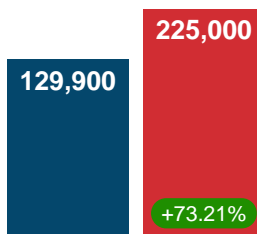
#### New Listings



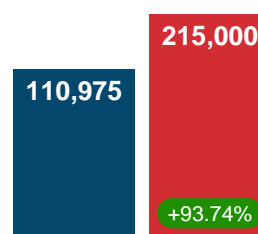
#### Pending Listings



#### List Price



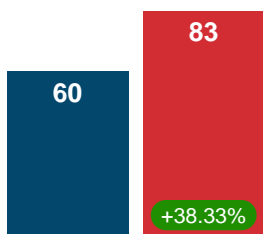
#### Sale Price



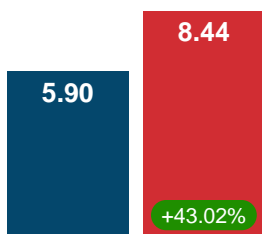
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

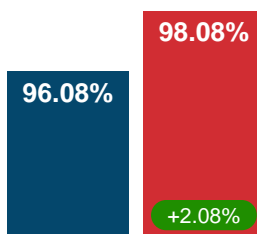
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

