

July 2025



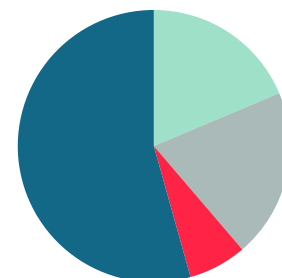
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	July 2025	+/-%
Closed Listings	780	804	3.08%
Pending Listings	786	866	10.18%
New Listings	1,101	1,180	7.18%
Median List Price	284,950	292,900	2.79%
Median Sale Price	280,000	285,000	1.79%
Median Percent of Selling Price to List Price	100.00%	99.89%	-0.11%
Median Days on Market to Sale	14.00	16.00	14.29%
End of Month Inventory	2,027	2,343	15.59%
Months Supply of Inventory	2.96	3.27	10.24%



■ Closed (18.65%)
■ Pending (20.09%)
■ Other OffMarket (6.91%)
■ Active (54.35%)

Absorption: Last 12 months, an Average of **717** Sales/Month
Active Inventory as of July 31, 2025 = **2,343**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2025 rose **15.59%** to 2,343 existing homes available for sale. Over the last 12 months this area has had an average of 717 closed sales per month. This represents an unsold inventory index of **3.27** 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 **1.79%** in July 2025 to \$285,000 versus the previous year at \$280,000.

Median Days on Market Lengthens

The median number of **16.00** days that homes spent on the market before selling increased by 2.00 days or **14.29%** in July 2025 compared to last year's same month at **14.00** 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 weak this month.

There were 1,180 New Listings in July 2025, up **7.18%** from last year at 1,101. Furthermore, there were 804 Closed Listings this month versus last year at 780, a **3.08%** increase.

Closed versus Listed trends yielded a **68.1%** ratio, down from previous year's, July 2024, at **70.8%**, a **3.82%** downswing. 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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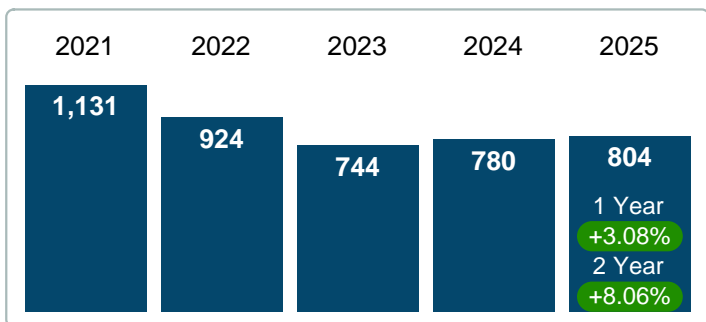
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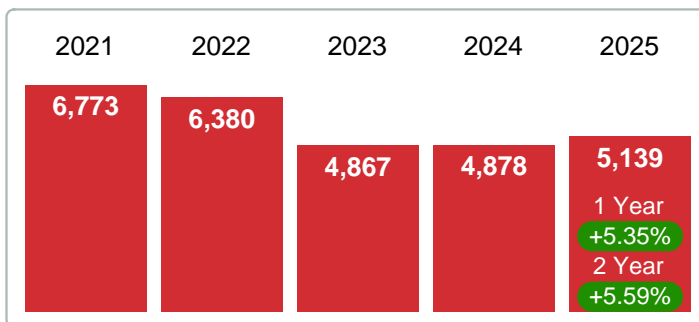
CLOSED LISTINGS

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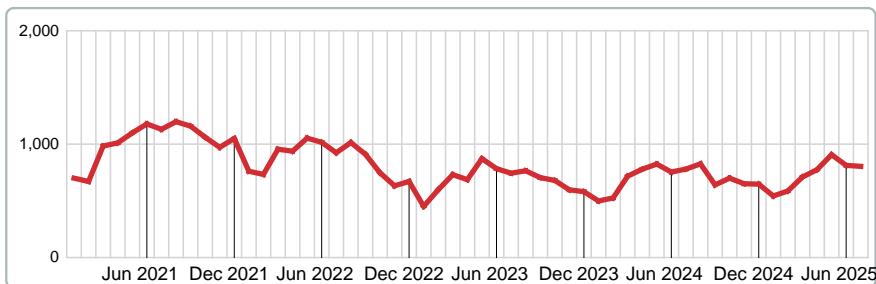
JULY



YEAR TO DATE (YTD)

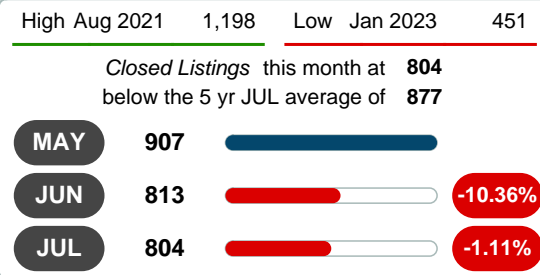


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 877



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	74	9.20%	13.0	34	38	2	0
\$150,001 - \$200,000	113	14.05%	10.0	33	71	9	0
\$200,001 - \$225,000	61	7.59%	12.0	8	47	6	0
\$225,001 - \$325,000	245	30.47%	14.0	17	165	53	10
\$325,001 - \$425,000	130	16.17%	24.0	5	42	70	13
\$425,001 - \$575,000	95	11.82%	22.0	2	25	50	18
\$575,001 and up	86	10.70%	25.0	2	8	55	21
Total Closed Units	804			101	396	245	62
Total Closed Volume	278,831,513	100%	16.0	20.12M	105.42M	116.92M	36.37M
Median Closed Price	\$285,000			\$175,000	\$245,000	\$399,900	\$476,000

July 2025



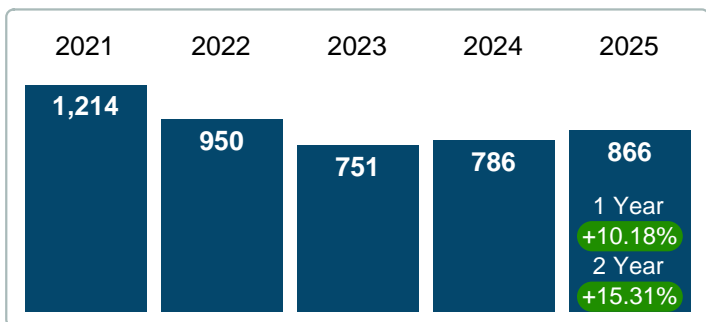
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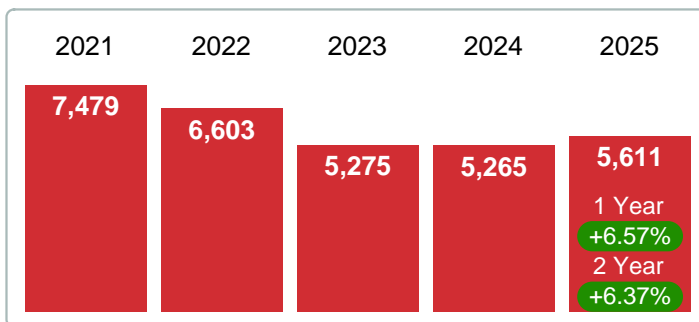
PENDING LISTINGS

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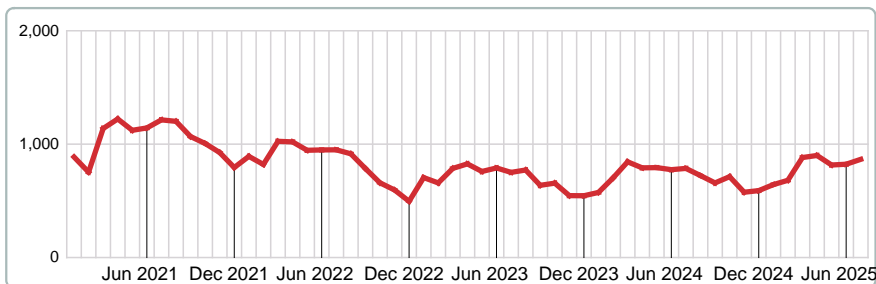
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

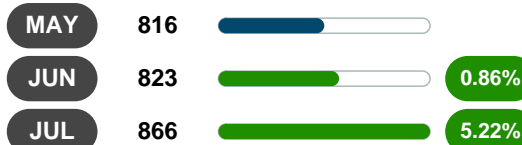


3 MONTHS

5 year JUL AVG = 913

High Apr 2021 1,222 Low Dec 2022 496

Pending Listings this month at **866**
below the 5 yr JUL average of **913**



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	64	7.39%	10.5	32	29	2	1
\$125,001 - \$175,000	73	8.43%	11.0	24	42	7	0
\$175,001 - \$225,000	152	17.55%	23.0	21	113	18	0
\$225,001 - \$300,000	223	25.75%	23.0	16	154	48	5
\$300,001 - \$375,000	132	15.24%	20.0	5	56	59	12
\$375,001 - \$550,000	126	14.55%	25.0	3	44	67	12
\$550,001 and up	96	11.09%	39.5	4	15	55	22
Total Pending Units	866			105	453	256	52
Total Pending Volume	290,625,049	100%	21.0	20.40M	121.93M	114.08M	34.21M
Median Listing Price	\$269,900			\$169,000	\$245,000	\$366,950	\$484,500

July 2025



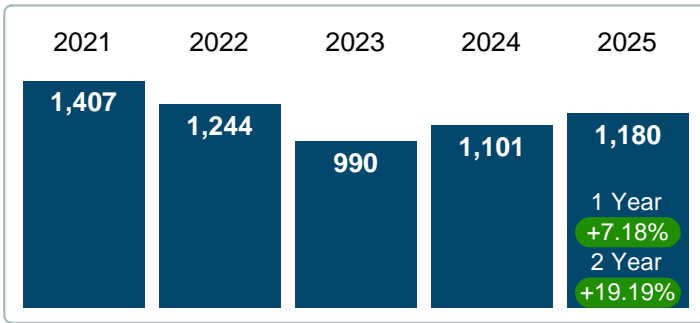
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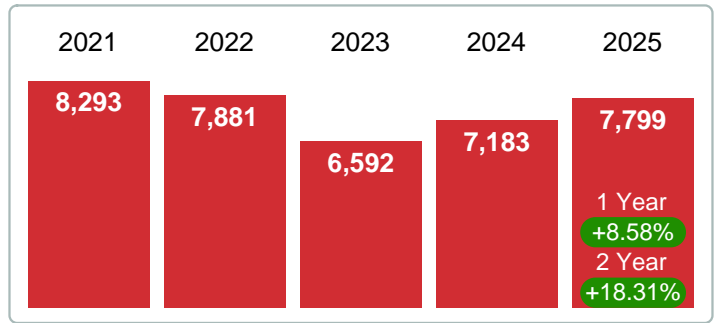
NEW LISTINGS

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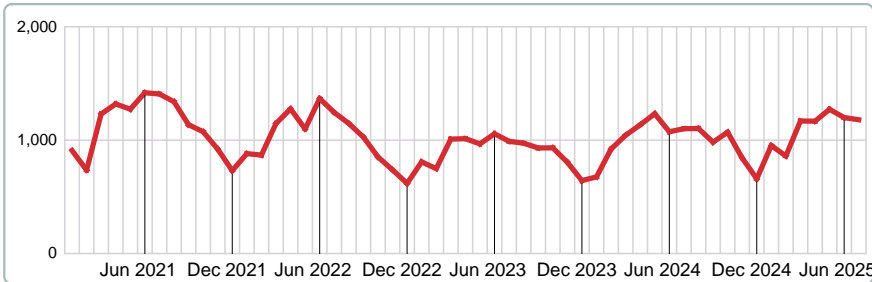
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

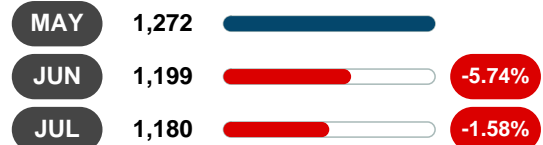


3 MONTHS

5 year JUL AVG = 1,184

High Jun 2021 1,418 Low Dec 2022 618

New Listings this month at 1,180
below the 5 yr JUL average of 1,184



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	118	10.00%	54	56	7	1
\$150,001 - \$200,000	128	10.85%	29	86	13	0
\$200,001 - \$250,000	165	13.98%	28	111	26	0
\$250,001 - \$325,000	277	23.47%	16	166	90	5
\$325,001 - \$425,000	207	17.54%	9	76	103	19
\$425,001 - \$625,000	163	13.81%	2	51	95	15
\$625,001 and up	122	10.34%	16	15	55	36
Total New Listed Units	1,180		154	561	389	76
Total New Listed Volume	436,480,355	100%	40.06M	163.52M	181.13M	51.77M
Median New Listed Listing Price	\$299,900		\$189,950	\$265,000	\$384,900	\$572,500

July 2025



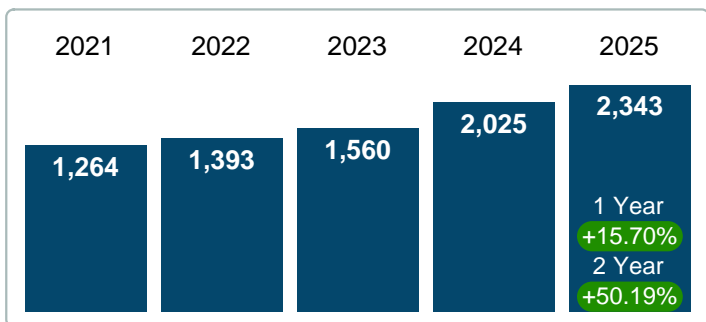
Area Delimited by County Of Tulsa - Residential Property Type



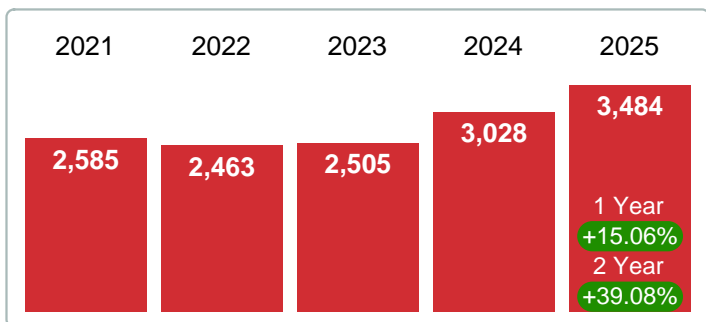
ACTIVE INVENTORY

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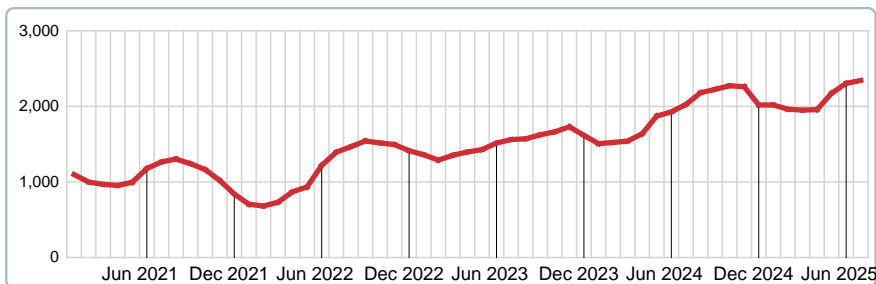
END OF JULY



ACTIVE DURING JULY



5 YEAR MARKET ACTIVITY TRENDS

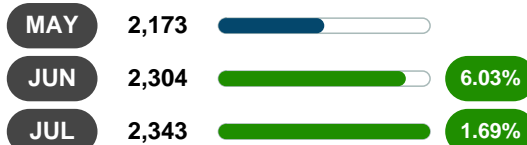


3 MONTHS

5 year JUL AVG = 1,717

High Jul 2025 2,343 Low Feb 2022 682

Inventory this month at **2,343**
above the 5 yr JUL average of **1,717**



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	202	8.62%	51.0	123	64	14	1	
\$150,001 - \$225,000	295	12.59%	41.0	68	201	25	1	
\$225,001 - \$275,000	266	11.35%	35.0	22	183	59	2	
\$275,001 - \$400,000	645	27.53%	41.0	36	296	274	39	
\$400,001 - \$525,000	372	15.88%	63.0	18	156	157	41	
\$525,001 - \$725,000	320	13.66%	70.0	4	72	191	53	
\$725,001 and up	243	10.37%	65.0	19	24	105	95	
Total Active Inventory by Units		2,343		290	996	825	232	
Total Active Inventory by Volume		1,018,073,146	100%	49.0	74.15M	334.15M	417.71M	192.06M
Median Active Inventory Listing Price		\$345,000			\$172,450	\$288,500	\$429,900	\$649,450

July 2025



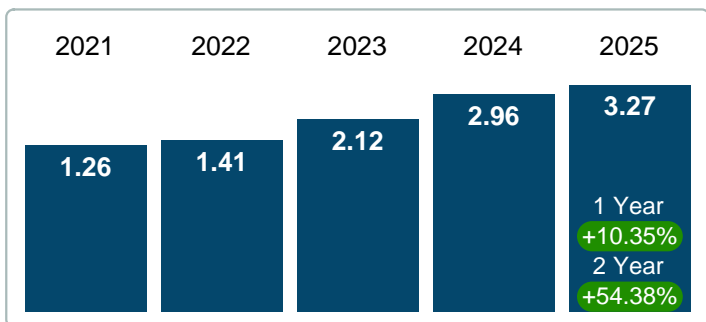
Area Delimited by County Of Tulsa - Residential Property Type



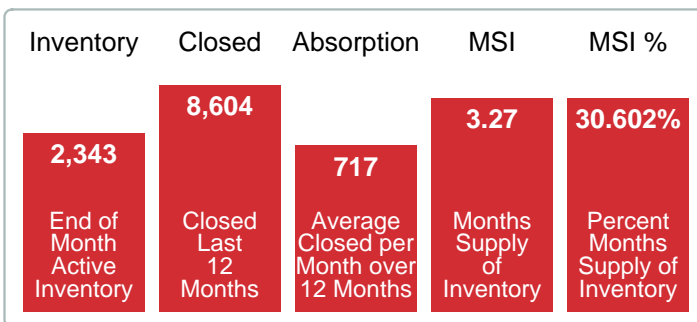
MONTHS SUPPLY of INVENTORY (MSI)

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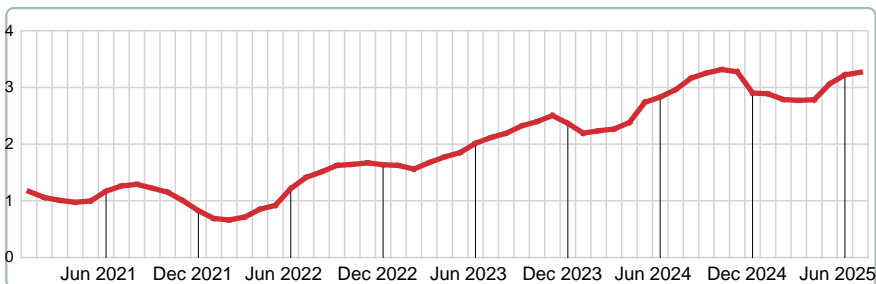
MSI FOR JULY



INDICATORS FOR JULY 2025

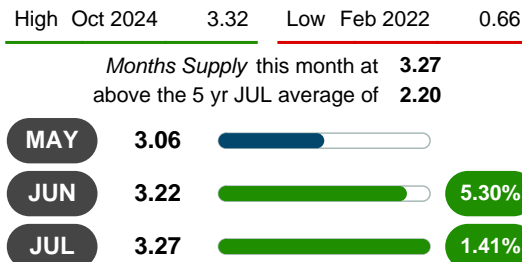


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 2.20



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	202	8.62%	2.21	2.95	1.44	2.85	2.00
\$150,001 - \$225,000	295	12.59%	1.95	2.64	1.84	1.60	3.00
\$225,001 - \$275,000	266	11.35%	2.23	2.38	2.09	2.85	1.14
\$275,001 - \$400,000	645	27.53%	3.35	4.24	3.34	3.20	3.84
\$400,001 - \$525,000	372	15.88%	4.74	5.40	6.69	3.70	4.39
\$525,001 - \$725,000	320	13.66%	6.04	6.00	6.91	5.79	5.94
\$725,001 and up	243	10.37%	7.86	38.00	5.65	6.43	9.66
Market Supply of Inventory (MSI)			3.27	3.23	2.71	3.78	5.68
Total Active Inventory by Units		100%	3.27	290	996	825	232

July 2025



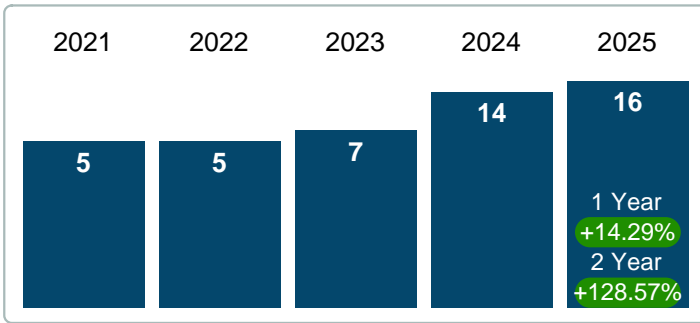
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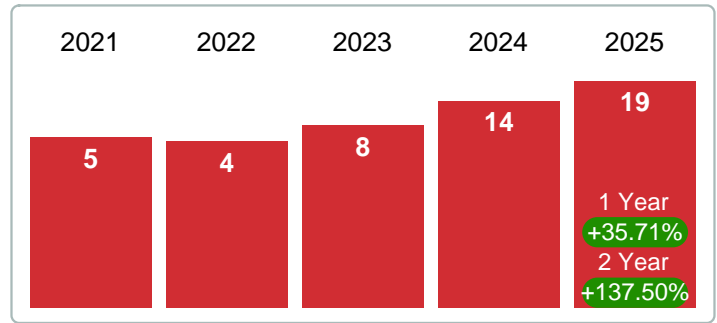
MEDIAN DAYS ON MARKET TO SALE

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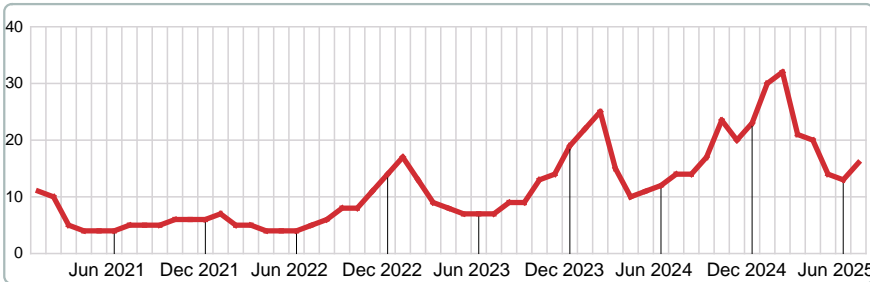
JULY



YEAR TO DATE (YTD)

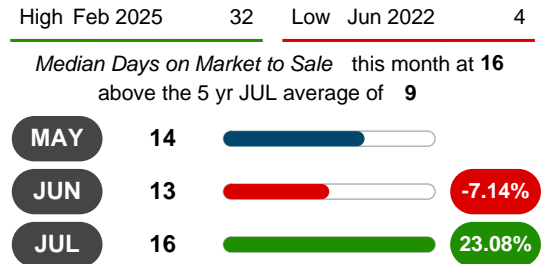


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 9



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
\$150,000 and less	9.20%	13	30	10	51	0
\$150,001 - \$200,000	14.05%	10	5	8	34	0
\$200,001 - \$225,000	7.59%	12	29	12	7	0
\$225,001 - \$325,000	30.47%	14	14	12	19	19
\$325,001 - \$425,000	16.17%	24	59	27	23	18
\$425,001 - \$575,000	11.82%	22	24	13	28	26
\$575,001 and up	10.70%	25	1	22	25	32
Median Closed DOM		16	14	13	23	25
Total Closed Units	100%	804	101	396	245	62
Total Closed Volume		278,831,513	20.12M	105.42M	116.92M	36.37M

July 2025



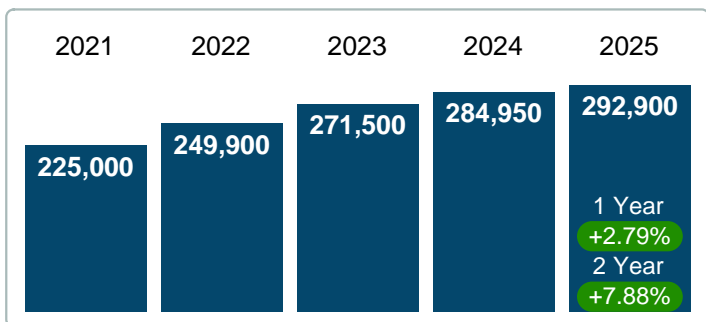
Area Delimited by County Of Tulsa - Residential Property Type



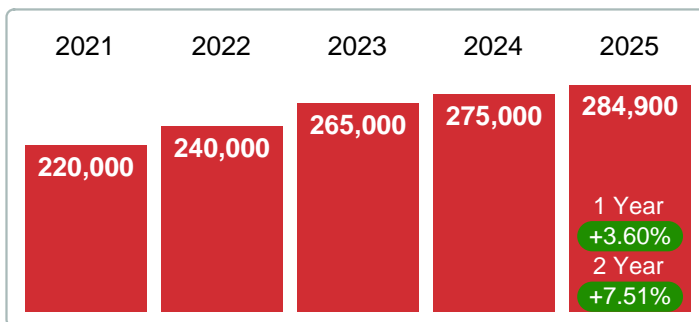
MEDIAN LIST PRICE AT CLOSING

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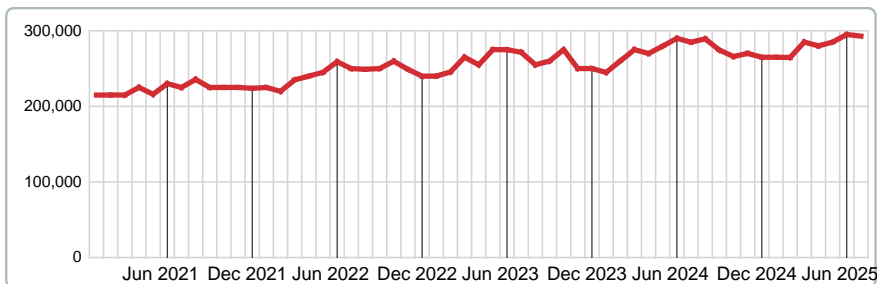
JULY



YEAR TO DATE (YTD)

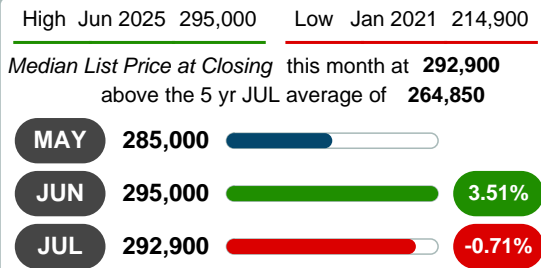


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 264,850



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
\$150,000 and less	72	8.96%	122,950	117,500	125,000	107,450	0
\$150,001 - \$200,000	108	13.43%	183,595	179,000	185,000	175,450	0
\$200,001 - \$225,000	54	6.72%	215,000	205,000	215,000	212,250	0
\$225,001 - \$325,000	255	31.72%	275,000	260,500	265,500	299,925	300,000
\$325,001 - \$425,000	128	15.92%	374,900	355,000	374,900	379,000	349,950
\$425,001 - \$575,000	98	12.19%	482,250	462,000	464,900	498,500	477,250
\$575,001 and up	89	11.07%	749,000	825,000	755,000	719,962	875,000
Median List Price			292,900	184,900	248,848	400,000	487,250
Total Closed Units		100%	292,900	101	396	245	62
Total Closed Volume			286,088,451	20.81M	107.37M	120.11M	37.80M

July 2025



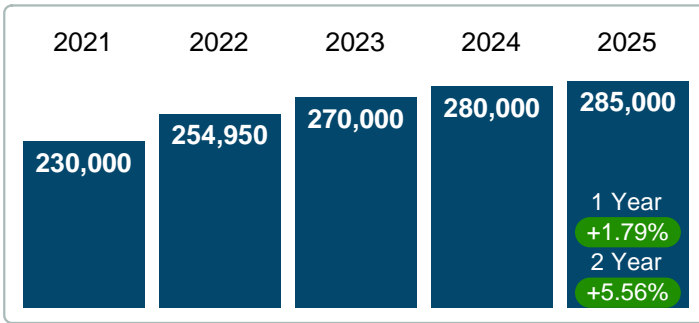
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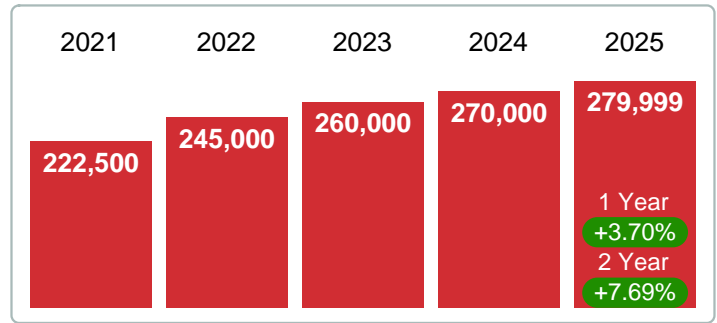
MEDIAN SOLD PRICE AT CLOSING

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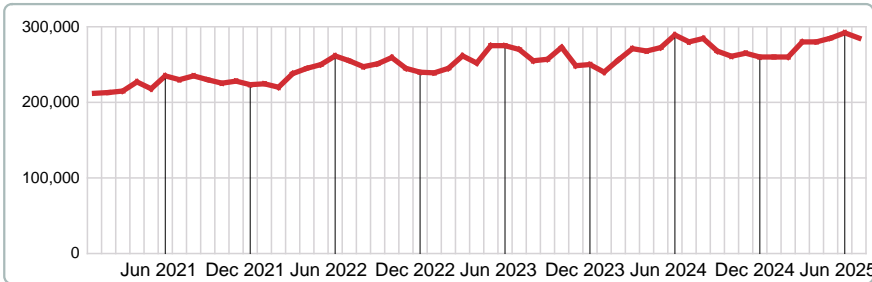
JULY



YEAR TO DATE (YTD)

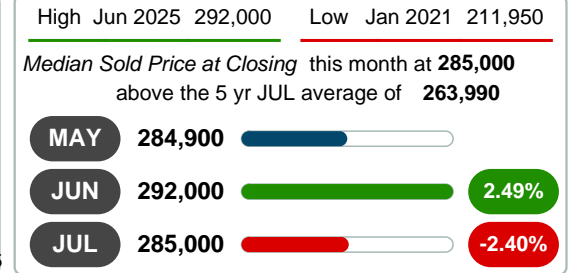


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 263,990



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
\$150,000 and less	9.20%	120,000	117,000	127,500	95,750	0
\$150,001 - \$200,000	14.05%	180,000	175,000	185,000	166,000	0
\$200,001 - \$225,000	7.59%	215,000	210,500	217,000	215,450	0
\$225,001 - \$325,000	30.47%	274,900	260,000	265,000	300,000	299,365
\$325,001 - \$425,000	16.17%	367,500	399,000	365,000	379,450	341,055
\$425,001 - \$575,000	11.82%	480,000	473,500	460,000	497,000	487,500
\$575,001 and up	10.70%	735,000	815,000	742,500	705,000	840,000
Median Sold Price		285,000	175,000	245,000	399,900	476,000
Total Closed Units	100%	804	101	396	245	62
Total Closed Volume		278,831,513	20.12M	105.42M	116.92M	36.37M

July 2025



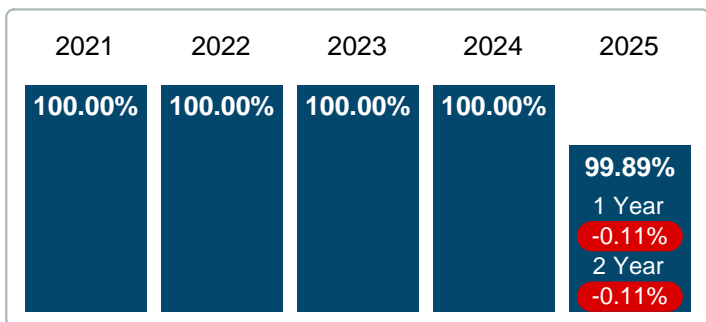
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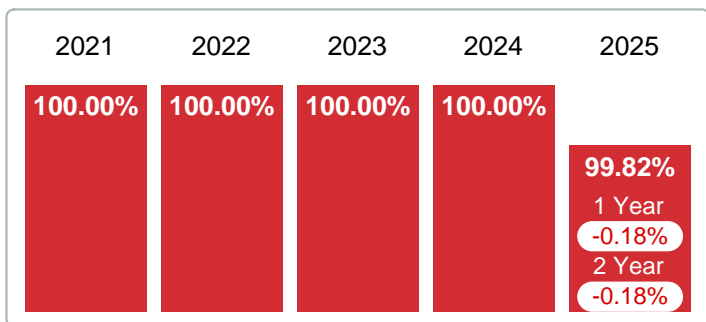
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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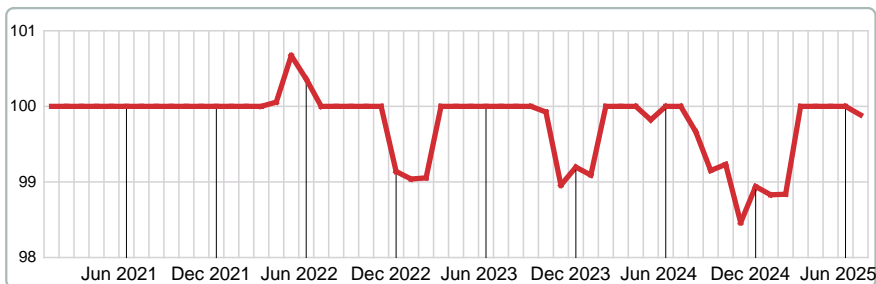
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

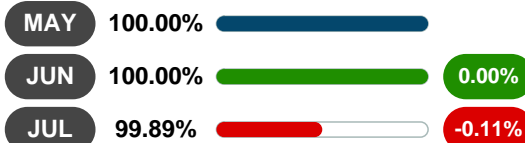


3 MONTHS

5 year JUL AVG = 99.98%

High May 2022 100.67% Low Nov 2024 98.46%

Median Sold/List Ratio this month at **99.89%**
 equal to 5 yr JUL average of **99.98%**



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
\$150,000 and less	74	9.20%	97.69%	97.43%	99.11%	88.01%	0.00%
\$150,001 - \$200,000	113	14.05%	100.00%	98.41%	100.00%	100.00%	0.00%
\$200,001 - \$225,000	61	7.59%	99.55%	98.08%	99.55%	101.54%	0.00%
\$225,001 - \$325,000	245	30.47%	100.00%	98.11%	100.00%	100.00%	99.82%
\$325,001 - \$425,000	130	16.17%	99.94%	96.47%	98.98%	100.00%	100.00%
\$425,001 - \$575,000	95	11.82%	99.80%	96.19%	100.00%	100.00%	97.49%
\$575,001 and up	86	10.70%	98.26%	98.67%	99.23%	98.51%	97.55%
Median Sold/List Ratio		99.89%		98.11%	100.00%	100.00%	98.51%
Total Closed Units		804	100%	101	396	245	62
Total Closed Volume		278,831,513		20.12M	105.42M	116.92M	36.37M

July 2025



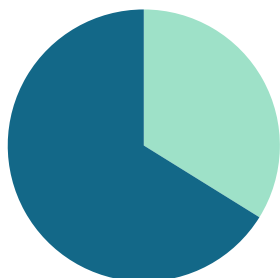
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

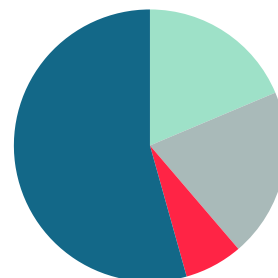


Inventory
 New Listings
1,180 = 33.84%
 Start Inventory
2,307
 Total Inventory Units
3,487
 Volume
\$1,437,060,061

Market Activity

Closed Sales
804 = 18.65%
 Pending Sales
866 = 20.09%
 Other Off Market
298 = 6.91%
 Active Inventory
2,343 = 54.35%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	780	804	3.08%	4,878	5,139	5.35%
Pending Sales	786	866	10.18%	5,265	5,611	6.57%
New Listings	1,101	1,180	7.18%	7,183	7,799	8.58%
Median List Price	284,950	292,900	2.79%	275,000	284,900	3.60%
Median Sale Price	280,000	285,000	1.79%	270,000	279,999	3.70%
Median Percent of Selling Price to List Price	100.00%	99.89%	-0.11%	100.00%	99.82%	-0.18%
Median Days on Market to Sale	14.00	16.00	14.29%	14.00	19.00	35.71%
Monthly Inventory	2,027	2,343	15.59%	2,027	2,343	15.59%
Months Supply of Inventory	2.96	3.27	10.24%	2.96	3.27	10.24%

Absorption: Last 12 months, an Average of **717** Sales/Month

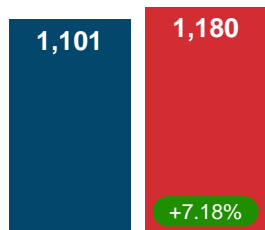
Inventory on July 31, 2025 = **2,343**

2024 **2025**

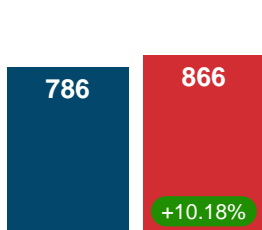
JULY MARKET

MEDIAN PRICES

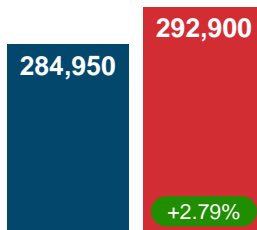
New Listings



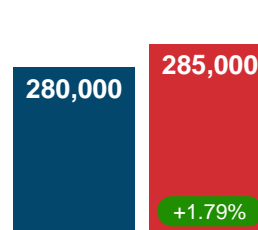
Pending Listings



List Price



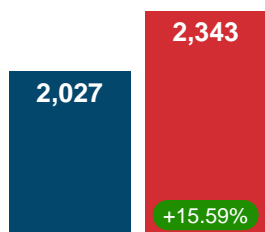
Sale Price



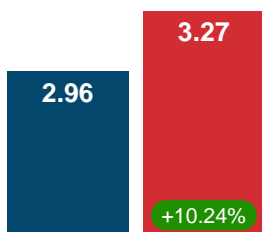
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

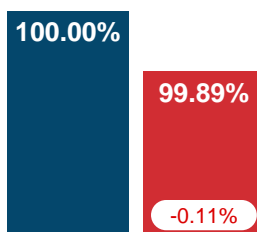
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

