

# July 2025



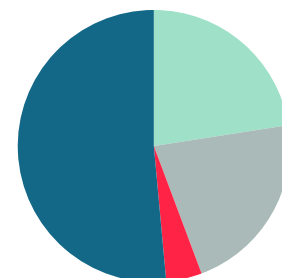
Area Delimited by County Of Washington - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	July 2025	+/-%
Closed Listings	61	85	39.34%
Pending Listings	74	82	10.81%
New Listings	84	130	54.76%
Average List Price	207,922	271,322	30.49%
Average Sale Price	204,815	266,499	30.12%
Average Percent of Selling Price to List Price	97.75%	98.48%	0.75%
Average Days on Market to Sale	24.84	27.00	8.71%
End of Month Inventory	119	194	63.03%
Months Supply of Inventory	1.94	3.32	71.15%



■ Closed (22.55%)  
■ Pending (21.75%)  
■ Other OffMarket (4.24%)  
■ Active (51.46%)

**Absorption:** Last 12 months, an Average of **59** Sales/Month  
**Active Inventory** as of July 31, 2025 = **194**

### Analysis Wrap-Up

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

The total housing inventory at the end of July 2025 rose **63.03%** to 194 existing homes available for sale. Over the last 12 months this area has had an average of 59 closed sales per month. This represents an unsold inventory index of **3.32** MSI for this period.

#### Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **30.12%** in July 2025 to \$266,499 versus the previous year at \$204,815.

#### Average Days on Market Lengthens

The average number of **27.00** days that homes spent on the market before selling increased by 2.16 days or **8.71%** in July 2025 compared to last year's same month at **24.84** DOM.

#### Sales Success for July 2025 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 130 New Listings in July 2025, up **54.76%** from last year at 84. Furthermore, there were 85 Closed Listings this month versus last year at 61, a **39.34%** increase.

Closed versus Listed trends yielded a **65.4%** ratio, down from previous year's, July 2024, at **72.6%**, a **9.96%** downswing. 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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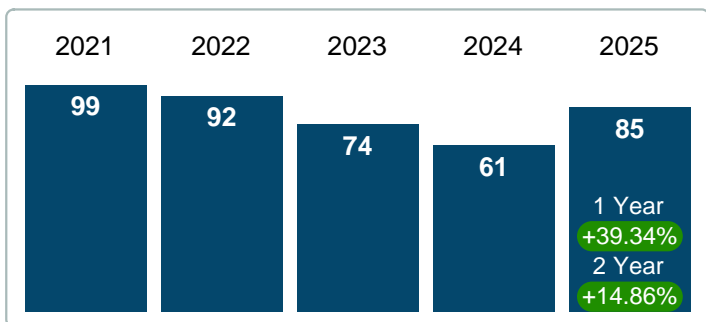
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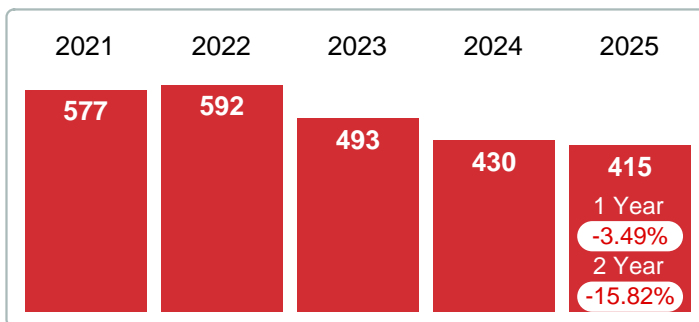
## CLOSED LISTINGS

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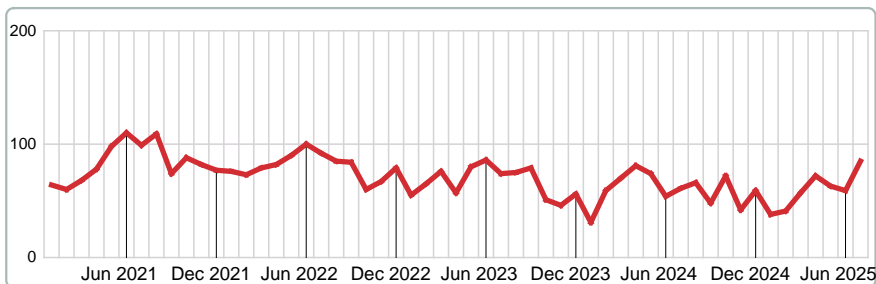
### JULY



### YEAR TO DATE (YTD)

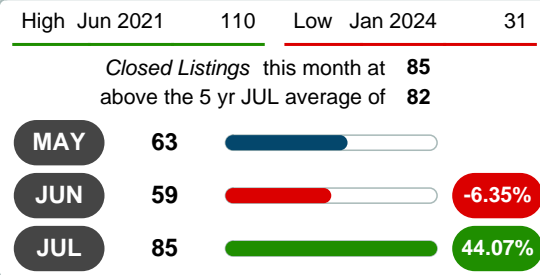


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 82



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	7.06%	21.5	5	1	0	0
\$100,001 - \$150,000	13	15.29%	48.5	4	6	3	0
\$150,001 - \$175,000	11	12.94%	13.1	2	9	0	0
\$175,001 - \$250,000	22	25.88%	18.1	3	11	7	1
\$250,001 - \$350,000	13	15.29%	20.2	1	2	9	1
\$350,001 - \$475,000	13	15.29%	43.5	0	5	6	2
\$475,001 and up	7	8.24%	23.7	0	1	3	3
<b>Total Closed Units</b>	<b>85</b>			<b>15</b>	<b>35</b>	<b>28</b>	<b>7</b>
<b>Total Closed Volume</b>	<b>22,652,403</b>	<b>100%</b>	<b>27.0</b>	<b>1.95M</b>	<b>7.98M</b>	<b>8.74M</b>	<b>3.97M</b>
<b>Average Closed Price</b>	<b>\$266,499</b>			<b>\$130,317</b>	<b>\$228,124</b>	<b>\$312,087</b>	<b>\$567,843</b>

# July 2025



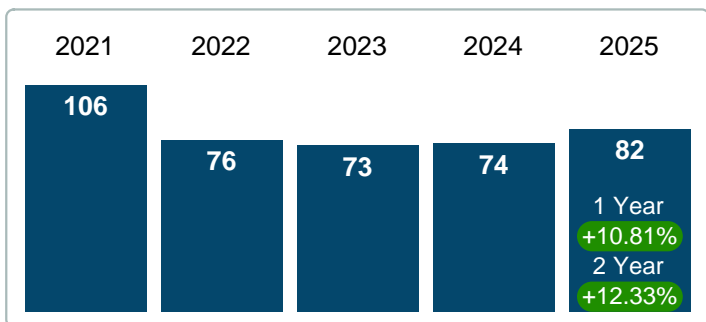
Area Delimited by County Of Washington - Residential Property Type



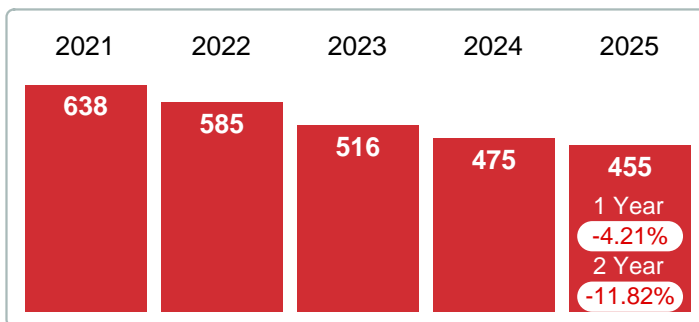
## PENDING LISTINGS

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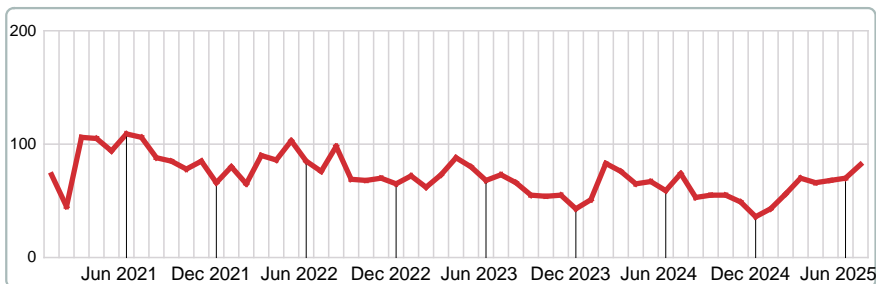
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

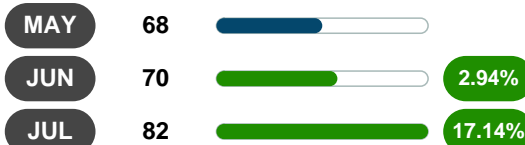


### 3 MONTHS

5 year JUL AVG = 82

High Jun 2021 109 Low Dec 2024 36

Pending Listings this month at **82**  
 equal to 5 yr JUL average of **82**



### 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	5	6.10%	40.0	2	2	1	0
\$100,001 - \$150,000	11	13.41%	34.3	1	7	3	0
\$150,001 - \$175,000	12	14.63%	11.6	1	11	0	0
\$175,001 - \$225,000	21	25.61%	25.2	1	14	5	1
\$225,001 - \$275,000	13	15.85%	22.7	1	5	7	0
\$275,001 - \$400,000	12	14.63%	36.3	0	5	7	0
\$400,001 and up	8	9.76%	17.8	0	1	4	3
<b>Total Pending Units</b>	<b>82</b>			<b>6</b>	<b>45</b>	<b>27</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>20,203,422</b>	<b>100%</b>	<b>25.8</b>	<b>833.30K</b>	<b>9.01M</b>	<b>7.70M</b>	<b>2.65M</b>
<b>Average Listing Price</b>	<b>\$246,383</b>			<b>\$138,883</b>	<b>\$200,285</b>	<b>\$285,311</b>	<b>\$663,475</b>

# July 2025



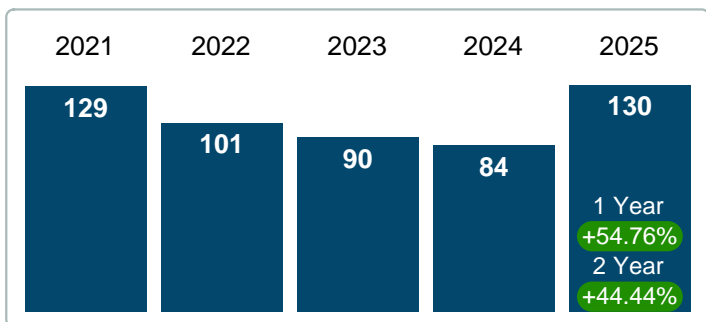
Area Delimited by County Of Washington - Residential Property Type



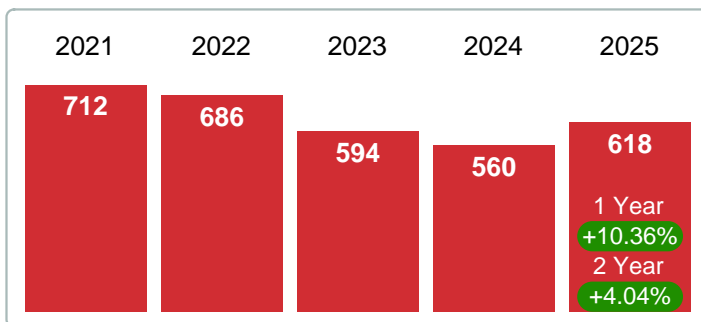
## NEW LISTINGS

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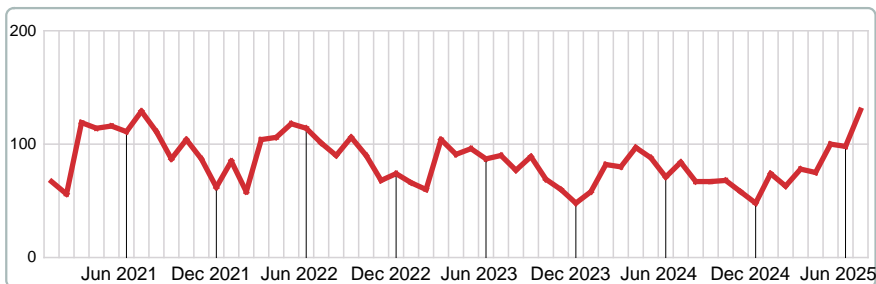
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 107

High Jul 2025 130 Low Dec 2024 48

New Listings this month at 130  
above the 5 yr JUL average of 107

- MAY 100
- JUN 98 (-2.00%)
- JUL 130 (32.65%)

### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	12	9.23%	6	5	1	0
\$100,001 - \$125,000	17	13.08%	2	14	1	0
\$125,001 - \$175,000	20	15.38%	3	13	4	0
\$175,001 - \$250,000	29	22.31%	2	16	11	0
\$250,001 - \$300,000	17	13.08%	2	4	10	1
\$300,001 - \$450,000	23	17.69%	0	6	15	2
\$450,001 and up	12	9.23%	0	4	6	2
<b>Total New Listed Units</b>	<b>130</b>		<b>15</b>	<b>62</b>	<b>48</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>35,307,100</b>	<b>100%</b>	<b>2.03M</b>	<b>12.82M</b>	<b>15.28M</b>	<b>5.19M</b>
<b>Average New Listed Listing Price</b>	<b>\$271,593</b>		<b>\$135,020</b>	<b>\$206,785</b>	<b>\$318,244</b>	<b>\$1,037,080</b>

# July 2025



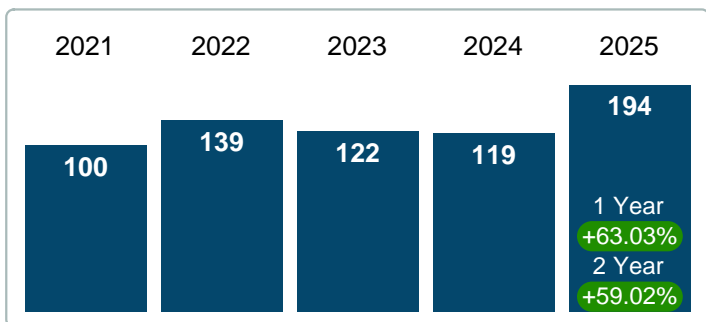
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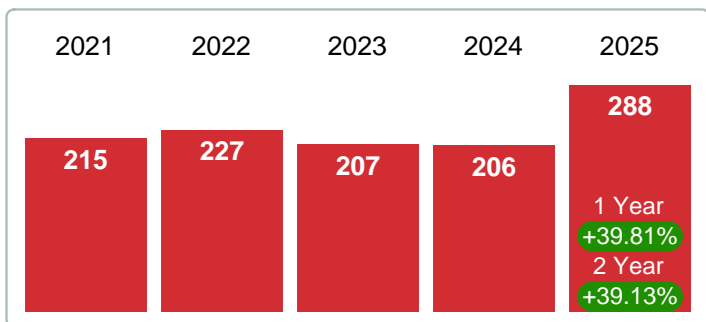
## ACTIVE INVENTORY

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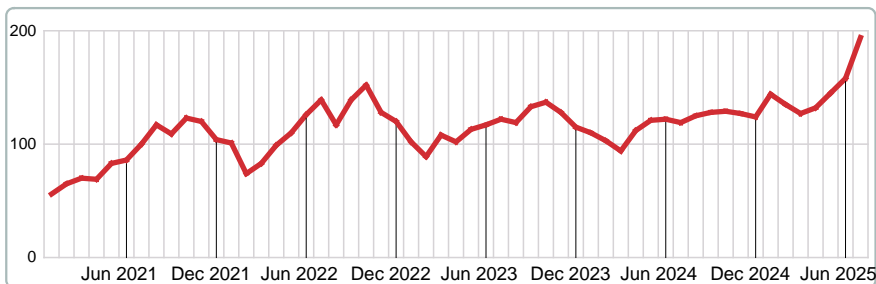
### END OF JULY



### ACTIVE DURING JULY

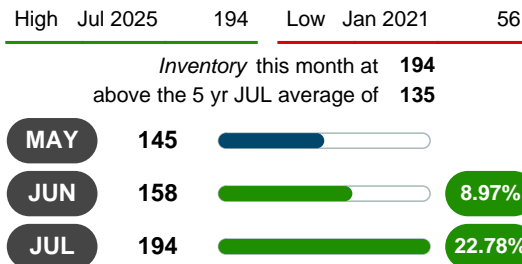


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 135



### 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	11	5.67%	67.1	7	3	1	0
\$75,001 - \$125,000	25	12.89%	37.6	8	14	3	0
\$125,001 - \$175,000	28	14.43%	57.6	5	20	3	0
\$175,001 - \$275,000	54	27.84%	63.1	4	23	23	4
\$275,001 - \$325,000	26	13.40%	61.5	2	9	15	0
\$325,001 - \$475,000	30	15.46%	57.7	1	5	21	3
\$475,001 and up	20	10.31%	64.6	0	3	11	6
<b>Total Active Inventory by Units</b>	<b>194</b>			<b>27</b>	<b>77</b>	<b>77</b>	<b>13</b>
<b>Total Active Inventory by Volume</b>	<b>55,847,050</b>	<b>100%</b>	<b>58.3</b>	<b>3.75M</b>	<b>16.04M</b>	<b>26.74M</b>	<b>9.32M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$287,871</b>			<b>\$138,724</b>	<b>\$208,334</b>	<b>\$347,321</b>	<b>\$716,623</b>

# July 2025



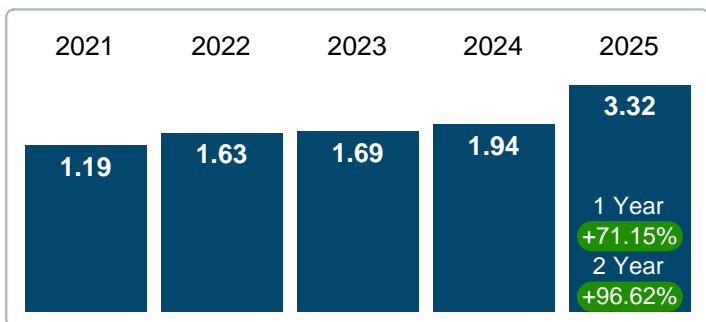
Area Delimited by County Of Washington - Residential Property Type



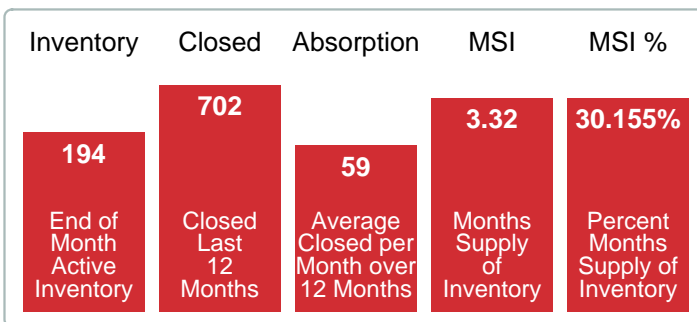
## MONTHS SUPPLY of INVENTORY (MSI)

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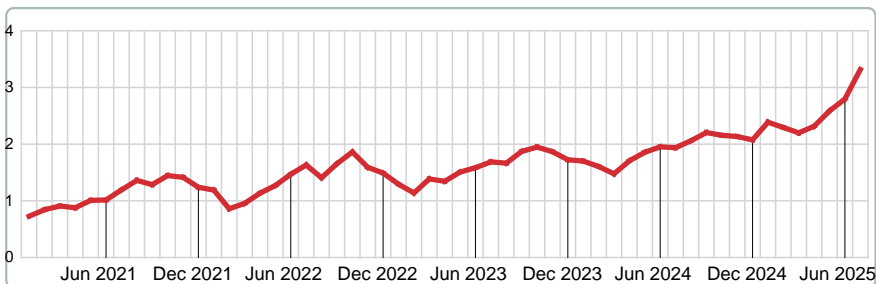
### MSI FOR JULY



### INDICATORS FOR JULY 2025

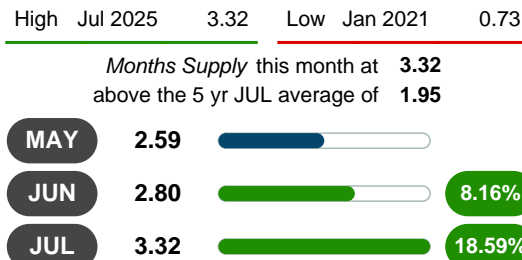


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 1.95



### 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	11	5.67%	2.13	2.80	1.20	6.00	0.00
\$75,001 - \$125,000	25	12.89%	3.95	4.00	3.36	18.00	0.00
\$125,001 - \$175,000	28	14.43%	2.35	3.16	2.24	2.12	0.00
\$175,001 - \$275,000	54	27.84%	2.93	4.00	2.03	3.94	16.00
\$275,001 - \$325,000	26	13.40%	5.11	24.00	4.91	5.29	0.00
\$325,001 - \$475,000	30	15.46%	3.75	4.00	2.14	4.67	3.27
\$475,001 and up	20	10.31%	5.58	0.00	3.27	6.95	5.54
Market Supply of Inventory (MSI)			3.32	3.64	2.41	4.67	5.03
Total Active Inventory by Units		100%	3.32	27	77	77	13

# July 2025



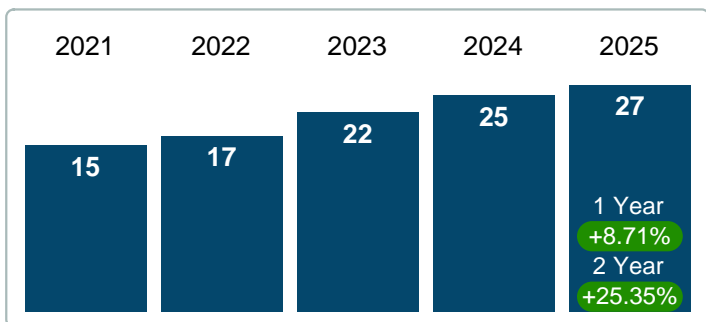
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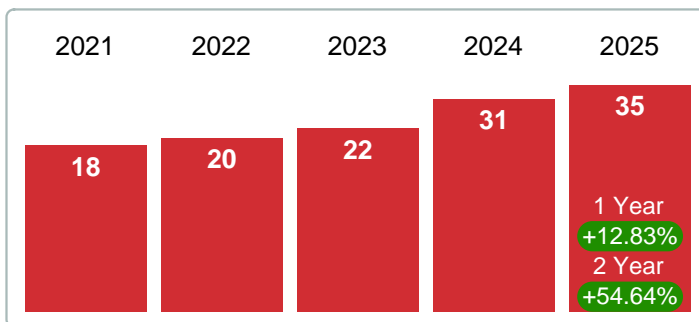
## AVERAGE DAYS ON MARKET TO SALE

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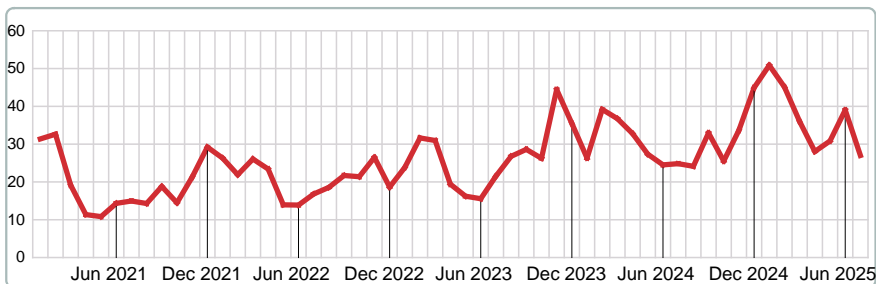
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

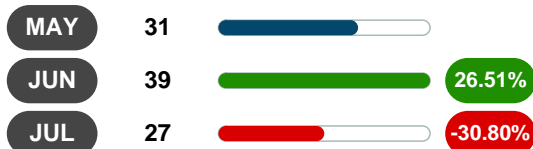


### 3 MONTHS

5 year JUL AVG = 21

High Jan 2025 51 Low May 2021 11

Average Days on Market to Sale this month at 27 above the 5 yr JUL average of 21



### 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
\$100,000 and less	7.06%	22	26	1	0	0
\$100,001 - \$150,000	15.29%	48	63	62	2	0
\$150,001 - \$175,000	12.94%	13	25	10	0	0
\$175,001 - \$250,000	25.88%	18	3	16	30	7
\$250,001 - \$350,000	15.29%	20	4	22	21	30
\$350,001 - \$475,000	15.29%	44	0	38	44	56
\$475,001 and up	8.24%	24	0	62	19	16
<b>Average Closed DOM</b>		<b>27</b>	<b>30</b>	<b>27</b>	<b>26</b>	<b>28</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>27</b>	<b>15</b>	<b>35</b>	<b>28</b>	<b>7</b>
<b>Total Closed Volume</b>		<b>22,652,403</b>	<b>1.95M</b>	<b>7.98M</b>	<b>8.74M</b>	<b>3.97M</b>

# July 2025



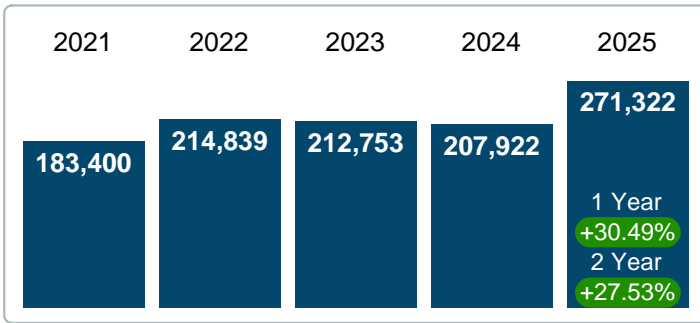
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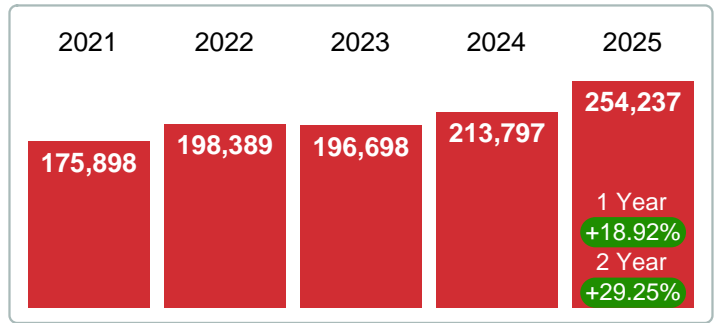
## AVERAGE LIST PRICE AT CLOSING

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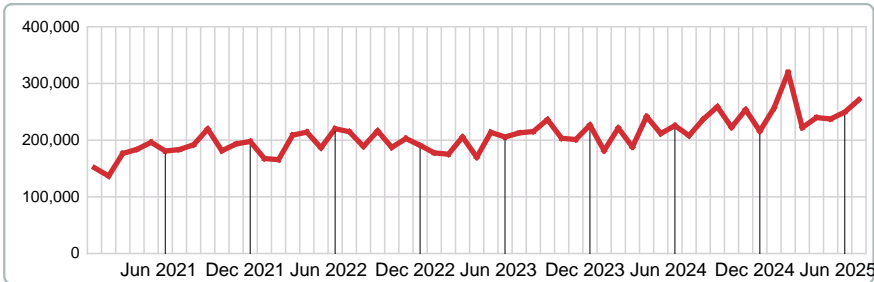
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

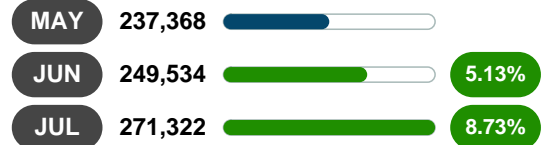


### 3 MONTHS

5 year JUL AVG = 218,047

High Feb 2025 319,495 Low Feb 2021 136,725

Average List Price at Closing this month at **271,322** above the 5 yr JUL average of **218,047**



### 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
\$100,000 and less	7.06%	71,317	66,580	95,000	0	0
\$100,001 - \$150,000	16.47%	125,929	122,250	127,167	125,000	0
\$150,001 - \$175,000	10.59%	166,922	154,950	168,155	0	0
\$175,001 - \$250,000	27.06%	215,487	205,000	219,745	216,286	225,000
\$250,001 - \$350,000	12.94%	298,936	252,000	274,950	323,500	289,900
\$350,001 - \$475,000	17.65%	403,247	0	422,000	400,650	409,900
\$475,001 and up	8.24%	725,143	0	697,000	560,000	899,667
<b>Average List Price</b>		<b>271,322</b>	<b>133,253</b>	<b>232,729</b>	<b>317,300</b>	<b>576,243</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>271,322</b>	<b>15</b>	<b>35</b>	<b>28</b>	<b>7</b>
<b>Total Closed Volume</b>		<b>23,062,398</b>	<b>2.00M</b>	<b>8.15M</b>	<b>8.88M</b>	<b>4.03M</b>

# July 2025



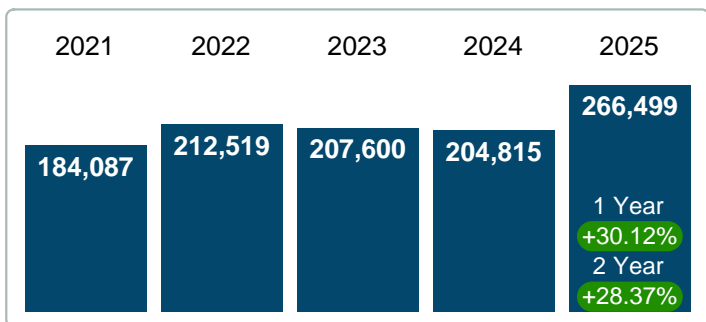
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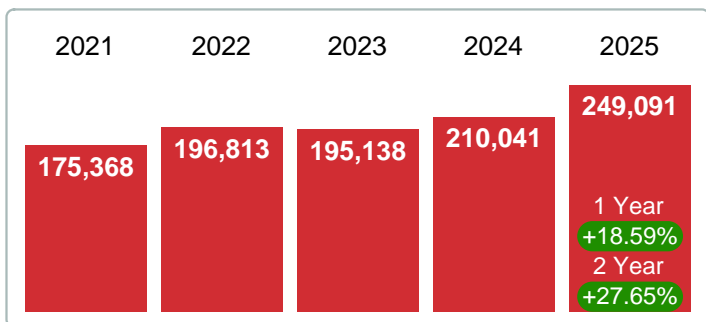
## AVERAGE SOLD PRICE AT CLOSING

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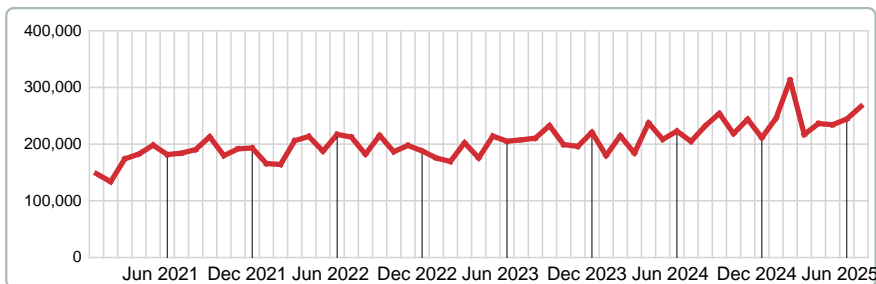
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

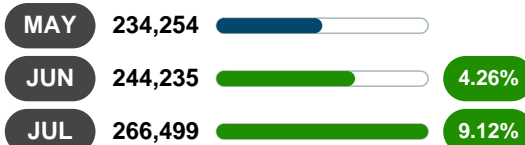


### 3 MONTHS

5 year JUL AVG = 215,104

High Feb 2025 312,948 Low Feb 2021 133,663

Average Sold Price at Closing this month at **266,499** above the 5 yr JUL average of **215,104**



### 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
\$100,000 and less	7.06%	68,667	63,400	95,000	0	0
\$100,001 - \$150,000	15.29%	122,742	117,438	124,417	126,467	0
\$150,001 - \$175,000	12.94%	164,582	158,000	166,044	0	0
\$175,001 - \$250,000	25.88%	214,815	200,000	219,085	213,000	225,000
\$250,001 - \$350,000	15.29%	304,387	252,000	278,000	318,225	285,000
\$350,001 - \$475,000	15.29%	402,685	0	424,200	387,333	394,950
\$475,001 and up	8.24%	702,357	0	561,500	560,000	891,667
<b>Average Sold Price</b>		<b>266,499</b>	<b>130,317</b>	<b>228,124</b>	<b>312,087</b>	<b>567,843</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>266,499</b>	<b>15</b>	<b>35</b>	<b>28</b>	<b>7</b>
<b>Total Closed Volume</b>		<b>22,652,403</b>	<b>1.95M</b>	<b>7.98M</b>	<b>8.74M</b>	<b>3.97M</b>

# July 2025



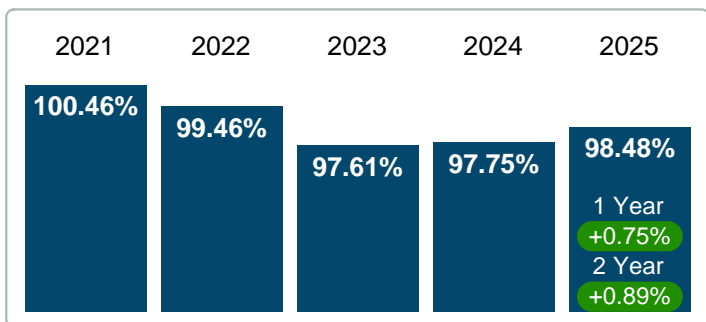
Area Delimited by County Of Washington - Residential Property Type



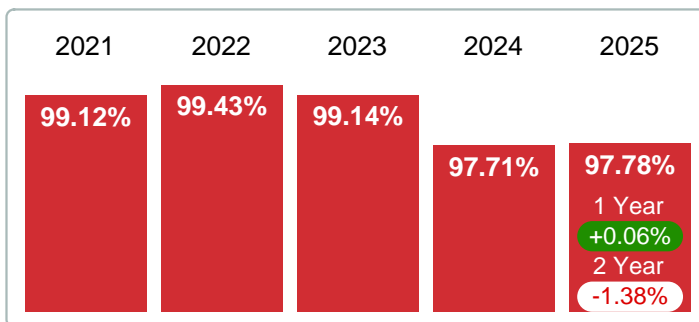
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

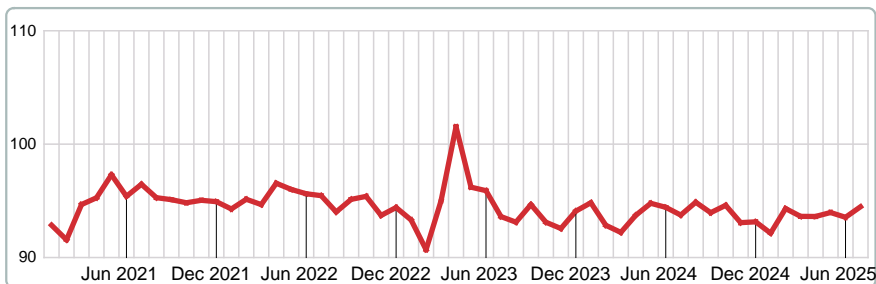
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

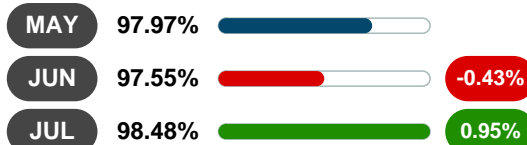


### 3 MONTHS

5 year JUL AVG = 98.75%

High Apr 2023 105.53% Low Feb 2023 94.69%

Average Sold/List Ratio this month at **98.48%**  
below the 5 yr JUL average of **98.75%**



### 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
\$100,000 and less	6	7.06%	96.19%	95.43%	100.00%	0.00%	0.00%
\$100,001 - \$150,000	13	15.29%	98.49%	96.72%	98.27%	101.28%	0.00%
\$150,001 - \$175,000	11	12.94%	99.49%	102.03%	98.93%	0.00%	0.00%
\$175,001 - \$250,000	22	25.88%	99.07%	97.66%	99.72%	98.53%	100.00%
\$250,001 - \$350,000	13	15.29%	98.93%	100.00%	101.10%	98.40%	98.31%
\$350,001 - \$475,000	13	15.29%	98.19%	0.00%	100.63%	96.66%	96.68%
\$475,001 and up	7	8.24%	96.65%	0.00%	80.56%	100.00%	98.66%
Average Sold/List Ratio		98.50%		97.40%	98.94%	98.54%	98.24%
Total Closed Units		85	100%	15	35	28	7
Total Closed Volume		22,652,403		1.95M	7.98M	8.74M	3.97M

# July 2025



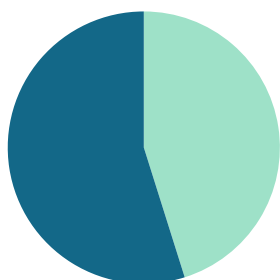
Area Delimited by County Of Washington - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

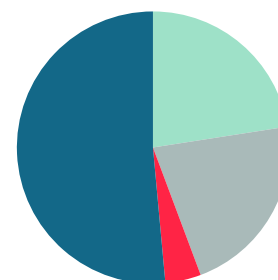


**Inventory**  
 New Listings  
**130 = 45.14%**  
 Start Inventory  
**158**  
 Total Inventory Units  
**288**  
 Volume  
**\$78,341,472**

### Market Activity

Closed Sales  
**85 = 22.55%**  
 Pending Sales  
**82 = 21.75%**  
 Other Off Market  
**16 = 4.24%**  
 Active Inventory  
**194 = 51.46%**

### MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	61	85	39.34%	430	415	-3.49%
Pending Sales	74	82	10.81%	475	455	-4.21%
New Listings	84	130	54.76%	560	618	10.36%
Average List Price	207,922	271,322	30.49%	213,797	254,237	18.92%
Average Sale Price	204,815	266,499	30.12%	210,041	249,091	18.59%
Average Percent of Selling Price to List Price	97.75%	98.48%	0.75%	97.71%	97.78%	0.06%
Average Days on Market to Sale	24.84	27.00	8.71%	30.74	34.68	12.83%
Monthly Inventory	119	194	63.03%	119	194	63.03%
Months Supply of Inventory	1.94	3.32	71.15%	1.94	3.32	71.15%

**Absorption:** Last 12 months, an Average of **59** Sales/Month

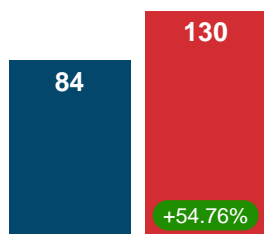
**Inventory** on July 31, 2025 = **194**

**2024** **2025**

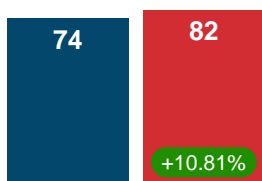
### JULY MARKET

### AVERAGE PRICES

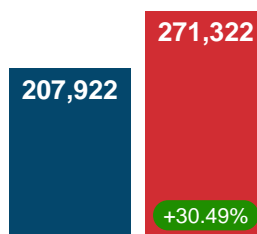
#### New Listings



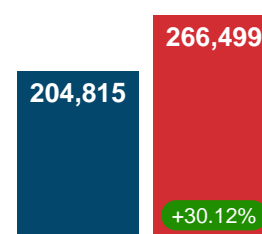
#### Pending Listings



#### List Price



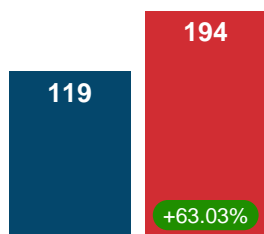
#### Sale Price



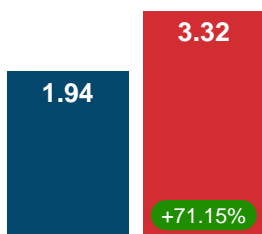
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

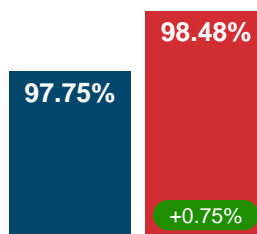
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

