

July 2025



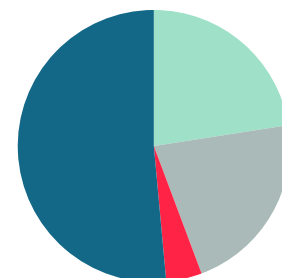
Area Delimited by County Of Washington - Residential Property Type



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%
Median List Price	175,000	219,900	25.66%
Median Sale Price	175,000	219,900	25.66%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	12.00	8.00	-33.33%
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.

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 **25.66%** in July 2025 to \$219,900 versus the previous year at \$175,000.

Median Days on Market Shortens

The median number of **8.00** days that homes spent on the market before selling decreased by 4.00 days or **33.33%** in July 2025 compared to last year's same month at **12.00** 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 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.

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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



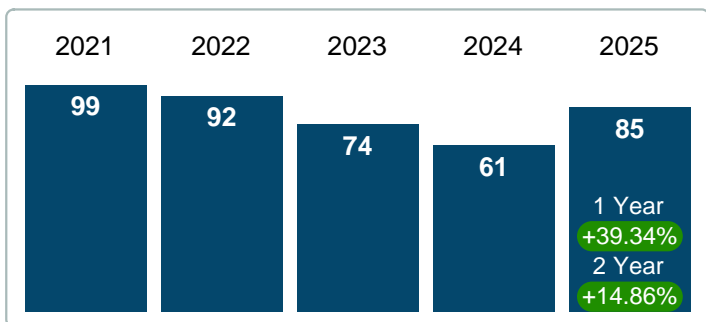
Area Delimited by County Of Washington - Residential Property Type



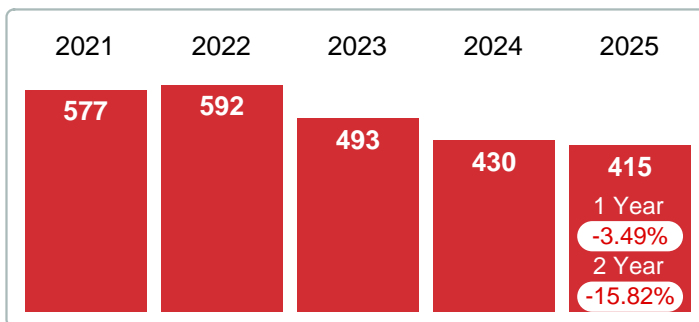
CLOSED LISTINGS

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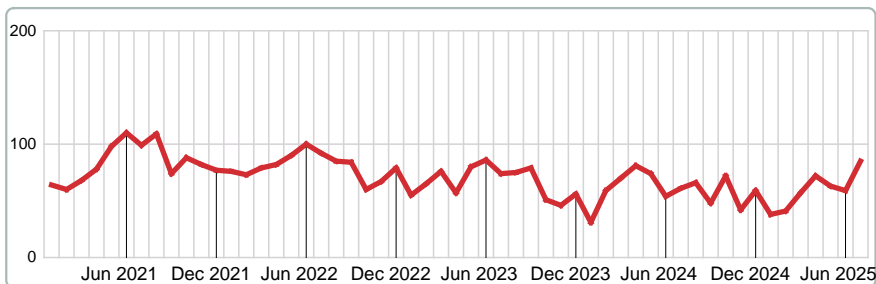
JULY



YEAR TO DATE (YTD)

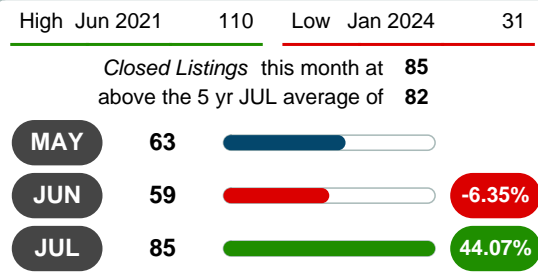


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 82



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	7.06%	6.5	5	1	0	0
\$100,001 - \$150,000	13	15.29%	3.0	4	6	3	0
\$150,001 - \$175,000	11	12.94%	8.0	2	9	0	0
\$175,001 - \$250,000	22	25.88%	7.0	3	11	7	1
\$250,001 - \$350,000	13	15.29%	16.0	1	2	9	1
\$350,001 - \$475,000	13	15.29%	36.0	0	5	6	2
\$475,001 and up	7	8.24%	20.0	0	1	3	3
Total Closed Units	85			15	35	28	7
Total Closed Volume	22,652,403	100%	8.0	1.95M	7.98M	8.74M	3.97M
Median Closed Price	\$219,900			\$115,000	\$190,000	\$325,000	\$420,000

July 2025



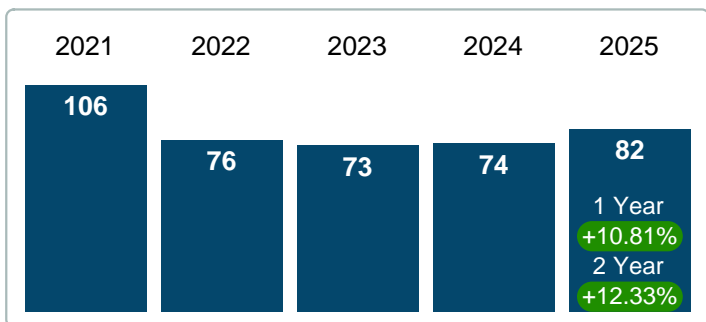
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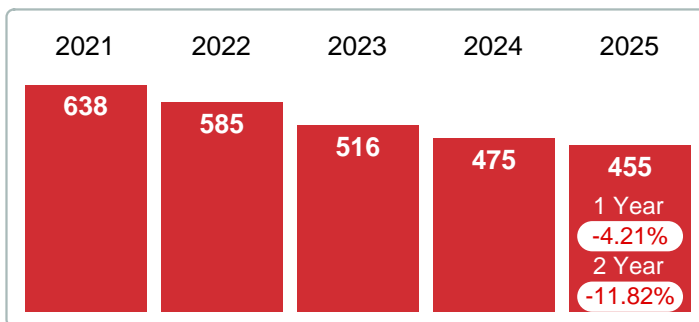
PENDING LISTINGS

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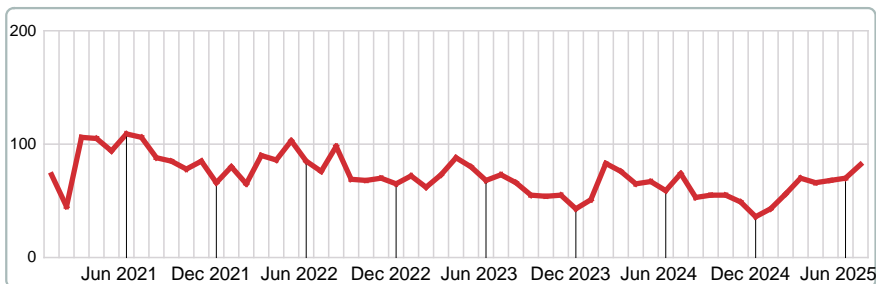
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

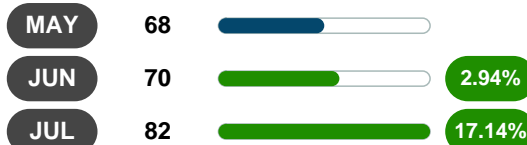


3 MONTHS

5 year JUL AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	6.10%	9.0	2	2	1	0
\$100,001 - \$150,000	11	13.41%	8.0	1	7	3	0
\$150,001 - \$175,000	12	14.63%	6.0	1	11	0	0
\$175,001 - \$225,000	21	25.61%	8.0	1	14	5	1
\$225,001 - \$275,000	13	15.85%	19.0	1	5	7	0
\$275,001 - \$400,000	12	14.63%	17.0	0	5	7	0
\$400,001 and up	8	9.76%	2.5	0	1	4	3
Total Pending Units	82			6	45	27	4
Total Pending Volume	20,203,422	100%	10.5	833.30K	9.01M	7.70M	2.65M
Median Listing Price	\$202,450			\$132,450	\$180,000	\$259,000	\$602,000

July 2025



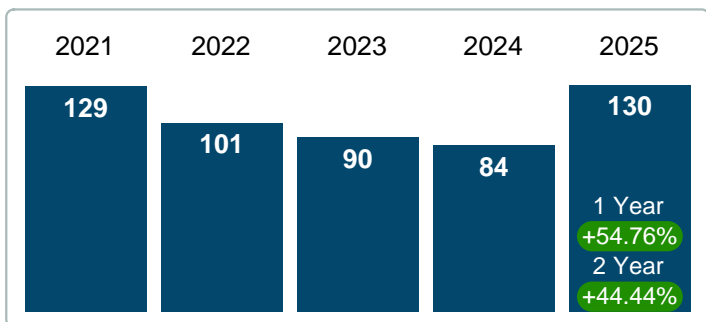
Area Delimited by County Of Washington - Residential Property Type



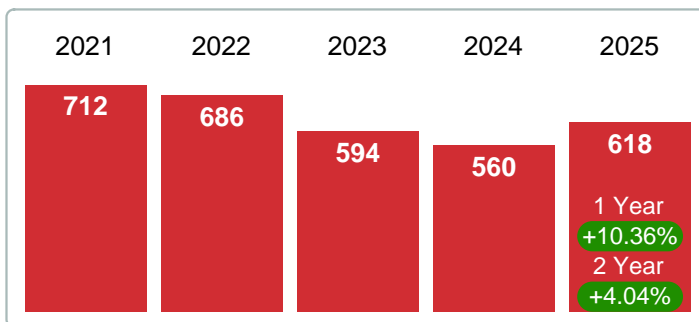
NEW LISTINGS

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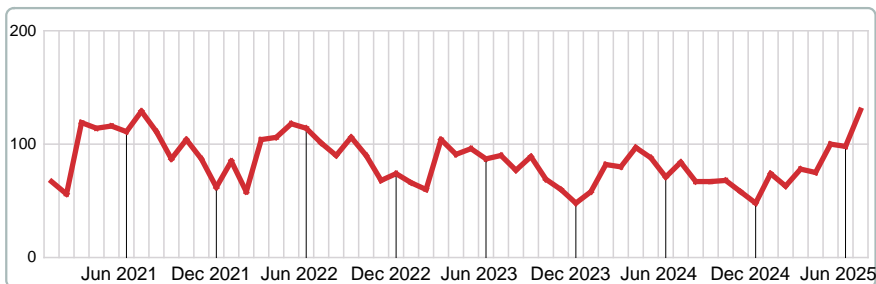
JULY



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		%	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
Total New Listed Units	130		15	62	48	5
Total New Listed Volume	35,307,100	100%	2.03M	12.82M	15.28M	5.19M
Median New Listed Listing Price	\$212,250		\$120,000	\$175,000	\$285,200	\$400,000

July 2025



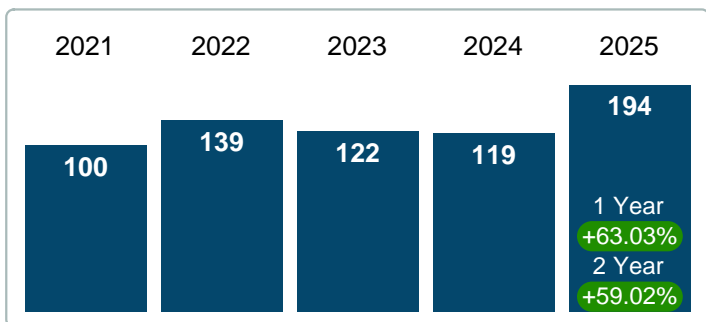
Area Delimited by County Of Washington - Residential Property Type



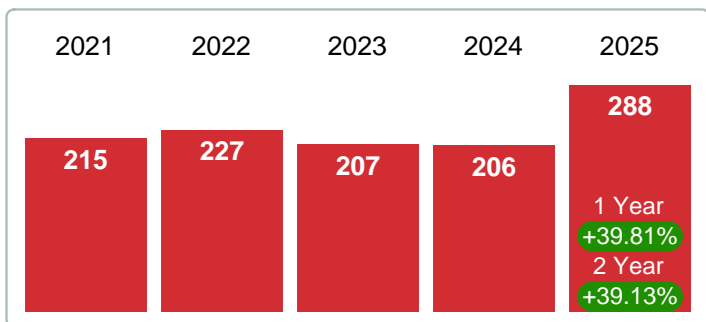
ACTIVE INVENTORY

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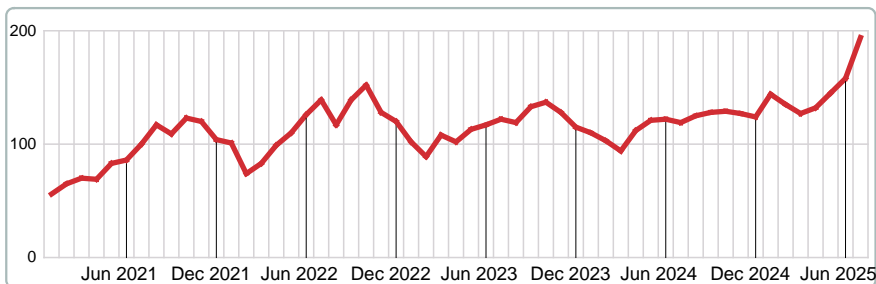
END OF JULY



ACTIVE DURING JULY

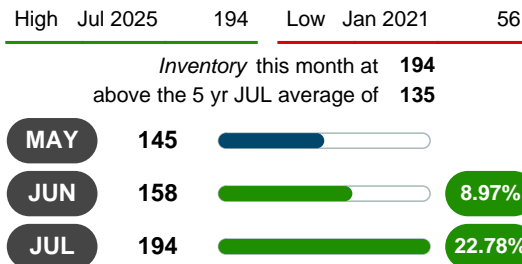


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 135



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	11	5.67%	69.0	7	3	1	0
\$75,001 - \$125,000	25	12.89%	20.0	8	14	3	0
\$125,001 - \$175,000	28	14.43%	47.5	5	20	3	0
\$175,001 - \$275,000	54	27.84%	33.5	4	23	23	4
\$275,001 - \$325,000	26	13.40%	58.5	2	9	15	0
\$325,001 - \$475,000	30	15.46%	37.0	1	5	21	3
\$475,001 and up	20	10.31%	48.0	0	3	11	6
Total Active Inventory by Units	194			27	77	77	13
Total Active Inventory by Volume	55,847,050	100%	37.0	3.75M	16.04M	26.74M	9.32M
Median Active Inventory Listing Price	\$249,950			\$107,500	\$180,000	\$315,000	\$439,900

July 2025



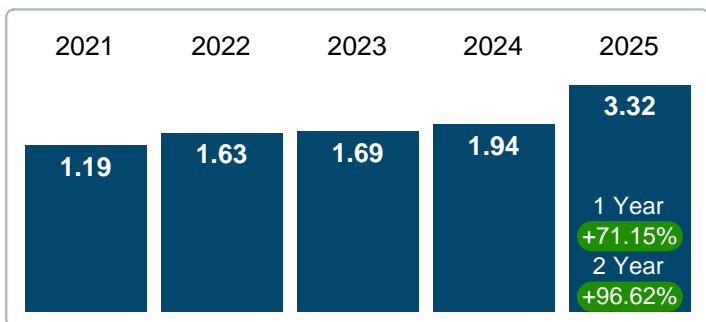
Area Delimited by County Of Washington - Residential Property Type



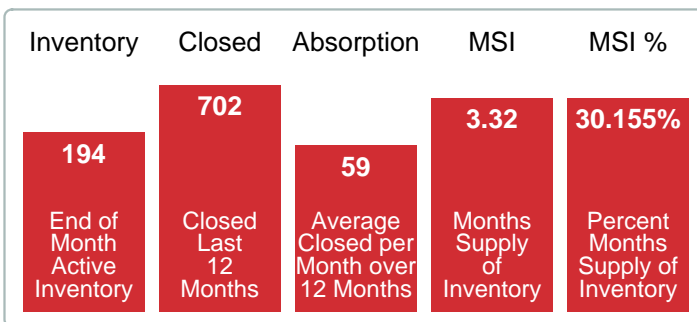
MONTHS SUPPLY of INVENTORY (MSI)

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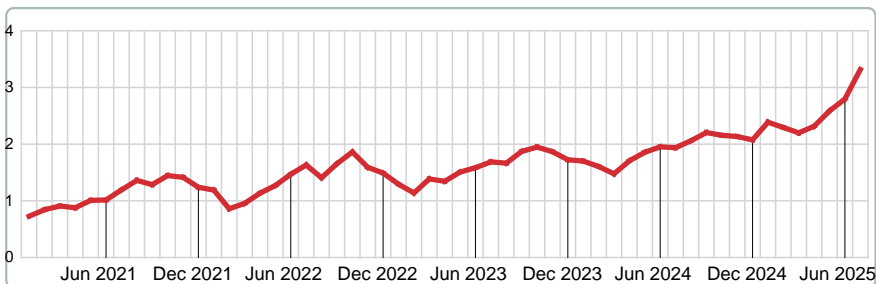
MSI FOR JULY



INDICATORS FOR JULY 2025

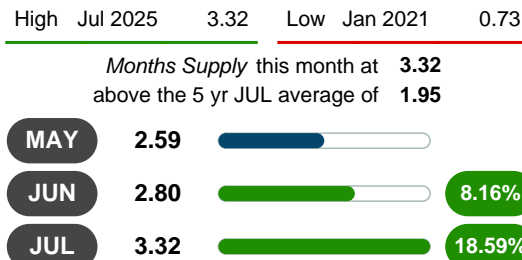


5 YEAR MARKET ACTIVITY TRENDS



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



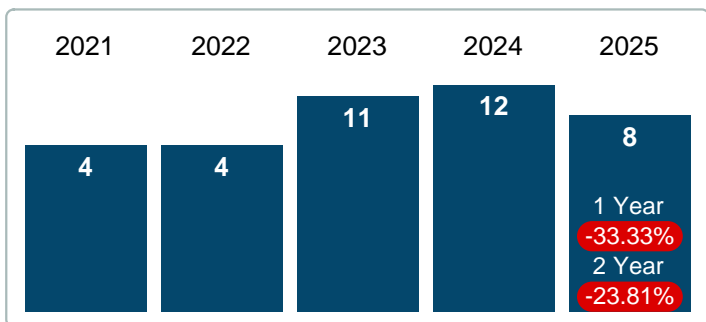
Area Delimited by County Of Washington - Residential Property Type



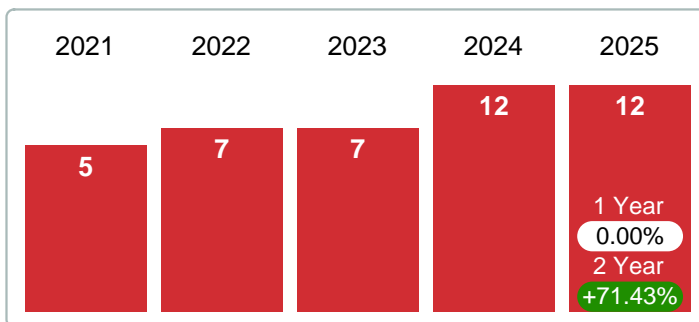
MEDIAN DAYS ON MARKET TO SALE

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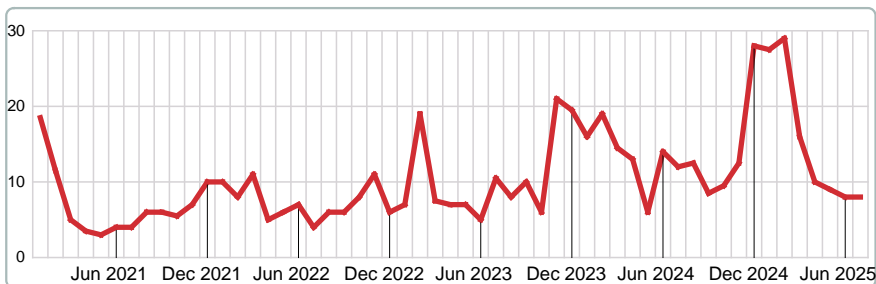
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

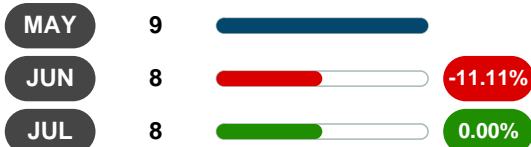


3 MONTHS

5 year JUL AVG = 8

High Feb 2025 29 Low May 2021 3

Median Days on Market to Sale this month at 8 equal to 5 yr JUL average of 8



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
\$100,000 and less	7.06%	7	9	1	0	0
\$100,001 - \$150,000	15.29%	3	42	42	1	0
\$150,001 - \$175,000	12.94%	8	25	7	0	0
\$175,001 - \$250,000	25.88%	7	1	7	8	7
\$250,001 - \$350,000	15.29%	16	4	22	16	30
\$350,001 - \$475,000	15.29%	36	0	3	40	56
\$475,001 and up	8.24%	20	0	62	7	20
Median Closed DOM		8	8	7	10	22
Total Closed Units	100%	85	15	35	28	7
Total Closed Volume		22,652,403	1.95M	7.98M	8.74M	3.97M

July 2025



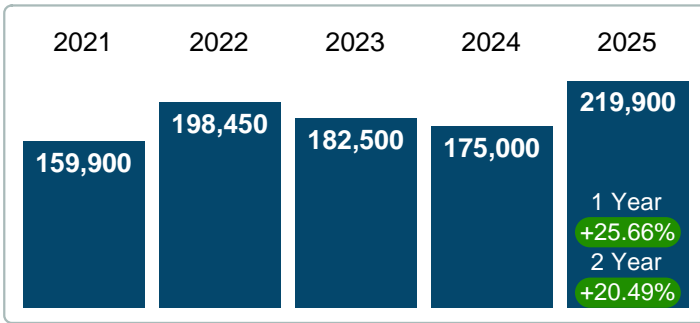
Area Delimited by County Of Washington - Residential Property Type



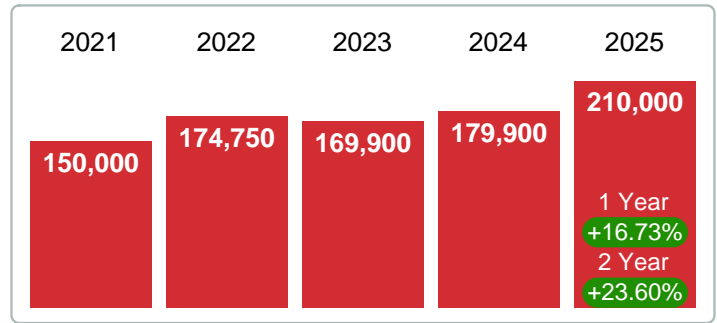
MEDIAN LIST PRICE AT CLOSING

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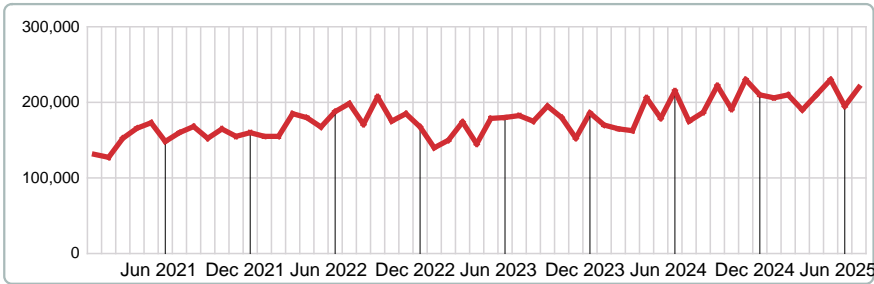
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

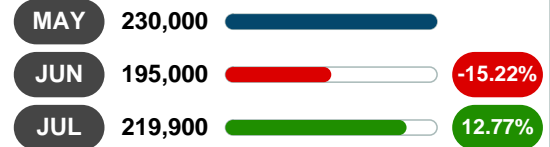


3 MONTHS

5 year JUL AVG = 187,150

High May 2025 230,000 Low Feb 2021 127,250

Median List Price at Closing this month at **219,900**
above the 5 yr JUL average of **187,150**



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
\$100,000 and less	7.06%	73,000	69,500	95,000	0	0
\$100,001 - \$150,000	16.47%	128,750	112,500	135,000	130,000	0
\$150,001 - \$175,000	10.59%	165,999	159,450	167,500	0	0
\$175,001 - \$250,000	27.06%	215,000	215,000	219,450	215,000	225,000
\$250,001 - \$350,000	12.94%	289,900	252,000	274,950	325,000	289,900
\$350,001 - \$475,000	17.65%	395,000	0	410,000	390,000	409,900
\$475,001 and up	8.24%	697,000	0	697,000	485,000	850,000
Median List Price		219,900	115,000	192,500	325,000	449,900
Total Closed Units	100%	219,900	15	35	28	7
Total Closed Volume		23,062,398	2.00M	8.15M	8.88M	4.03M

July 2025



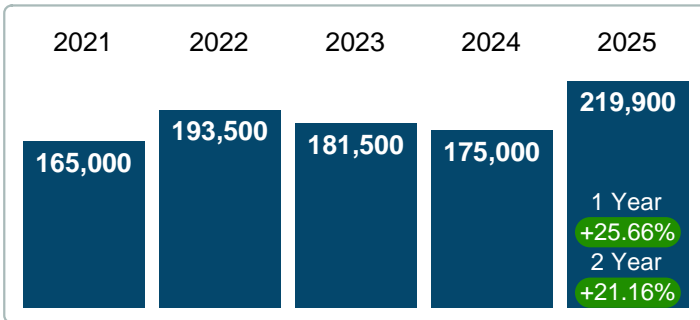
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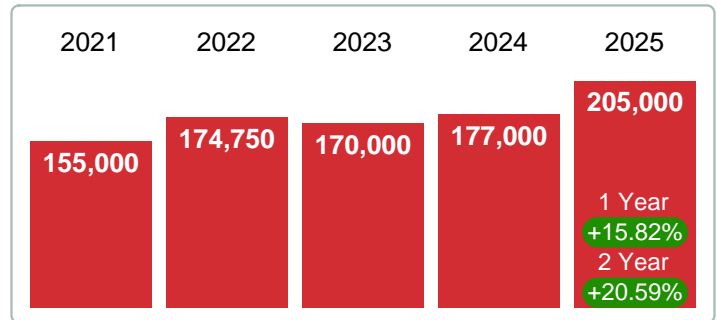
MEDIAN SOLD PRICE AT CLOSING

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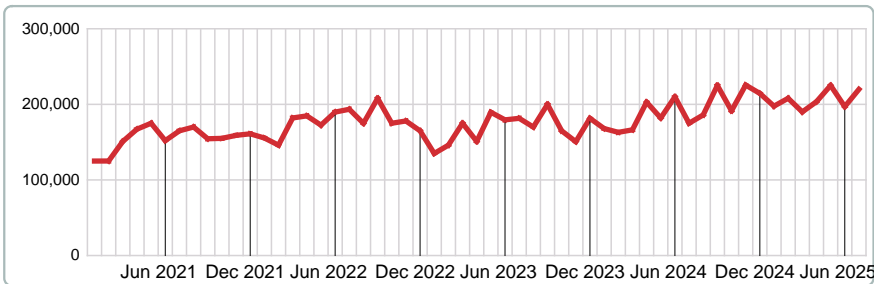
JULY



YEAR TO DATE (YTD)

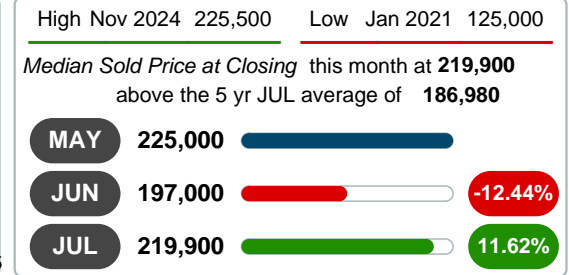


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 186,980



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
\$100,000 and less	6	7.06%	69,000	65,000	95,000	0	0
\$100,001 - \$150,000	13	15.29%	125,000	110,625	127,250	130,000	0
\$150,001 - \$175,000	11	12.94%	164,999	158,000	165,000	0	0
\$175,001 - \$250,000	22	25.88%	216,500	195,000	219,900	208,000	225,000
\$250,001 - \$350,000	13	15.29%	300,000	252,000	278,000	325,000	285,000
\$350,001 - \$475,000	13	15.29%	396,000	0	400,000	378,000	394,950
\$475,001 and up	7	8.24%	575,000	0	561,500	485,000	850,000
Median Sold Price			219,900	115,000	190,000	325,000	420,000
Total Closed Units		100%	219,900	15	35	28	7
Total Closed Volume			22,652,403	1.95M	7.98M	8.74M	3.97M

July 2025



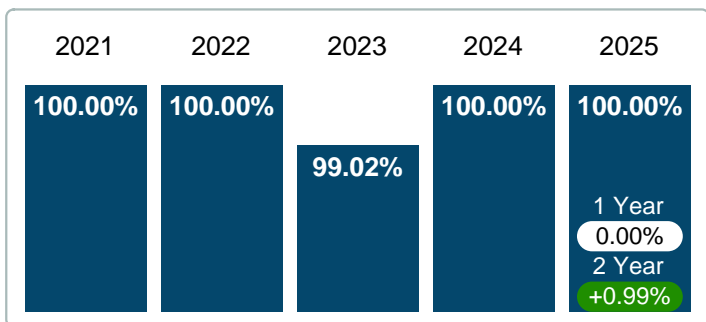
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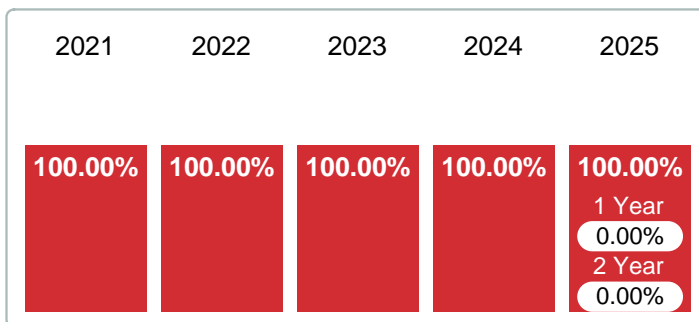
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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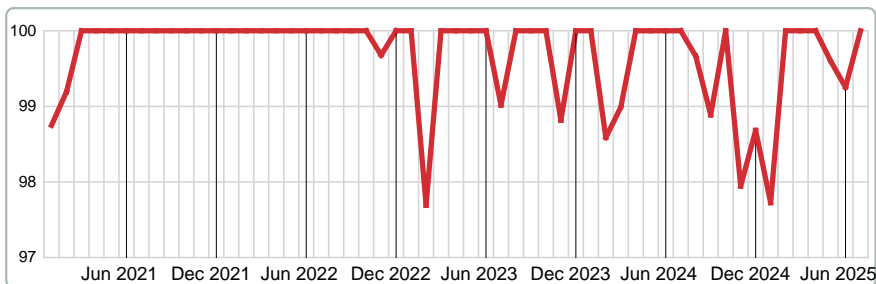
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

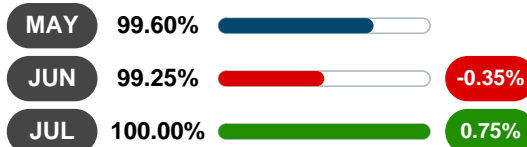


3 MONTHS

5 year JUL AVG = 99.80%

High Jul 2025 100.00% Low Feb 2023 97.69%

Median Sold/List Ratio this month at 100.00% equal to 5 yr JUL average of 99.80%



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
\$100,000 and less	6	7.06%	97.19%	95.42%	100.00%	0.00%	0.00%
\$100,001 - \$150,000	13	15.29%	100.00%	97.73%	98.46%	100.00%	0.00%
\$150,001 - \$175,000	11	12.94%	100.00%	102.03%	100.00%	0.00%	0.00%
\$175,001 - \$250,000	22	25.88%	100.00%	100.00%	100.00%	97.94%	100.00%
\$250,001 - \$350,000	13	15.29%	100.00%	100.00%	101.10%	100.00%	98.31%
\$350,001 - \$475,000	13	15.29%	99.47%	0.00%	100.00%	96.70%	96.68%
\$475,001 and up	7	8.24%	100.00%	0.00%	80.56%	100.00%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%
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



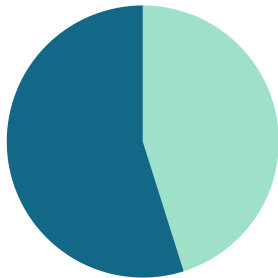
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY

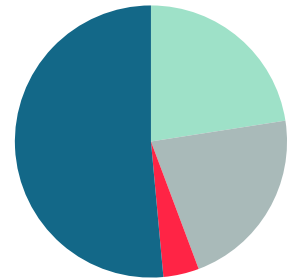


Inventory
 New Listings
130 = 45.14%
 Start Inventory
158
 Total Inventory Units
288
 Volume
\$78,341,472

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%
Median List Price	175,000	219,900	25.66%	179,900	210,000	16.73%
Median Sale Price	175,000	219,900	25.66%	177,000	205,000	15.82%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	12.00	8.00	-33.33%	12.00	12.00	0.00%
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

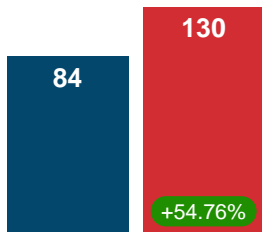
Inventory on July 31, 2025 = **194**

2024 **2025**

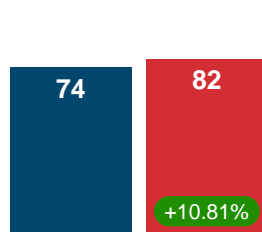
JULY MARKET

MEDIAN PRICES

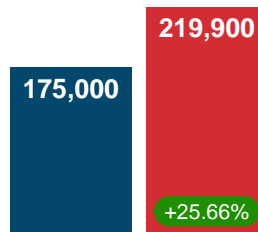
New Listings



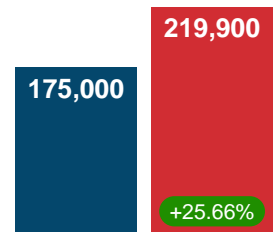
Pending Listings



List Price



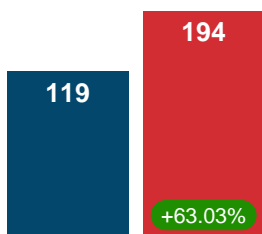
Sale Price



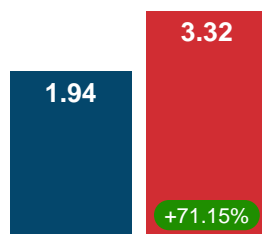
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

