

# August 2025



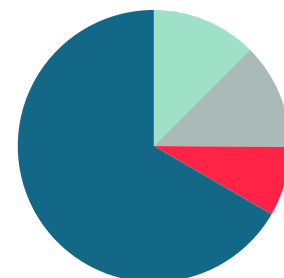
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## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	August 2025	+/-%
Closed Listings	2,301	2,268	-1.43%
Pending Listings	2,010	2,285	13.68%
New Listings	3,771	3,709	-1.64%
Average List Price	265,004	270,902	2.23%
Average Sale Price	257,180	263,213	2.35%
Average Percent of Selling Price to List Price	96.89%	96.90%	0.01%
Average Days on Market to Sale	41.24	45.67	10.75%
End of Month Inventory	11,438	12,083	5.64%
Months Supply of Inventory	5.70	6.09	6.70%



- Closed (12.51%)
- Pending (12.60%)
- Other OffMarket (8.26%)
- Active (66.63%)

**Absorption:** Last 12 months, an Average of **1,986** Sales/Month  
**Active Inventory** as of August 31, 2025 = **12,083**

### Analysis Wrap-Up

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

The total housing inventory at the end of August 2025 rose **5.64%** to 12,083 existing homes available for sale. Over the last 12 months this area has had an average of 1,986 closed sales per month. This represents an unsold inventory index of **6.09** 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 **2.35%** in August 2025 to \$263,213 versus the previous year at \$257,180.

#### Average Days on Market Lengthens

The average number of **45.67** days that homes spent on the market before selling increased by 4.43 days or **10.75%** in August 2025 compared to last year's same month at **41.24** DOM.

#### Sales Success for August 2025 is Positive

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

There were 3,709 New Listings in August 2025, down **1.64%** from last year at 3,771. Furthermore, there were 2,268 Closed Listings this month versus last year at 2,301, a **-1.43%** decrease.

Closed versus Listed trends yielded a **61.1%** ratio, up from previous year's, August 2024, at **61.0%**, a **0.21%** 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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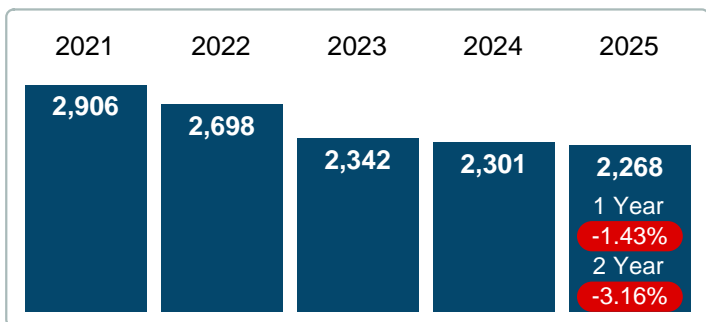
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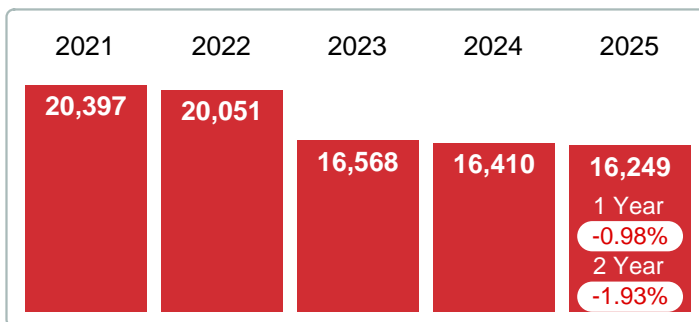
## CLOSED LISTINGS

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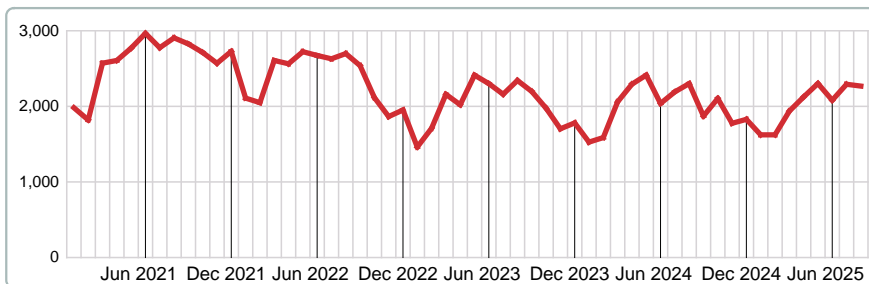
### AUGUST



### YEAR TO DATE (YTD)

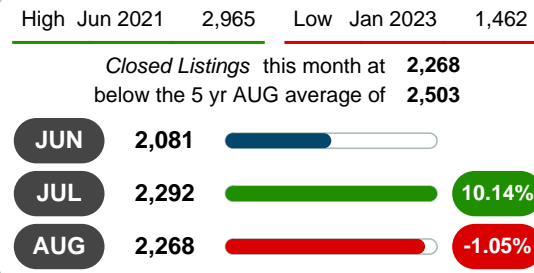


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 2,503



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	225	9.92%	41.4	99	91	32	3
\$25,001 - \$100,000	256	11.29%	63.3	175	69	10	2
\$100,001 - \$175,000	333	14.68%	42.3	115	193	20	5
\$175,001 - \$250,000	490	21.60%	37.6	66	351	67	6
\$250,001 - \$325,000	385	16.98%	44.0	36	234	109	6
\$325,001 - \$500,000	338	14.90%	45.9	27	143	136	32
\$500,001 and up	241	10.63%	54.3	22	49	126	44
<b>Total Closed Units</b>	<b>2,268</b>			<b>540</b>	<b>1,130</b>	<b>500</b>	<b>98</b>
<b>Total Closed Volume</b>	<b>596,966,196</b>	<b>100%</b>	<b>45.7</b>	<b>78.45M</b>	<b>261.31M</b>	<b>194.29M</b>	<b>62.92M</b>
<b>Average Closed Price</b>	<b>\$263,213</b>			<b>\$145,271</b>	<b>\$231,247</b>	<b>\$388,581</b>	<b>\$642,050</b>

# August 2025



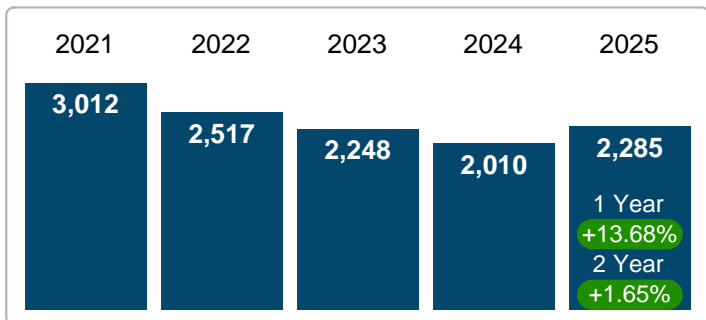
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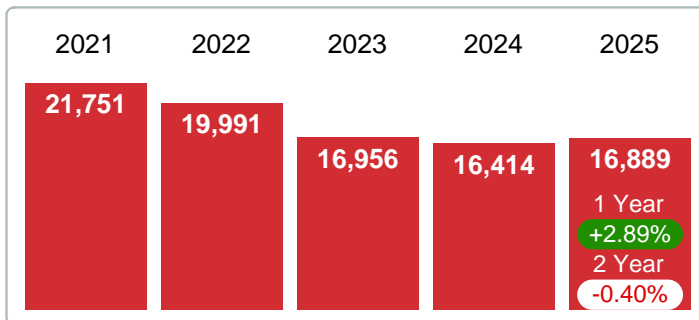
## PENDING LISTINGS

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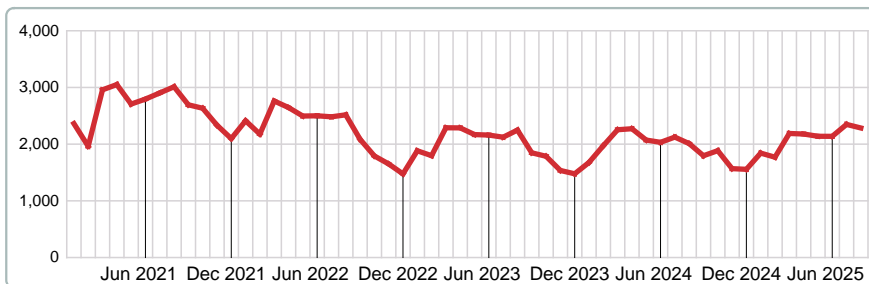
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 2,414

High Apr 2021 3,051 Low Dec 2022 1,475

Pending Listings this month at **2,285**  
below the 5 yr AUG average of **2,414**



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	189	8.27%	57.1	133	41	13	2
\$50,001 - \$125,000	264	11.55%	58.5	157	96	11	0
\$125,001 - \$200,000	386	16.89%	47.9	113	236	35	2
\$200,001 - \$275,000	509	22.28%	43.3	61	355	86	7
\$275,001 - \$375,000	426	18.64%	56.7	43	215	150	18
\$375,001 - \$525,000	263	11.51%	56.1	32	106	106	19
\$525,001 and up	248	10.85%	69.7	34	59	109	46
<b>Total Pending Units</b>	<b>2,285</b>			<b>573</b>	<b>1,108</b>	<b>510</b>	<b>94</b>
<b>Total Pending Volume</b>	<b>672,077,705</b>	<b>100%</b>	<b>53.8</b>	<b>113.88M</b>	<b>297.24M</b>	<b>201.49M</b>	<b>59.47M</b>
<b>Average Listing Price</b>	<b>\$294,126</b>			<b>\$198,744</b>	<b>\$268,264</b>	<b>\$395,087</b>	<b>\$632,624</b>

# August 2025



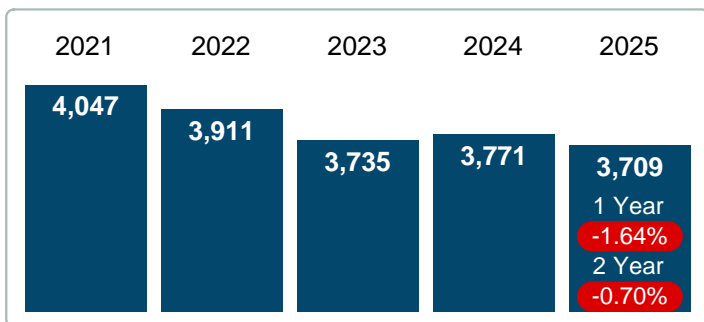
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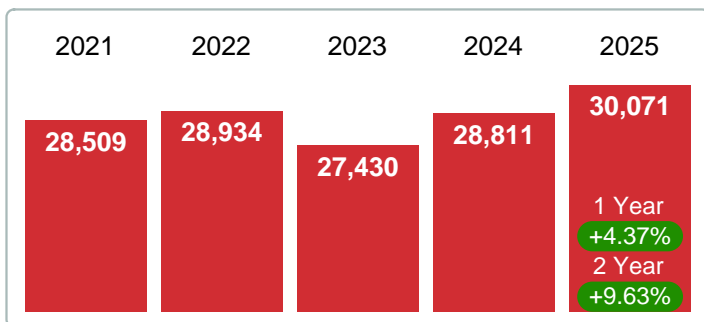
## NEW LISTINGS

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

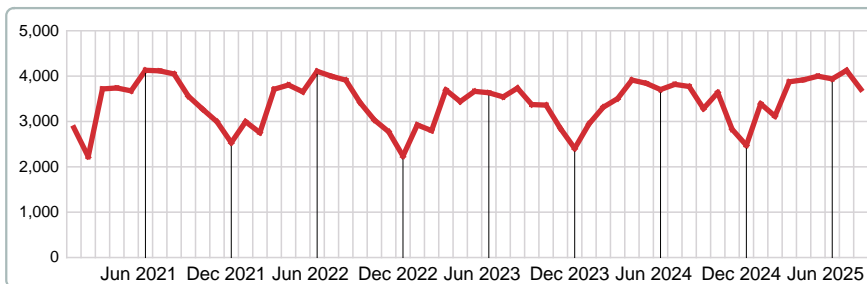
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 3,835

High Jun 2021 4,129 Low Feb 2021 2,225

New Listings this month at **3,709**  
below the 5 yr AUG average of **3,835**



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	303	8.17%	158	102	40	3
\$25,001 - \$100,000	445	12.00%	353	79	10	3
\$100,001 - \$175,000	512	13.80%	260	215	32	5
\$175,001 - \$275,000	894	24.10%	171	583	129	11
\$275,001 - \$375,000	618	16.66%	80	305	200	33
\$375,001 - \$600,000	544	14.67%	111	172	216	45
\$600,001 and up	393	10.60%	106	79	142	66
<b>Total New Listed Units</b>	<b>3,709</b>		<b>1,239</b>	<b>1,535</b>	<b>769</b>	<b>166</b>
<b>Total New Listed Volume</b>	<b>1,197,757,231</b>	100%	<b>323.34M</b>	<b>417.30M</b>	<b>335.83M</b>	<b>121.29M</b>
<b>Average New Listed Listing Price</b>	<b>\$322,933</b>		<b>\$260,967</b>	<b>\$271,854</b>	<b>\$436,715</b>	<b>\$730,656</b>

# August 2025



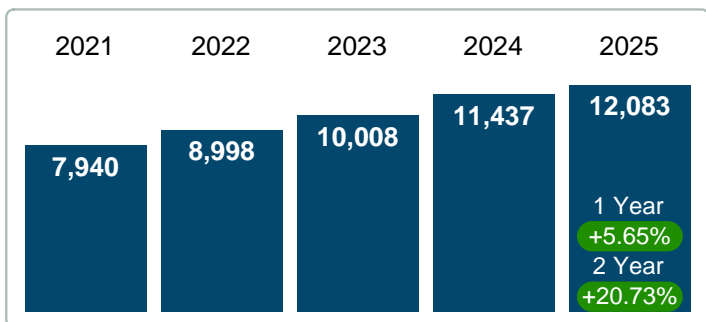
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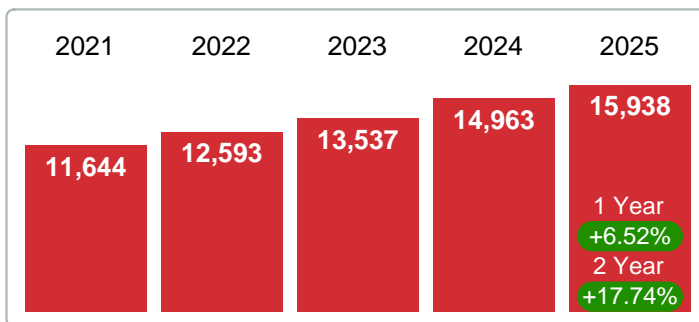
## ACTIVE INVENTORY

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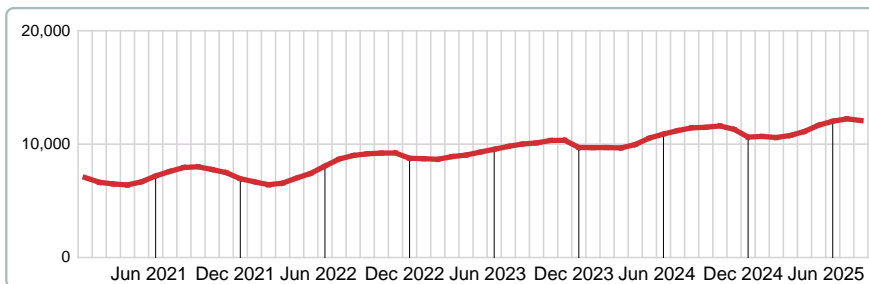
### END OF AUGUST



### ACTIVE DURING AUGUST



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 10,093

High Jul 2025 12,229 Low Apr 2021 6,402

Inventory this month at 12,083  
above the 5 yr AUG average of 10,093



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	966	7.99%	108.4	781	131	49	5
\$25,001 - \$75,000	1,601	13.25%	128.7	1,485	93	17	6
\$75,001 - \$150,000	1,722	14.25%	101.1	1,302	359	53	8
\$150,001 - \$300,000	3,190	26.40%	81.4	1,160	1,509	469	52
\$300,001 - \$425,000	1,697	14.04%	79.2	397	644	556	100
\$425,001 - \$700,000	1,700	14.07%	98.0	456	464	614	166
\$700,001 and up	1,207	9.99%	110.8	557	170	260	220
<b>Total Active Inventory by Units</b>	<b>12,083</b>			<b>6,138</b>	<b>3,370</b>	<b>2,018</b>	<b>557</b>
<b>Total Active Inventory by Volume</b>	<b>4,387,541,160</b>	<b>100%</b>	<b>97.6</b>	<b>1.86B</b>	<b>1.11B</b>	<b>967.60M</b>	<b>457.89M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$363,117</b>			<b>\$302,536</b>	<b>\$327,920</b>	<b>\$479,482</b>	<b>\$822,062</b>

# August 2025



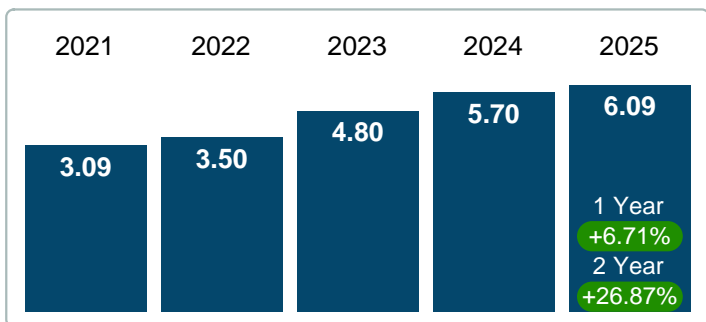
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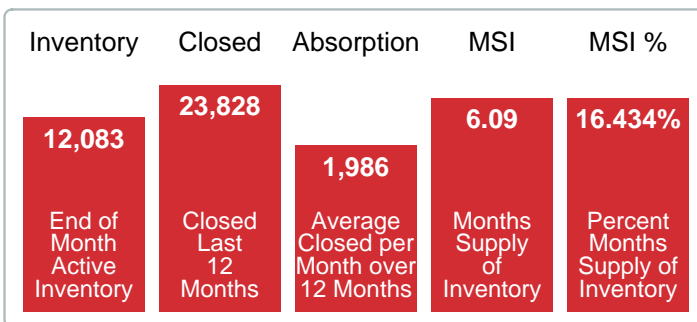
## MONTHS SUPPLY of INVENTORY (MSI)

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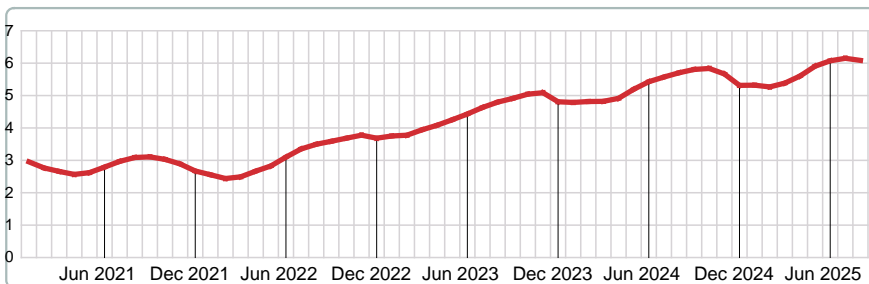
### MSI FOR AUGUST



### INDICATORS FOR AUGUST 2025

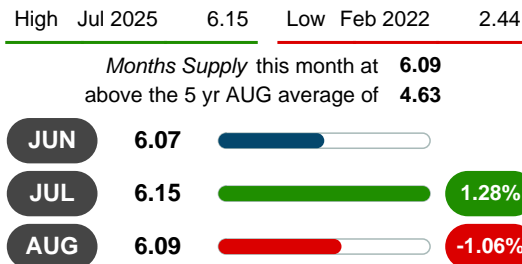


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 4.63



### 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
\$25,000 and less	966	7.99%	4.63	8.24	1.51	1.95	2.07
\$25,001 - \$75,000	1,601	13.25%	10.12	12.42	2.77	4.25	5.54
\$75,001 - \$150,000	1,722	14.25%	6.36	9.69	3.03	3.28	4.57
\$150,001 - \$300,000	3,190	26.40%	4.20	9.73	2.99	3.76	4.33
\$300,001 - \$425,000	1,697	14.04%	5.46	14.01	4.63	4.42	5.61
\$425,001 - \$700,000	1,700	14.07%	8.38	23.09	7.92	6.16	6.68
\$700,001 and up	1,207	9.99%	16.26	48.09	15.34	8.21	11.05
Market Supply of Inventory (MSI)	6.09			11.63	3.54	4.73	6.98
Total Active Inventory by Units	12,083	100%	6.09	6,138	3,370	2,018	557

# August 2025



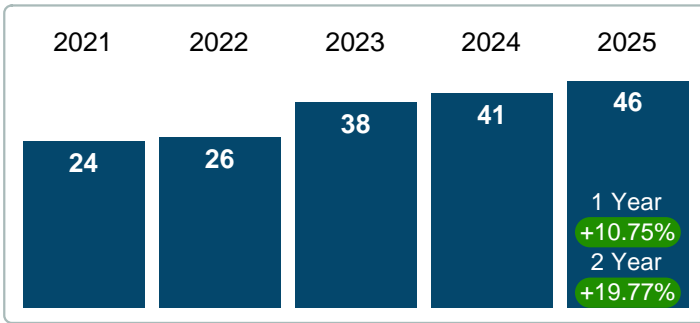
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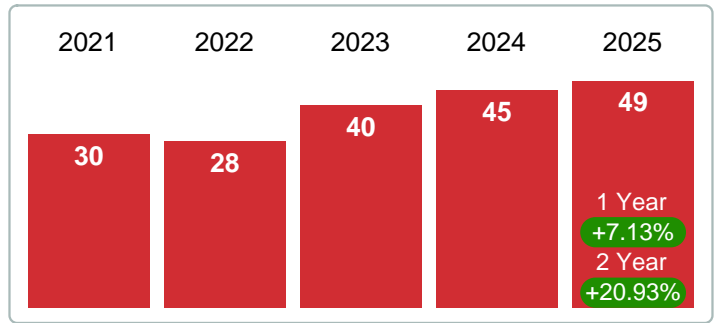
## AVERAGE DAYS ON MARKET TO SALE

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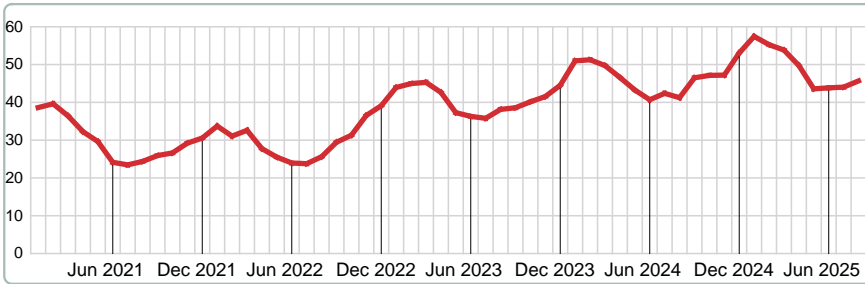
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 35

High Jan 2025 57 Low Jul 2021 23

Average Days on Market to Sale this month at **46**  
above the 5 yr AUG average of **35**



### 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
\$25,000 and less <b>225</b>	9.92%	41	56	27	38	47
\$25,001 - \$100,000 <b>256</b>	11.29%	63	70	47	48	89
\$100,001 - \$175,000 <b>333</b>	14.68%	42	54	34	51	65
\$175,001 - \$250,000 <b>490</b>	21.60%	38	34	37	43	38
\$250,001 - \$325,000 <b>385</b>	16.98%	44	54	36	58	53
\$325,001 - \$500,000 <b>338</b>	14.90%	46	76	42	43	47
\$500,001 and up <b>241</b>	10.63%	54	53	54	50	66
Average Closed DOM		46	58	38	48	57
Total Closed Units		2,268	540	1,130	500	98
Total Closed Volume		596,966,196	78.45M	261.31M	194.29M	62.92M

# August 2025



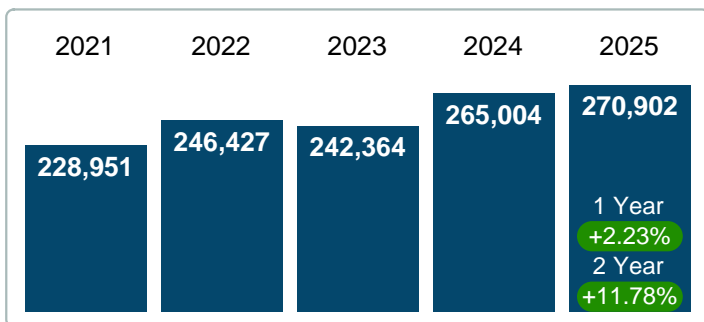
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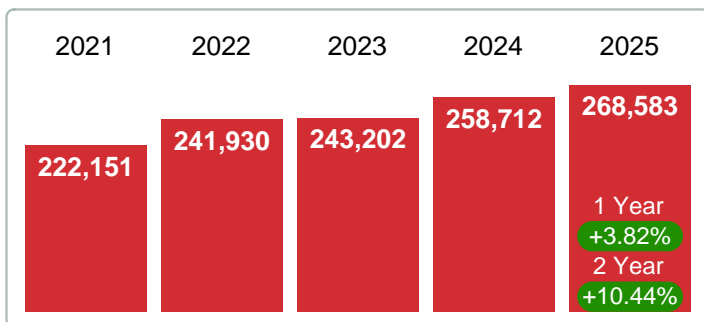
## AVERAGE LIST PRICE AT CLOSING

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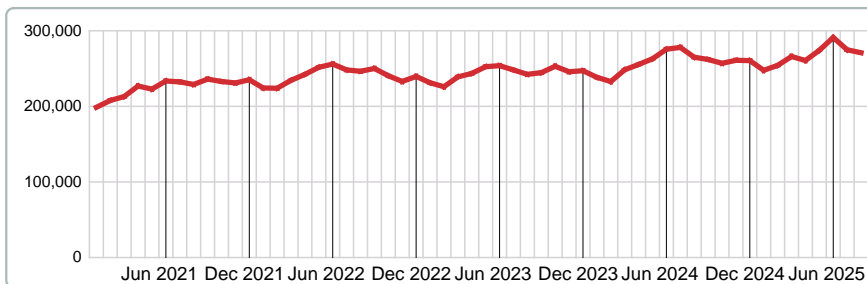
### AUGUST



### YEAR TO DATE (YTD)

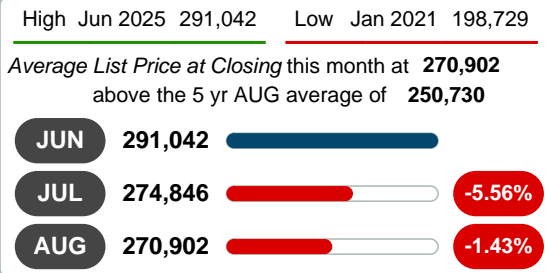


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 250,730



## 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
\$25,000 and less	9.44%	5,335	11,731	2,551	3,420	2,450
\$25,001 - \$100,000	10.54%	64,719	66,760	79,559	98,251	79,950
\$100,001 - \$175,000	14.24%	143,943	152,377	153,922	158,435	165,980
\$175,001 - \$250,000	22.44%	214,257	210,071	217,317	224,426	239,800
\$250,001 - \$325,000	17.06%	287,391	294,285	287,147	295,786	281,617
\$325,001 - \$500,000	15.65%	397,178	402,104	394,861	403,791	401,622
\$500,001 and up	10.63%	788,499	804,302	647,157	724,053	1,120,257
<b>Average List Price</b>		<b>270,902</b>	<b>154,404</b>	<b>236,350</b>	<b>395,368</b>	<b>676,213</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>2,268</b>	<b>540</b>	<b>1,130</b>	<b>500</b>	<b>98</b>
<b>Total Closed Volume</b>		<b>614,406,363</b>	<b>83.38M</b>	<b>267.08M</b>	<b>197.68M</b>	<b>66.27M</b>

# August 2025



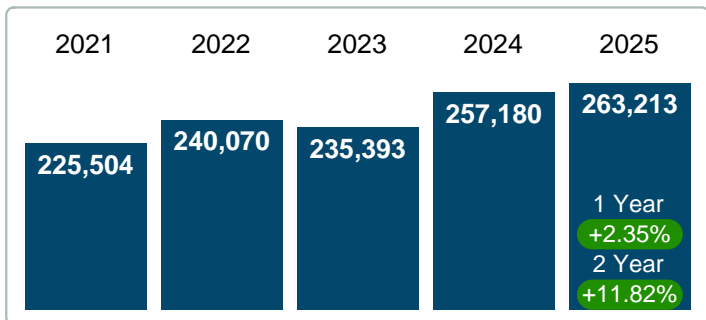
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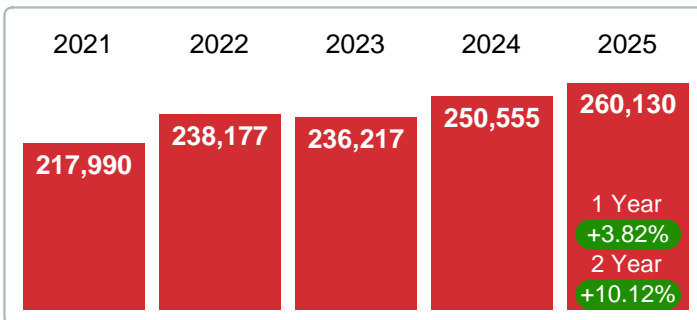
## AVERAGE SOLD PRICE AT CLOSING

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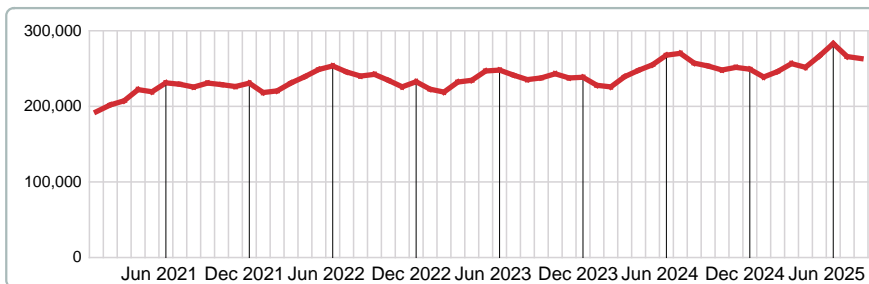
### AUGUST



### YEAR TO DATE (YTD)

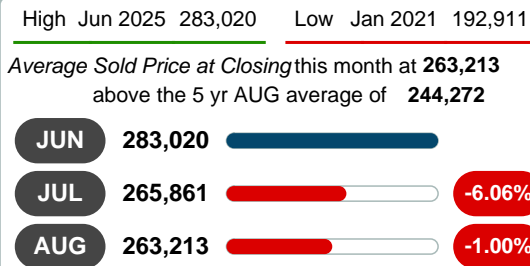


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 244,272



## 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
\$25,000 and less	9.92%	5,792	9,740	2,466	3,345	2,500
\$25,001 - \$100,000	11.29%	64,530	60,671	71,416	83,955	67,500
\$100,001 - \$175,000	14.68%	144,160	139,616	146,881	143,445	146,500
\$175,001 - \$250,000	21.60%	213,809	204,112	214,186	220,583	222,750
\$250,001 - \$325,000	16.98%	284,809	279,576	282,457	291,787	281,158
\$325,001 - \$500,000	14.90%	393,851	388,585	388,256	399,146	400,794
\$500,001 and up	10.63%	761,819	762,765	632,928	711,166	1,049,932
<b>Average Sold Price</b>		<b>263,213</b>	<b>145,271</b>	<b>231,247</b>	<b>388,581</b>	<b>642,050</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>2,268</b>	<b>540</b>	<b>1,130</b>	<b>500</b>	<b>98</b>
<b>Total Closed Volume</b>		<b>596,966,196</b>	<b>78.45M</b>	<b>261.31M</b>	<b>194.29M</b>	<b>62.92M</b>

# August 2025



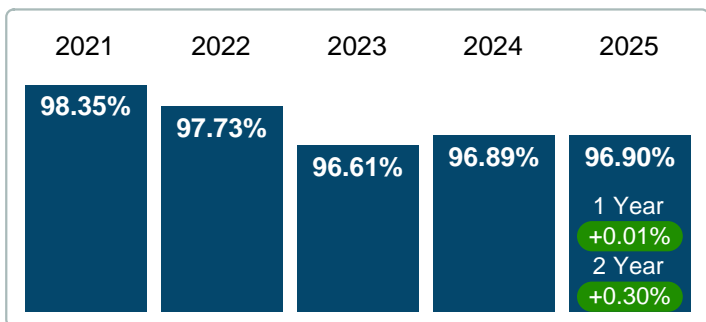
Area Delimited by Entire Tulsa All MLS



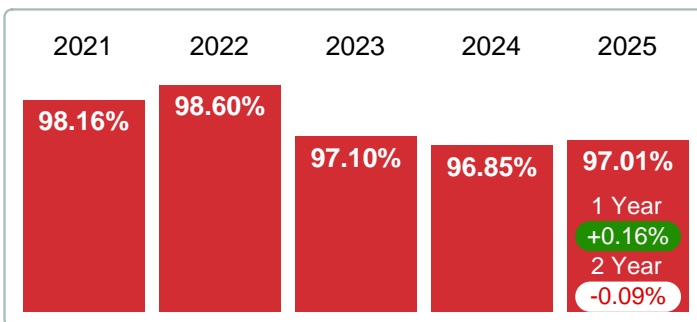
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

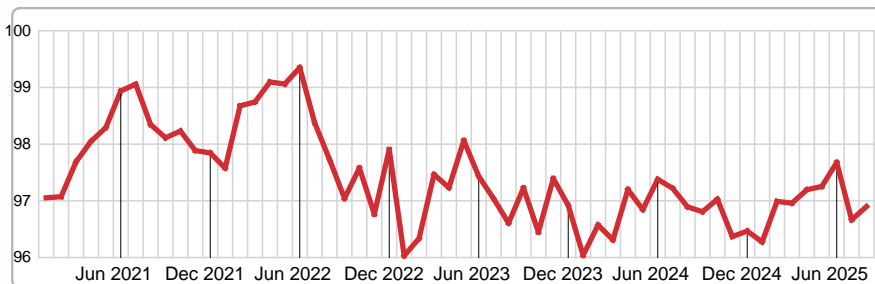
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

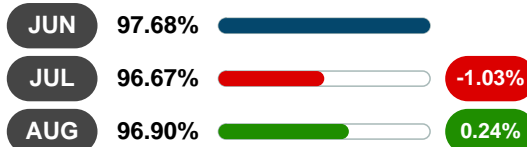


### 3 MONTHS

5 year AUG AVG = 97.30%

High Jun 2022 99.35% Low Jan 2023 96.03%

Average Sold/List Ratio this month at **96.90%** equal to 5 yr AUG average of **97.30%**



### 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
\$25,000 and less	225	9.92%	96.00%	91.42%	99.25%	100.39%	102.00%
\$25,001 - \$100,000	256	11.29%	91.77%	92.49%	90.64%	88.17%	85.38%
\$100,001 - \$175,000	333	14.68%	94.73%	93.23%	96.09%	91.40%	90.00%
\$175,001 - \$250,000	490	21.60%	98.46%	97.62%	98.70%	98.55%	92.84%
\$250,001 - \$325,000	385	16.98%	98.62%	95.40%	99.04%	98.71%	99.85%
\$325,001 - \$500,000	338	14.90%	98.67%	96.92%	98.48%	98.91%	99.97%
\$500,001 and up	241	10.63%	97.80%	95.57%	98.11%	98.41%	96.81%
Average Sold/List Ratio		96.90%		93.62%	97.82%	98.27%	97.36%
Total Closed Units	2,268	100%	96.90%	540	1130	500	98
Total Closed Volume	596,966,196			78.45M	261.31M	194.29M	62.92M

# August 2025



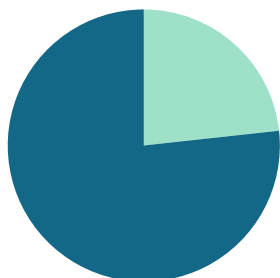
Area Delimited by Entire Tulsa All MLS



## MARKET SUMMARY

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

### INVENTORY

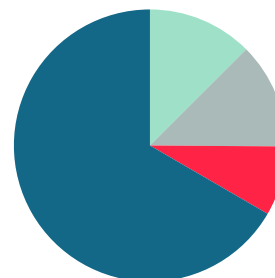


**Inventory**  
 New Listings  
**3,709 = 23.27%**  
 Start Inventory  
**12,231**  
 Total Inventory Units  
**15,940**  
 Volume  
**\$5,679,052,077**

### Market Activity

Closed Sales  
**2,268 = 12.51%**  
 Pending Sales  
**2,285 = 12.60%**  
 Other Off Market  
**1,498 = 8.26%**  
 Active Inventory  
**12,083 = 66.63%**

### MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	2,301	2,268	-1.43%	16,410	16,249	-0.98%
Pending Sales	2,010	2,285	13.68%	16,414	16,889	2.89%
New Listings	3,771	3,709	-1.64%	28,811	30,071	4.37%
Average List Price	265,004	270,902	2.23%	258,712	268,583	3.82%
Average Sale Price	257,180	263,213	2.35%	250,555	260,130	3.82%
Average Percent of Selling Price to List Price	96.89%	96.90%	0.01%	96.85%	97.01%	0.16%
Average Days on Market to Sale	41.24	45.67	10.75%	45.31	48.55	7.13%
Monthly Inventory	11,438	12,083	5.64%	11,438	12,083	5.64%
Months Supply of Inventory	5.70	6.09	6.70%	5.70	6.09	6.70%

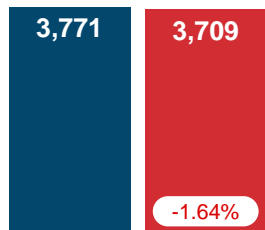
**Absorption:** Last 12 months, an Average of **1,986** Sales/Month

**Inventory** on August 31, 2025 = **12,083** 2024 2025

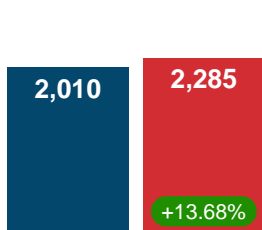
### AUGUST MARKET

### AVERAGE PRICES

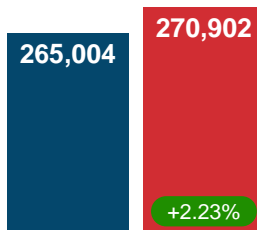
#### New Listings



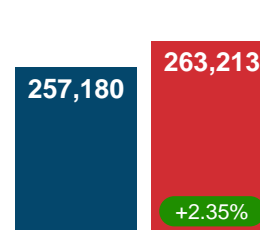
#### Pending Listings



#### List Price



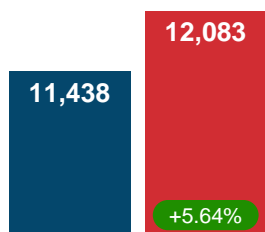
#### Sale Price



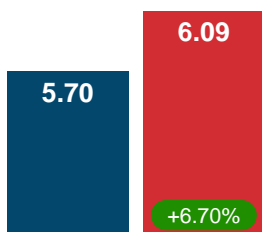
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

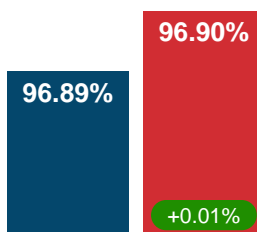
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

