

August 2025



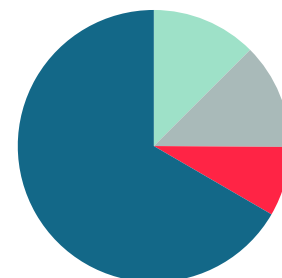
Area Delimited by Entire Tulsa All MLS



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	August		+/-%
	2024	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%
Median List Price	225,000	229,900	2.18%
Median Sale Price	220,000	225,000	2.27%
Median Percent of Selling Price to List Price	99.05%	99.28%	0.23%
Median Days on Market to Sale	21.00	23.00	9.52%
End of Month Inventory	11,438	12,083	5.64%
Months Supply of Inventory	5.70	6.09	6.70%



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.

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 **2.27%** in August 2025 to \$225,000 versus the previous year at \$220,000.

Median Days on Market Lengthens

The median number of **23.00** days that homes spent on the market before selling increased by 2.00 days or **9.52%** in August 2025 compared to last year's same month at **21.00** DOM.

Sales Success for August 2025 is Positive

Overall, with Median 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

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

August 2025



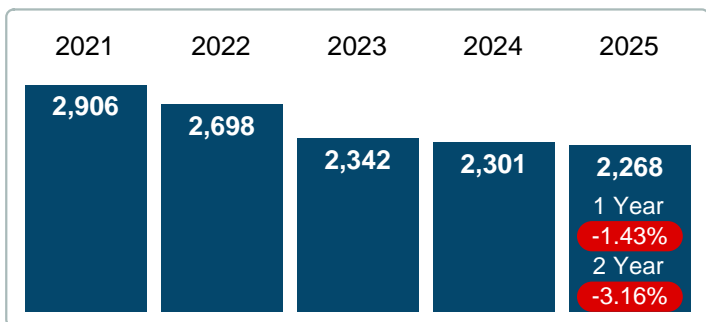
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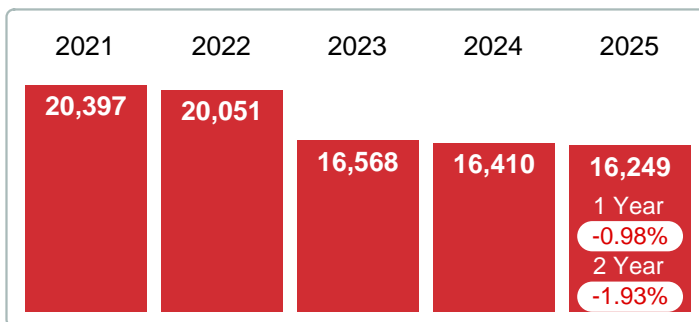
CLOSED LISTINGS

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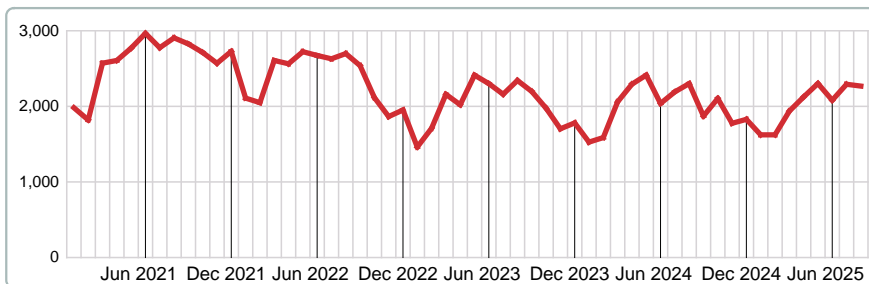
AUGUST



YEAR TO DATE (YTD)

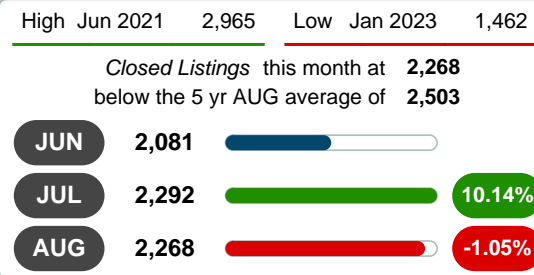


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 2,503



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	225	9.92%	22.0	99	91	32	3
\$25,001 - \$100,000	256	11.29%	26.0	175	69	10	2
\$100,001 - \$175,000	333	14.68%	21.0	115	193	20	5
\$175,001 - \$250,000	490	21.60%	19.0	66	351	67	6
\$250,001 - \$325,000	385	16.98%	21.0	36	234	109	6
\$325,001 - \$500,000	338	14.90%	24.0	27	143	136	32
\$500,001 and up	241	10.63%	32.0	22	49	126	44
Total Closed Units	2,268			540	1,130	500	98
Total Closed Volume	596,966,196	100%	23.0	78.45M	261.31M	194.29M	62.92M
Median Closed Price	\$225,000			\$100,000	\$220,000	\$335,500	\$472,500

August 2025



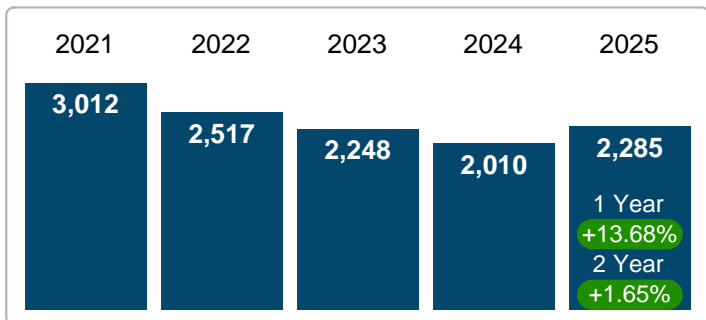
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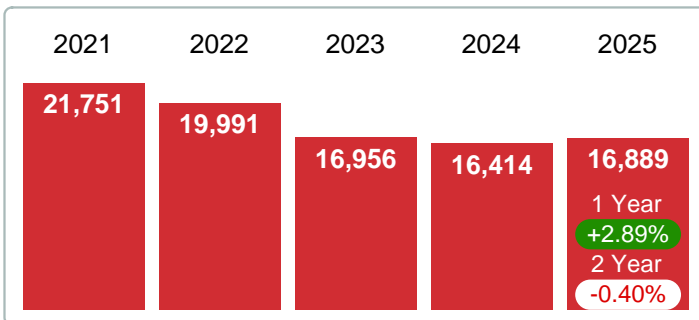
PENDING LISTINGS

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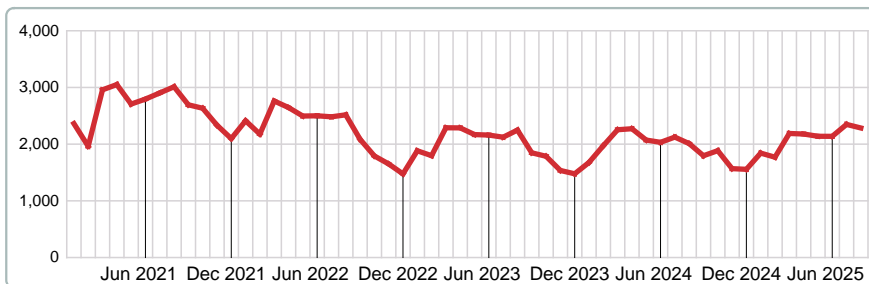
AUGUST



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	189	8.27%	33.0	133	41	13	2
\$50,001 - \$125,000	264	11.55%	32.5	157	96	11	0
\$125,001 - \$200,000	386	16.89%	26.5	113	236	35	2
\$200,001 - \$275,000	509	22.28%	22.0	61	355	86	7
\$275,001 - \$375,000	426	18.64%	33.5	43	215	150	18
\$375,001 - \$525,000	263	11.51%	33.0	32	106	106	19
\$525,001 and up	248	10.85%	41.0	34	59	109	46
Total Pending Units	2,285			573	1,108	510	94
Total Pending Volume	672,077,705	100%	30.0	113.88M	297.24M	201.49M	59.47M
Median Listing Price	\$248,900			\$125,000	\$238,000	\$345,000	\$507,500

August 2025



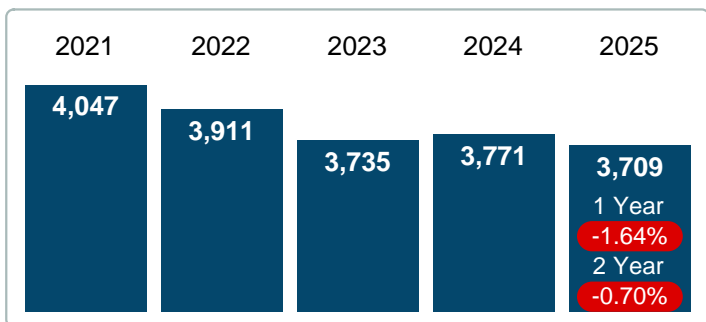
Area Delimited by Entire Tulsa All MLS



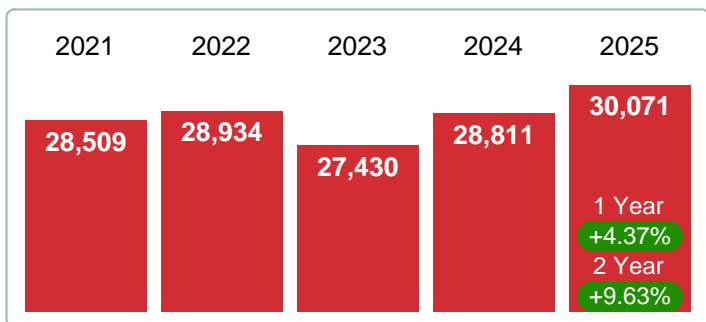
NEW LISTINGS

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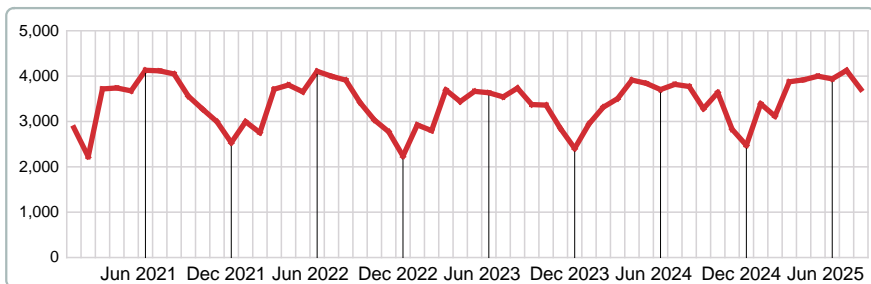
AUGUST



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
Total New Listed Units	3,709		1,239	1,535	769	166
Total New Listed Volume	1,197,757,231	100%	323.34M	417.30M	335.83M	121.29M
Median New Listed Listing Price	\$245,000		\$135,000	\$239,999	\$355,000	\$492,000

August 2025



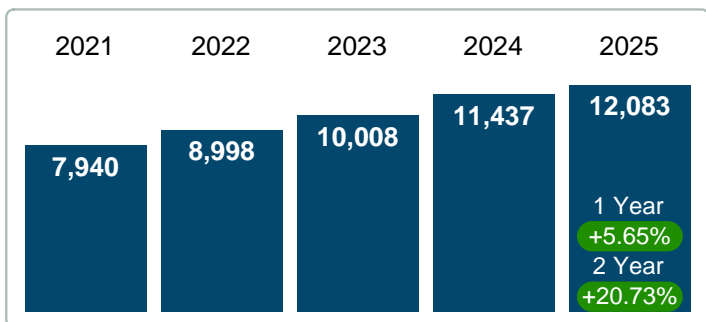
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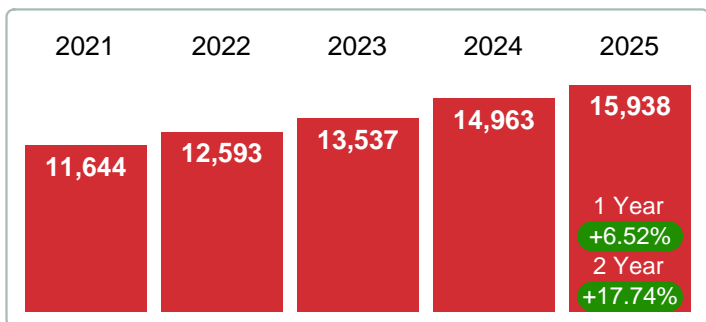
ACTIVE INVENTORY

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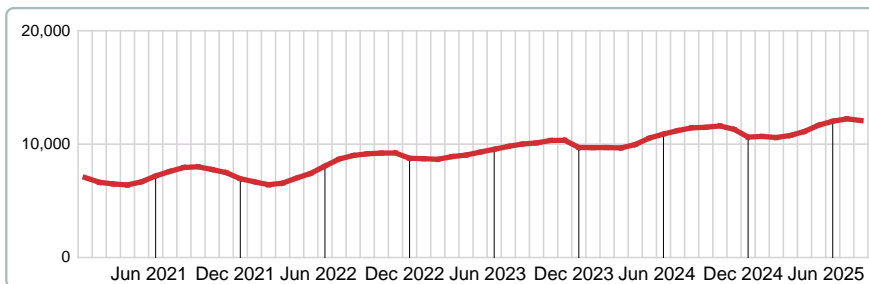
END OF AUGUST



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	966	7.99%	76.0	781	131	49	5
\$25,001 - \$75,000	1,601	13.25%	109.0	1,485	93	17	6
\$75,001 - \$150,000	1,722	14.25%	81.0	1,302	359	53	8
\$150,001 - \$300,000	3,190	26.40%	62.0	1,160	1,509	469	52
\$300,001 - \$425,000	1,697	14.04%	61.0	397	644	556	100
\$425,001 - \$700,000	1,700	14.07%	81.0	456	464	614	166
\$700,001 and up	1,207	9.99%	90.0	557	170	260	220
Total Active Inventory by Units	12,083			6,138	3,370	2,018	557
Total Active Inventory by Volume	4,387,541,160	100%	76.0	1.86B	1.11B	967.60M	457.89M
Median Active Inventory Listing Price	\$239,000			\$124,900	\$264,900	\$392,515	\$595,000

August 2025



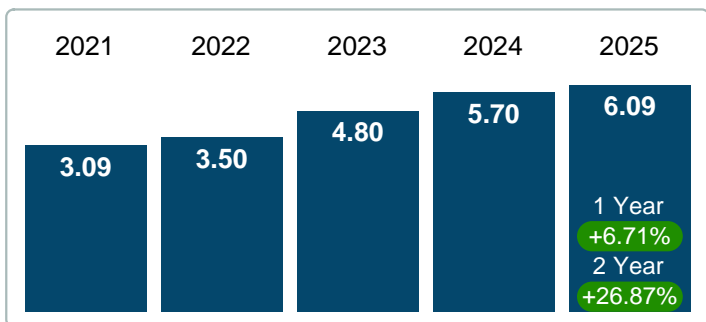
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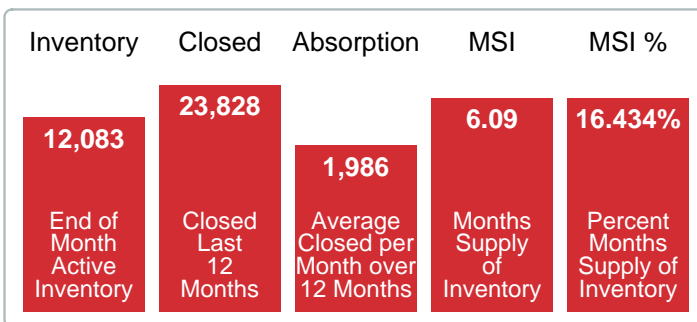
MONTHS SUPPLY of INVENTORY (MSI)

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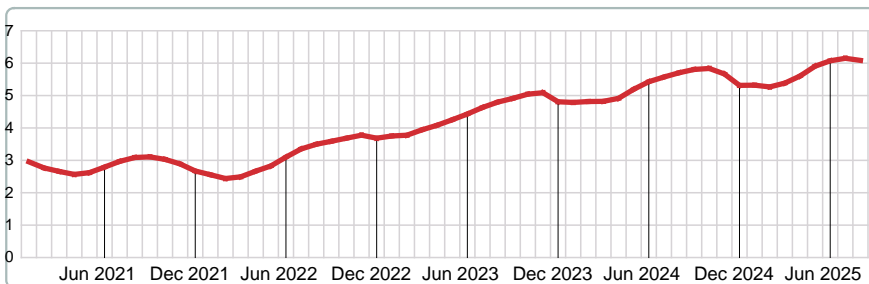
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025

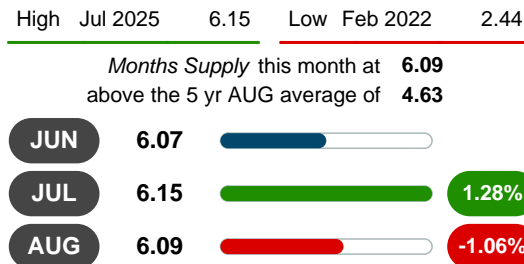


5 YEAR MARKET ACTIVITY TRENDS



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



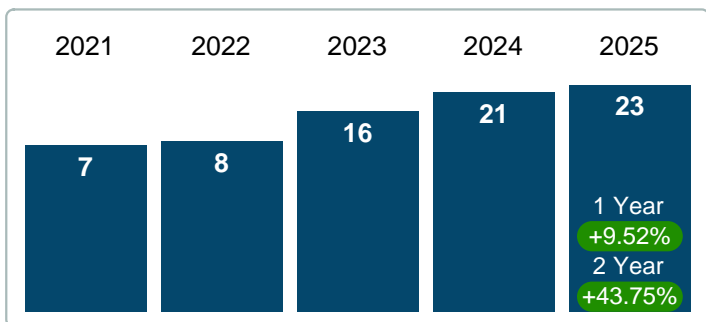
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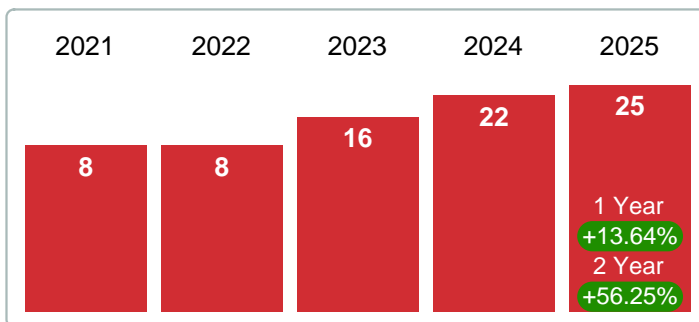
MEDIAN DAYS ON MARKET TO SALE

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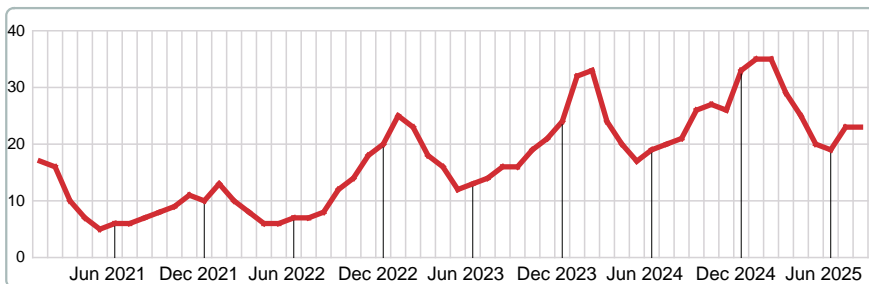
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

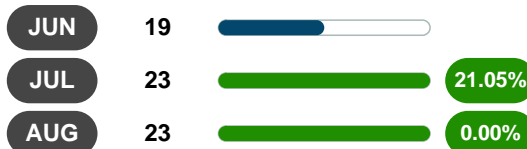


3 MONTHS

5 year AUG AVG = 15

High Feb 2025 35 Low May 2021 5

Median Days on Market to Sale this month at 23 above the 5 yr AUG average of 15



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
\$25,000 and less 225	9.92%	22	28	16	30	29
\$25,001 - \$100,000 256	11.29%	26	28	18	51	89
\$100,001 - \$175,000 333	14.68%	21	28	17	31	46
\$175,001 - \$250,000 490	21.60%	19	16	19	20	39
\$250,001 - \$325,000 385	16.98%	21	23	17	34	53
\$325,001 - \$500,000 338	14.90%	24	35	23	24	26
\$500,001 and up 241	10.63%	32	28	26	29	50
Median Closed DOM		23	27	18	27	45
Total Closed Units	2,268	100%	540	1130	500	98
Total Closed Volume	596,966,196		78.45M	261.31M	194.29M	62.92M

August 2025



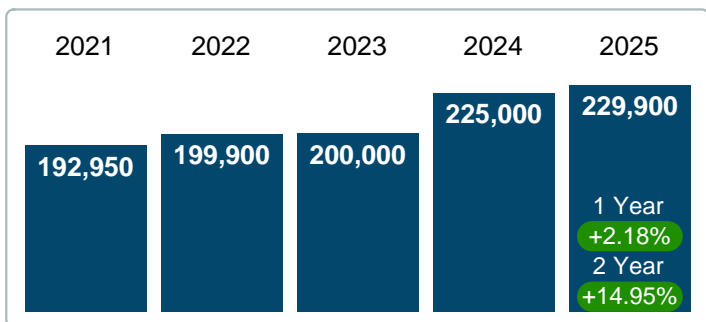
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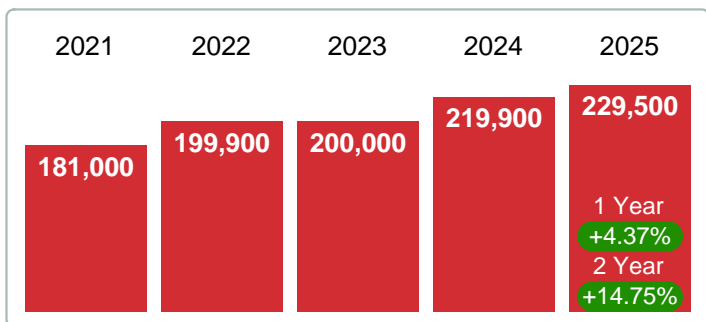
MEDIAN LIST PRICE AT CLOSING

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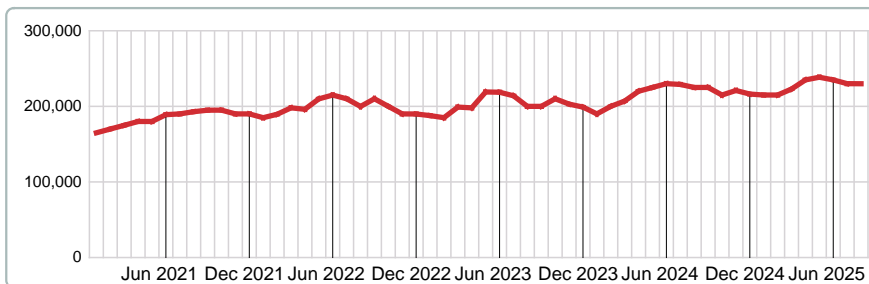
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

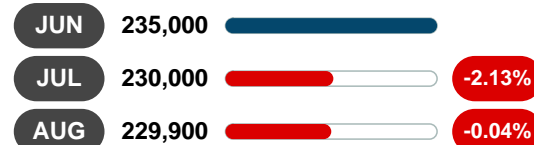


3 MONTHS

5 year AUG AVG = 209,550

High May 2025 238,500 Low Jan 2021 165,000

Median List Price at Closing this month at **229,900**
above the 5 yr AUG average of **209,550**



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
\$25,000 and less	214	9.44%	1,695	1,625	1,550	2,250	2,500
\$25,001 - \$100,000	239	10.54%	65,000	55,000	79,900	83,214	79,950
\$100,001 - \$175,000	323	14.24%	147,000	138,950	149,950	149,000	149,950
\$175,001 - \$250,000	509	22.44%	215,000	209,000	215,000	215,000	232,500
\$250,001 - \$325,000	387	17.06%	289,000	289,000	284,639	290,000	275,000
\$325,001 - \$500,000	355	15.65%	389,900	387,000	379,950	399,900	380,000
\$500,001 and up	241	10.63%	625,000	650,000	597,000	605,000	752,915
Median List Price			229,900	113,450	225,000	344,950	479,500
Total Closed Units		100%	2,268	540	1,130	500	98
Total Closed Volume			614,406,363	83.38M	267.08M	197.68M	66.27M

August 2025



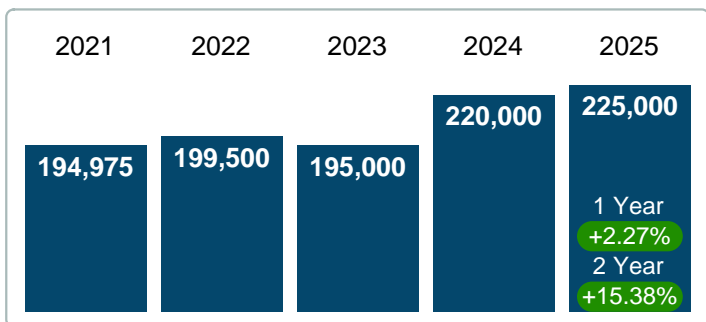
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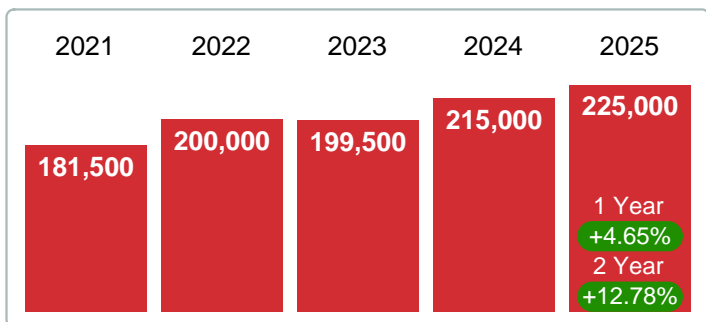
MEDIAN SOLD PRICE AT CLOSING

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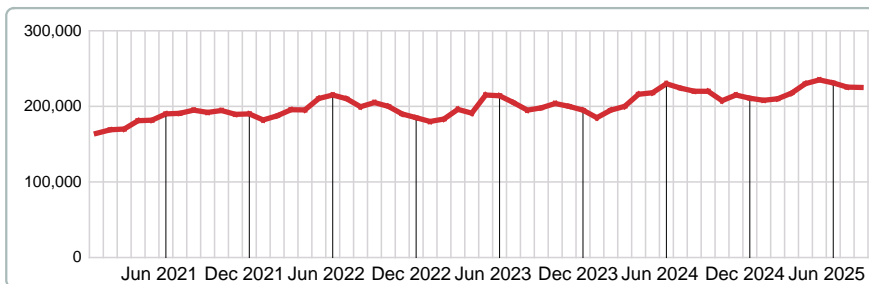
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

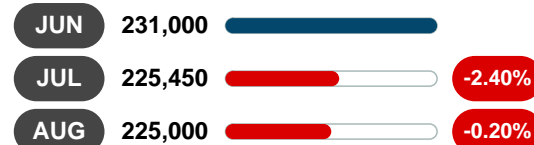


3 MONTHS

5 year AUG AVG = 206,895

High May 2025 235,000 Low Jan 2021 164,250

Median Sold Price at Closing this month at **225,000** above the 5 yr AUG average of **206,895**



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
\$25,000 and less	9.92%	1,745	7,000	1,550	2,250	2,500
\$25,001 - \$100,000	11.29%	65,000	58,675	74,100	84,107	67,500
\$100,001 - \$175,000	14.68%	149,000	140,000	150,000	144,500	150,000
\$175,001 - \$250,000	21.60%	212,750	200,000	215,000	225,000	226,250
\$250,001 - \$325,000	16.98%	282,500	275,000	279,930	290,000	270,000
\$325,001 - \$500,000	14.90%	389,900	394,000	375,000	395,000	394,621
\$500,001 and up	10.63%	603,200	645,000	586,000	597,950	767,500
Median Sold Price		225,000	100,000	220,000	335,500	472,500
Total Closed Units	100%	2,268	540	1,130	500	98
Total Closed Volume		596,966,196	78.45M	261.31M	194.29M	62.92M

August 2025



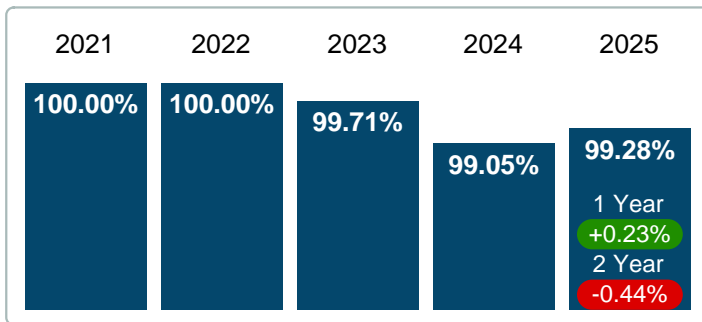
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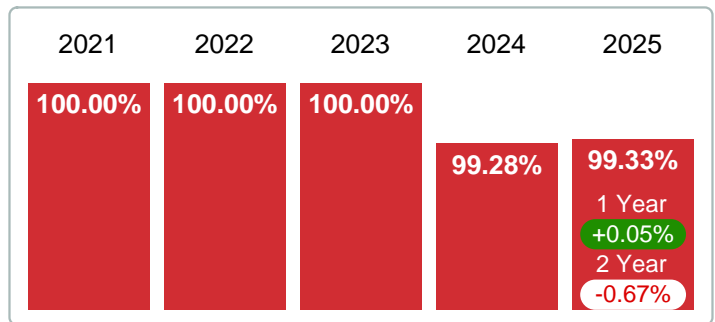
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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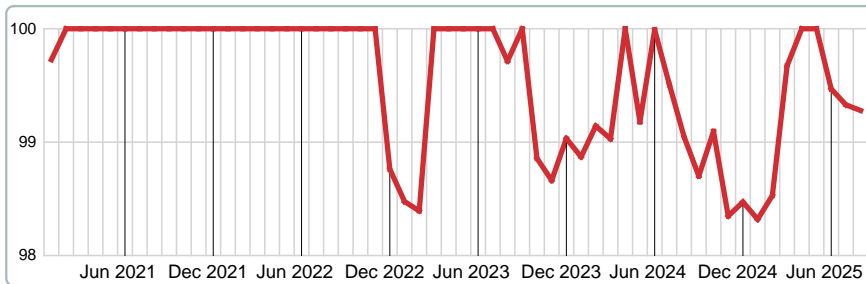
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

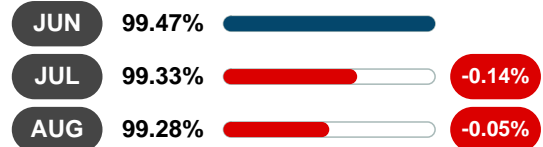


3 MONTHS

5 year AUG AVG = 99.61%

High May 2025 100.00% Low Jan 2025 98.32%

Median Sold/List Ratio this month at **99.28%**
 below the 5 yr AUG average of **99.61%**



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
\$25,000 and less	225	9.92%	100.00%	100.00%	100.00%	100.00%	100.00%
\$25,001 - \$100,000	256	11.29%	93.01%	94.08%	90.99%	86.43%	85.38%
\$100,001 - \$175,000	333	14.68%	97.14%	95.88%	98.88%	93.26%	100.00%
\$175,001 - \$250,000	490	21.60%	100.00%	99.04%	100.00%	100.00%	90.48%
\$250,001 - \$325,000	385	16.98%	99.66%	96.54%	99.84%	100.00%	100.20%
\$325,001 - \$500,000	338	14.90%	99.31%	97.50%	98.95%	99.33%	100.00%
\$500,001 and up	241	10.63%	98.36%	97.90%	98.15%	98.48%	97.51%
Median Sold/List Ratio		99.28%		96.37%	100.00%	99.53%	99.37%
Total Closed Units		2,268	100%	540	1,130	500	98
Total Closed Volume		596,966,196		78.45M	261.31M	194.29M	62.92M

August 2025



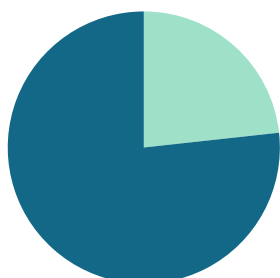
Area Delimited by Entire Tulsa All MLS



MARKET SUMMARY

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

INVENTORY

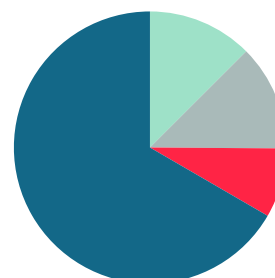


Inventory
 New Listings
3,709 = 23.27%
 Start Inventory
12,231
 Total Inventory Units
15,940
 Volume
\$5,679,052,077

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%
Median List Price	225,000	229,900	2.18%	219,900	229,500	4.37%
Median Sale Price	220,000	225,000	2.27%	215,000	225,000	4.65%
Median Percent of Selling Price to List Price	99.05%	99.28%	0.23%	99.28%	99.33%	0.05%
Median Days on Market to Sale	21.00	23.00	9.52%	22.00	25.00	13.64%
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%

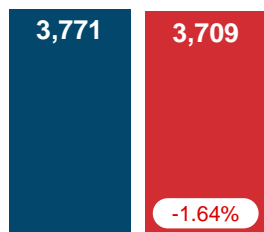
Absorption: Last 12 months, an Average of **1,986** Sales/Month

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

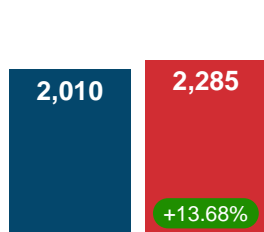
AUGUST MARKET

MEDIAN PRICES

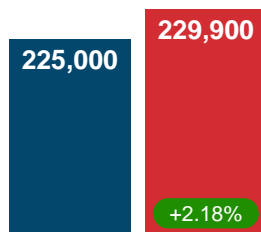
New Listings



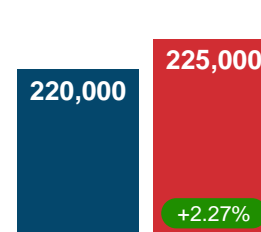
Pending Listings



List Price



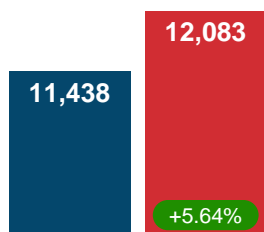
Sale Price



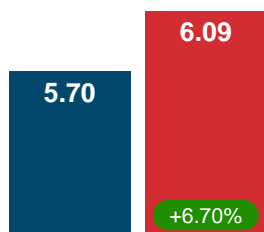
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

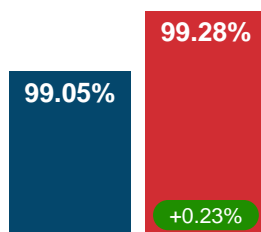
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

