

August 2025



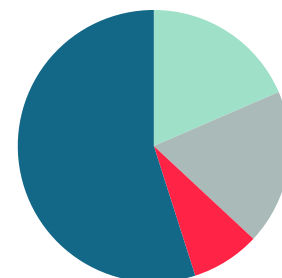
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	August 2025	+/-%
Closed Listings	1,229	1,258	2.36%
Pending Listings	1,104	1,254	13.59%
New Listings	1,660	1,705	2.71%
Average List Price	336,593	324,151	-3.70%
Average Sale Price	330,099	317,932	-3.69%
Average Percent of Selling Price to List Price	98.45%	98.17%	-0.28%
Average Days on Market to Sale	34.45	38.30	11.18%
End of Month Inventory	3,428	3,735	8.96%
Months Supply of Inventory	3.29	3.49	5.94%



- Closed (18.50%)
- Pending (18.44%)
- Other OffMarket (8.15%)
- Active (54.92%)

Absorption: Last 12 months, an Average of **1,070** Sales/Month
Active Inventory as of August 31, 2025 = **3,735**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2025 rose **8.96%** to 3,735 existing homes available for sale. Over the last 12 months this area has had an average of 1,070 closed sales per month. This represents an unsold inventory index of **3.49** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **3.69%** in August 2025 to \$317,932 versus the previous year at \$330,099.

Average Days on Market Lengthens

The average number of **38.30** days that homes spent on the market before selling increased by 3.85 days or **11.18%** in August 2025 compared to last year's same month at **34.45** DOM.

Sales Success for August 2025 is Positive

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

There were 1,705 New Listings in August 2025, up **2.71%** from last year at 1,660. Furthermore, there were 1,258 Closed Listings this month versus last year at 1,229, a **2.36%** increase.

Closed versus Listed trends yielded a **73.8%** ratio, down from previous year's, August 2024, at **74.0%**, a **0.34%** 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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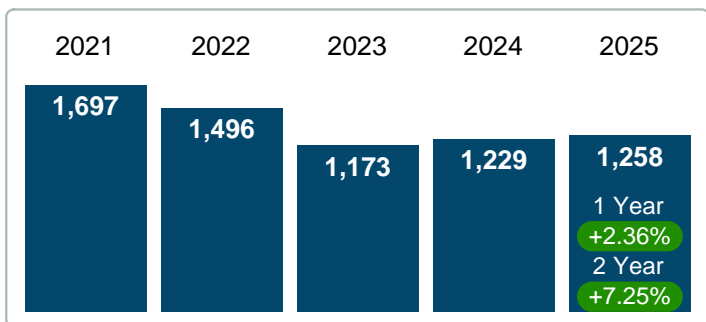
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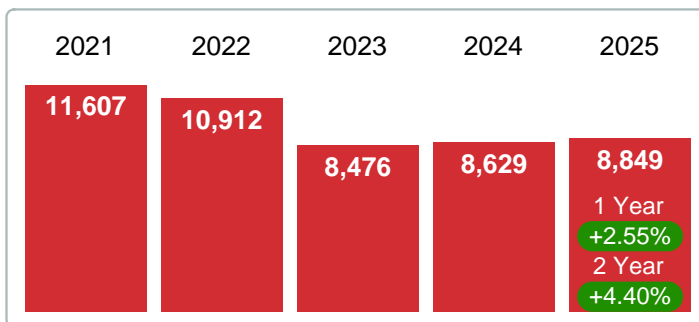
CLOSED LISTINGS

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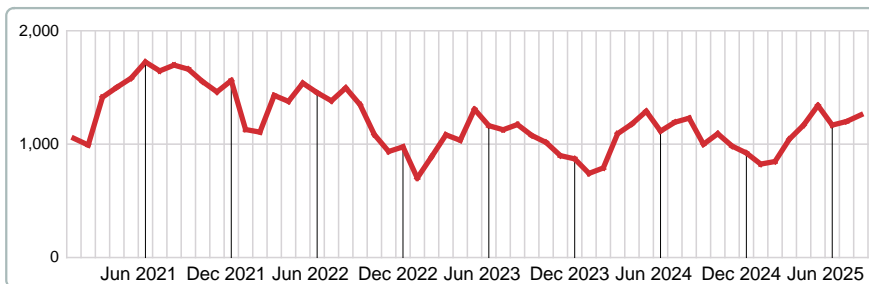
AUGUST



YEAR TO DATE (YTD)

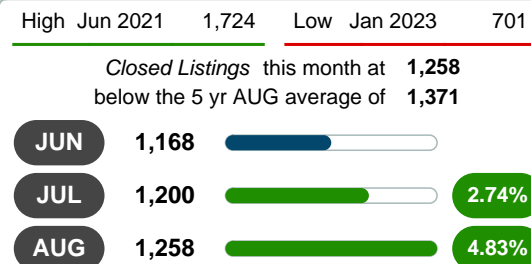


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 1,371



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	104	8.27%	34.2	48	49	4	3
\$125,001 - \$175,000	120	9.54%	31.2	29	82	7	2
\$175,001 - \$225,000	203	16.14%	32.0	20	163	19	1
\$225,001 - \$300,000	324	25.76%	35.5	20	224	76	4
\$300,001 - \$375,000	183	14.55%	40.5	3	95	71	14
\$375,001 - \$525,000	170	13.51%	40.4	7	62	84	17
\$525,001 and up	154	12.24%	55.9	4	25	92	33
Total Closed Units	1,258			131	700	353	74
Total Closed Volume	399,958,154	100%	38.3	23.51M	183.45M	149.71M	43.28M
Average Closed Price	\$317,932			\$179,494	\$262,078	\$424,117	\$584,817

August 2025



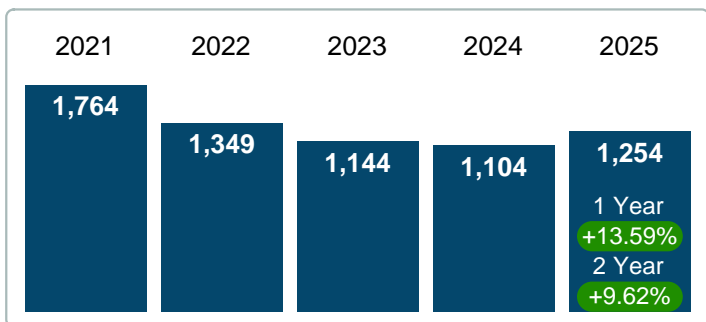
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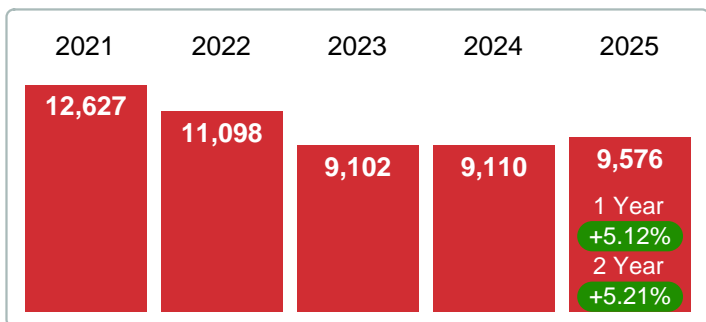
PENDING LISTINGS

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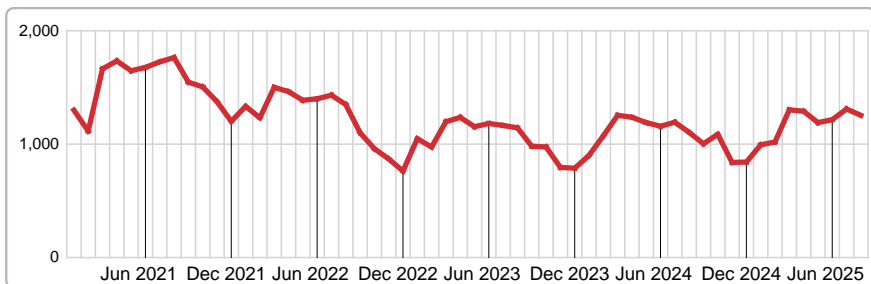
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 1,323

High Aug 2021 1,764 | Low Dec 2022 763

Pending Listings this month at 1,254
 below the 5 yr AUG average of 1,323



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	130	10.37%	30.9	49	69	11	1
\$150,001 - \$200,000	131	10.45%	35.4	25	96	10	0
\$200,001 - \$225,000	115	9.17%	30.4	9	97	9	0
\$225,001 - \$325,000	410	32.70%	45.7	22	265	115	8
\$325,001 - \$400,000	166	13.24%	51.1	9	75	68	14
\$400,001 - \$550,000	167	13.32%	57.4	4	59	86	18
\$550,001 and up	135	10.77%	65.6	1	31	70	33
Total Pending Units	1,254			119	692	369	74
Total Pending Volume	421,447,248	100%	46.1	24.55M	197.59M	154.41M	44.90M
Average Listing Price	\$336,082			\$206,334	\$285,531	\$418,448	\$606,740

August 2025



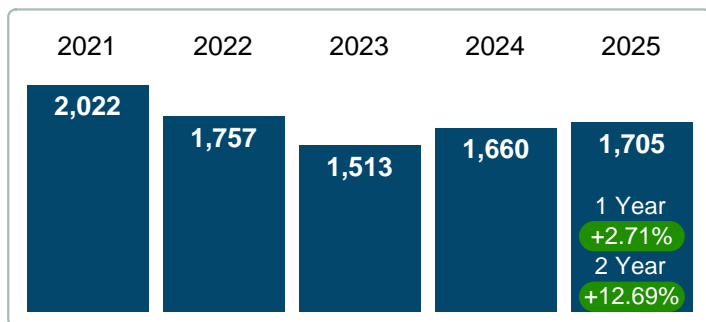
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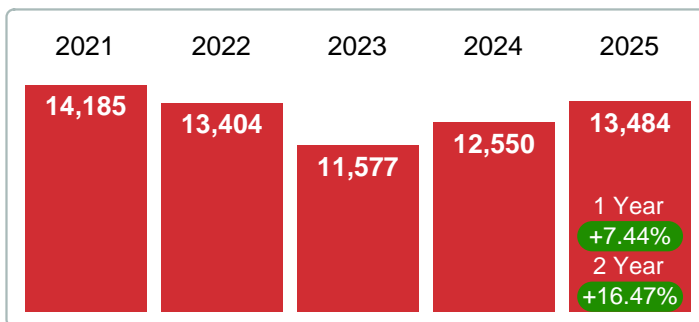
NEW LISTINGS

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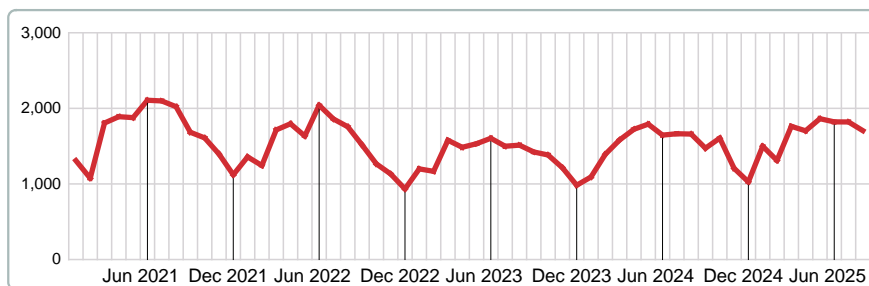
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

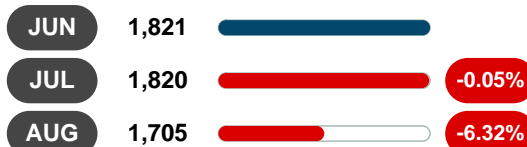


3 MONTHS

5 year AUG AVG = 1,731

High Jun 2021 2,107 Low Dec 2022 934

New Listings this month at 1,705
below the 5 yr AUG average of 1,731



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	134	7.86%	66	59	8	1
\$125,001 - \$200,000	229	13.43%	56	147	22	4
\$200,001 - \$250,000	273	16.01%	16	223	33	1
\$250,001 - \$325,000	364	21.35%	24	223	104	13
\$325,001 - \$425,000	301	17.65%	19	133	124	25
\$425,001 - \$600,000	217	12.73%	9	70	115	23
\$600,001 and up	187	10.97%	5	34	98	50
Total New Listed Units	1,705		195	889	504	117
Total New Listed Volume	628,018,438	100%	42.28M	257.68M	237.97M	90.09M
Average New Listed Listing Price	\$368,339		\$216,837	\$289,849	\$472,170	\$769,960

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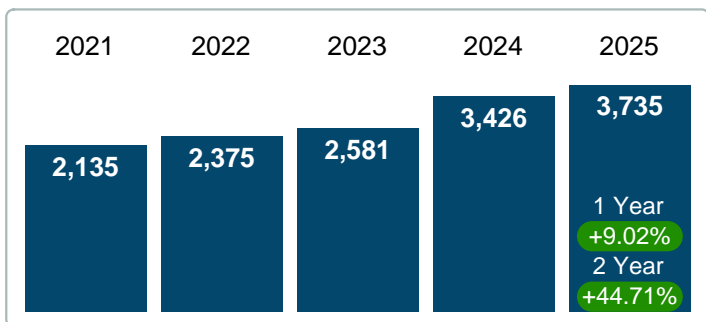
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



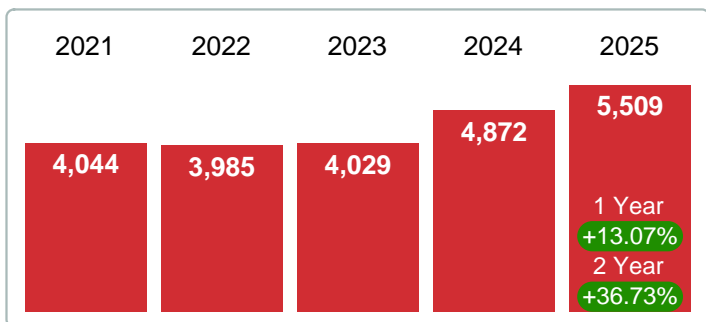
ACTIVE INVENTORY

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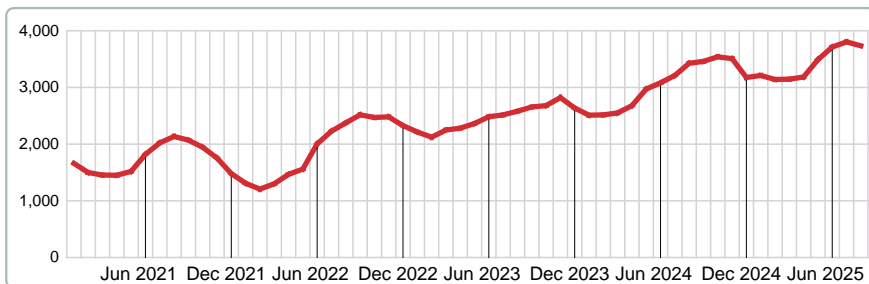
END OF AUGUST



ACTIVE DURING AUGUST



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 2,850

High Jul 2025 3,804 Low Feb 2022 1,207

Inventory this month at **3,735**
above the 5 yr AUG average of **2,850**



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	294	7.87%	91.2	169	103	16	6
\$125,001 - \$200,000	447	11.97%	62.0	121	270	49	7
\$200,001 - \$275,000	630	16.87%	55.7	58	451	112	9
\$275,001 - \$375,000	837	22.41%	61.9	42	409	336	50
\$375,001 - \$500,000	631	16.89%	84.3	26	264	272	69
\$500,001 - \$700,000	515	13.79%	83.9	14	125	307	69
\$700,001 and up	381	10.20%	80.2	27	52	160	142
Total Active Inventory by Units	3,735			457	1,674	1,252	352
Total Active Inventory by Volume	1,561,571,317	100%	71.9	110.79M	541.91M	625.54M	283.33M
Average Active Inventory Listing Price	\$418,091			\$242,437	\$323,721	\$499,633	\$804,909

August 2025



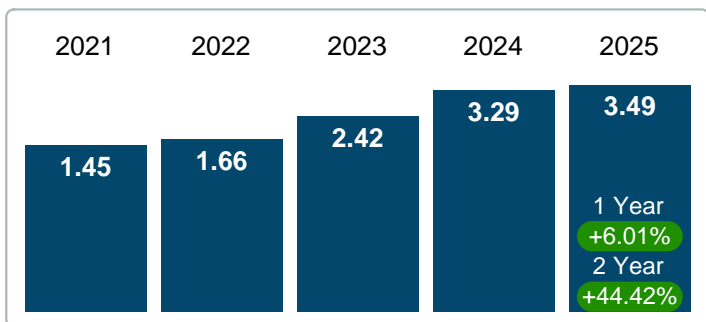
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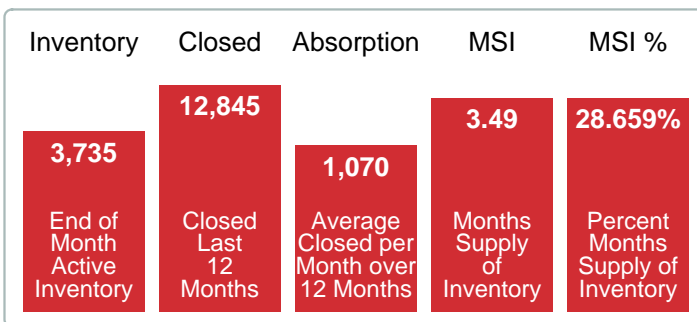
MONTHS SUPPLY of INVENTORY (MSI)

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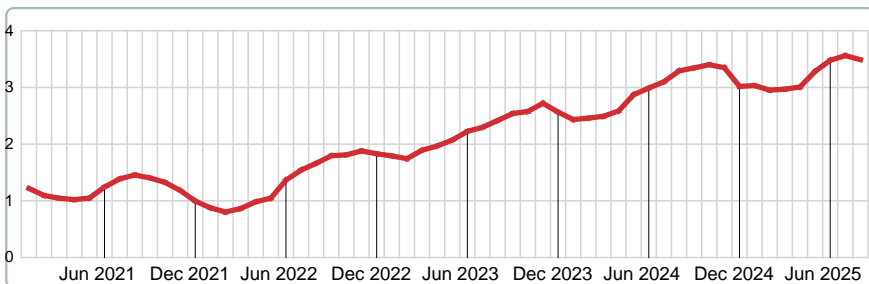
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025

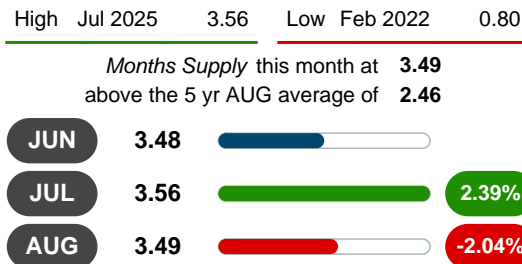


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 2.46



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
\$125,000 and less	294	7.87%	3.15	3.77	2.36	3.56	12.00
\$125,001 - \$200,000	447	11.97%	2.37	3.00	2.10	2.64	5.60
\$200,001 - \$275,000	630	16.87%	2.26	2.92	2.18	2.40	1.64
\$275,001 - \$375,000	837	22.41%	3.48	4.54	3.23	3.58	4.51
\$375,001 - \$500,000	631	16.89%	4.61	6.00	5.38	3.88	5.21
\$500,001 - \$700,000	515	13.79%	6.04	9.88	6.73	5.88	5.31
\$700,001 and up	381	10.20%	8.08	46.29	7.90	6.44	9.36
Market Supply of Inventory (MSI)			3.49	3.79	2.89	4.03	5.89
Total Active Inventory by Units		100%	3,735	457	1,674	1,252	352

August 2025



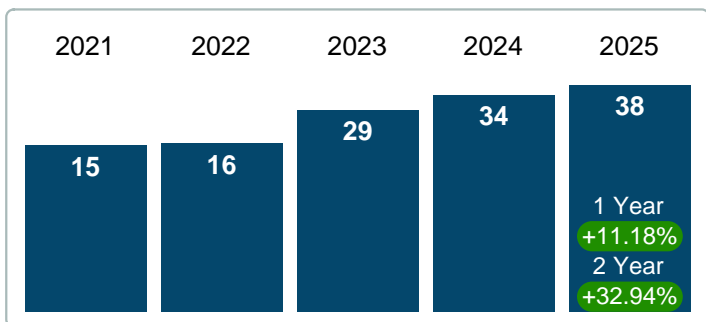
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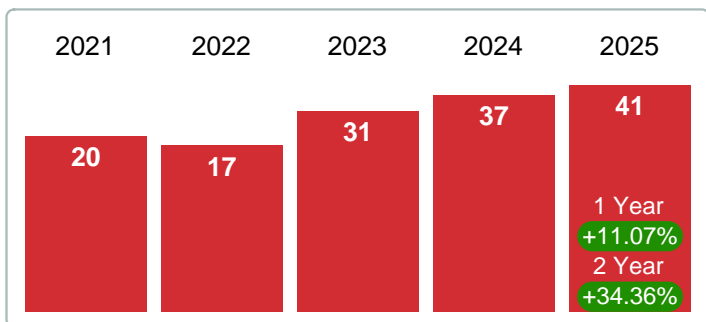
AVERAGE DAYS ON MARKET TO SALE

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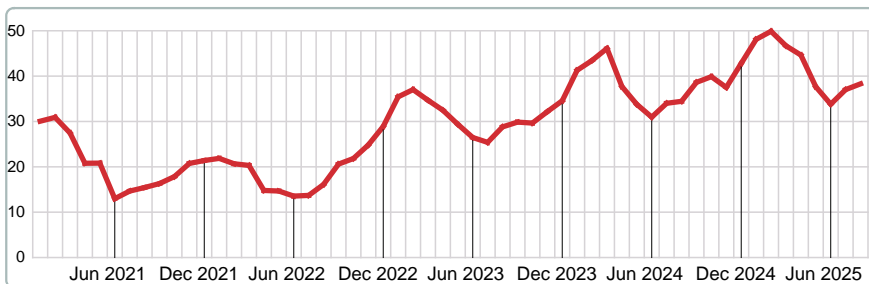
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

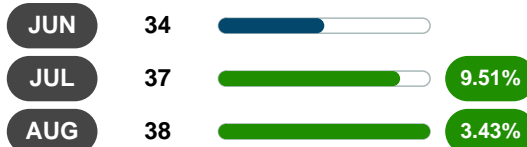


3 MONTHS

5 year AUG AVG = 27

High Feb 2025 50 Low Jun 2021 13

Average Days on Market to Sale this month at 38 above the 5 yr AUG average of 27



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
\$125,000 and less	8.27%	34	38	25	49	100
\$125,001 - \$175,000	9.54%	31	45	27	22	23
\$175,001 - \$225,000	16.14%	32	18	33	42	20
\$225,001 - \$300,000	25.76%	36	21	33	46	43
\$300,001 - \$375,000	14.55%	40	39	31	50	59
\$375,001 - \$525,000	13.51%	40	48	40	39	46
\$525,001 and up	12.24%	56	48	48	54	69
Average Closed DOM		38	35	33	46	60
Total Closed Units	100%	38	131	700	353	74
Total Closed Volume		399,958,154	23.51M	183.45M	149.71M	43.28M

August 2025



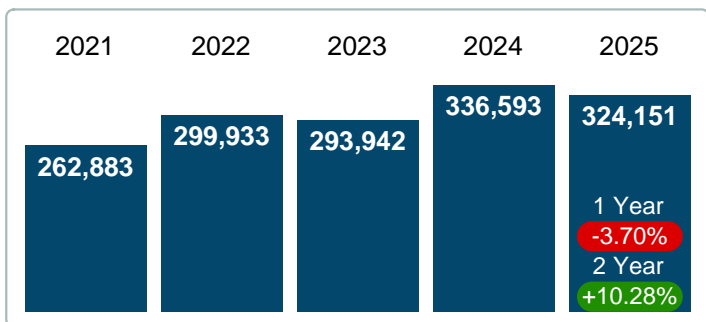
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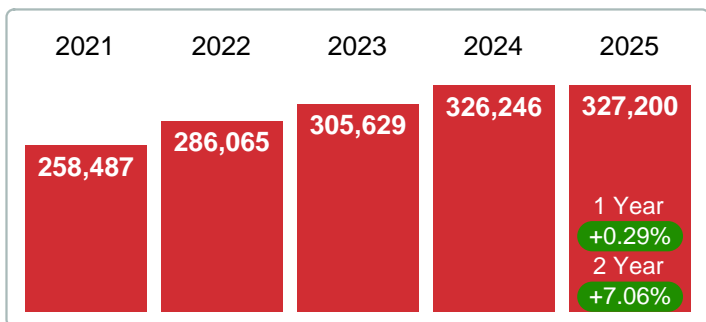
AVERAGE LIST PRICE AT CLOSING

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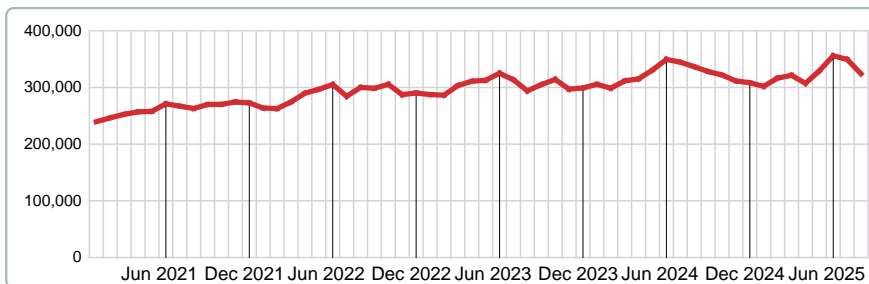
AUGUST



YEAR TO DATE (YTD)

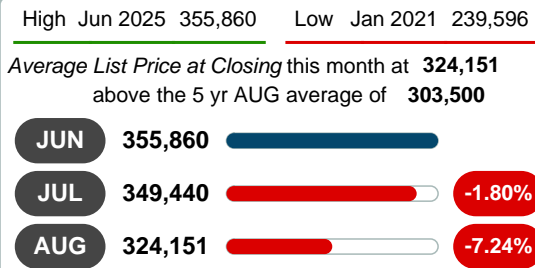


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 303,500



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	
\$125,000 and less	95	7.55%	82,726	80,908	94,578	103,725	
\$125,001 - \$175,000	108	8.59%	154,398	170,921	163,187	159,029	
\$175,001 - \$225,000	212	16.85%	202,818	199,805	206,315	206,136	
\$225,001 - \$300,000	324	25.76%	261,669	259,510	263,073	269,418	
\$300,001 - \$375,000	185	14.71%	334,965	352,833	339,422	335,943	
\$375,001 - \$525,000	174	13.83%	434,960	437,843	441,405	440,602	
\$525,001 and up	160	12.72%	736,367	613,500	660,614	704,979	
Average List Price		324,151		187,817	266,716	429,578	605,896
Total Closed Units		1,258	100%	324,151	131	700	353
Total Closed Volume		407,782,430			24.60M	186.70M	151.64M

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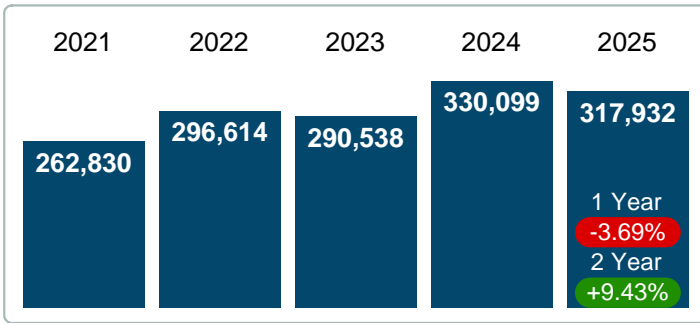
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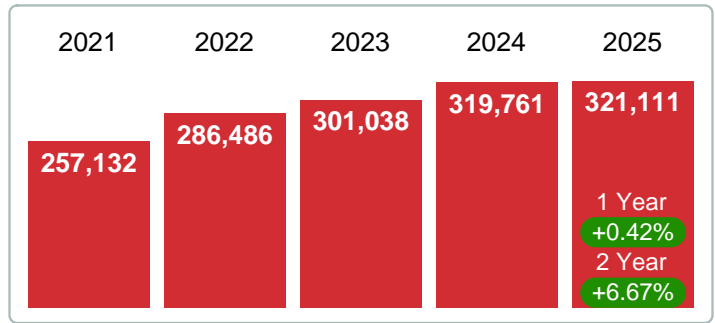
AVERAGE SOLD PRICE AT CLOSING

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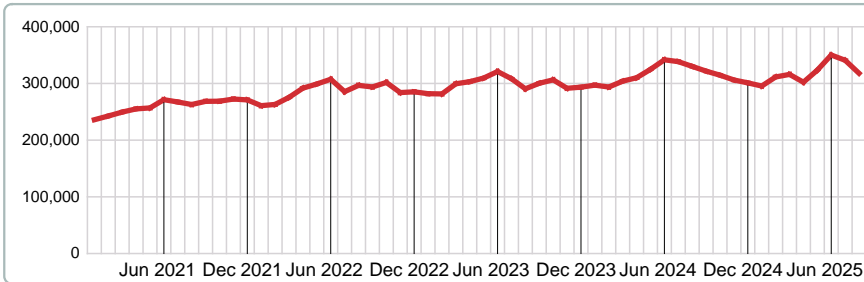
AUGUST



YEAR TO DATE (YTD)

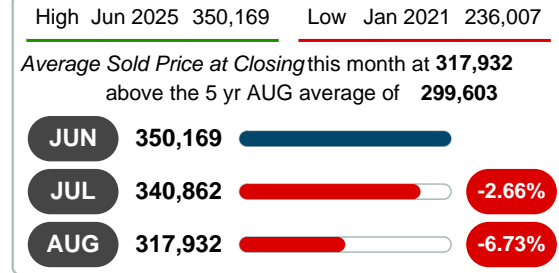


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 299,603



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
\$125,000 and less	8.27%	82,263	75,964	88,253	82,416	85,000
\$125,001 - \$175,000	9.54%	155,479	154,047	156,546	151,557	146,250
\$175,001 - \$225,000	16.14%	202,568	197,280	203,113	203,336	205,000
\$225,001 - \$300,000	25.76%	260,889	255,295	259,688	266,084	257,363
\$300,001 - \$375,000	14.55%	335,417	346,167	336,122	333,304	339,047
\$375,001 - \$525,000	13.51%	436,163	424,057	433,411	437,108	446,520
\$525,001 and up	12.24%	724,461	585,425	648,510	694,081	883,546
Average Sold Price		317,932	179,494	262,078	424,117	584,817
Total Closed Units	100%	317,932	131	700	353	74
Total Closed Volume		399,958,154	23.51M	183.45M	149.71M	43.28M

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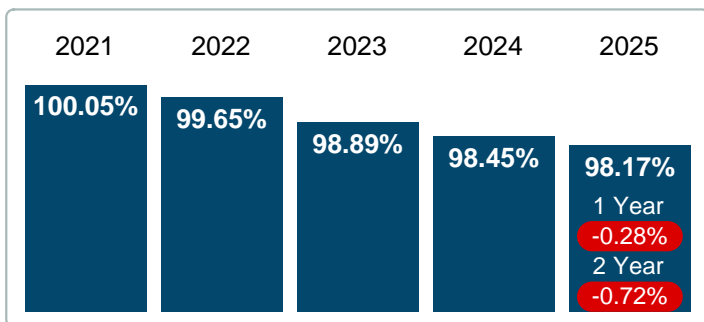
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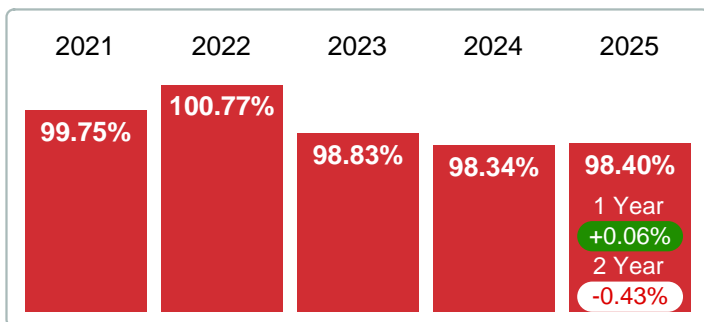
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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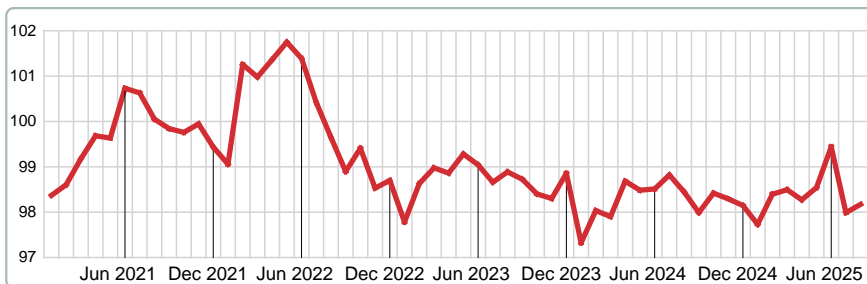
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

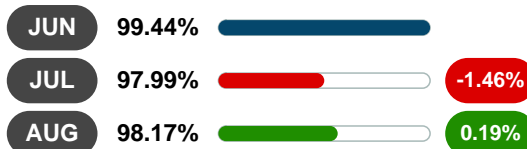


3 MONTHS

5 year AUG AVG = 99.04%

High May 2022 101.75% Low Jan 2024 97.33%

Average Sold/List Ratio this month at **98.17%** below the 5 yr AUG average of **99.04%**



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
\$125,000 and less	104	8.27%	93.02%	93.24%	94.16%	85.36%	81.17%
\$125,001 - \$175,000	120	9.54%	96.09%	93.10%	96.96%	97.03%	100.83%
\$175,001 - \$225,000	203	16.14%	98.61%	99.01%	98.61%	98.71%	89.13%
\$225,001 - \$300,000	324	25.76%	99.19%	98.49%	99.37%	98.87%	98.94%
\$300,001 - \$375,000	183	14.55%	99.37%	98.22%	99.38%	99.30%	99.92%
\$375,001 - \$525,000	170	13.51%	98.99%	97.07%	98.33%	99.30%	100.65%
\$525,001 and up	154	12.24%	98.22%	95.51%	98.46%	98.74%	96.90%
Average Sold/List Ratio		98.20%		95.28%	98.42%	98.83%	97.81%
Total Closed Units		1,258	100%	131	700	353	74
Total Closed Volume		399,958,154		23.51M	183.45M	149.71M	43.28M

August 2025



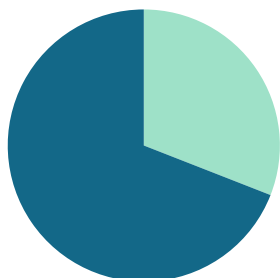
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

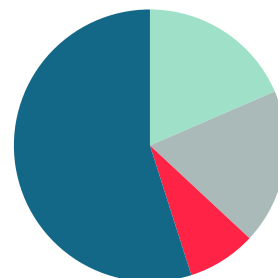


Inventory
 New Listings
1,705 = 30.93%
 Start Inventory
3,807
 Total Inventory Units
5,512
 Volume
\$2,223,298,099

Market Activity

Closed Sales
1,258 = 18.50%
 Pending Sales
1,254 = 18.44%
 Other Off Market
554 = 8.15%
 Active Inventory
3,735 = 54.92%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	1,229	1,258	2.36%	8,629	8,849	2.55%
Pending Sales	1,104	1,254	13.59%	9,110	9,576	5.12%
New Listings	1,660	1,705	2.71%	12,550	13,484	7.44%
Average List Price	336,593	324,151	-3.70%	326,246	327,200	0.29%
Average Sale Price	330,099	317,932	-3.69%	319,761	321,111	0.42%
Average Percent of Selling Price to List Price	98.45%	98.17%	-0.28%	98.34%	98.40%	0.06%
Average Days on Market to Sale	34.45	38.30	11.18%	37.17	41.28	11.07%
Monthly Inventory	3,428	3,735	8.96%	3,428	3,735	8.96%
Months Supply of Inventory	3.29	3.49	5.94%	3.29	3.49	5.94%

Absorption: Last 12 months, an Average of **1,070** Sales/Month

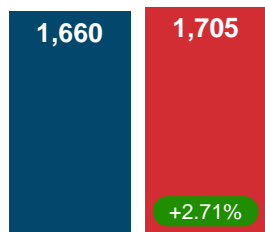
Inventory on August 31, 2025 = **3,735**

2024 **2025**

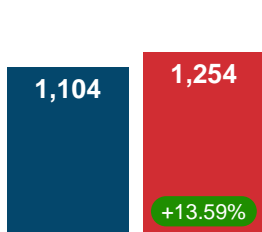
AUGUST MARKET

AVERAGE PRICES

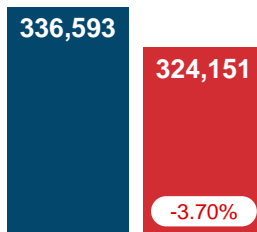
New Listings



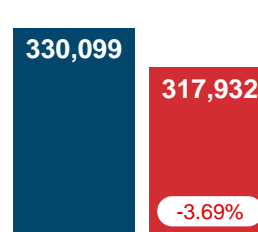
Pending Listings



List Price



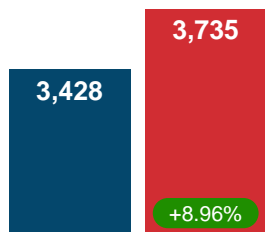
Sale Price



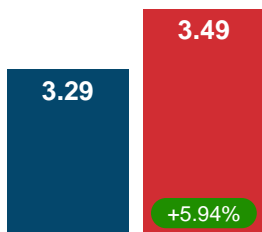
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

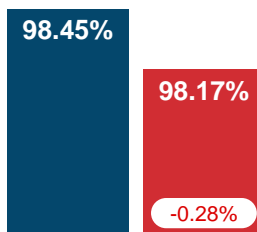
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

