

August 2025



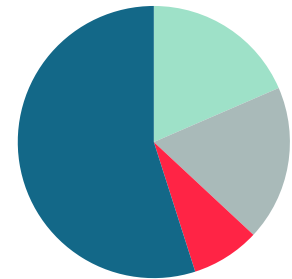
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



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%
Median List Price	284,555	270,000	-5.12%
Median Sale Price	278,000	268,000	-3.60%
Median Percent of Selling Price to List Price	99.84%	99.95%	0.11%
Median Days on Market to Sale	16.00	20.00	25.00%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **3.60%** in August 2025 to \$268,000 versus the previous year at \$278,000.

Median Days on Market Lengthens

The median number of **20.00** days that homes spent on the market before selling increased by 4.00 days or **25.00%** in August 2025 compared to last year's same month at **16.00** DOM.

Sales Success for August 2025 is Positive

Overall, with Median 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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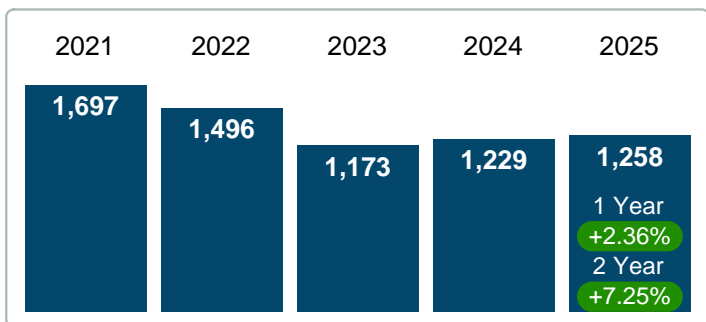
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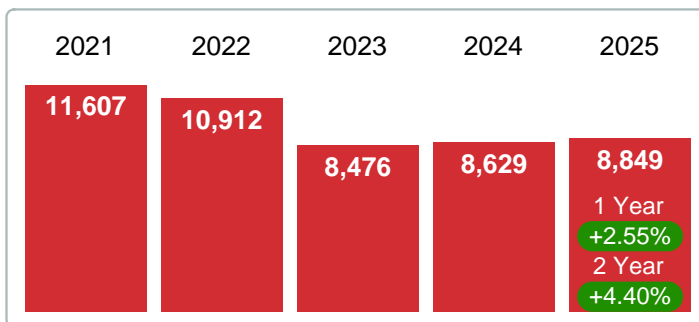
CLOSED LISTINGS

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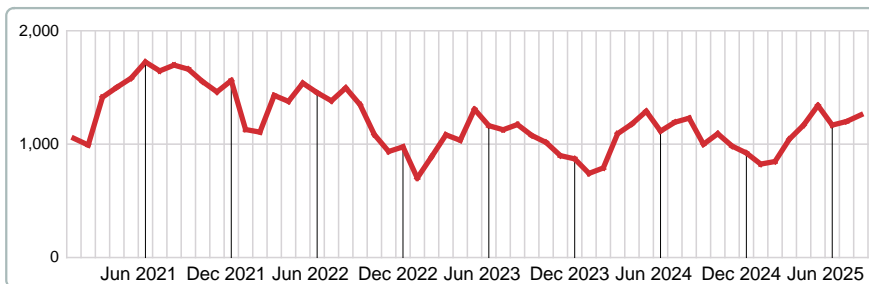
AUGUST



YEAR TO DATE (YTD)

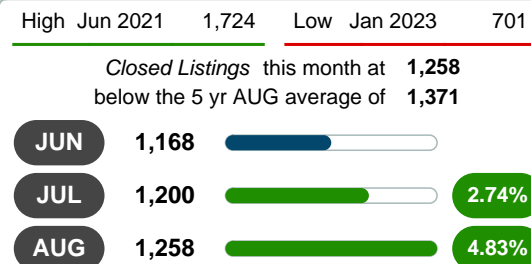


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 1,371



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	104	8.27%	14.5	48	49	4	3
\$125,001 - \$175,000	120	9.54%	11.5	29	82	7	2
\$175,001 - \$225,000	203	16.14%	18.0	20	163	19	1
\$225,001 - \$300,000	324	25.76%	18.0	20	224	76	4
\$300,001 - \$375,000	183	14.55%	26.0	3	95	71	14
\$375,001 - \$525,000	170	13.51%	21.5	7	62	84	17
\$525,001 and up	154	12.24%	34.0	4	25	92	33
Total Closed Units	1,258			131	700	353	74
Total Closed Volume	399,958,154	100%	20.0	23.51M	183.45M	149.71M	43.28M
Median Closed Price	\$268,000			\$160,000	\$240,000	\$375,000	\$485,250

August 2025



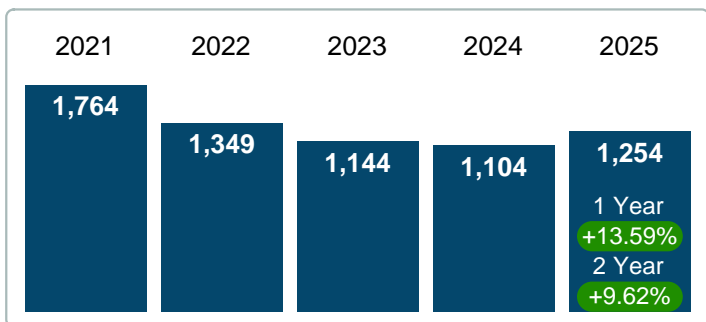
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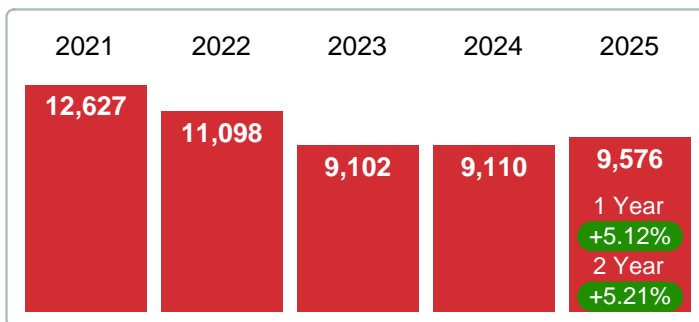
PENDING LISTINGS

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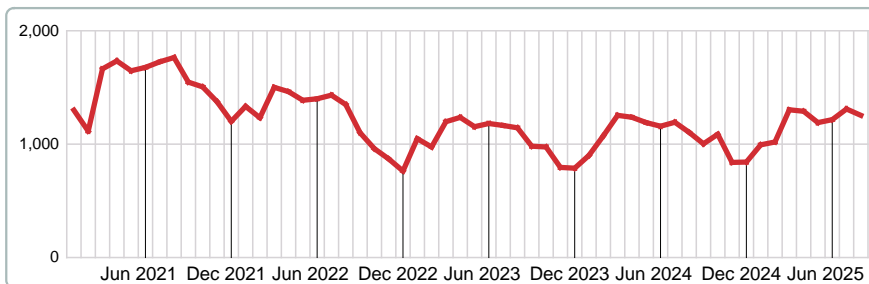
AUGUST



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	130	10.37%	18.0	49	69	11	1
\$150,001 - \$200,000	131	10.45%	23.0	25	96	10	0
\$200,001 - \$225,000	115	9.17%	12.0	9	97	9	0
\$225,001 - \$325,000	410	32.70%	25.0	22	265	115	8
\$325,001 - \$400,000	166	13.24%	31.5	9	75	68	14
\$400,001 - \$550,000	167	13.32%	33.0	4	59	86	18
\$550,001 and up	135	10.77%	41.0	1	31	70	33
Total Pending Units	1,254			119	692	369	74
Total Pending Volume	421,447,248	100%	26.0	24.55M	197.59M	154.41M	44.90M
Median Listing Price	\$284,900			\$175,500	\$249,995	\$366,400	\$537,450

August 2025



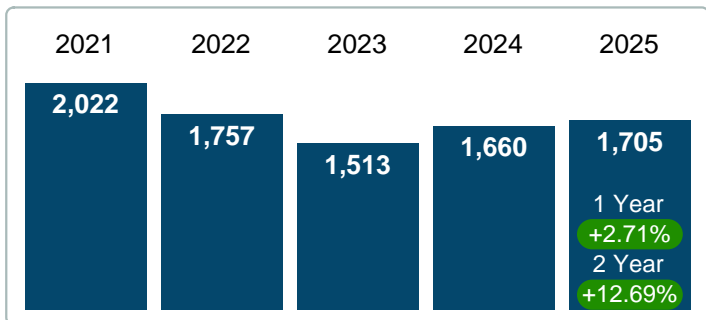
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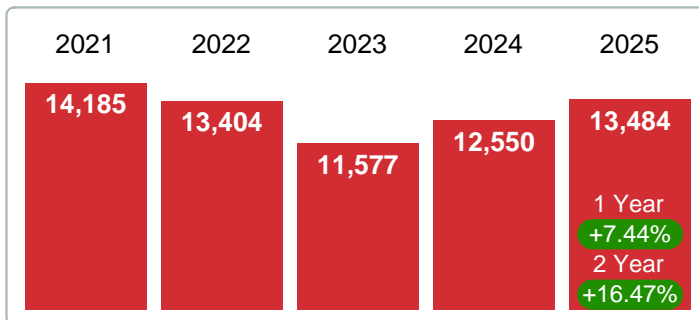
NEW LISTINGS

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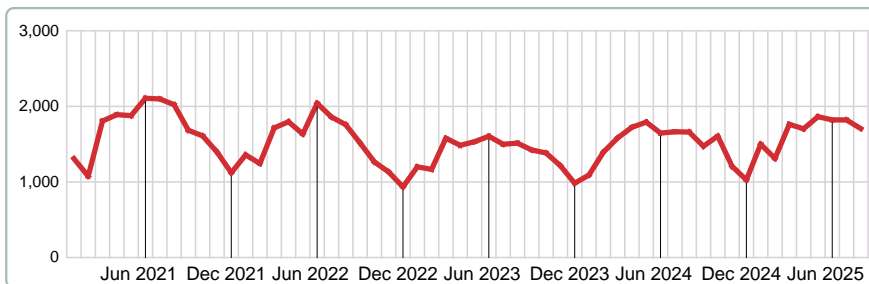
AUGUST



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
Median New Listed Listing Price	\$295,000		\$165,000	\$257,000	\$394,900	\$515,000

August 2025



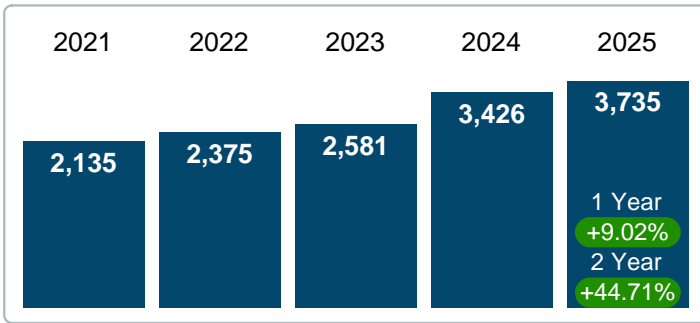
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



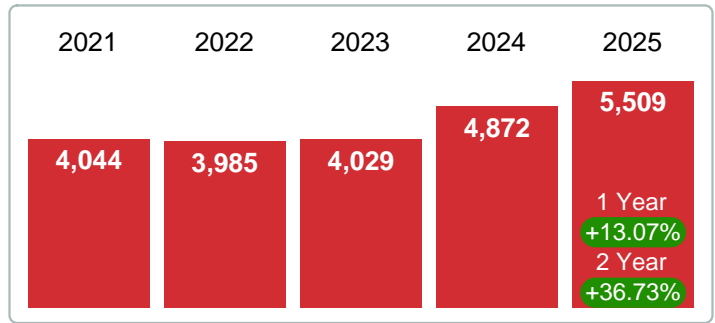
ACTIVE INVENTORY

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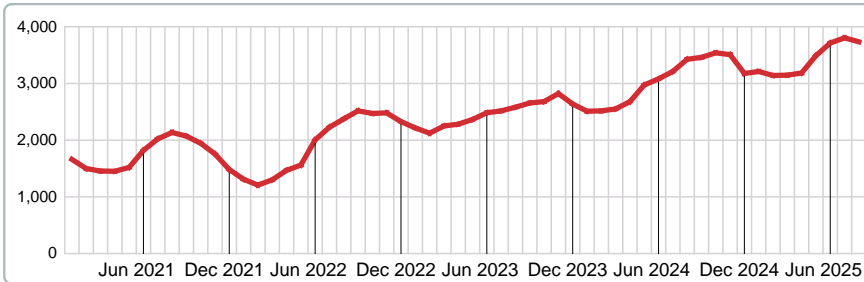
END OF AUGUST



ACTIVE DURING AUGUST

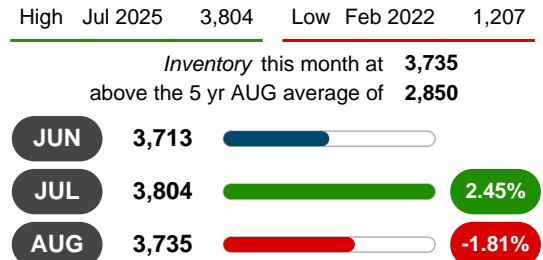


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 2,850



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	294	7.87%	67.0	169	103	16	6
\$125,001 - \$200,000	447	11.97%	47.0	121	270	49	7
\$200,001 - \$275,000	630	16.87%	39.0	58	451	112	9
\$275,001 - \$375,000	837	22.41%	44.0	42	409	336	50
\$375,001 - \$500,000	631	16.89%	65.0	26	264	272	69
\$500,001 - \$700,000	515	13.79%	68.0	14	125	307	69
\$700,001 and up	381	10.20%	66.0	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%	53.0	110.79M	541.91M	625.54M	283.33M
Median Active Inventory Listing Price	\$329,900			\$155,500	\$279,900	\$420,000	\$624,900

August 2025



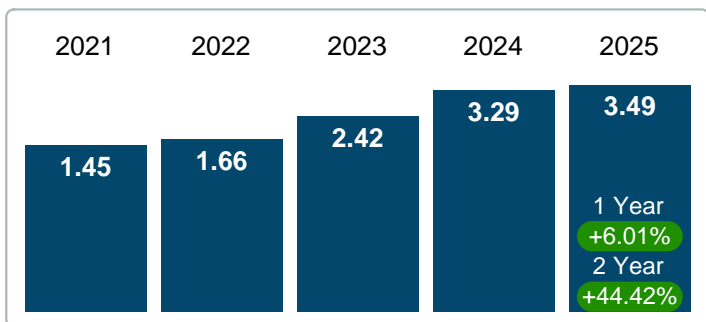
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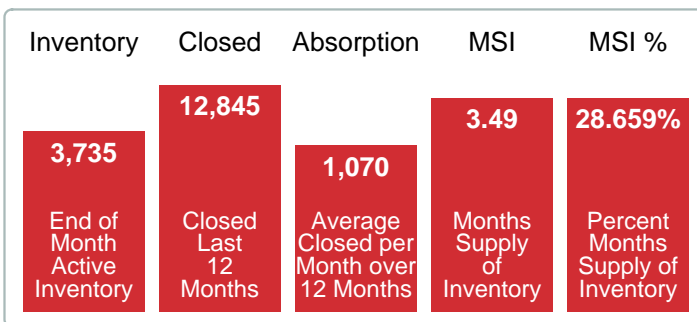
MONTHS SUPPLY of INVENTORY (MSI)

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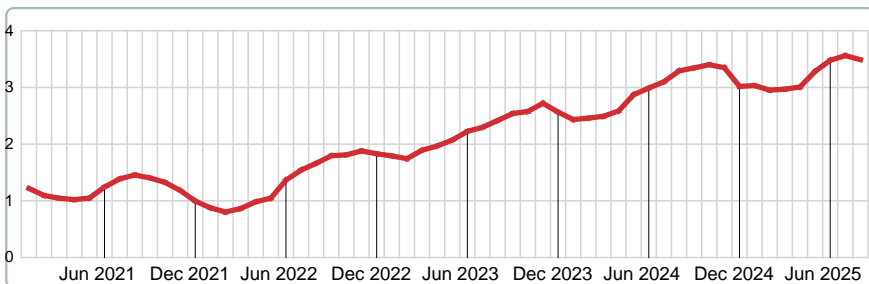
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025

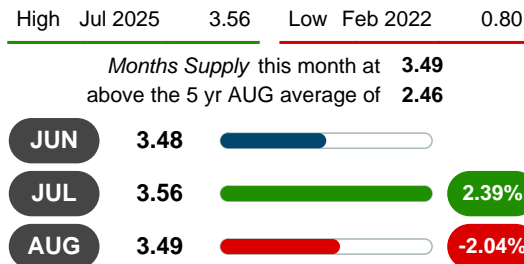


5 YEAR MARKET ACTIVITY TRENDS



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



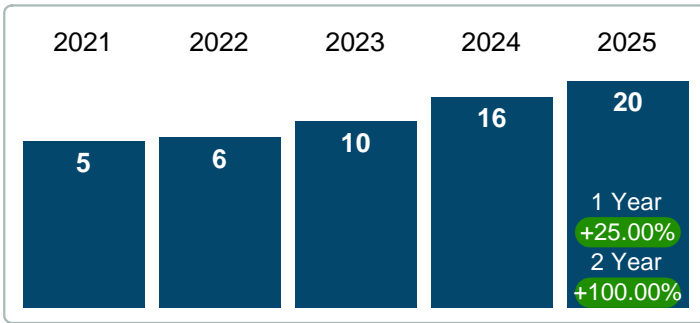
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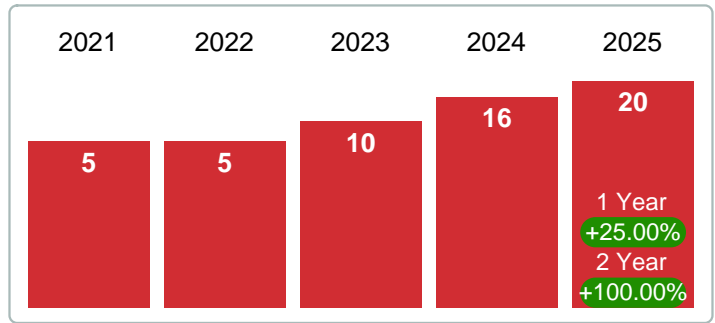
MEDIAN DAYS ON MARKET TO SALE

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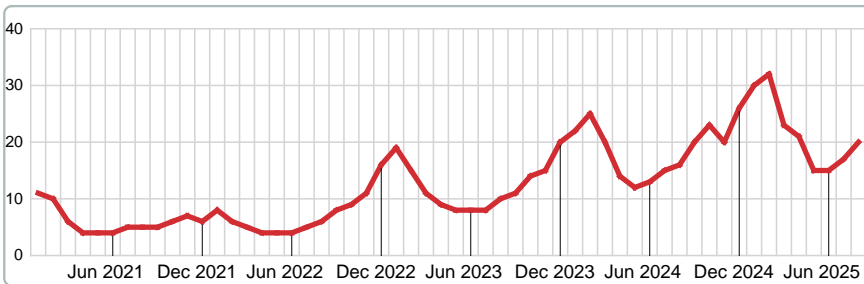
AUGUST



YEAR TO DATE (YTD)

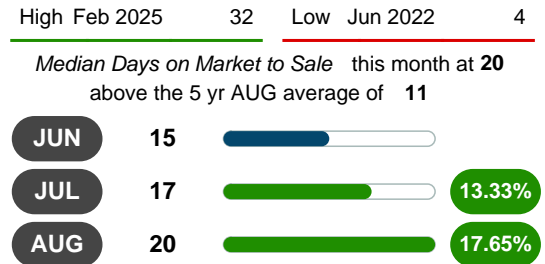


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 11



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
\$125,000 and less	8.27%	15	21	6	36	122
\$125,001 - \$175,000	9.54%	12	25	11	10	23
\$175,001 - \$225,000	16.14%	18	7	18	20	20
\$225,001 - \$300,000	25.76%	18	14	17	25	34
\$300,001 - \$375,000	14.55%	26	4	15	31	55
\$375,001 - \$525,000	13.51%	22	46	21	21	24
\$525,001 and up	12.24%	34	30	17	37	49
Median Closed DOM		20	17	15	27	42
Total Closed Units	100%	20.0	131	700	353	74
Total Closed Volume		399,958,154	23.51M	183.45M	149.71M	43.28M

August 2025



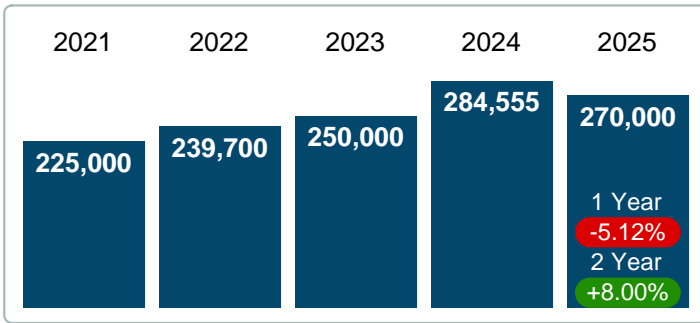
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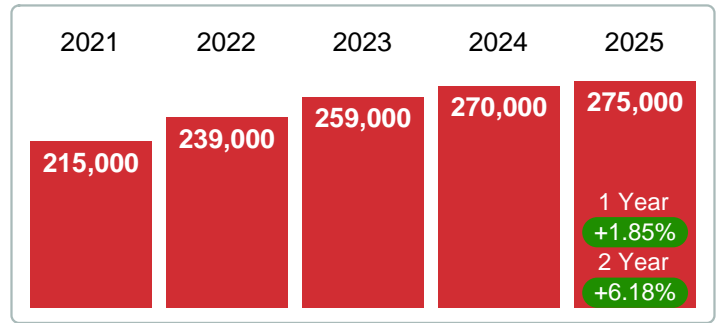
MEDIAN LIST PRICE AT CLOSING

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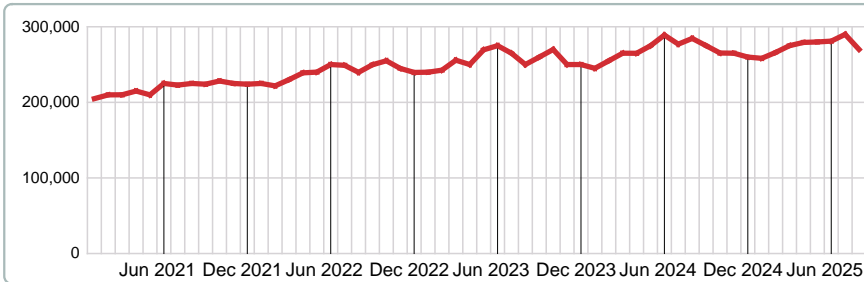
AUGUST



YEAR TO DATE (YTD)



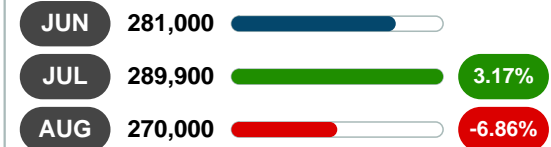
5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 253,851

High Jul 2025 289,900 Low Jan 2021 204,900
Median List Price at Closing this month at **270,000**
above the 5 yr AUG average of **253,851**



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
\$125,000 and less	95	7.55%	89,999	80,145	99,900	92,450	79,950
\$125,001 - \$175,000	108	8.59%	155,000	155,000	155,000	161,000	150,000
\$175,001 - \$225,000	212	16.85%	200,000	195,500	200,000	203,500	0
\$225,001 - \$300,000	324	25.76%	259,900	256,900	259,500	265,000	259,900
\$300,001 - \$375,000	185	14.71%	332,500	360,000	333,995	325,000	339,000
\$375,001 - \$525,000	174	13.83%	429,900	423,500	429,900	425,000	459,900
\$525,001 and up	160	12.72%	617,000	624,500	599,000	599,983	742,500
Median List Price			270,000	165,000	245,000	380,000	484,500
Total Closed Units		100%	270,000	131	700	353	74
Total Closed Volume			407,782,430	24.60M	186.70M	151.64M	44.84M

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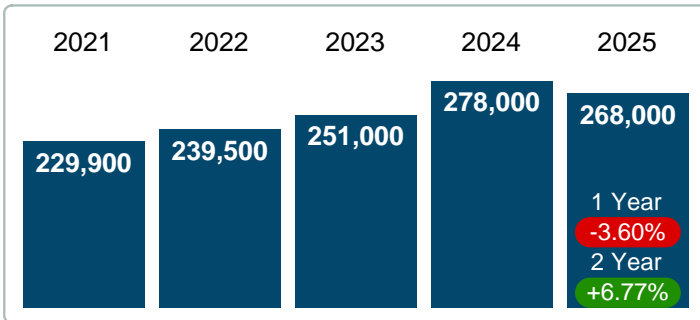
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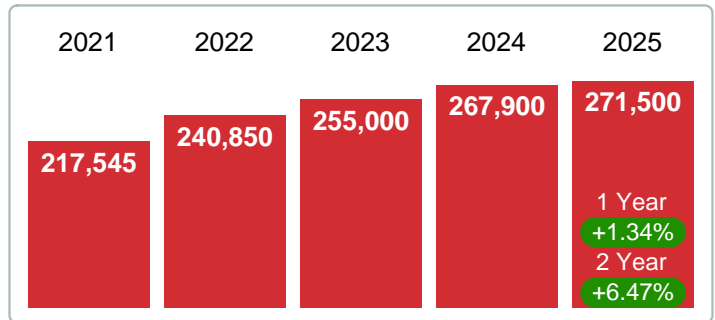
MEDIAN SOLD PRICE AT CLOSING

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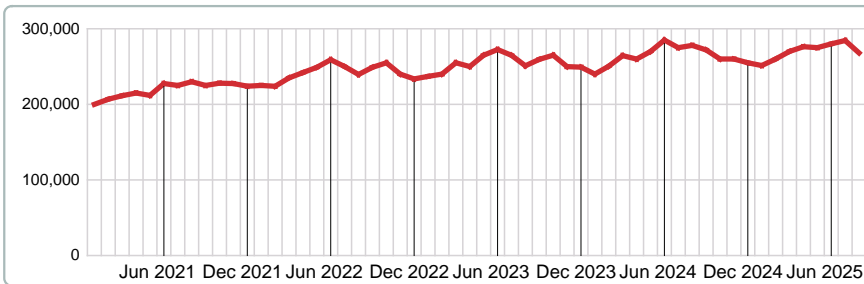
AUGUST



YEAR TO DATE (YTD)

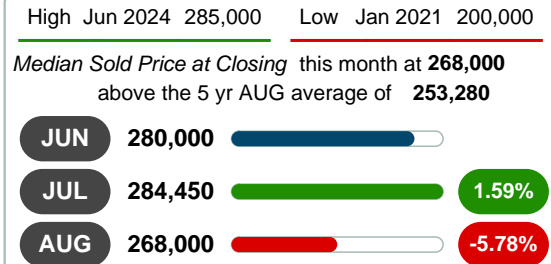


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 253,280



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
\$125,000 and less	104	8.27%	87,500	80,145	95,000	77,333	70,000
\$125,001 - \$175,000	120	9.54%	157,750	159,000	158,650	152,000	146,250
\$175,001 - \$225,000	203	16.14%	203,000	199,950	203,500	200,000	205,000
\$225,001 - \$300,000	324	25.76%	259,990	257,500	259,308	265,000	260,975
\$300,001 - \$375,000	183	14.55%	332,500	345,000	334,900	329,210	335,305
\$375,001 - \$525,000	170	13.51%	428,500	420,500	424,000	434,000	459,000
\$525,001 and up	154	12.24%	607,256	570,000	602,000	599,941	755,000
Median Sold Price			268,000	160,000	240,000	375,000	485,250
Total Closed Units		100%	268,000	131	700	353	74
Total Closed Volume			399,958,154	23.51M	183.45M	149.71M	43.28M

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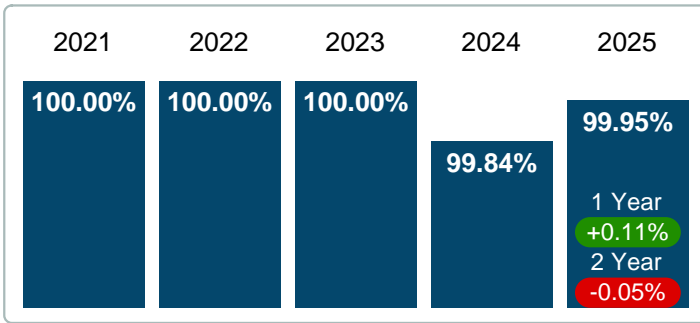
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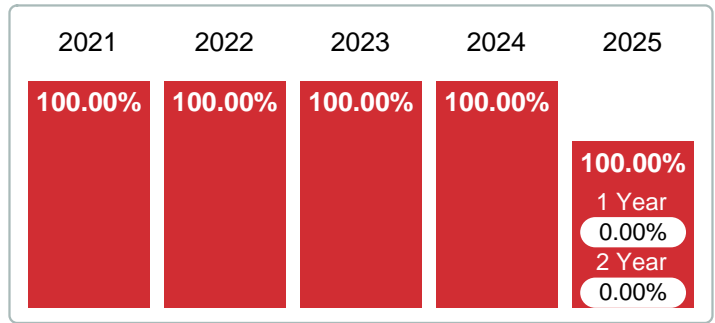
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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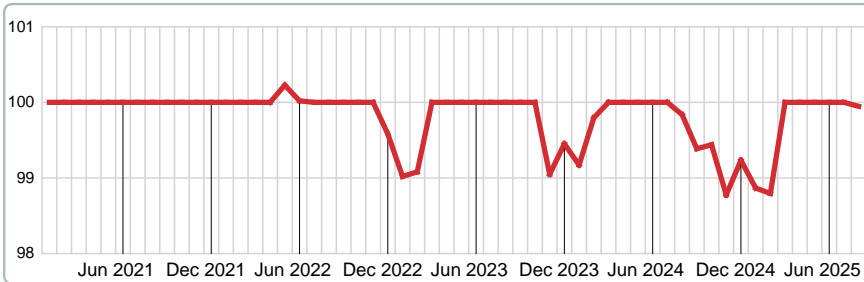
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

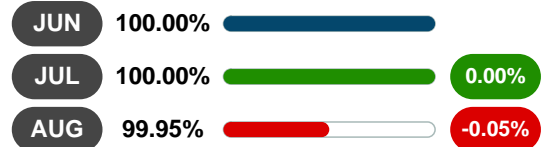


3 MONTHS

5 year AUG AVG = 99.96%

High May 2022 100.23% Low Nov 2024 98.77%

Median Sold/List Ratio this month at **99.95%** equal to 5 yr AUG average of **99.96%**



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
\$125,000 and less	104	8.27%	95.30%	94.74%	100.00%	76.87%	77.78%
\$125,001 - \$175,000	120	9.54%	99.05%	96.88%	99.27%	100.00%	100.83%
\$175,001 - \$225,000	203	16.14%	100.00%	100.00%	100.00%	99.55%	89.13%
\$225,001 - \$300,000	324	25.76%	100.00%	98.84%	100.00%	100.00%	99.49%
\$300,001 - \$375,000	183	14.55%	100.00%	100.00%	100.00%	100.00%	100.00%
\$375,001 - \$525,000	170	13.51%	99.27%	96.81%	98.89%	99.51%	100.00%
\$525,001 and up	154	12.24%	98.52%	95.63%	98.45%	98.79%	97.59%
Median Sold/List Ratio		99.95%		96.97%	100.00%	99.55%	99.45%
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



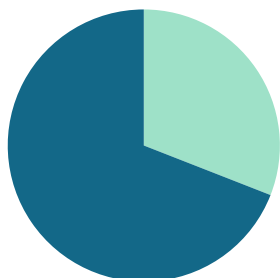
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

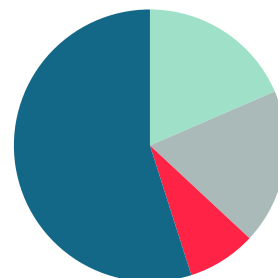


Inventory
 New Listings
1,705 = 30.93%
 Start Inventory
3,807
 Total Inventory Units
5,512
 Volume
\$2,223,298,099

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%
Median List Price	284,555	270,000	-5.12%	270,000	275,000	1.85%
Median Sale Price	278,000	268,000	-3.60%	267,900	271,500	1.34%
Median Percent of Selling Price to List Price	99.84%	99.95%	0.11%	100.00%	100.00%	0.00%
Median Days on Market to Sale	16.00	20.00	25.00%	16.00	20.00	25.00%
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

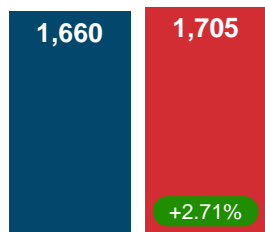
Inventory on August 31, 2025 = **3,735**

2024 **2025**

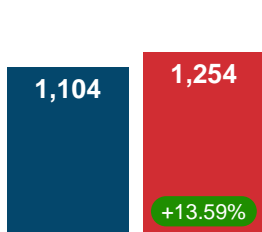
AUGUST MARKET

MEDIAN PRICES

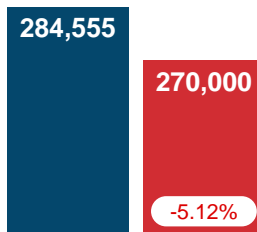
New Listings



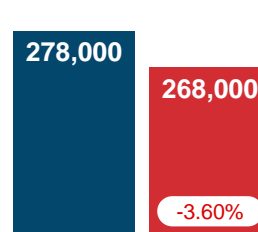
Pending Listings



List Price



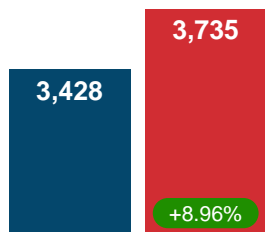
Sale Price



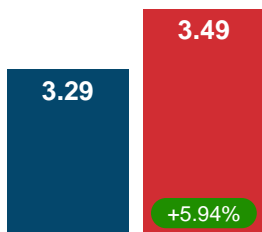
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

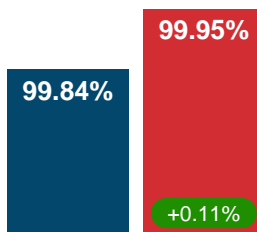
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

