

August 2025



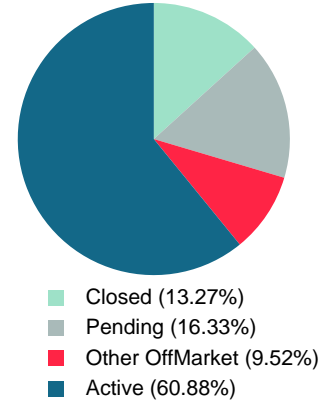
Area Delimited by County Of Mayes - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	August 2025	+/-%
Closed Listings	48	39	-18.75%
Pending Listings	35	48	37.14%
New Listings	64	66	3.13%
Median List Price	211,000	198,000	-6.16%
Median Sale Price	199,000	193,750	-2.64%
Median Percent of Selling Price to List Price	98.41%	96.64%	-1.80%
Median Days on Market to Sale	31.00	43.00	38.71%
End of Month Inventory	182	179	-1.65%
Months Supply of Inventory	5.11	5.44	6.32%



Absorption: Last 12 months, an Average of **33** Sales/Month
Active Inventory as of August 31, 2025 = **179**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2025 decreased **1.65%** to 179 existing homes available for sale. Over the last 12 months this area has had an average of 33 closed sales per month. This represents an unsold inventory index of **5.44** 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 **2.64%** in August 2025 to \$193,750 versus the previous year at \$199,000.

Median Days on Market Lengthens

The median number of **43.00** days that homes spent on the market before selling increased by 12.00 days or **38.71%** in August 2025 compared to last year's same month at **31.00** 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 66 New Listings in August 2025, up **3.13%** from last year at 64. Furthermore, there were 39 Closed Listings this month versus last year at 48, a **-18.75%** decrease.

Closed versus Listed trends yielded a **59.1%** ratio, down from previous year's, August 2024, at **75.0%**, a **21.21%** downswing. This will certainly create pressure on a decreasing 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



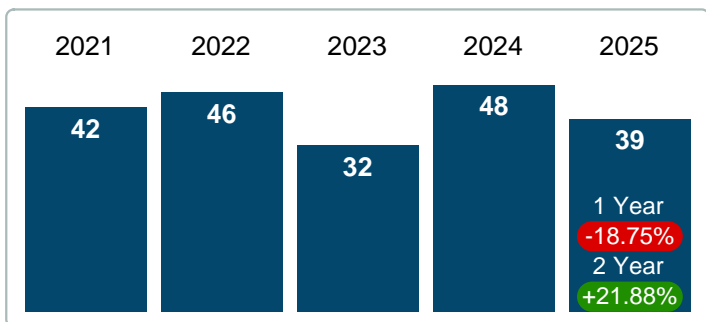
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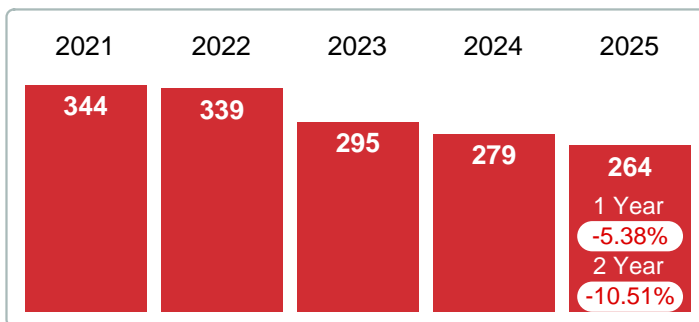
CLOSED LISTINGS

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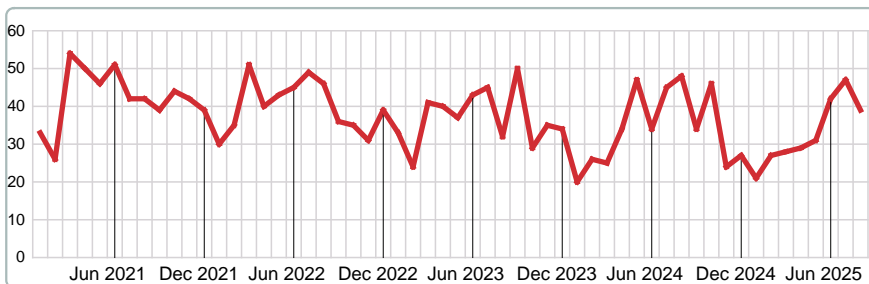
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 41

High Mar 2021: 54 | Low Jan 2024: 20

Closed Listings this month at **39**
below the 5 yr AUG average of **41**

Month	Closed Listings	% Change
JUN	42	
JUL	47	11.90%
AUG	39	-17.02%

CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	5.13%	2.0	1	1	0	0
\$50,001 - \$100,000	6	15.38%	36.0	2	4	0	0
\$100,001 - \$175,000	9	23.08%	43.0	0	9	0	0
\$175,001 - \$225,000	6	15.38%	114.0	2	4	0	0
\$225,001 - \$300,000	6	15.38%	11.0	1	3	2	0
\$300,001 - \$400,000	6	15.38%	36.0	1	3	2	0
\$400,001 and up	4	10.26%	40.5	0	2	2	0
Total Closed Units	39			7	26	6	0
Total Closed Volume	8,930,115	100%	43.0	1.17M	5.41M	2.35M	0.00B
Median Closed Price	\$193,750			\$193,750	\$175,000	\$365,000	\$0

August 2025



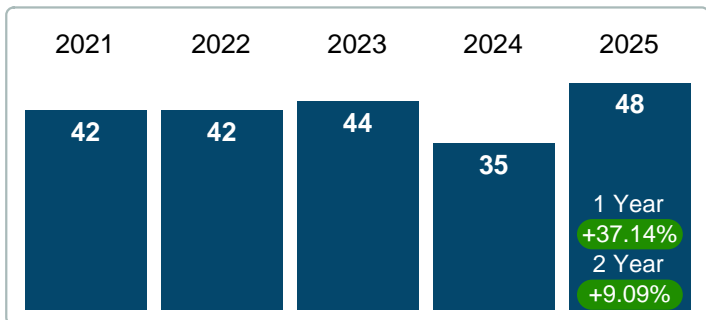
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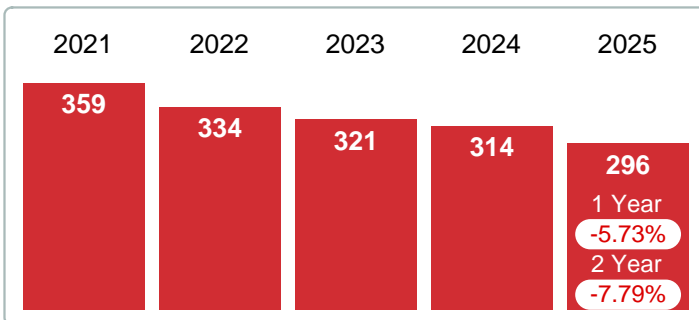
PENDING LISTINGS

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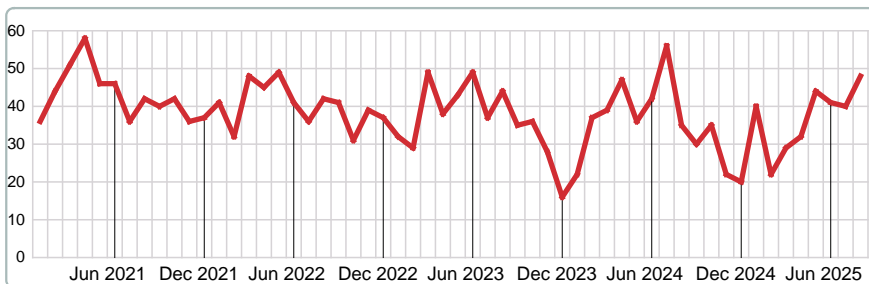
AUGUST



YEAR TO DATE (YTD)

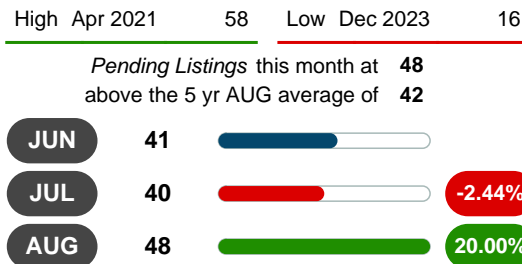


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 42



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	4.17%	1.0	0	1	1	0
\$75,001 - \$150,000	8	16.67%	11.0	3	5	0	0
\$150,001 - \$225,000	8	16.67%	54.5	1	6	1	0
\$225,001 - \$325,000	12	25.00%	21.0	0	9	3	0
\$325,001 - \$400,000	7	14.58%	28.0	2	5	0	0
\$400,001 - \$525,000	7	14.58%	128.0	0	4	3	0
\$525,001 and up	4	8.33%	80.5	0	3	1	0
Total Pending Units	48			6	33	9	0
Total Pending Volume	14,176,700	100%	27.5	1.22M	10.02M	2.93M	0.00B
Median Listing Price	\$278,850			\$157,250	\$268,700	\$319,900	\$0

August 2025



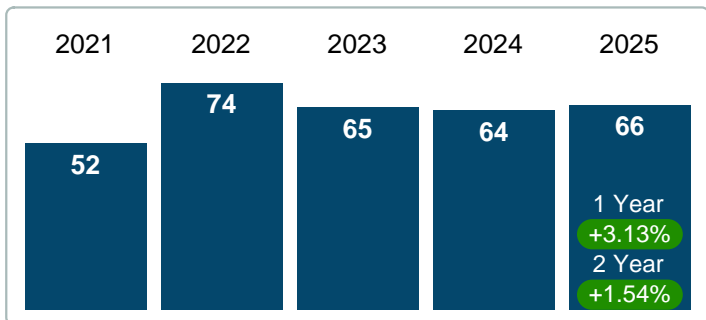
Area Delimited by County Of Mayes - Residential Property Type



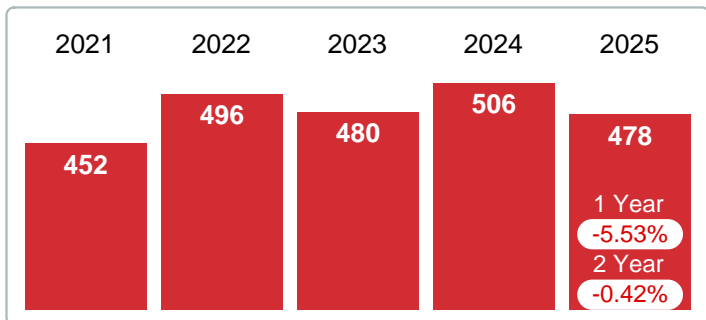
NEW LISTINGS

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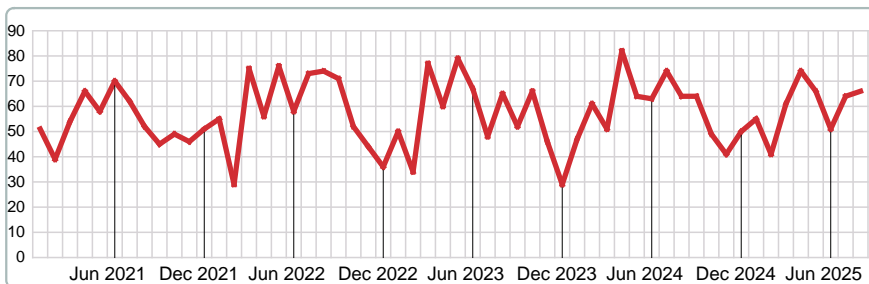
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 64

High Apr 2024 82 Low Dec 2023 29

New Listings this month at **66**
above the 5 yr AUG average of **64**



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	5	7.58%	2	2	1	0
\$100,001 - \$175,000	9	13.64%	3	6	0	0
\$175,001 - \$225,000	10	15.15%	0	8	2	0
\$225,001 - \$275,000	14	21.21%	2	11	1	0
\$275,001 - \$375,000	13	19.70%	1	5	7	0
\$375,001 - \$475,000	7	10.61%	2	1	4	0
\$475,001 and up	8	12.12%	1	3	4	0
Total New Listed Units	66		11	36	19	0
Total New Listed Volume	20,025,698	100%	2.80M	9.73M	7.50M	0.00B
Median New Listed Listing Price	\$257,500		\$230,000	\$233,250	\$340,000	\$0

August 2025



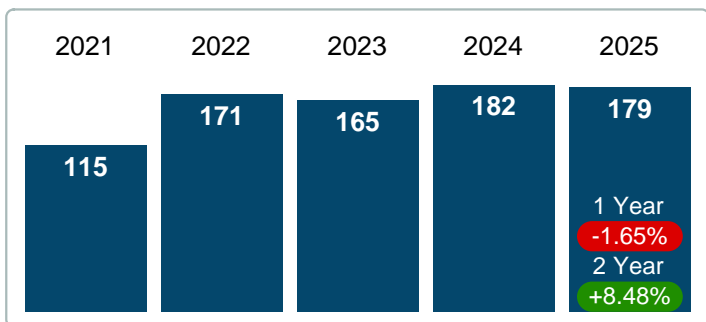
Area Delimited by County Of Mayes - Residential Property Type



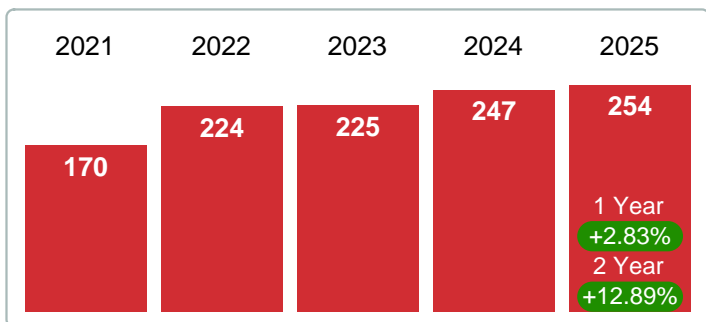
ACTIVE INVENTORY

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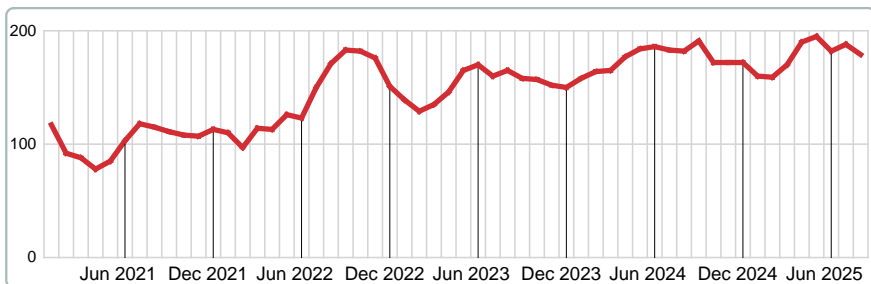
END OF AUGUST



ACTIVE DURING AUGUST



5 YEAR MARKET ACTIVITY TRENDS

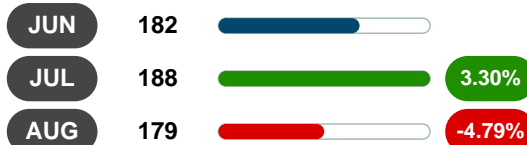


3 MONTHS

5 year AUG AVG = 162

High May 2025 195 Low Apr 2021 78

Inventory this month at 179
above the 5 yr AUG average of 162



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	18	10.06%	47.5	9	7	1	1
\$150,001 - \$200,000	20	11.17%	88.0	4	10	6	0
\$200,001 - \$225,000	16	8.94%	53.5	1	13	2	0
\$225,001 - \$325,000	49	27.37%	52.0	6	30	11	2
\$325,001 - \$450,000	34	18.99%	106.5	1	21	11	1
\$450,001 - \$675,000	24	13.41%	84.5	2	7	14	1
\$675,001 and up	18	10.06%	92.0	1	5	6	6
Total Active Inventory by Units			179	24	93	51	11
Total Active Inventory by Volume			70,863,767	6.50M	31.05M	22.28M	11.04M
Median Active Inventory Listing Price			\$289,900	\$194,450	\$275,000	\$380,000	\$899,900

August 2025



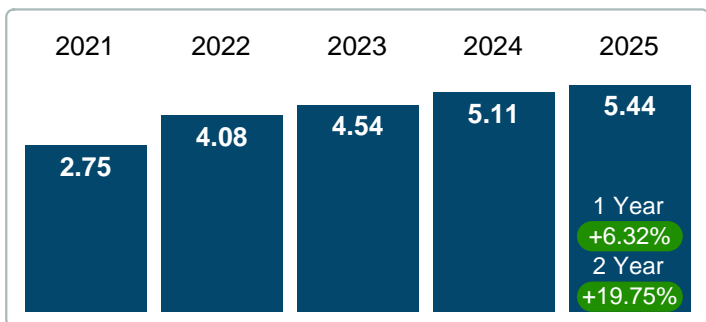
Area Delimited by County Of Mayes - Residential Property Type



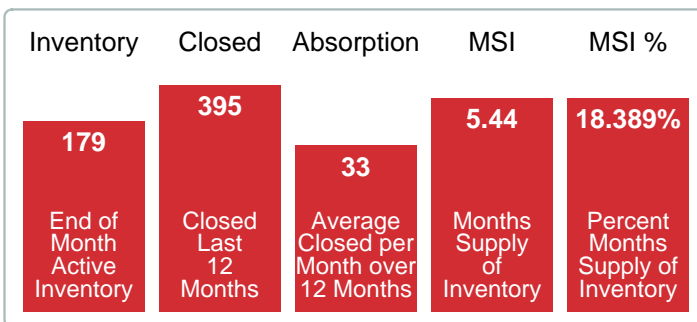
MONTHS SUPPLY of INVENTORY (MSI)

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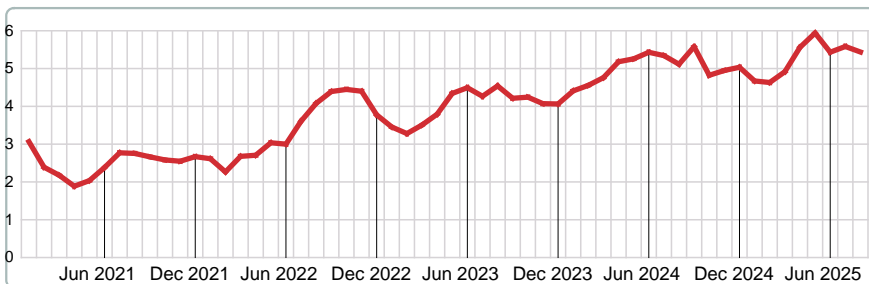
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025

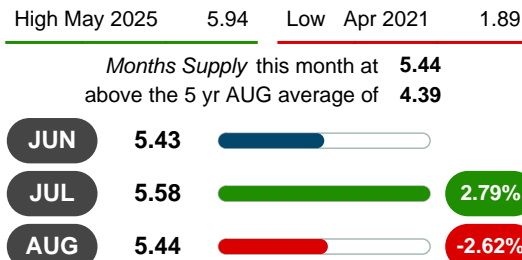


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 4.39



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
\$150,000 and less	18	10.06%	2.40	2.92	1.95	1.20	0.00
\$150,001 - \$200,000	20	11.17%	2.86	6.86	1.76	8.00	0.00
\$200,001 - \$225,000	16	8.94%	5.19	3.00	5.20	8.00	0.00
\$225,001 - \$325,000	49	27.37%	6.32	9.00	5.37	8.25	12.00
\$325,001 - \$450,000	34	18.99%	7.56	1.50	10.50	6.95	4.00
\$450,001 - \$675,000	24	13.41%	12.00	24.00	5.25	42.00	4.00
\$675,001 and up	18	10.06%	16.62	12.00	10.00	14.40	72.00
Market Supply of Inventory (MSI)			5.44	4.36	4.39	9.27	14.67
Total Active Inventory by Units		100%	5.44	24	93	51	11

August 2025



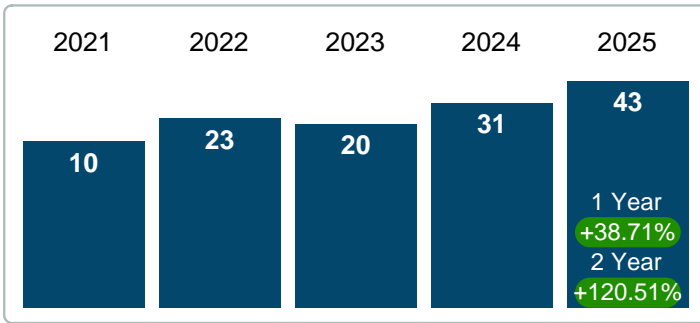
Area Delimited by County Of Mayes - Residential Property Type



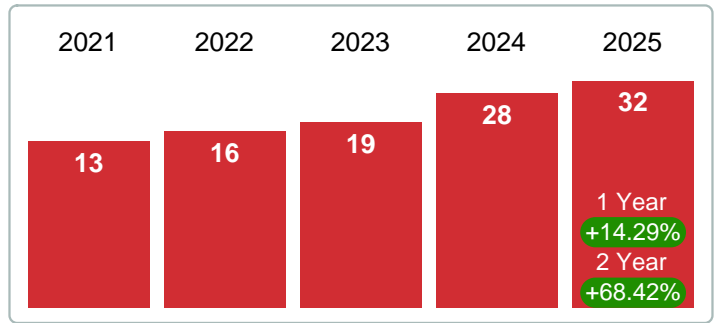
MEDIAN DAYS ON MARKET TO SALE

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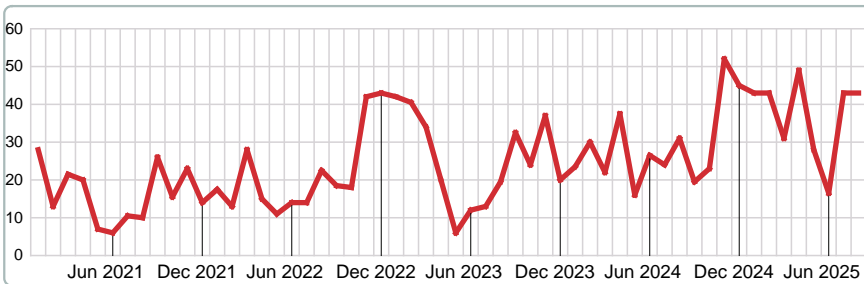
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

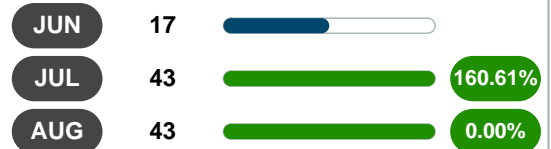


3 MONTHS

5 year AUG AVG = 25

High Nov 2024 52 Low May 2023 6

Median Days on Market to Sale this month at 43 above the 5 yr AUG average of 25



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
\$50,000 and less	5.13%	2	2	2	0	0
\$50,001 - \$100,000	15.38%	36	54	36	0	0
\$100,001 - \$175,000	23.08%	43	0	43	0	0
\$175,001 - \$225,000	15.38%	114	91	135	0	0
\$225,001 - \$300,000	15.38%	11	7	8	74	0
\$300,001 - \$400,000	15.38%	36	63	29	87	0
\$400,001 and up	10.26%	41	0	41	75	0
Median Closed DOM		43	63	40	74	0
Total Closed Units	100%	39	7	26	6	
Total Closed Volume		8,930,115	1.17M	5.41M	2.35M	0.00B

August 2025



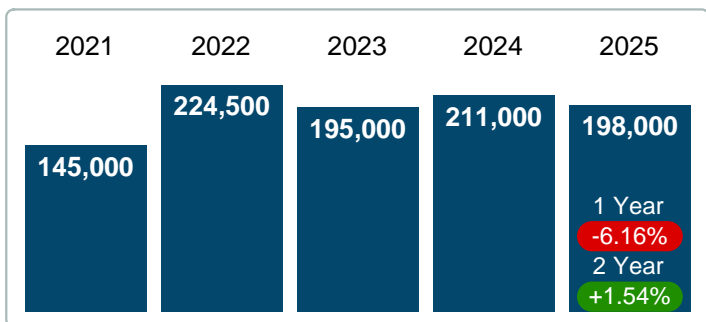
Area Delimited by County Of Mayes - Residential Property Type



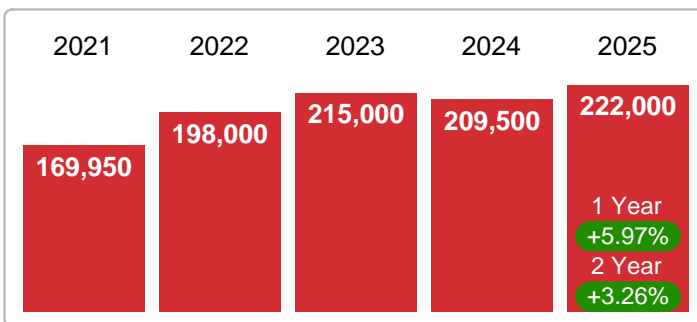
MEDIAN LIST PRICE AT CLOSING

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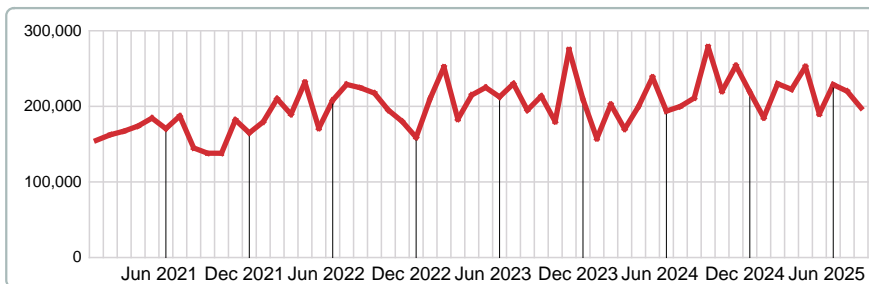
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

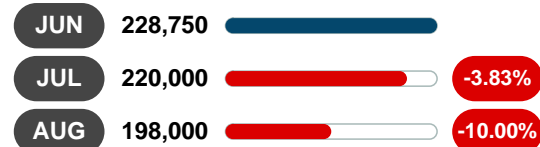


3 MONTHS

5 year AUG AVG = 194,700

High Sep 2024 278,750 Low Oct 2021 137,950

Median List Price at Closing this month at 198,000 above the 5 yr AUG average of 194,700



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
\$50,000 and less	5.13%	39,000	40,000	38,000	0	0
\$50,001 - \$100,000	10.26%	85,500	91,000	80,000	0	0
\$100,001 - \$175,000	23.08%	155,000	102,500	160,000	0	0
\$175,001 - \$225,000	15.38%	187,500	207,500	183,000	0	0
\$225,001 - \$300,000	20.51%	252,450	228,500	264,900	259,950	0
\$300,001 - \$400,000	15.38%	352,450	375,000	349,000	377,400	0
\$400,001 and up	10.26%	569,500	0	569,500	584,950	0
Median List Price		198,000	190,000	180,450	377,400	0
Total Closed Units	100%	198,000	7	26	6	0
Total Closed Volume		9,379,800	1.25M	5.68M	2.44M	0.00B

August 2025



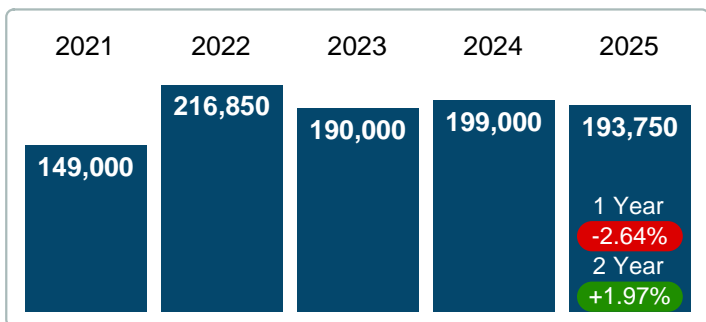
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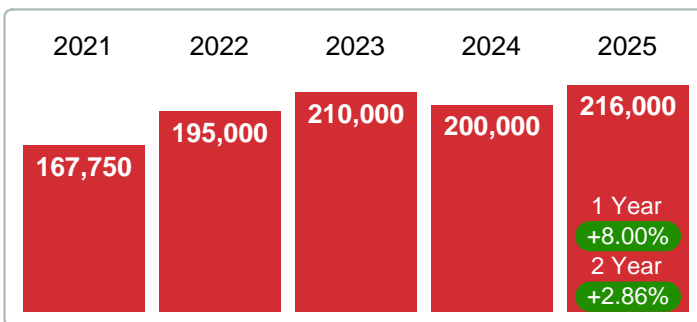
MEDIAN SOLD PRICE AT CLOSING

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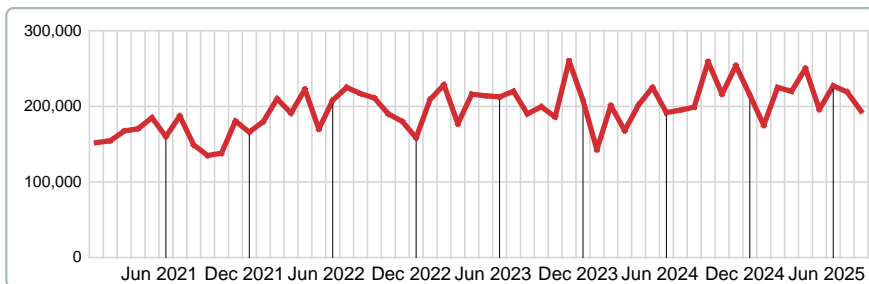
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

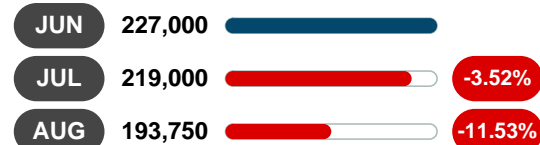


3 MONTHS

5 year AUG AVG = 189,720

High Nov 2023 260,000 Low Sep 2021 135,000

Median Sold Price at Closing this month at **193,750**
above the 5 yr AUG average of **189,720**



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
\$50,000 and less	5.13%	36,500	38,000	35,000	0	0
\$50,001 - \$100,000	15.38%	86,750	89,750	76,500	0	0
\$100,001 - \$175,000	23.08%	164,900	0	164,900	0	0
\$175,001 - \$225,000	15.38%	196,875	204,375	196,500	0	0
\$225,001 - \$300,000	15.38%	248,500	233,000	257,000	256,000	0
\$300,001 - \$400,000	15.38%	325,000	315,000	325,000	365,000	0
\$400,001 and up	10.26%	574,500	0	574,500	554,250	0
Median Sold Price		193,750	193,750	175,000	365,000	0
Total Closed Units		39	7	26	6	0
Total Closed Volume		8,930,115	1.17M	5.41M	2.35M	0.00B

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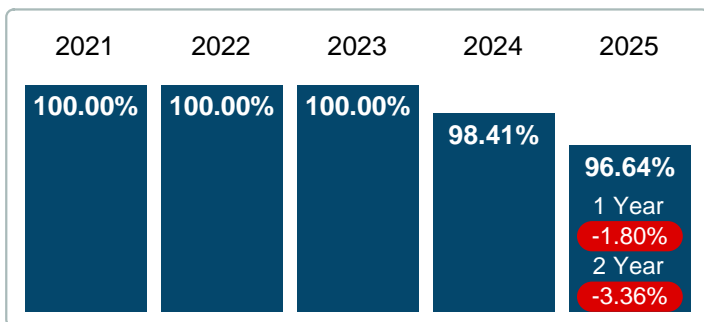
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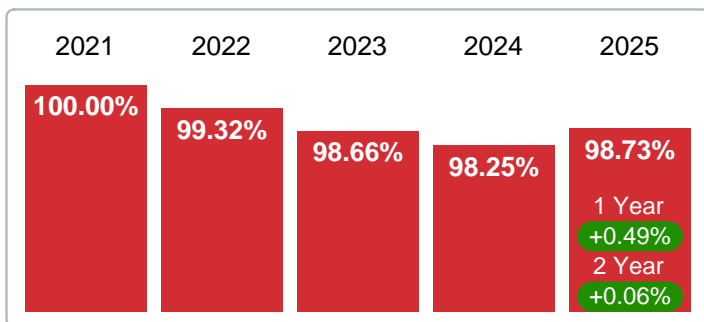
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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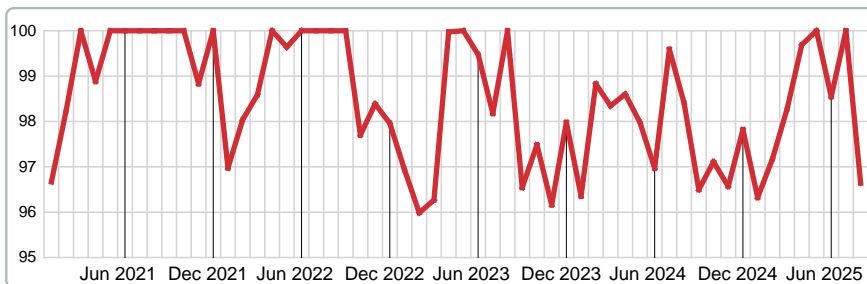
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

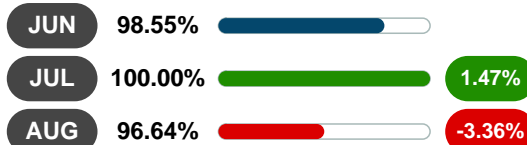


3 MONTHS

5 year AUG AVG = 99.01%

High Jul 2025 100.00% Low Feb 2023 95.99%

Median Sold/List Ratio this month at **96.64%**
below the 5 yr AUG average of **99.01%**



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
\$50,000 and less	2	5.13%	93.55%	95.00%	92.11%	0.00%	0.00%
\$50,001 - \$100,000	6	15.38%	85.65%	93.17%	81.56%	0.00%	0.00%
\$100,001 - \$175,000	9	23.08%	97.28%	0.00%	97.28%	0.00%	0.00%
\$175,001 - \$225,000	6	15.38%	96.52%	98.76%	95.68%	0.00%	0.00%
\$225,001 - \$300,000	6	15.38%	98.51%	101.97%	97.02%	98.32%	0.00%
\$300,001 - \$400,000	6	15.38%	94.70%	84.00%	93.12%	96.74%	0.00%
\$400,001 and up	4	10.26%	99.62%	0.00%	101.15%	95.91%	0.00%
Median Sold/List Ratio		96.64%		95.56%	96.57%	96.92%	0.00%
Total Closed Units		39	100%	7	26	6	
Total Closed Volume		8,930,115		1.17M	5.41M	2.35M	0.00B

August 2025



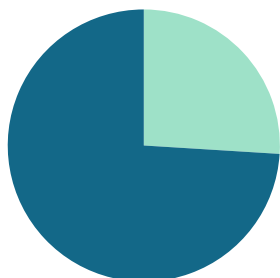
Area Delimited by County Of Mayes - Residential Property Type



MARKET SUMMARY

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

INVENTORY

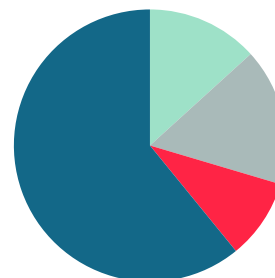


Inventory
 New Listings
66 = 25.98%
 Start Inventory
188
 Total Inventory Units
254
 Volume
\$94,532,867

Market Activity

Closed Sales
39 = 13.27%
 Pending Sales
48 = 16.33%
 Other Off Market
28 = 9.52%
 Active Inventory
179 = 60.88%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	48	39	-18.75%	279	264	-5.38%
Pending Sales	35	48	37.14%	314	296	-5.73%
New Listings	64	66	3.13%	506	478	-5.53%
Median List Price	211,000	198,000	-6.16%	209,500	222,000	5.97%
Median Sale Price	199,000	193,750	-2.64%	200,000	216,000	8.00%
Median Percent of Selling Price to List Price	98.41%	96.64%	-1.80%	98.25%	98.73%	0.49%
Median Days on Market to Sale	31.00	43.00	38.71%	28.00	32.00	14.29%
Monthly Inventory	182	179	-1.65%	182	179	-1.65%
Months Supply of Inventory	5.11	5.44	6.32%	5.11	5.44	6.32%

Absorption: Last 12 months, an Average of **33** Sales/Month

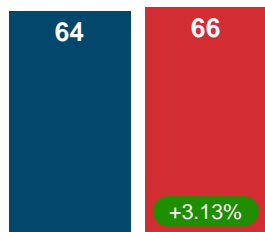
Inventory on August 31, 2025 = **179**

2024 **2025**

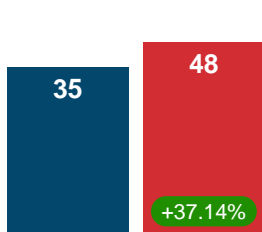
AUGUST MARKET

MEDIAN PRICES

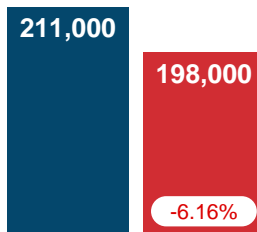
New Listings



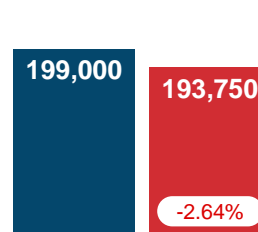
Pending Listings



List Price



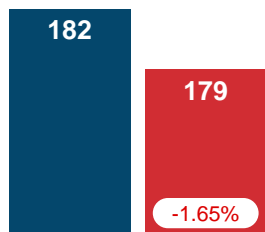
Sale Price



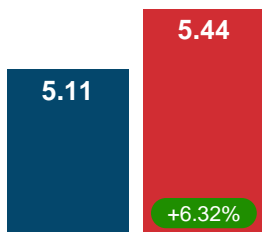
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

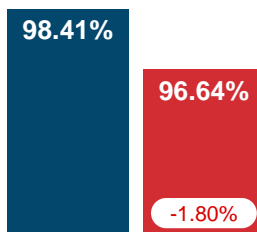
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

