

August 2025



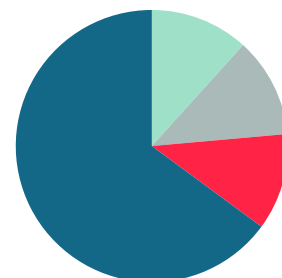
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	August 2025	+/-%
Closed Listings	63	62	-1.59%
Pending Listings	54	63	16.67%
New Listings	109	119	9.17%
Average List Price	210,811	238,273	13.03%
Average Sale Price	199,423	228,321	14.49%
Average Percent of Selling Price to List Price	93.71%	95.18%	1.57%
Average Days on Market to Sale	58.87	50.58	-14.09%
End of Month Inventory	373	344	-7.77%
Months Supply of Inventory	6.71	6.43	-4.18%



- Closed (11.70%)
- Pending (11.89%)
- Other OffMarket (11.51%)
- Active (64.91%)

Absorption: Last 12 months, an Average of **54** Sales/Month
Active Inventory as of August 31, 2025 = **344**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2025 decreased **7.77%** to 344 existing homes available for sale. Over the last 12 months this area has had an average of 54 closed sales per month. This represents an unsold inventory index of **6.43** 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 **14.49%** in August 2025 to \$228,321 versus the previous year at \$199,423.

Average Days on Market Shortens

The average number of **50.58** days that homes spent on the market before selling decreased by 8.29 days or **14.09%** in August 2025 compared to last year's same month at **58.87** DOM.

Sales Success for August 2025 is Positive

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

There were 119 New Listings in August 2025, up **9.17%** from last year at 109. Furthermore, there were 62 Closed Listings this month versus last year at 63, a **-1.59%** decrease.

Closed versus Listed trends yielded a **52.1%** ratio, down from previous year's, August 2024, at **57.8%**, a **9.86%** downswing. This will certainly create pressure on a decreasing Monthly 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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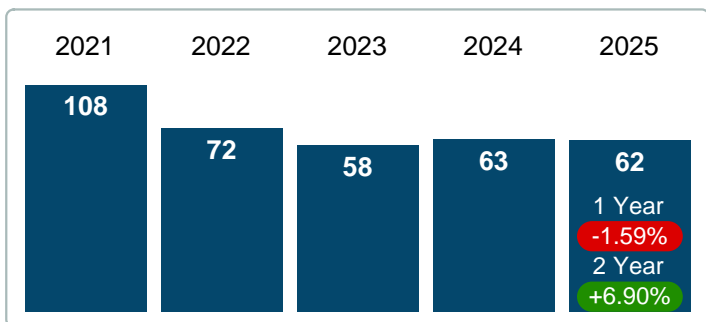
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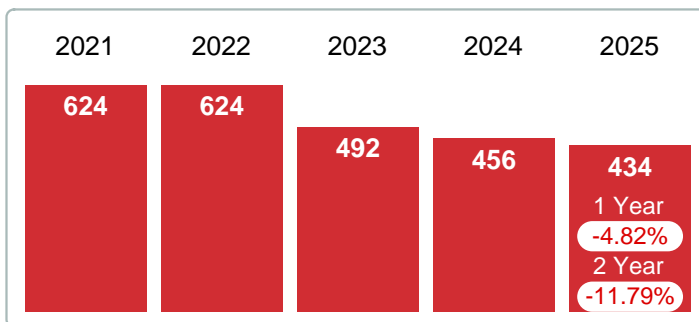
CLOSED LISTINGS

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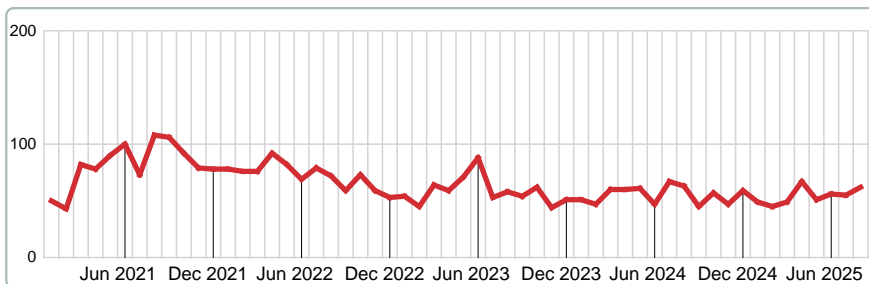
AUGUST



YEAR TO DATE (YTD)

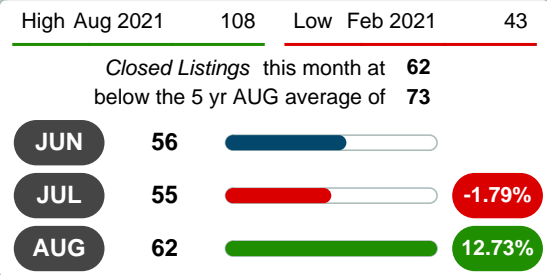


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 73



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	8.06%	53.8	3	2	0	0
\$75,001 - \$100,000	5	8.06%	63.8	3	2	0	0
\$100,001 - \$150,000	11	17.74%	40.4	4	6	1	0
\$150,001 - \$225,000	14	22.58%	37.4	1	11	2	0
\$225,001 - \$300,000	13	20.97%	52.4	0	8	5	0
\$300,001 - \$375,000	7	11.29%	58.3	1	3	3	0
\$375,001 and up	7	11.29%	70.1	0	5	2	0
Total Closed Units	62			12	37	13	0
Total Closed Volume	14,155,920	100%	50.6	1.46M	8.61M	4.09M	0.00B
Average Closed Price	\$228,321			\$121,271	\$232,822	\$314,328	\$0

August 2025



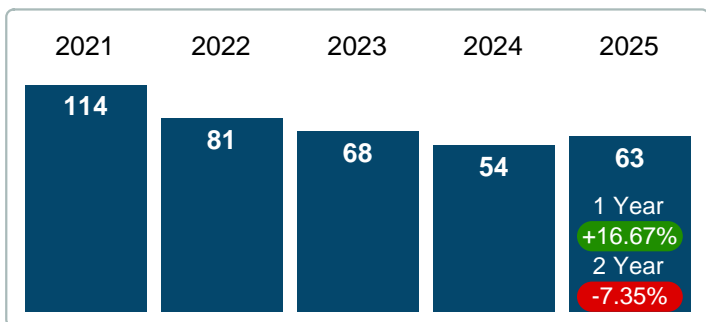
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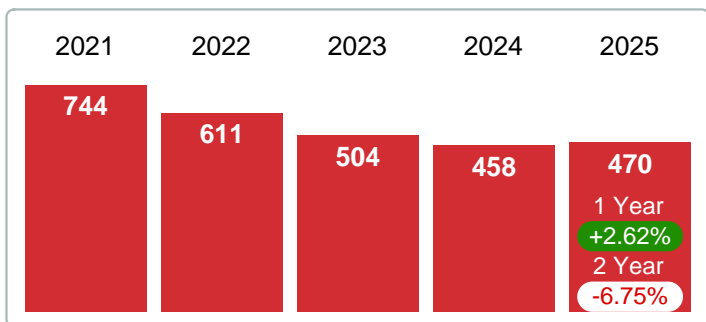
PENDING LISTINGS

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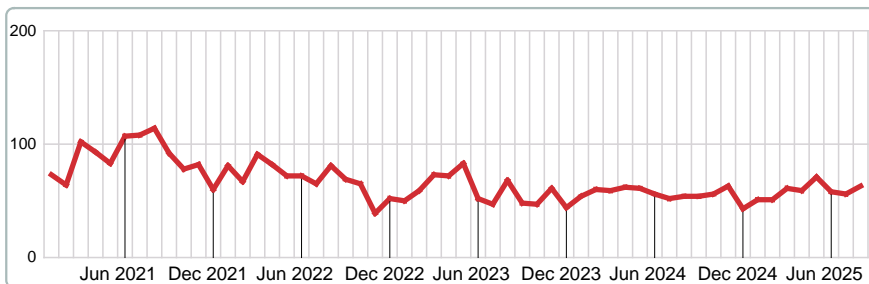
AUGUST



YEAR TO DATE (YTD)

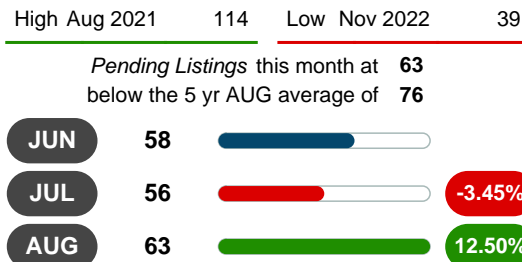


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 76



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	9.52%	37.2	3	3	0	0
\$100,001 - \$125,000	5	7.94%	66.2	1	3	1	0
\$125,001 - \$150,000	9	14.29%	66.8	2	6	1	0
\$150,001 - \$250,000	19	30.16%	77.6	1	15	3	0
\$250,001 - \$325,000	10	15.87%	79.1	1	6	3	0
\$325,001 - \$425,000	7	11.11%	39.9	1	3	2	1
\$425,001 and up	7	11.11%	38.9	0	3	2	2
Total Pending Units	63			9	39	12	3
Total Pending Volume	15,533,974	100%	63.0	1.46M	8.80M	3.76M	1.51M
Average Listing Price	\$246,571			\$162,500	\$225,725	\$313,267	\$503,000

August 2025



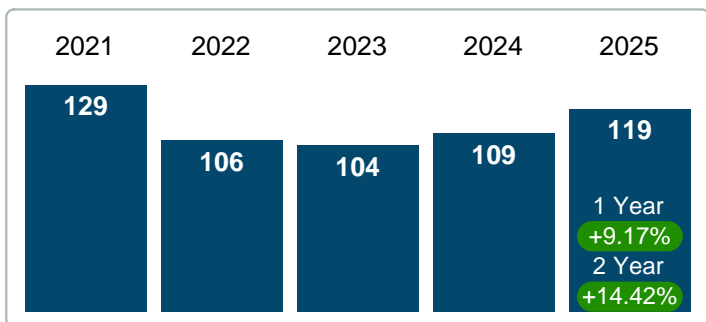
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



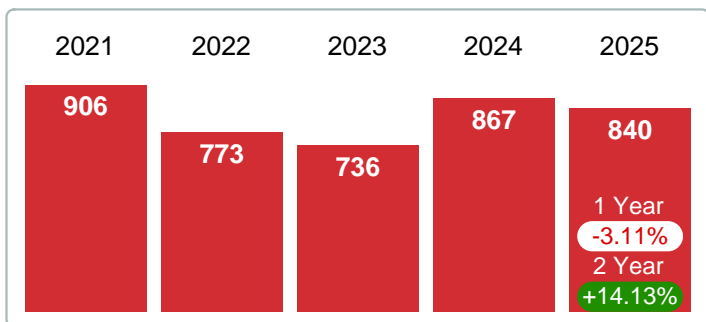
NEW LISTINGS

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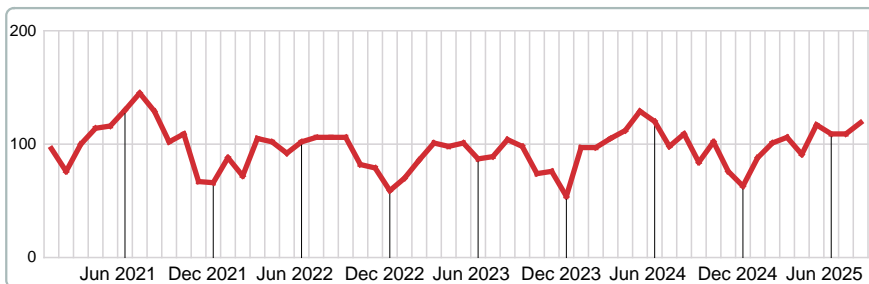
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 113

High Jul 2021 145 Low Dec 2023 54

New Listings this month at 119
above the 5 yr AUG average of 113

JUN	109	0.00%
JUL	109	0.00%
AUG	119	9.17%

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	10	8.40%	5	3	2	0
\$100,001 - \$125,000	5	4.20%	2	3	0	0
\$125,001 - \$175,000	19	15.97%	7	10	2	0
\$175,001 - \$275,000	41	34.45%	4	28	9	0
\$275,001 - \$400,000	16	13.45%	2	6	8	0
\$400,001 - \$625,000	16	13.45%	2	10	4	0
\$625,001 and up	12	10.08%	2	4	5	1
Total New Listed Units	119		24	64	30	1
Total New Listed Volume	35,148,007	100%	5.45M	18.60M	10.43M	670.00K
Average New Listed Listing Price	\$295,361		\$227,046	\$290,620	\$347,640	\$670,000

August 2025



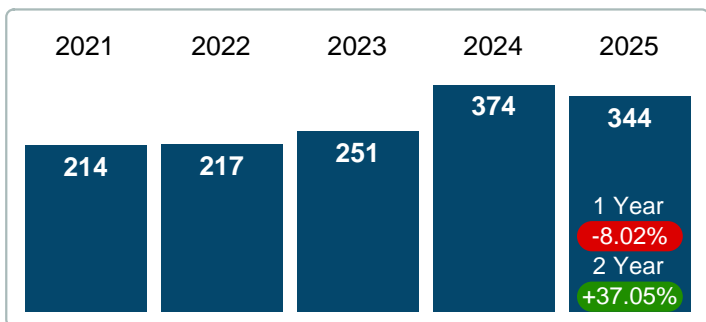
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



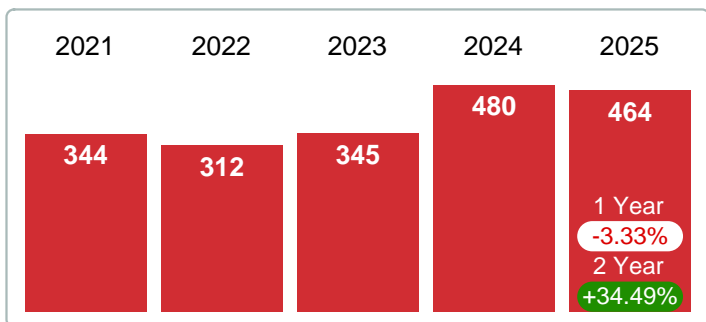
ACTIVE INVENTORY

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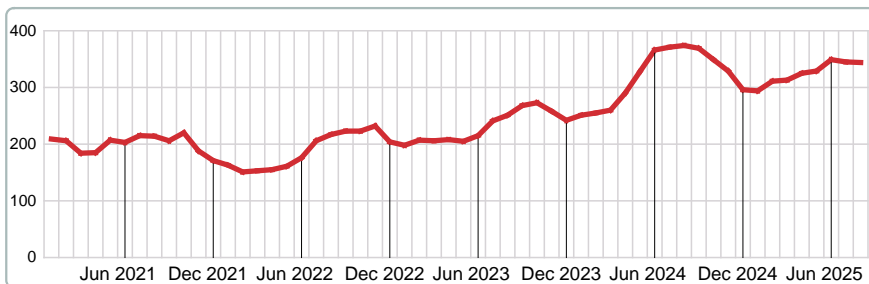
END OF AUGUST



ACTIVE DURING AUGUST

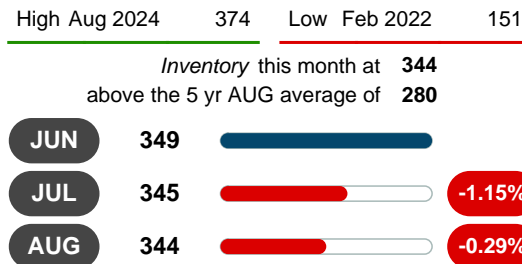


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 280



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	16	4.65%	74.1	7	7	2	0
\$75,001 - \$125,000	39	11.34%	117.6	22	17	0	0
\$125,001 - \$200,000	69	20.06%	61.9	21	36	12	0
\$200,001 - \$325,000	90	26.16%	71.5	4	52	31	3
\$325,001 - \$425,000	47	13.66%	91.8	3	32	9	3
\$425,001 - \$650,000	48	13.95%	94.2	7	18	17	6
\$650,001 and up	35	10.17%	123.1	5	11	10	9
Total Active Inventory by Units	344			69	173	81	21
Total Active Inventory by Volume	122,631,622	100%	86.1	20.94M	53.07M	35.42M	13.21M
Average Active Inventory Listing Price	\$356,487			\$303,450	\$306,738	\$437,254	\$629,067

August 2025



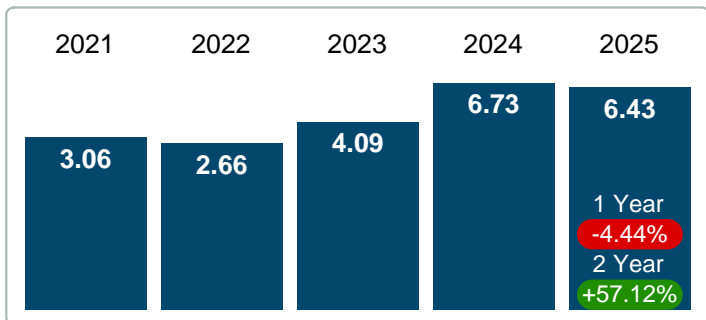
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



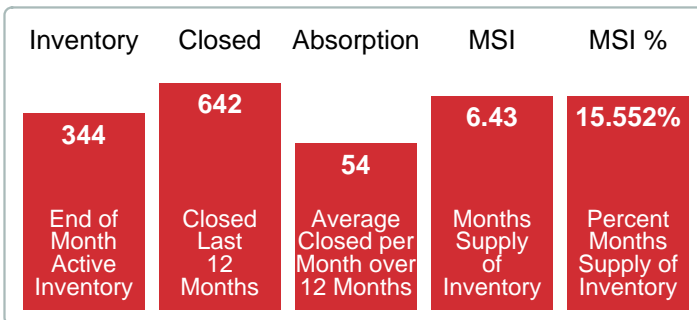
MONTHS SUPPLY of INVENTORY (MSI)

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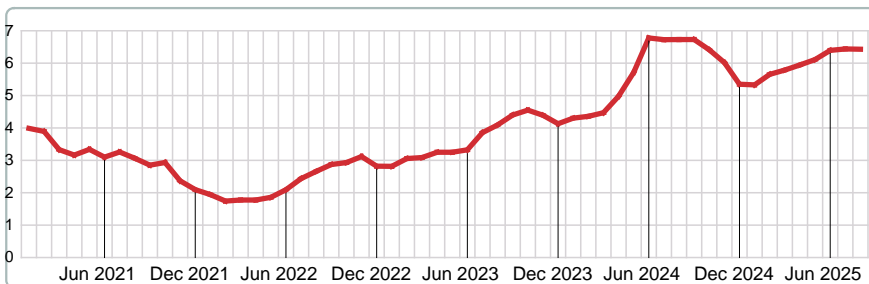
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025

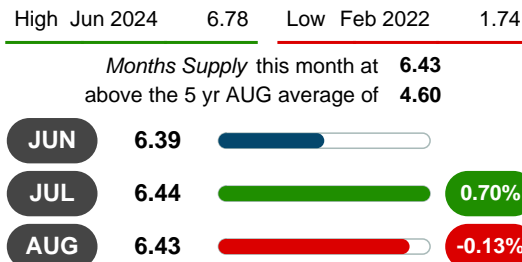


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 4.60



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
\$75,000 and less	16	4.65%	2.37	1.91	2.63	6.00	0.00
\$75,001 - \$125,000	39	11.34%	5.03	6.44	4.74	0.00	0.00
\$125,001 - \$200,000	69	20.06%	4.55	6.63	3.43	8.00	0.00
\$200,001 - \$325,000	90	26.16%	6.47	5.33	4.88	13.29	18.00
\$325,001 - \$425,000	47	13.66%	9.72	6.00	10.97	7.71	12.00
\$425,001 - \$650,000	48	13.95%	12.52	84.00	9.39	11.33	18.00
\$650,001 and up	35	10.17%	28.00	0.00	16.50	30.00	36.00
Market Supply of Inventory (MSI)	6.43			5.96	5.26	10.45	16.80
Total Active Inventory by Units	344	100%	6.43	69	173	81	21

August 2025



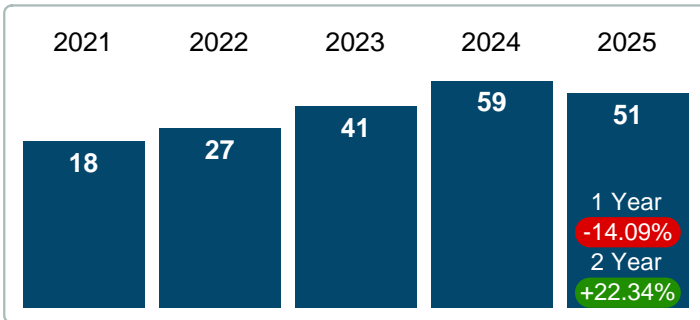
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



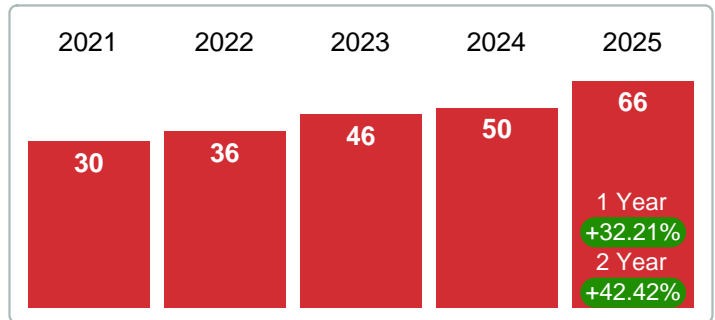
AVERAGE DAYS ON MARKET TO SALE

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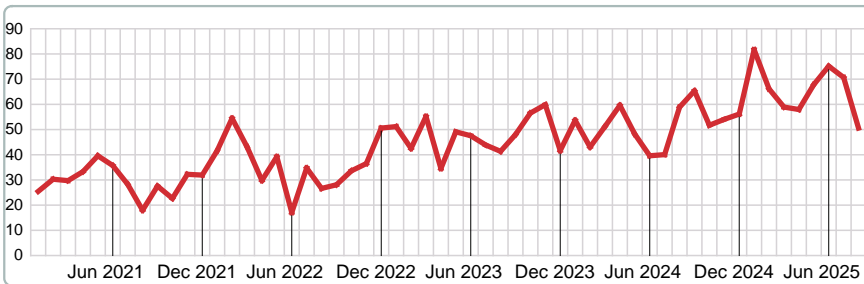
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

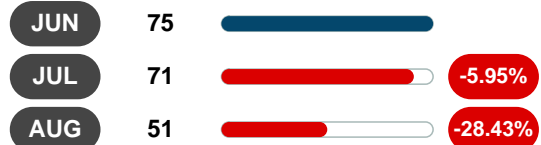


3 MONTHS

5 year AUG AVG = 39

High Jan 2025 82 Low Jun 2022 17

Average Days on Market to Sale this month at 51 above the 5 yr AUG average of 39



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
\$75,000 and less	8.06%	54	32	87	0	0
\$75,001 - \$100,000	8.06%	64	31	113	0	0
\$100,001 - \$150,000	17.74%	40	65	30	5	0
\$150,001 - \$225,000	22.58%	37	4	39	47	0
\$225,001 - \$300,000	20.97%	52	0	31	86	0
\$300,001 - \$375,000	11.29%	58	14	55	76	0
\$375,001 and up	11.29%	70	0	77	52	0
Average Closed DOM		51	39	49	66	0
Total Closed Units	100%	51	12	37	13	0
Total Closed Volume		14,155,920	1.46M	8.61M	4.09M	0.00B

August 2025



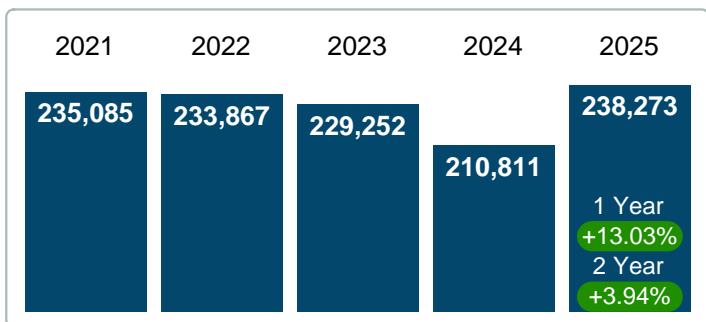
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



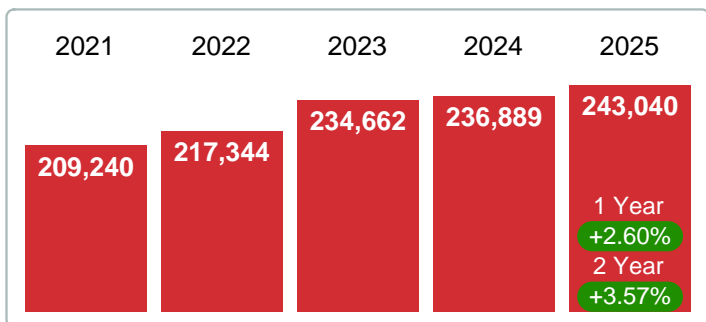
AVERAGE LIST PRICE AT CLOSING

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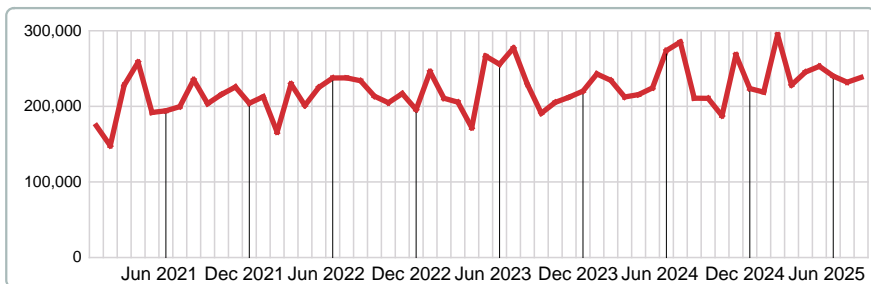
AUGUST



YEAR TO DATE (YTD)

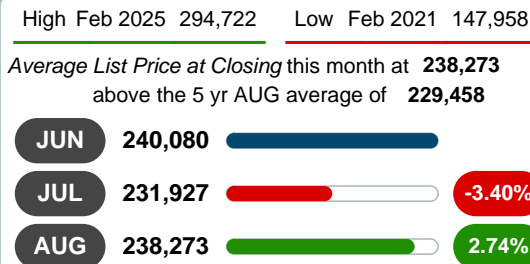


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 229,458



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
\$75,000 and less	3.23%	45,000	73,267	59,450	0	0
\$75,001 - \$100,000	6.45%	84,650	111,633	107,900	0	0
\$100,001 - \$150,000	24.19%	129,340	118,750	143,550	149,000	0
\$150,001 - \$225,000	20.97%	187,246	167,900	188,664	240,000	0
\$225,001 - \$300,000	19.35%	269,400	0	276,472	268,360	0
\$300,001 - \$375,000	12.90%	322,275	315,000	322,000	360,392	0
\$375,001 and up	12.90%	519,881	0	497,880	634,950	0
Average List Price		238,273	126,050	241,580	332,452	0
Total Closed Units	100%	238,273	12	37	13	0
Total Closed Volume		14,772,949	1.51M	8.94M	4.32M	0.00B

August 2025



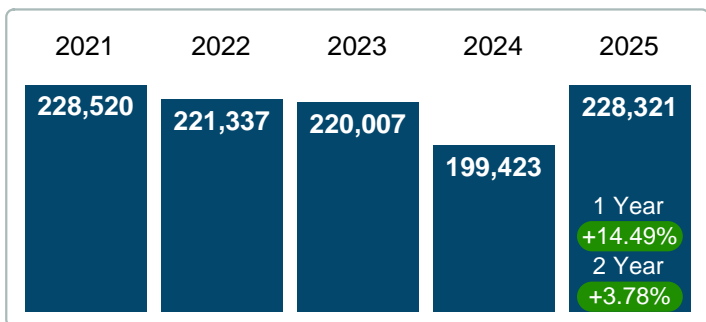
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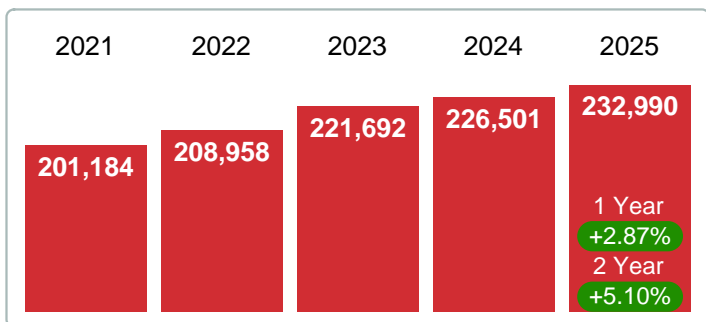
AVERAGE SOLD PRICE AT CLOSING

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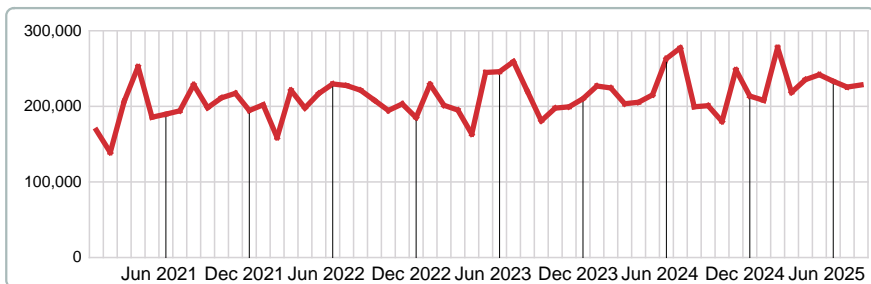
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

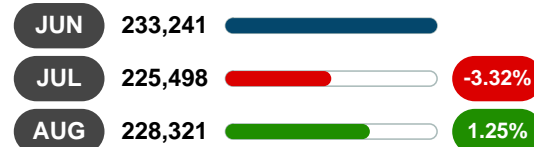


3 MONTHS

5 year AUG AVG = 219,522

High Feb 2025 277,811 | Low Feb 2021 139,023

Average Sold Price at Closing this month at **228,321** above the 5 yr AUG average of **219,522**



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
\$75,000 and less	8.06%	58,630	61,750	53,950	0	0
\$75,001 - \$100,000	8.06%	89,580	96,000	79,950	0	0
\$100,001 - \$150,000	17.74%	128,718	120,500	133,983	130,000	0
\$150,001 - \$225,000	22.58%	191,307	190,000	190,300	197,500	0
\$225,001 - \$300,000	20.97%	263,436	0	262,988	264,154	0
\$300,001 - \$375,000	11.29%	325,357	310,000	314,500	341,333	0
\$375,001 and up	11.29%	516,929	0	480,400	608,250	0
Average Sold Price		228,321	121,271	232,822	314,328	0
Total Closed Units	100%	228,321	12	37	13	0
Total Closed Volume		14,155,920	1.46M	8.61M	4.09M	0.00B

August 2025



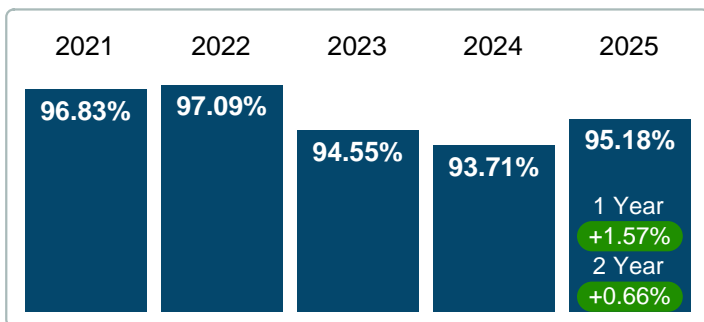
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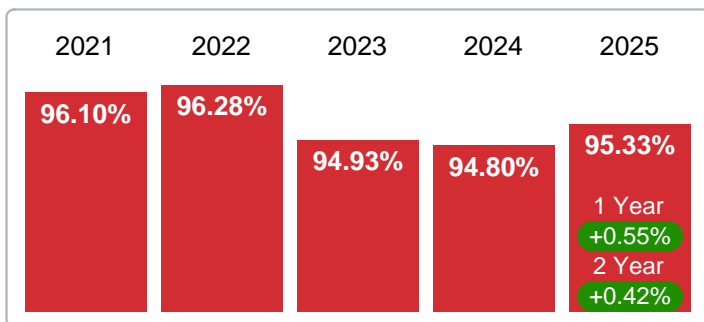
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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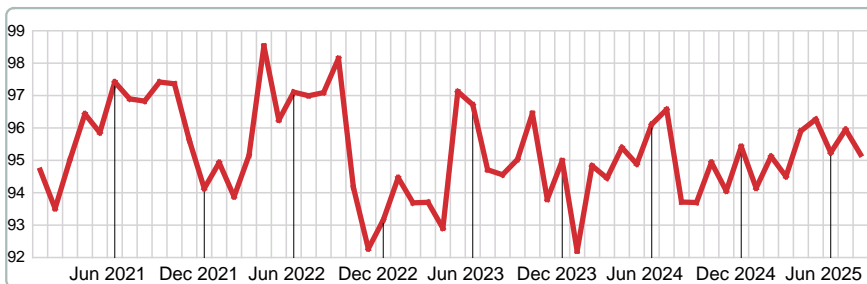
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

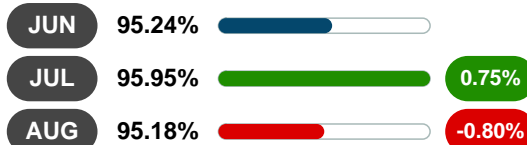


3 MONTHS

5 year AUG AVG = 95.47%

High Apr 2022 98.53% Low Jan 2024 92.20%

Average Sold/List Ratio this month at **95.18%** equal to 5 yr AUG average of **95.47%**



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
\$75,000 and less	5	8.06%	86.44%	84.09%	89.95%	0.00%	0.00%
\$75,001 - \$100,000	5	8.06%	82.34%	86.44%	76.21%	0.00%	0.00%
\$100,001 - \$150,000	11	17.74%	95.72%	101.44%	93.32%	87.25%	0.00%
\$150,001 - \$225,000	14	22.58%	99.88%	113.16%	101.09%	86.60%	0.00%
\$225,001 - \$300,000	13	20.97%	96.62%	0.00%	95.35%	98.64%	0.00%
\$300,001 - \$375,000	7	11.29%	96.59%	98.41%	97.72%	94.84%	0.00%
\$375,001 and up	7	11.29%	96.28%	0.00%	96.47%	95.79%	0.00%
Average Sold/List Ratio		95.20%		94.08%	95.75%	94.60%	0.00%
Total Closed Units		62	100%	12	37	13	
Total Closed Volume		14,155,920		1.46M	8.61M	4.09M	0.00B

August 2025



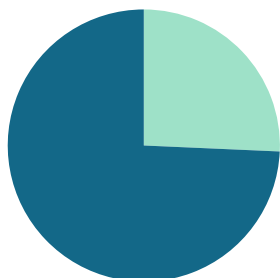
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



MARKET SUMMARY

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

INVENTORY

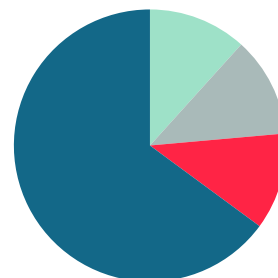


Inventory
 New Listings
119 = 25.70%
 Start Inventory
344
 Total Inventory Units
463
 Volume
\$161,697,746

Market Activity

Closed Sales
62 = 11.70%
 Pending Sales
63 = 11.89%
 Other Off Market
61 = 11.51%
 Active Inventory
344 = 64.91%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	63	62	-1.59%	456	434	-4.82%
Pending Sales	54	63	16.67%	458	470	2.62%
New Listings	109	119	9.17%	867	840	-3.11%
Average List Price	210,811	238,273	13.03%	236,889	243,040	2.60%
Average Sale Price	199,423	228,321	14.49%	226,501	232,990	2.87%
Average Percent of Selling Price to List Price	93.71%	95.18%	1.57%	94.80%	95.33%	0.55%
Average Days on Market to Sale	58.87	50.58	-14.09%	49.56	65.53	32.21%
Monthly Inventory	373	344	-7.77%	373	344	-7.77%
Months Supply of Inventory	6.71	6.43	-4.18%	6.71	6.43	-4.18%

Absorption: Last 12 months, an Average of **54** Sales/Month

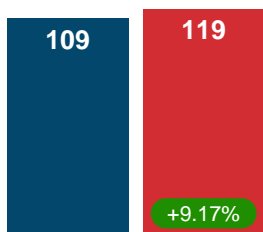
Inventory on August 31, 2025 = **344**

2024 **2025**

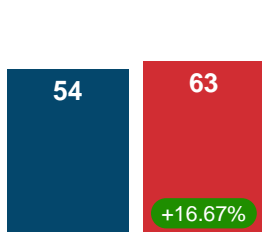
AUGUST MARKET

AVERAGE PRICES

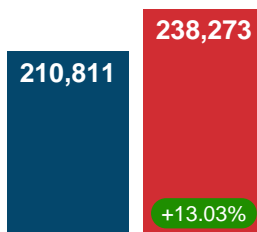
New Listings



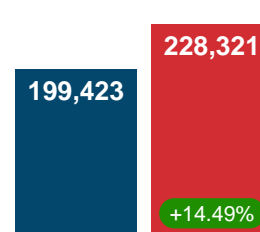
Pending Listings



List Price



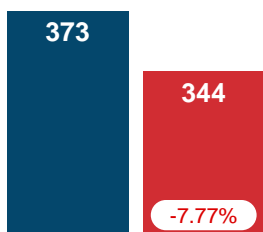
Sale Price



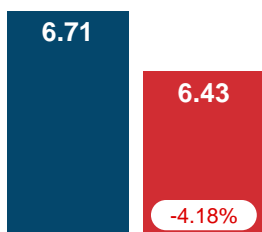
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

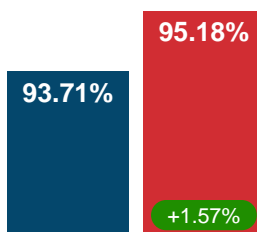
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

