

August 2025



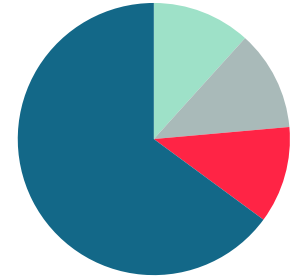
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



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%
Median List Price	180,000	214,500	19.17%
Median Sale Price	175,000	209,300	19.60%
Median Percent of Selling Price to List Price	96.99%	97.40%	0.42%
Median Days on Market to Sale	49.00	27.50	-43.88%
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.

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 **19.60%** in August 2025 to \$209,300 versus the previous year at \$175,000.

Median Days on Market Shortens

The median number of **27.50** days that homes spent on the market before selling decreased by 21.50 days or **43.88%** in August 2025 compared to last year's same month at **49.00** DOM.

Sales Success for August 2025 is Positive

Overall, with Median 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

August 2025



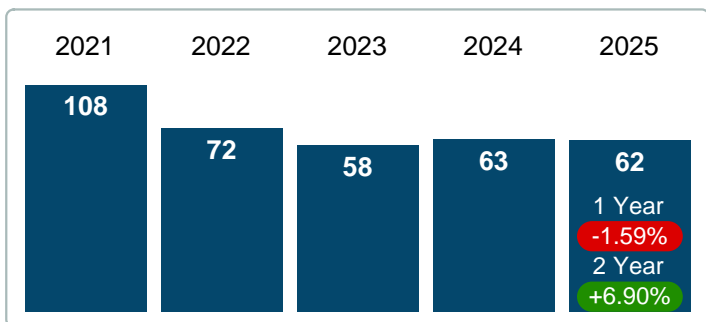
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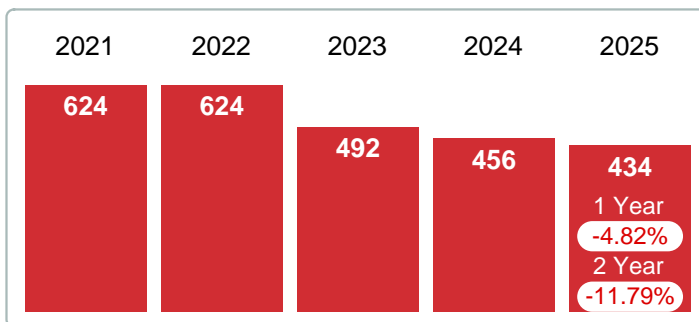
CLOSED LISTINGS

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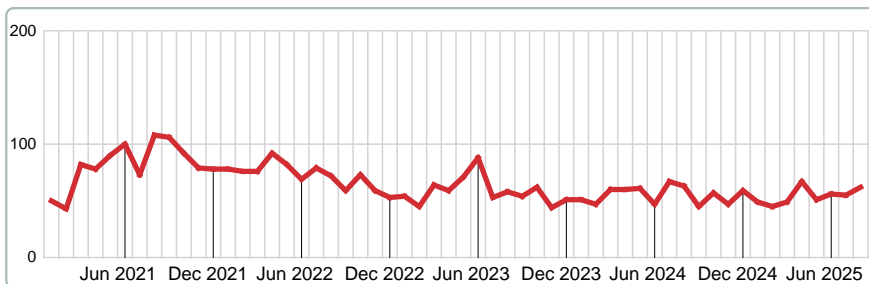
AUGUST



YEAR TO DATE (YTD)

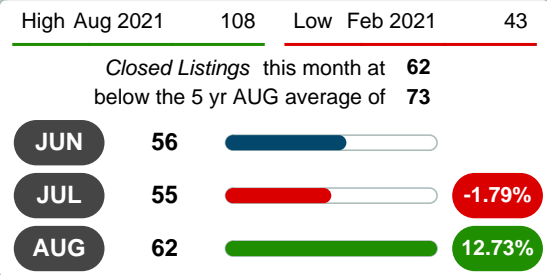


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 73



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	8.06%	32.0	3	2	0	0
\$75,001 - \$100,000	5	8.06%	51.0	3	2	0	0
\$100,001 - \$150,000	11	17.74%	18.0	4	6	1	0
\$150,001 - \$225,000	14	22.58%	24.5	1	11	2	0
\$225,001 - \$300,000	13	20.97%	19.0	0	8	5	0
\$300,001 - \$375,000	7	11.29%	70.0	1	3	3	0
\$375,001 and up	7	11.29%	15.0	0	5	2	0
Total Closed Units	62			12	37	13	0
Total Closed Volume	14,155,920	100%	27.5	1.46M	8.61M	4.09M	0.00B
Median Closed Price	\$209,300			\$106,000	\$215,000	\$283,000	\$0

August 2025



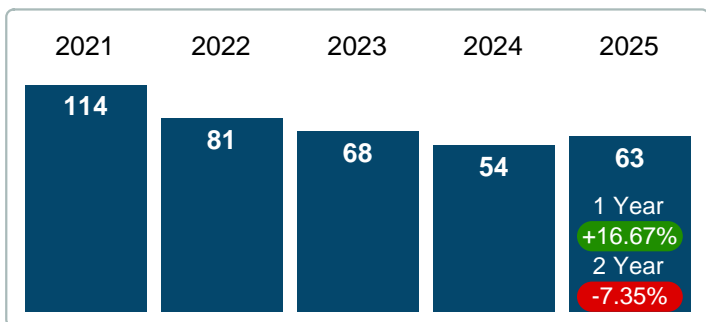
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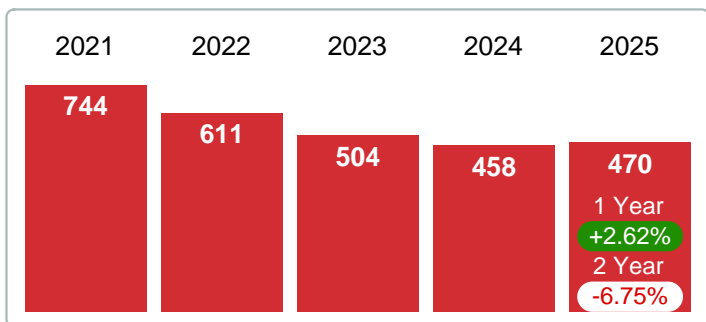
PENDING LISTINGS

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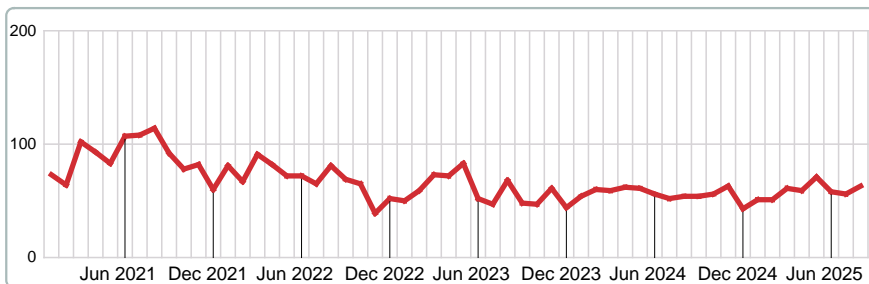
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 76

High Aug 2021 114 Low Nov 2022 39

Pending Listings this month at 63
below the 5 yr AUG average of 76



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	9.52%	31.5	3	3	0	0
\$100,001 - \$125,000	5	7.94%	65.0	1	3	1	0
\$125,001 - \$150,000	9	14.29%	60.0	2	6	1	0
\$150,001 - \$250,000	19	30.16%	53.0	1	15	3	0
\$250,001 - \$325,000	10	15.87%	48.0	1	6	3	0
\$325,001 - \$425,000	7	11.11%	35.0	1	3	2	1
\$425,001 and up	7	11.11%	15.0	0	3	2	2
Total Pending Units	63			9	39	12	3
Total Pending Volume	15,533,974	100%	39.0	1.46M	8.80M	3.76M	1.51M
Median Listing Price	\$225,000			\$132,000	\$199,900	\$264,950	\$469,000

August 2025



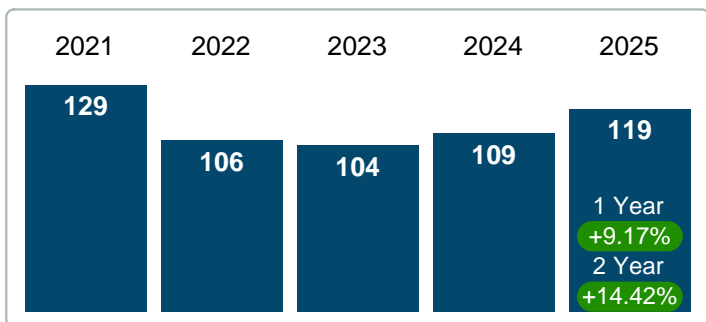
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



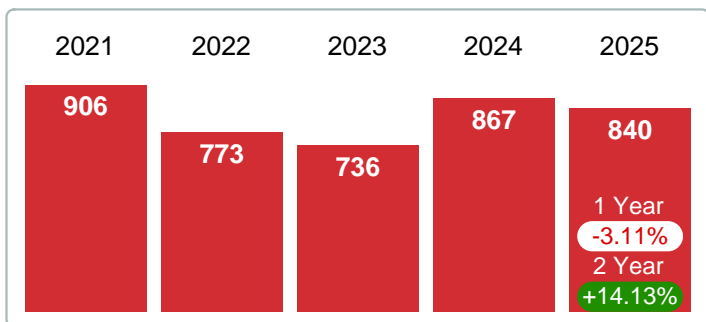
NEW LISTINGS

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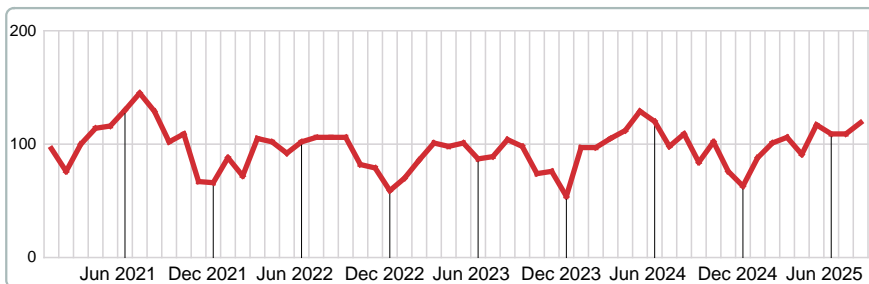
AUGUST



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
Median New Listed Listing Price	\$230,000		\$146,000	\$229,500	\$296,500	\$670,000

August 2025



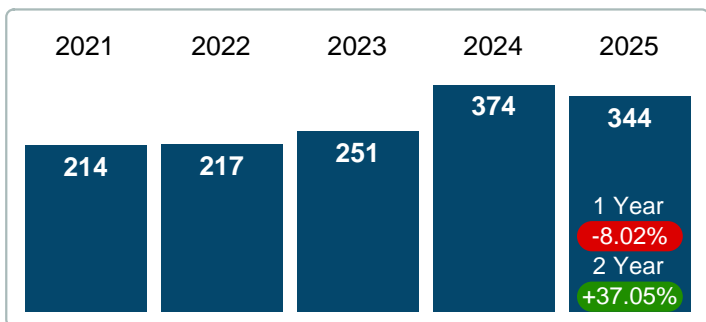
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



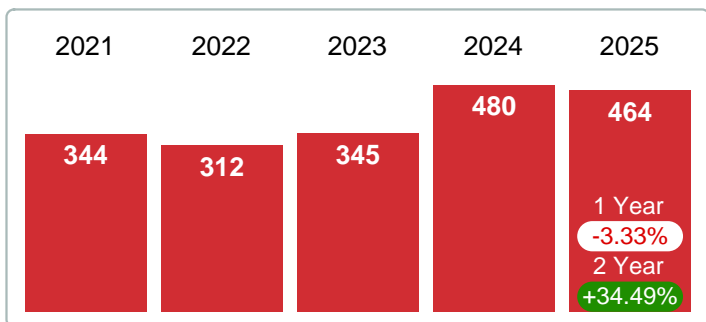
ACTIVE INVENTORY

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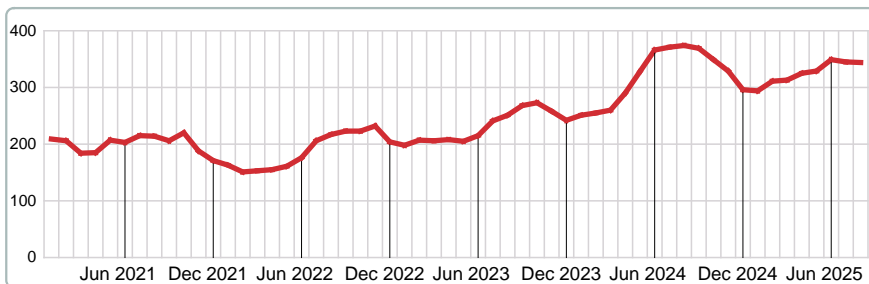
END OF AUGUST



ACTIVE DURING AUGUST

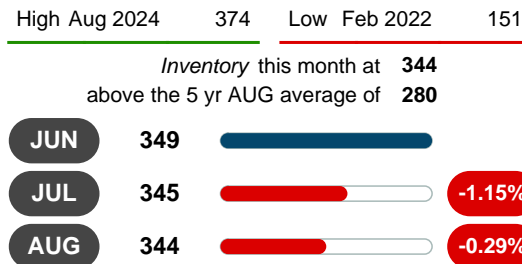


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 280



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	16	4.65%	54.0	7	7	2	0
\$75,001 - \$125,000	39	11.34%	92.0	22	17	0	0
\$125,001 - \$200,000	69	20.06%	46.0	21	36	12	0
\$200,001 - \$325,000	90	26.16%	60.0	4	52	31	3
\$325,001 - \$425,000	47	13.66%	88.0	3	32	9	3
\$425,001 - \$650,000	48	13.95%	81.0	7	18	17	6
\$650,001 and up	35	10.17%	99.0	5	11	10	9
Total Active Inventory by Units	344			69	173	81	21
Total Active Inventory by Volume	122,631,622	100%	68.5	20.94M	53.07M	35.42M	13.21M
Median Active Inventory Listing Price	\$259,250			\$139,000	\$250,000	\$309,900	\$559,000

August 2025



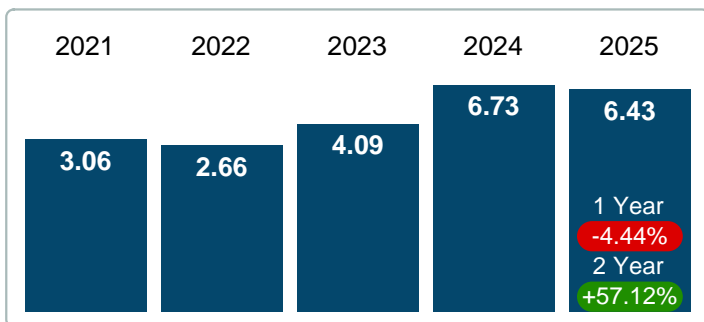
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



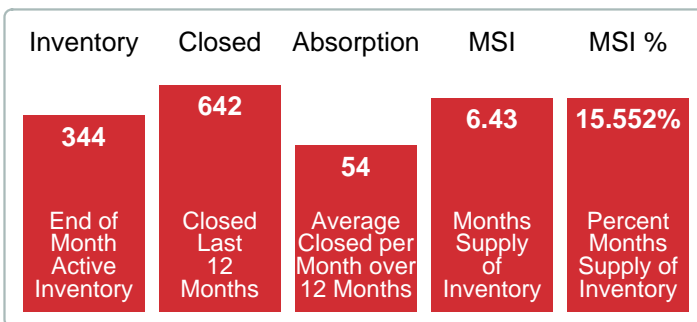
MONTHS SUPPLY of INVENTORY (MSI)

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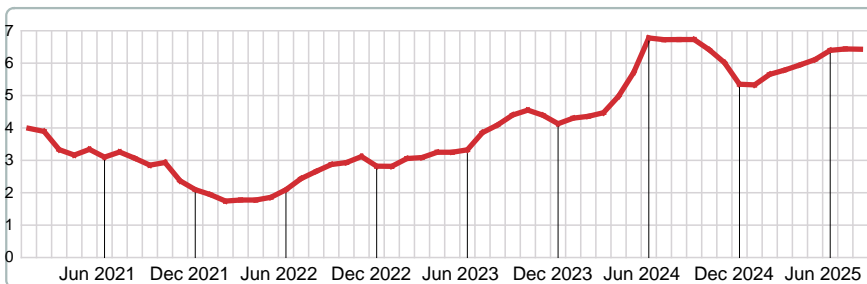
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025



5 YEAR MARKET ACTIVITY TRENDS

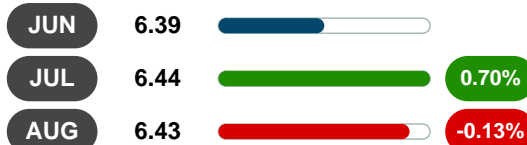


3 MONTHS

5 year AUG AVG = 4.60

High Jun 2024 6.78 Low Feb 2022 1.74

Months Supply this month at **6.43**
above the 5 yr AUG average of **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



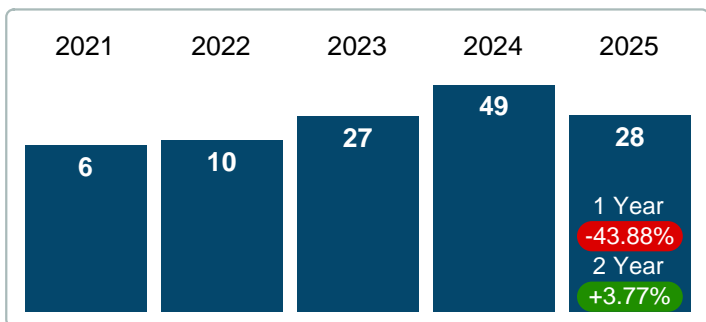
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



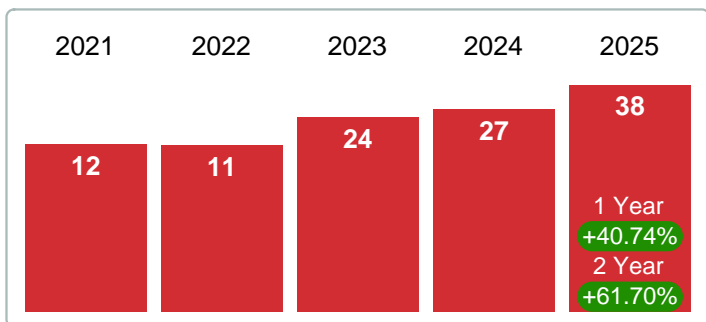
MEDIAN DAYS ON MARKET TO SALE

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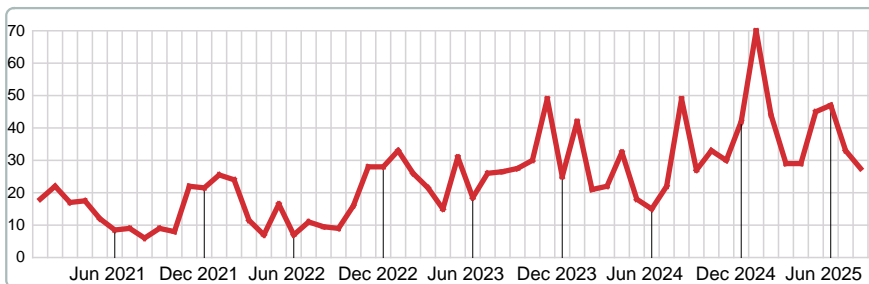
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

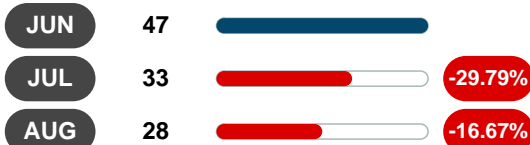


3 MONTHS

5 year AUG AVG = 24

High Jan 2025 70 Low Aug 2021 6

Median Days on Market to Sale this month at 28 above the 5 yr AUG average of 24



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
\$75,000 and less	8.06%	32	25	87	0	0
\$75,001 - \$100,000	8.06%	51	26	113	0	0
\$100,001 - \$150,000	17.74%	18	34	20	5	0
\$150,001 - \$225,000	22.58%	25	4	29	47	0
\$225,001 - \$300,000	20.97%	19	0	29	18	0
\$300,001 - \$375,000	11.29%	70	14	71	70	0
\$375,001 and up	11.29%	15	0	13	52	0
Median Closed DOM		28	21	32	42	0
Total Closed Units	100%	62	12	37	13	
Total Closed Volume		14,155,920	1.46M	8.61M	4.09M	0.00B

August 2025



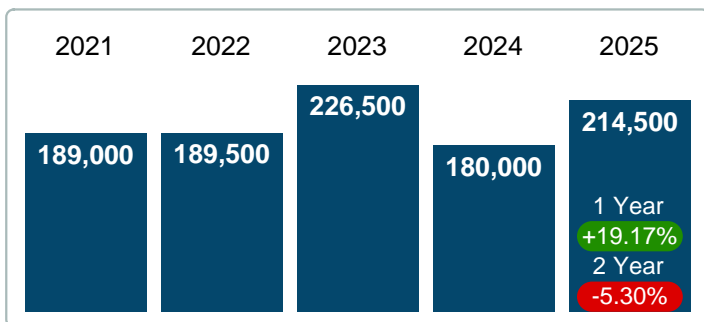
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



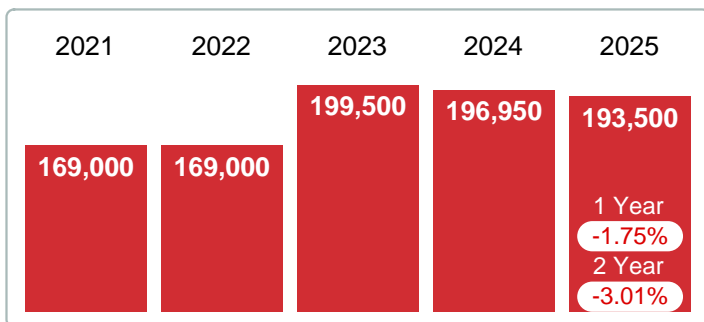
MEDIAN LIST PRICE AT CLOSING

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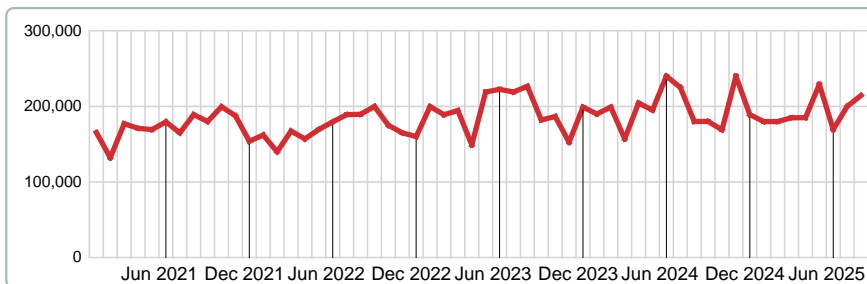
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

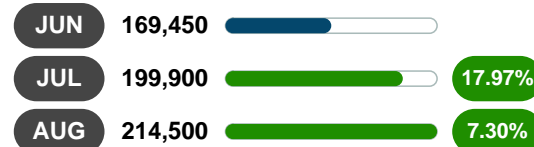


3 MONTHS

5 year AUG AVG = 199,900

High Jun 2024 240,000 Low Feb 2021 132,000

Median List Price at Closing this month at **214,500** above the 5 yr AUG average of **199,900**



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
\$75,000 and less	3.23%	45,000	50,000	39,999	0	0
\$75,001 - \$100,000	6.45%	84,900	84,900	84,400	0	0
\$100,001 - \$150,000	24.19%	125,900	115,000	149,000	149,000	0
\$150,001 - \$225,000	20.97%	185,000	167,900	199,900	185,000	0
\$225,001 - \$300,000	19.35%	272,000	0	272,000	279,750	0
\$300,001 - \$375,000	12.90%	317,000	315,000	314,000	340,713	0
\$375,001 and up	12.90%	509,750	0	469,999	620,000	0
Median List Price		214,500	113,500	219,000	299,000	0
Total Closed Units	100%	214,500	12	37	13	0
Total Closed Volume		14,772,949	1.51M	8.94M	4.32M	0.00B

August 2025



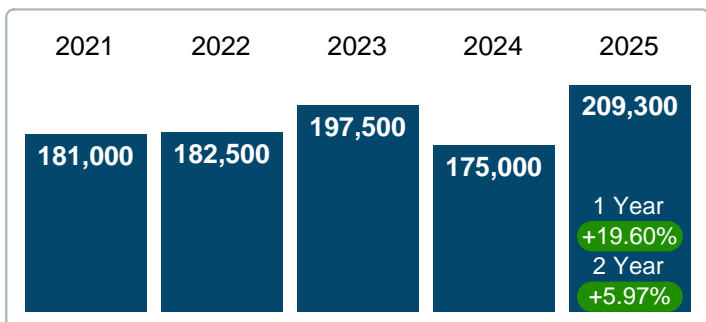
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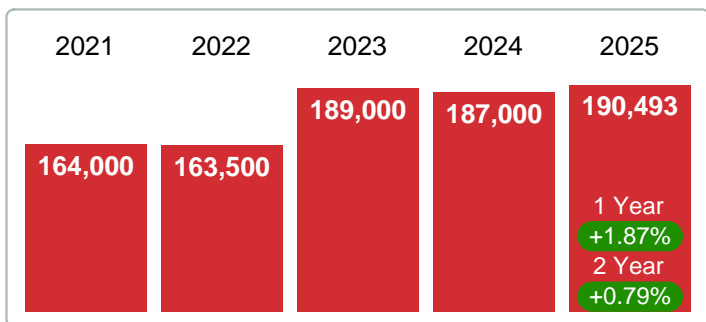
MEDIAN SOLD PRICE AT CLOSING

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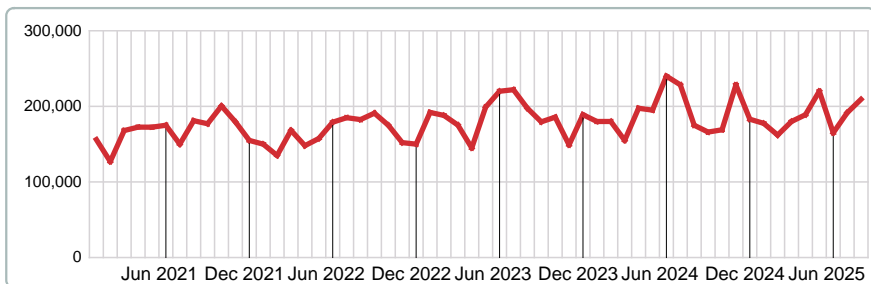
AUGUST



YEAR TO DATE (YTD)

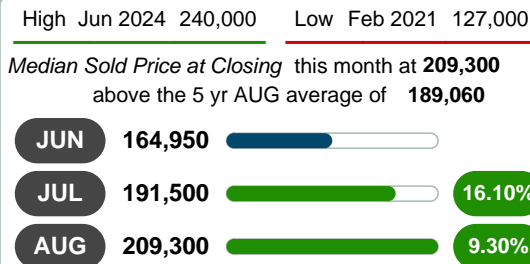


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 189,060



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
\$75,000 and less	5	8.06%	69,000	69,000	53,950	0	0
\$75,001 - \$100,000	5	8.06%	90,000	98,000	79,950	0	0
\$100,001 - \$150,000	11	17.74%	130,000	117,500	143,750	130,000	0
\$150,001 - \$225,000	14	22.58%	197,500	190,000	205,000	197,500	0
\$225,001 - \$300,000	13	20.97%	260,000	0	262,000	260,000	0
\$300,001 - \$375,000	7	11.29%	314,000	310,000	314,000	339,000	0
\$375,001 and up	7	11.29%	530,000	0	469,000	608,250	0
Median Sold Price			209,300	106,000	215,000	283,000	0
Total Closed Units		100%	209,300	12	37	13	
Total Closed Volume			14,155,920	1.46M	8.61M	4.09M	0.00B

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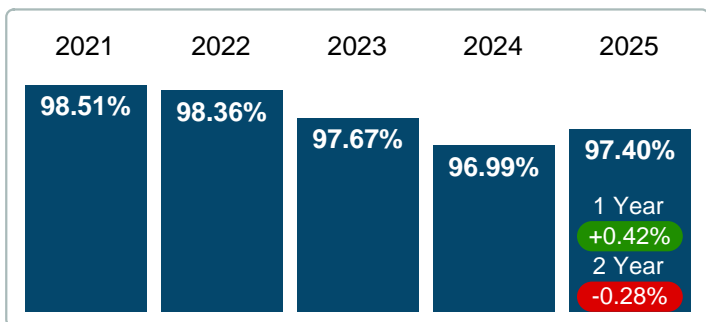
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



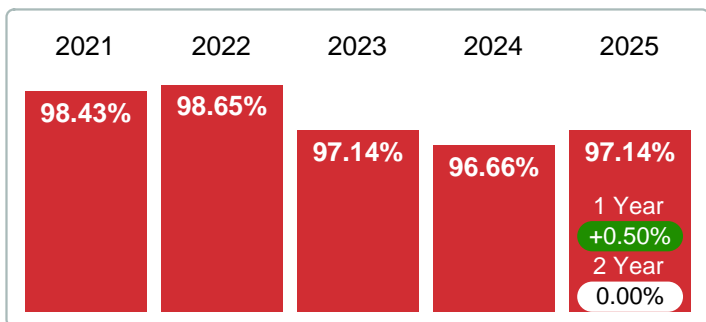
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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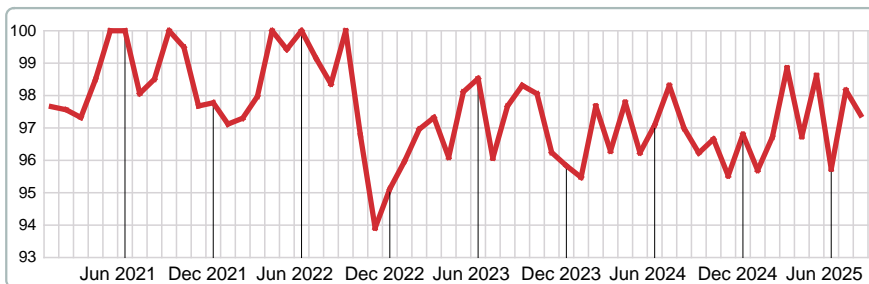
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

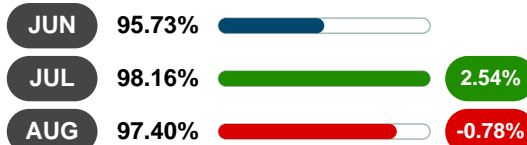


3 MONTHS

5 year AUG AVG = 97.79%

High Sep 2022 100.00% Low Nov 2022 93.91%

Median Sold/List Ratio this month at **97.40%**
below the 5 yr AUG average of **97.79%**



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
\$75,000 and less	5	8.06%	86.36%	83.43%	89.95%	0.00%	0.00%
\$75,001 - \$100,000	5	8.06%	88.88%	90.91%	76.21%	0.00%	0.00%
\$100,001 - \$150,000	11	17.74%	100.00%	101.14%	96.77%	87.25%	0.00%
\$150,001 - \$225,000	14	22.58%	100.79%	113.16%	100.00%	86.60%	0.00%
\$225,001 - \$300,000	13	20.97%	98.30%	0.00%	97.24%	98.37%	0.00%
\$300,001 - \$375,000	7	11.29%	97.18%	98.41%	99.84%	93.81%	0.00%
\$375,001 and up	7	11.29%	96.17%	0.00%	96.45%	95.79%	0.00%
Median Sold/List Ratio		97.40%		95.87%	97.73%	96.17%	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



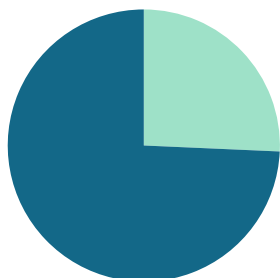
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



MARKET SUMMARY

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

INVENTORY

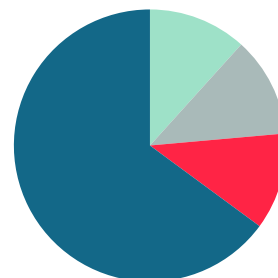


Inventory
 New Listings
119 = 25.70%
 Start Inventory
344
 Total Inventory Units
463
 Volume
\$161,697,746

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%
Median List Price	180,000	214,500	19.17%	196,950	193,500	-1.75%
Median Sale Price	175,000	209,300	19.60%	187,000	190,493	1.87%
Median Percent of Selling Price to List Price	96.99%	97.40%	0.42%	96.66%	97.14%	0.50%
Median Days on Market to Sale	49.00	27.50	-43.88%	27.00	38.00	40.74%
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

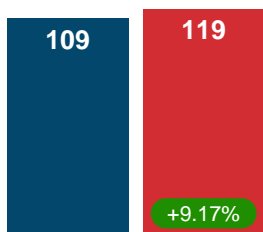
Inventory on August 31, 2025 = **344**

2024 **2025**

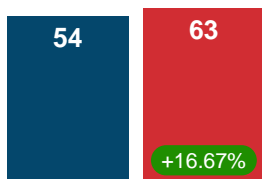
AUGUST MARKET

MEDIAN PRICES

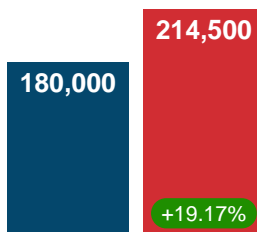
New Listings



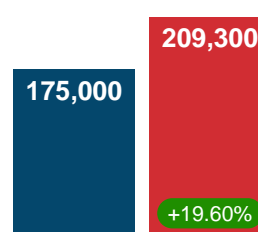
Pending Listings



List Price



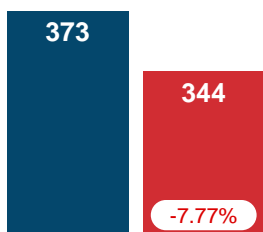
Sale Price



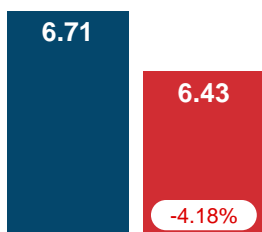
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

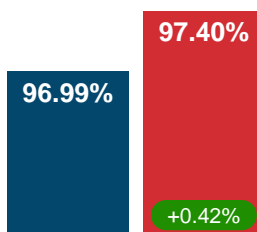
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

