

August 2025



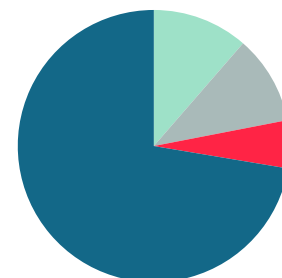
Area Delimited by County Of Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	August 2025	+/-%
Closed Listings	13	14	7.69%
Pending Listings	12	13	8.33%
New Listings	19	22	15.79%
Average List Price	217,942	255,400	17.19%
Average Sale Price	207,531	243,614	17.39%
Average Percent of Selling Price to List Price	95.03%	92.93%	-2.20%
Average Days on Market to Sale	76.23	72.86	-4.43%
End of Month Inventory	60	89	48.33%
Months Supply of Inventory	5.85	8.97	53.32%



■ Closed (11.38%)
■ Pending (10.57%)
■ Other OffMarket (5.69%)
■ Active (72.36%)

Absorption: Last 12 months, an Average of **10** Sales/Month
Active Inventory as of August 31, 2025 = **89**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2025 rose **48.33%** to 89 existing homes available for sale. Over the last 12 months this area has had an average of 10 closed sales per month. This represents an unsold inventory index of **8.97** 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 **17.39%** in August 2025 to \$243,614 versus the previous year at \$207,531.

Average Days on Market Shortens

The average number of **72.86** days that homes spent on the market before selling decreased by 3.37 days or **4.43%** in August 2025 compared to last year's same month at **76.23** 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 22 New Listings in August 2025, up **15.79%** from last year at 19. Furthermore, there were 14 Closed Listings this month versus last year at 13, a **7.69%** increase.

Closed versus Listed trends yielded a **63.6%** ratio, down from previous year's, August 2024, at **68.4%**, a **6.99%** downswing. This will certainly create pressure on an increasing Monthly $\frac{1}{2}$ 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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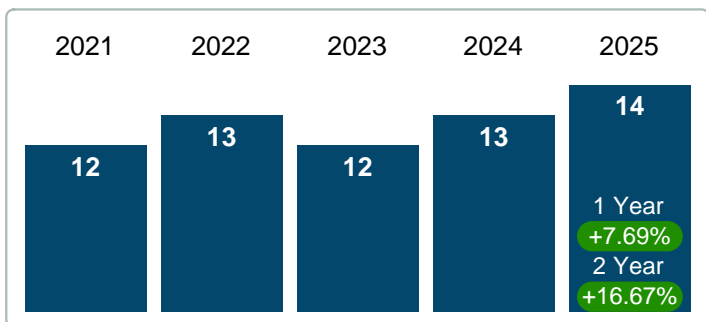
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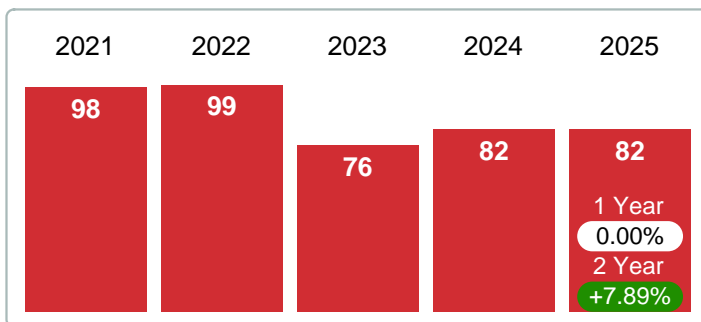
CLOSED LISTINGS

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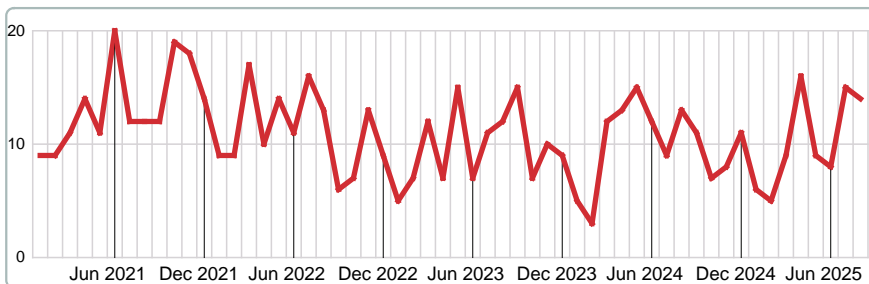
AUGUST



YEAR TO DATE (YTD)

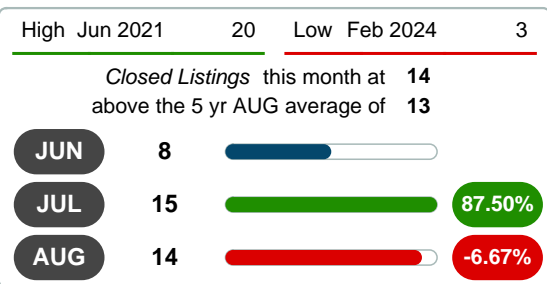


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 13



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	1	7.14%	1.0	0	1	0	0
\$50,001 - \$100,000	3	21.43%	118.3	1	1	1	0
\$100,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$250,000	4	28.57%	115.3	1	3	0	0
\$250,001 - \$300,000	2	14.29%	39.5	0	1	1	0
\$300,001 - \$550,000	3	21.43%	40.0	0	2	1	0
\$550,001 and up	1	7.14%	4.0	0	1	0	0
Total Closed Units	14			2	9	3	0
Total Closed Volume	3,410,601	100%	72.9	240.00K	2.37M	802.00K	0.00B
Average Closed Price	\$243,614			\$120,000	\$263,178	\$267,333	\$0

August 2025



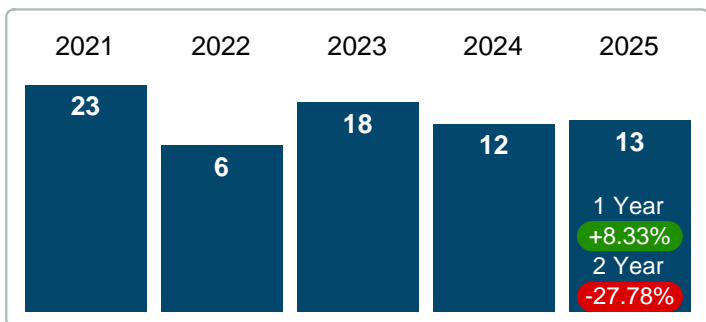
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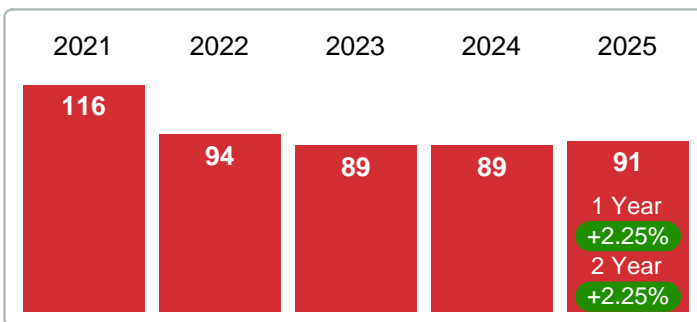
PENDING LISTINGS

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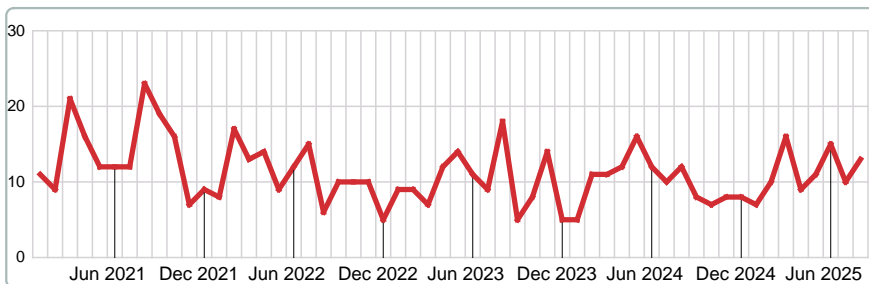
AUGUST



YEAR TO DATE (YTD)

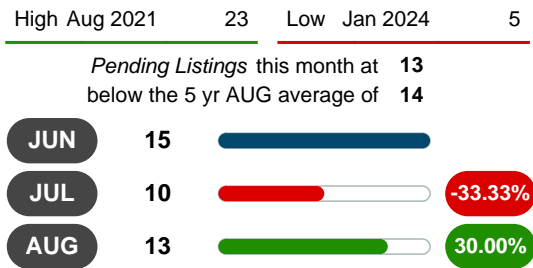


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 14



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	1	7.69%	21.0	0	1	0	0
\$100,001 - \$125,000	1	7.69%	21.0	0	1	0	0
\$125,001 - \$150,000	2	15.38%	64.0	0	1	1	0
\$150,001 - \$275,000	4	30.77%	44.5	1	2	1	0
\$275,001 - \$325,000	2	15.38%	27.0	0	0	2	0
\$325,001 - \$550,000	2	15.38%	27.5	0	2	0	0
\$550,001 and up	1	7.69%	4.0	0	1	0	0
Total Pending Units	13			1	8	4	0
Total Pending Volume	3,306,600	100%	35.5	199.90K	2.16M	944.80K	0.00B
Average Listing Price	\$254,354			\$199,900	\$270,238	\$236,200	\$0

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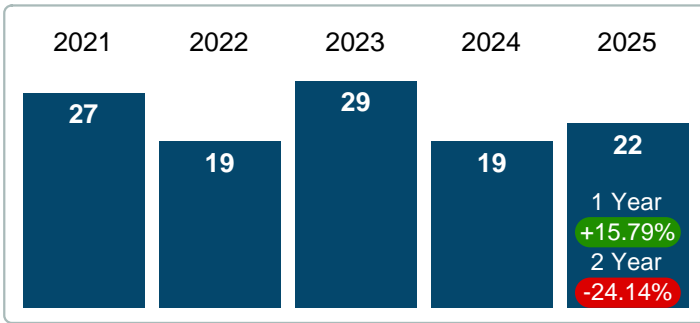
Area Delimited by County Of Sequoyah - Residential Property Type



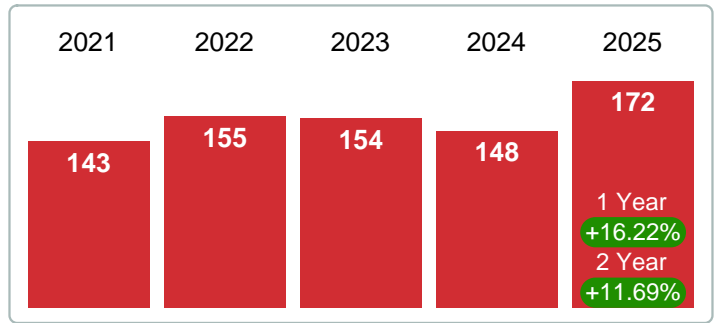
NEW LISTINGS

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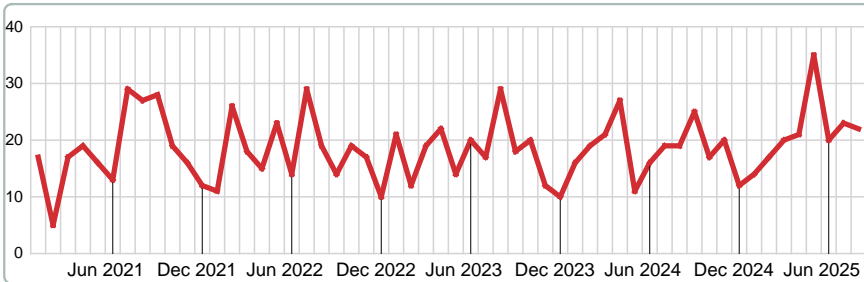
AUGUST



YEAR TO DATE (YTD)

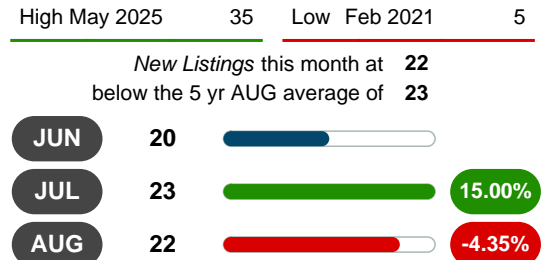


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 23



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	1	4.55%	0	1	0	0
\$100,001 - \$125,000	2	9.09%	0	2	0	0
\$125,001 - \$150,000	4	18.18%	2	1	1	0
\$150,001 - \$250,000	6	27.27%	1	4	1	0
\$250,001 - \$300,000	4	18.18%	1	1	2	0
\$300,001 - \$550,000	2	9.09%	0	1	1	0
\$550,001 and up	3	13.64%	0	1	1	1
Total New Listed Units	22		4	11	6	1
Total New Listed Volume	6,679,099	100%	758.80K	2.57M	2.66M	695.00K
Average New Listed Listing Price	\$303,595		\$189,700	\$233,355	\$443,067	\$695,000

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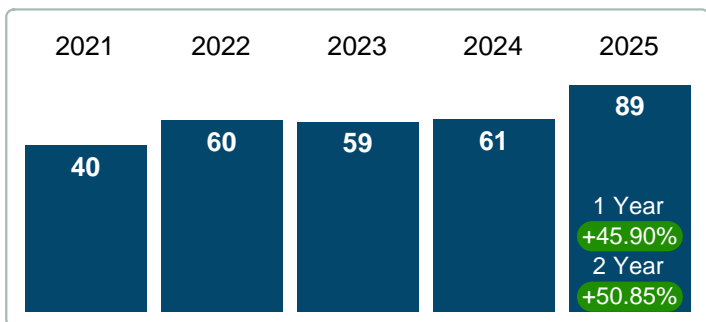
Area Delimited by County Of Sequoyah - Residential Property Type



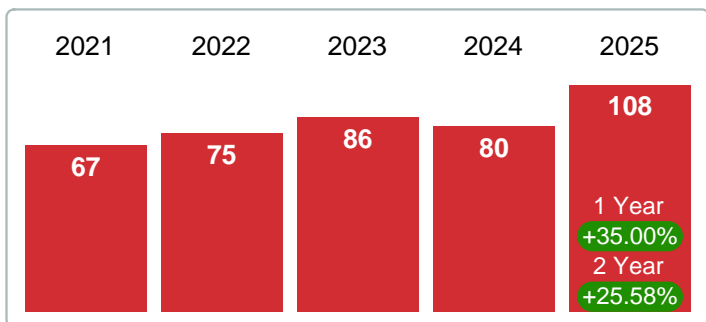
ACTIVE INVENTORY

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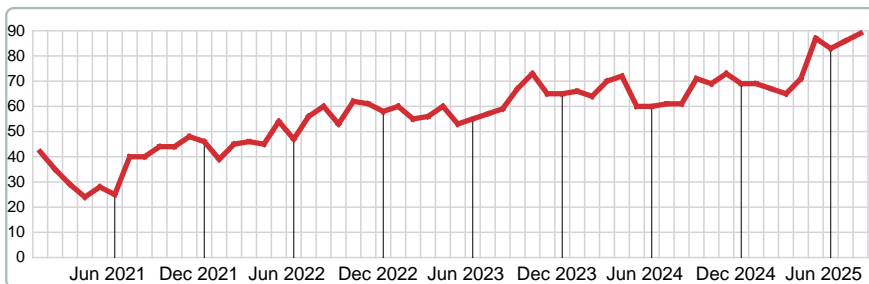
END OF AUGUST



ACTIVE DURING AUGUST

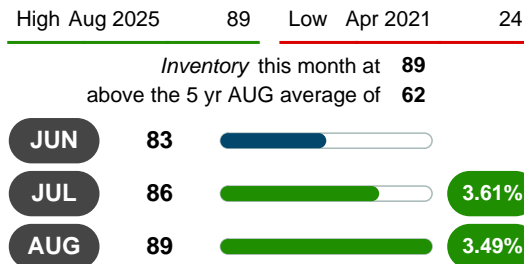


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 62



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	1	1.12%	16.0	0	1	0	0
\$50,001 - \$125,000	19	21.35%	125.0	10	9	0	0
\$125,001 - \$175,000	12	13.48%	67.7	4	8	0	0
\$175,001 - \$275,000	22	24.72%	105.4	5	9	6	2
\$275,001 - \$400,000	14	15.73%	85.9	3	7	4	0
\$400,001 - \$725,000	12	13.48%	72.1	3	6	2	1
\$725,001 and up	9	10.11%	87.0	1	3	3	2
Total Active Inventory by Units	89			26	43	15	5
Total Active Inventory by Volume	51,407,298	100%	94.1	5.84M	35.64M	6.91M	3.02M
Average Active Inventory Listing Price	\$577,610			\$224,477	\$828,860	\$460,793	\$603,600

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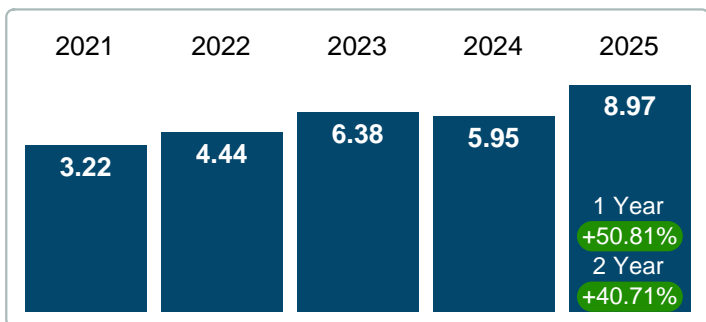
Area Delimited by County Of Sequoyah - Residential Property Type



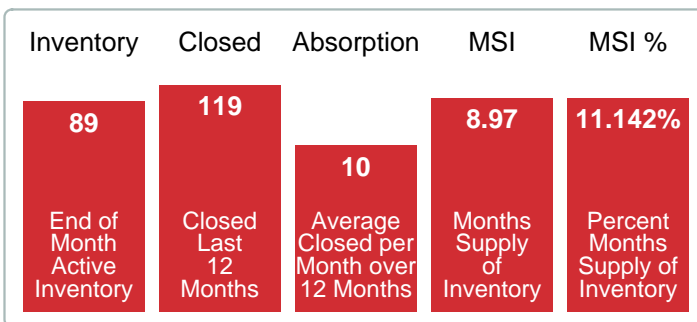
MONTHS SUPPLY of INVENTORY (MSI)

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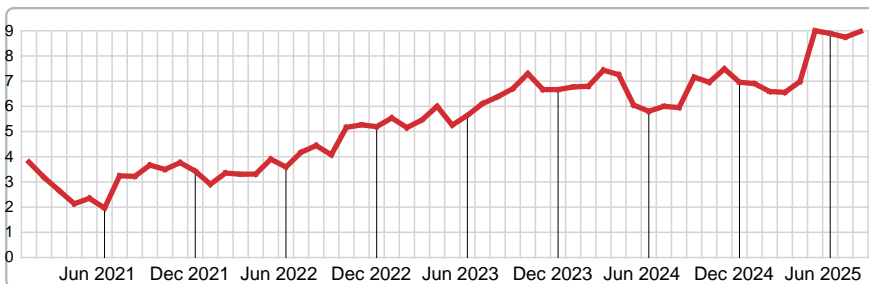
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025

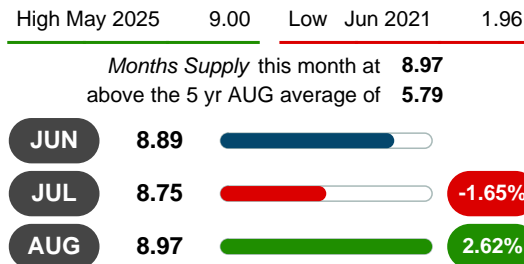


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 5.79



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
\$50,000 and less	1	1.12%	2.00	0.00	4.00	0.00	0.00
\$50,001 - \$125,000	19	21.35%	10.86	15.00	10.80	0.00	0.00
\$125,001 - \$175,000	12	13.48%	4.24	6.00	4.17	0.00	0.00
\$175,001 - \$275,000	22	24.72%	8.80	15.00	6.75	8.00	24.00
\$275,001 - \$400,000	14	15.73%	9.88	0.00	7.64	8.00	0.00
\$400,001 - \$725,000	12	13.48%	16.00	0.00	14.40	24.00	4.00
\$725,001 and up	9	10.11%	54.00	0.00	0.00	18.00	0.00
Market Supply of Inventory (MSI)			8.97	13.57	7.59	7.50	15.00
Total Active Inventory by Units		100%	8.97	26	43	15	5

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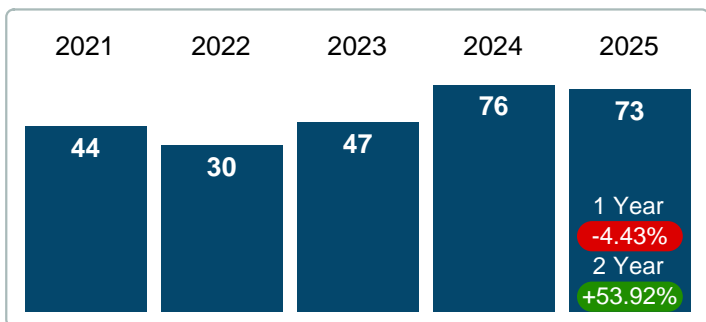
Area Delimited by County Of Sequoyah - Residential Property Type



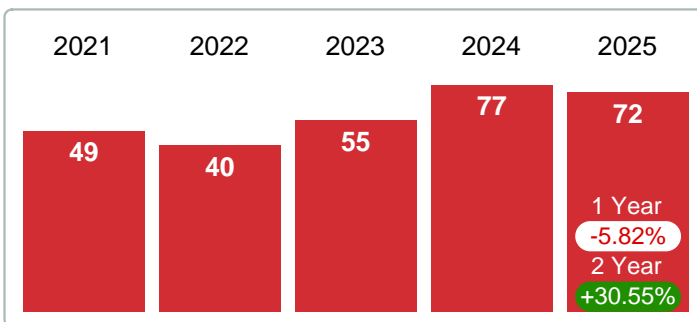
AVERAGE DAYS ON MARKET TO SALE

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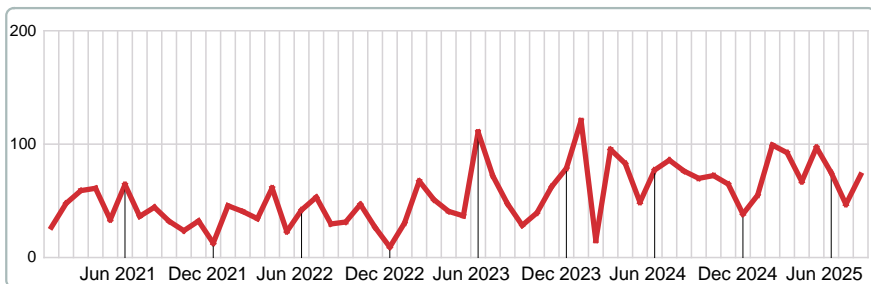
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 54

High Jan 2024 121 Low Dec 2022 9

Average Days on Market to Sale this month at 73 above the 5 yr AUG average of 54



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
\$50,000 and less	7.14%	1	0	1	0	0
\$50,001 - \$100,000	21.43%	118	9	300	46	0
\$100,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$250,000	28.57%	115	28	144	0	0
\$250,001 - \$300,000	14.29%	40	0	35	44	0
\$300,001 - \$550,000	21.43%	40	0	48	25	0
\$550,001 and up	7.14%	4	0	4	0	0
Average Closed DOM		73	19	96	38	0
Total Closed Units	100%	73	2	9	3	0
Total Closed Volume		3,410,601	240.00K	2.37M	802.00K	0.00B

August 2025



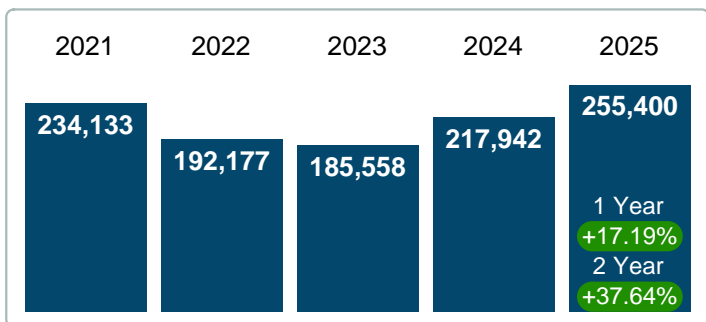
Area Delimited by County Of Sequoyah - Residential Property Type



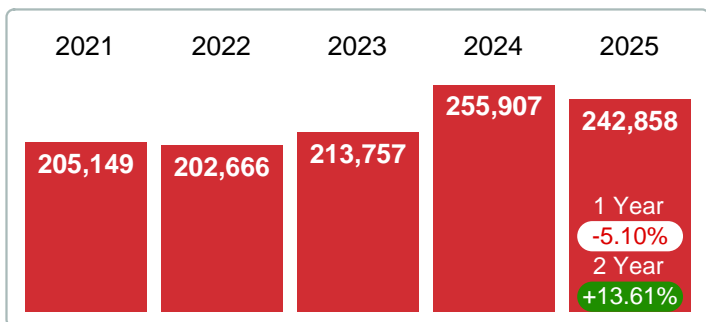
AVERAGE LIST PRICE AT CLOSING

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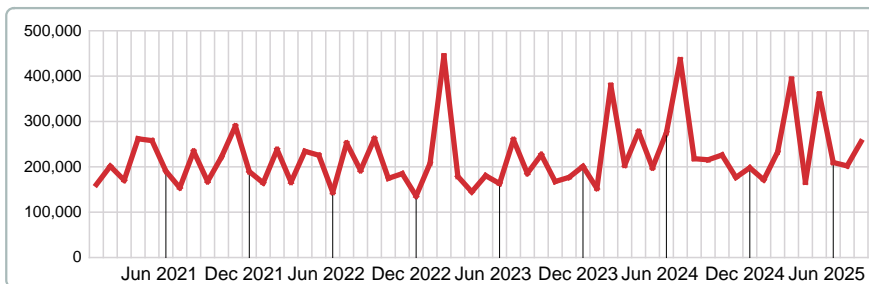
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

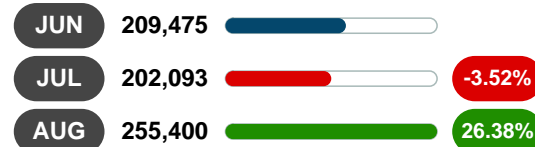


3 MONTHS

5 year AUG AVG = 217,042

High Feb 2023 444,700 Low Dec 2022 135,633

Average List Price at Closing this month at **255,400** above the 5 yr AUG average of **217,042**



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
\$50,000 and less	7.14%	49,900	0	49,900	0	0
\$50,001 - \$100,000	14.29%	82,000	139,900	79,000	85,000	0
\$100,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$250,000	35.71%	158,360	149,000	167,633	0	0
\$250,001 - \$300,000	7.14%	279,900	0	345,000	279,900	0
\$300,001 - \$550,000	28.57%	426,250	0	447,500	465,000	0
\$550,001 and up	7.14%	585,000	0	585,000	0	0
Average List Price		255,400	144,450	272,978	276,633	0
Total Closed Units		14	2	9	3	0
Total Closed Volume		3,575,600	288.90K	2.46M	829.90K	0.00B

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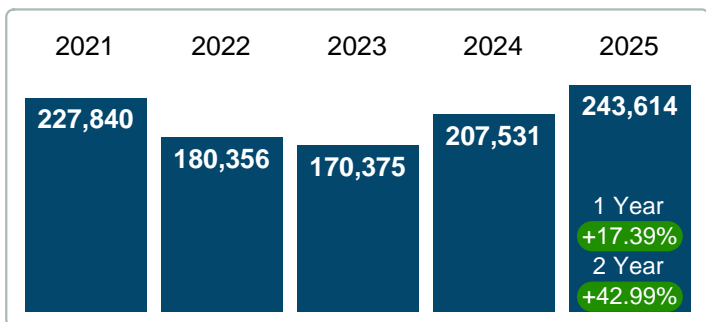
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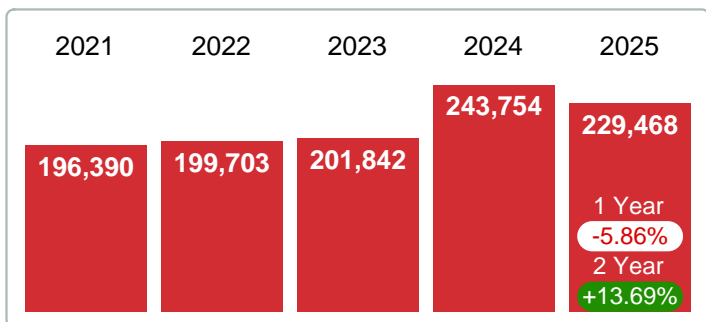
AVERAGE SOLD PRICE AT CLOSING

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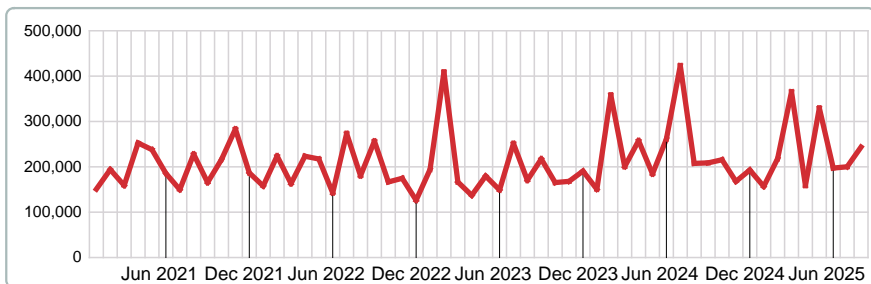
AUGUST



YEAR TO DATE (YTD)

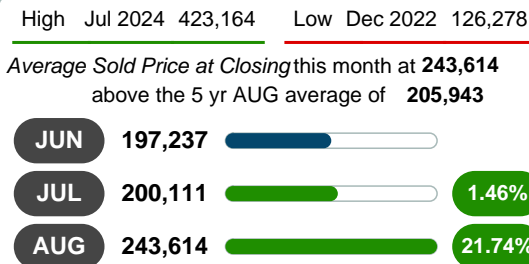


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 205,943



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
\$50,000 and less	7.14%	40,000	0	40,000	0	0
\$50,001 - \$100,000	21.43%	85,000	100,000	70,000	85,000	0
\$100,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$250,000	28.57%	158,125	140,000	164,167	0	0
\$250,001 - \$300,000	14.29%	286,500	0	300,000	273,000	0
\$300,001 - \$550,000	21.43%	438,000	0	435,000	444,000	0
\$550,001 and up	7.14%	596,101	0	596,101	0	0
Average Sold Price		243,614	120,000	263,178	267,333	0
Total Closed Units		14	2	9	3	0
Total Closed Volume		3,410,601	240.00K	2.37M	802.00K	0.00B

August 2025



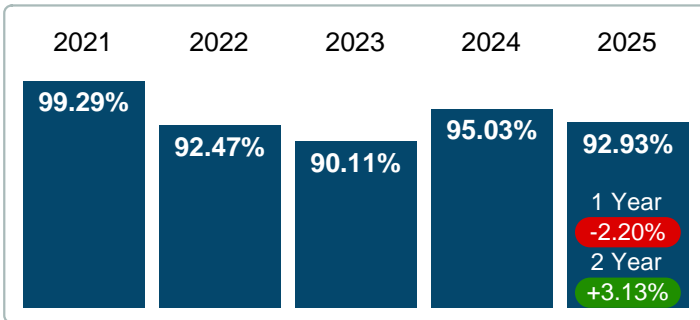
Area Delimited by County Of Sequoyah - Residential Property Type



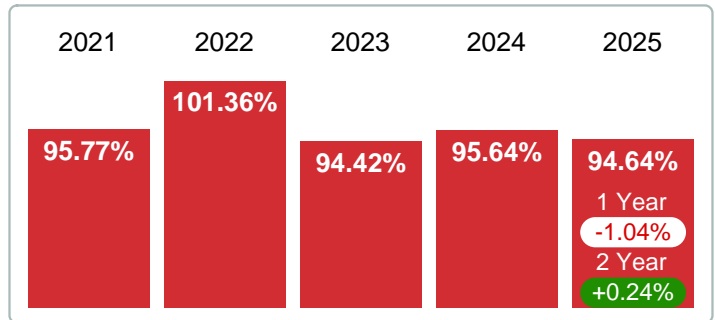
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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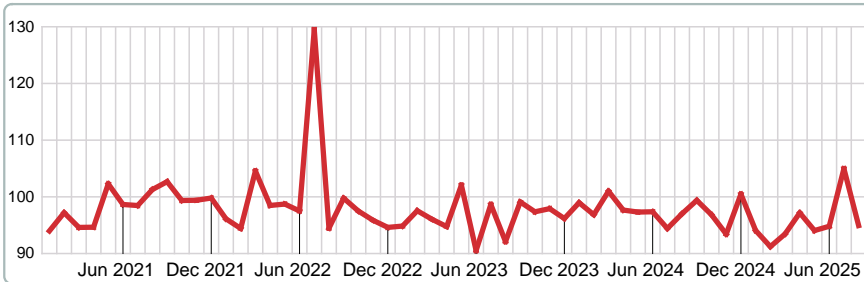
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

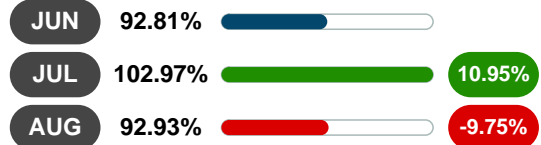


3 MONTHS

5 year AUG AVG = 93.97%

High Jul 2022 127.50% Low Jun 2023 88.53%

Average Sold/List Ratio this month at **92.93%**
below the 5 yr AUG average of **93.97%**



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
\$50,000 and less	1	7.14%	80.16%	0.00%	80.16%	0.00%	0.00%
\$50,001 - \$100,000	3	21.43%	86.70%	71.48%	88.61%	100.00%	0.00%
\$100,001 - \$125,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$250,000	4	28.57%	96.54%	93.96%	97.40%	0.00%	0.00%
\$250,001 - \$300,000	2	14.29%	92.25%	0.00%	86.96%	97.53%	0.00%
\$300,001 - \$550,000	3	21.43%	96.08%	0.00%	96.38%	95.48%	0.00%
\$550,001 and up	1	7.14%	101.90%	0.00%	101.90%	0.00%	0.00%
Average Sold/List Ratio		92.90%		82.72%	93.62%	97.67%	0.00%
Total Closed Units		14	100%	2	9	3	
Total Closed Volume		3,410,601		240.00K	2.37M	802.00K	0.00B

August 2025



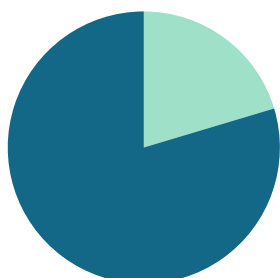
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

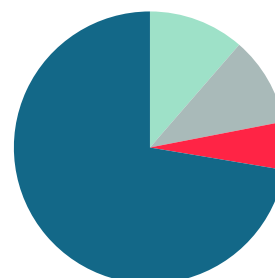


Inventory
 New Listings
22 = 20.37%
 Start Inventory
86
 Total Inventory Units
108
 Volume
\$55,837,098

Market Activity

Closed Sales
14 = 11.38%
 Pending Sales
13 = 10.57%
 Other Off Market
7 = 5.69%
 Active Inventory
89 = 72.36%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	13	14	7.69%	82	82	0.00%
Pending Sales	12	13	8.33%	89	91	2.25%
New Listings	19	22	15.79%	148	172	16.22%
Average List Price	217,942	255,400	17.19%	255,907	242,858	-5.10%
Average Sale Price	207,531	243,614	17.39%	243,754	229,468	-5.86%
Average Percent of Selling Price to List Price	95.03%	92.93%	-2.20%	95.64%	94.64%	-1.04%
Average Days on Market to Sale	76.23	72.86	-4.43%	76.73	72.27	-5.82%
Monthly Inventory	60	89	48.33%	60	89	48.33%
Months Supply of Inventory	5.85	8.97	53.32%	5.85	8.97	53.32%

Absorption: Last 12 months, an Average of **10** Sales/Month

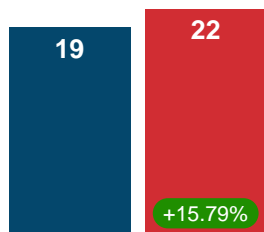
Inventory on August 31, 2025 = **89**

2024 **2025**

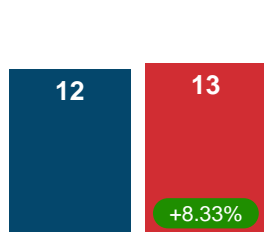
AUGUST MARKET

AVERAGE PRICES

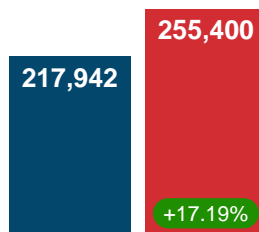
New Listings



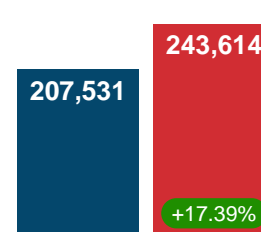
Pending Listings



List Price



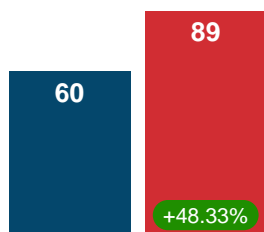
Sale Price



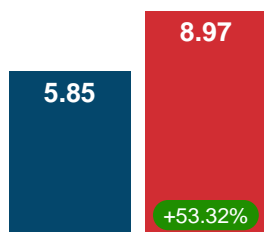
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

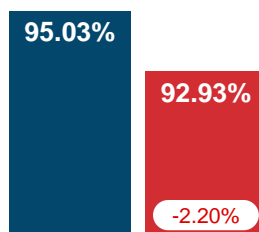
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

