

August 2025



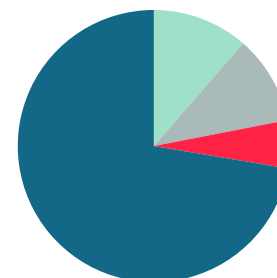
Area Delimited by County Of Sequoyah - Residential Property Type



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%
Median List Price	179,000	176,950	-1.15%
Median Sale Price	176,000	182,000	3.41%
Median Percent of Selling Price to List Price	95.52%	94.72%	-0.84%
Median Days on Market to Sale	28.00	31.50	12.50%
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.

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 **3.41%** in August 2025 to \$182,000 versus the previous year at \$176,000.

Median Days on Market Lengthens

The median number of **31.50** days that homes spent on the market before selling increased by 3.50 days or **12.50%** in August 2025 compared to last year's same month at **28.00** DOM.

Sales Success for August 2025 is Positive

Overall, with Median Prices going up and Days on Market increasing, 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 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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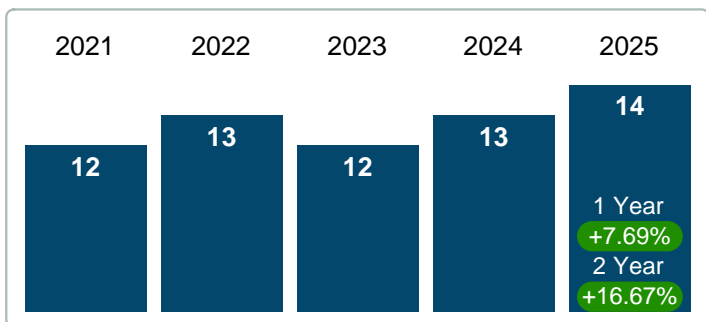
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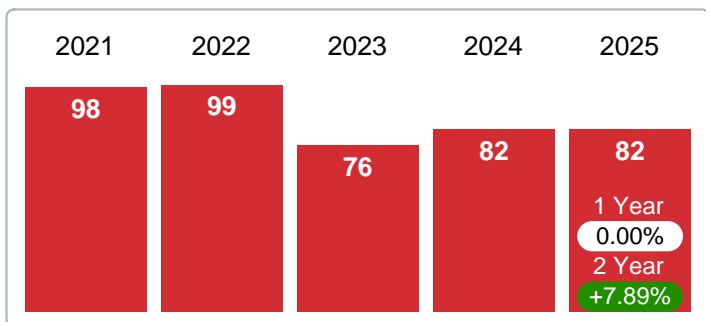
CLOSED LISTINGS

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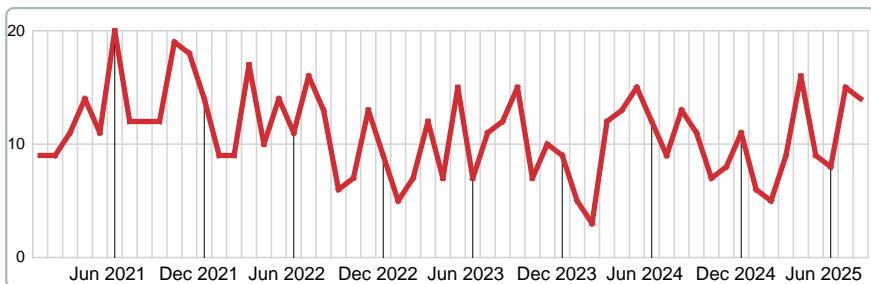
AUGUST



YEAR TO DATE (YTD)

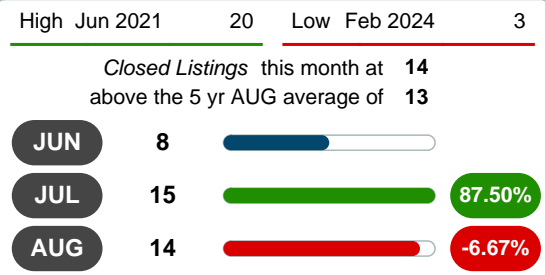


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 13



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	1	7.14%	1.0	0	1	0	0
\$50,001 - \$100,000	3	21.43%	46.0	1	1	1	0
\$100,001 - \$125,000	0	0.00%	46.0	0	0	0	0
\$125,001 - \$250,000	4	28.57%	87.0	1	3	0	0
\$250,001 - \$300,000	2	14.29%	39.5	0	1	1	0
\$300,001 - \$550,000	3	21.43%	25.0	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%	31.5	240.00K	2.37M	802.00K	0.00B
Median Closed Price	\$182,000			\$120,000	\$185,000	\$273,000	\$0

August 2025



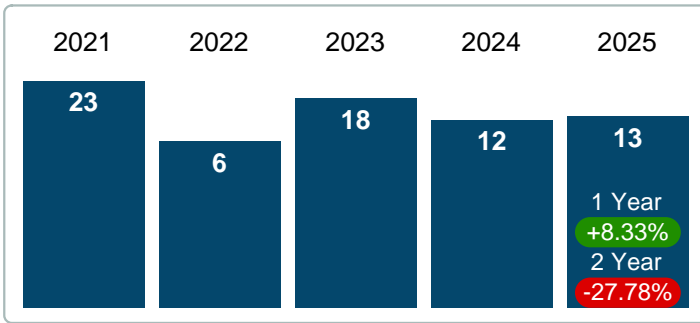
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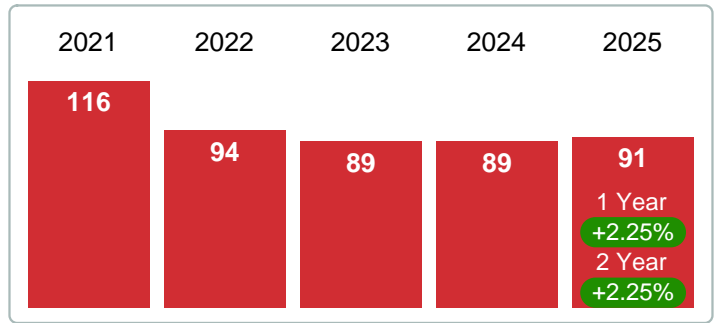
PENDING LISTINGS

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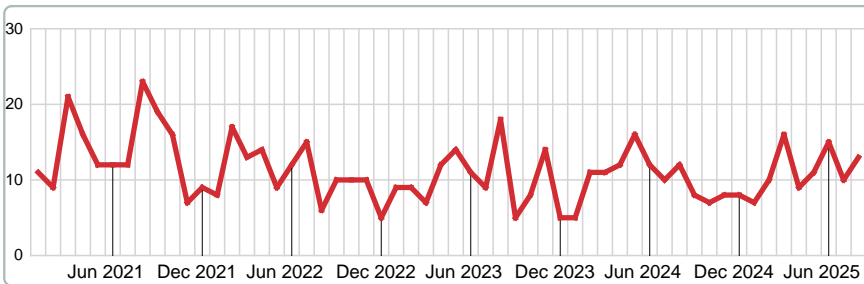
AUGUST



YEAR TO DATE (YTD)

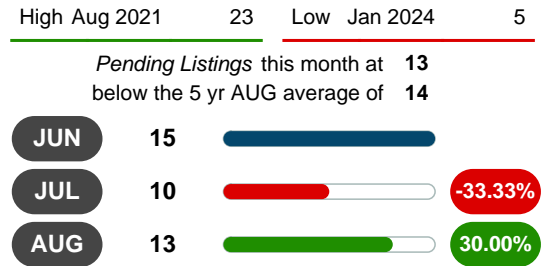


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 14



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	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%	48.0	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%	22.0	199.90K	2.16M	944.80K	0.00B
Median Listing Price	\$215,000			\$199,900	\$191,500	\$252,450	\$0

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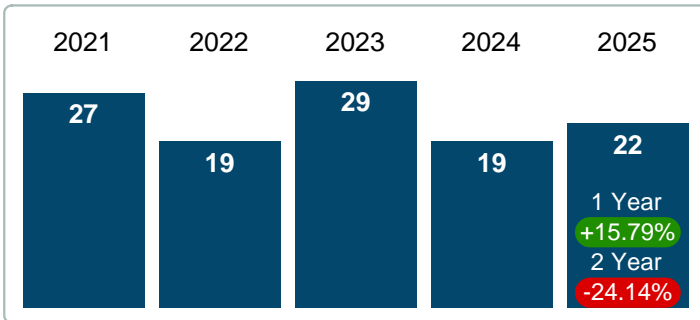
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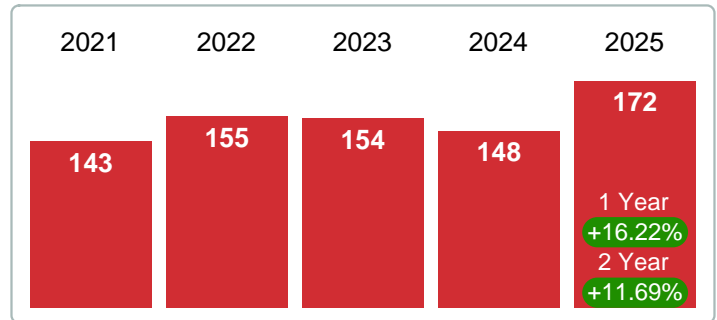
NEW LISTINGS

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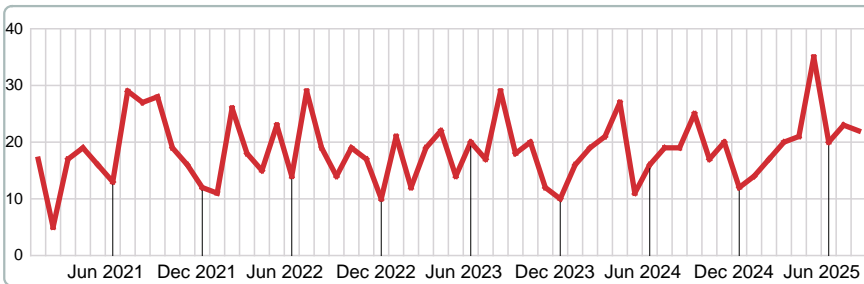
AUGUST



YEAR TO DATE (YTD)

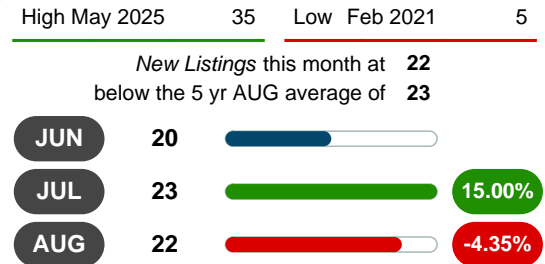


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 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	758.80K	2.57M	2.66M	695.00K
Median New Listed Listing Price		\$197,450	\$174,950	\$172,000	\$300,000	\$695,000

August 2025



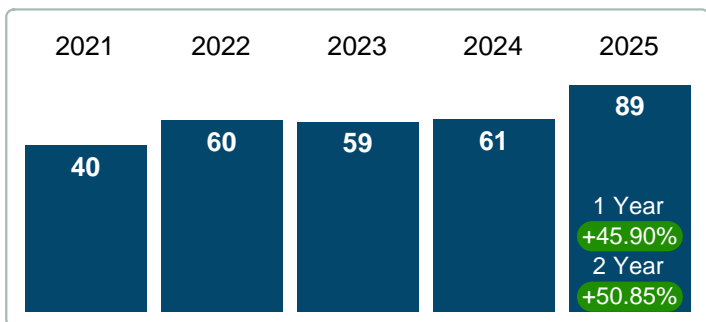
Area Delimited by County Of Sequoyah - Residential Property Type



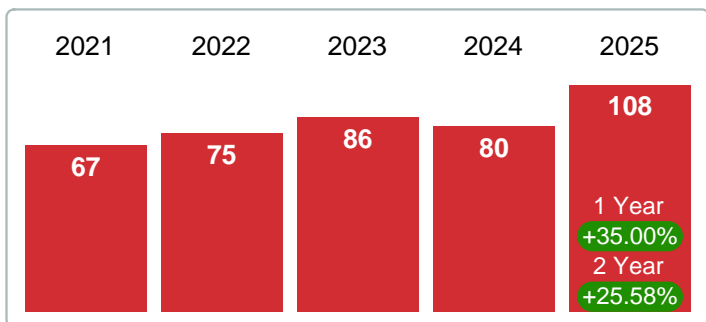
ACTIVE INVENTORY

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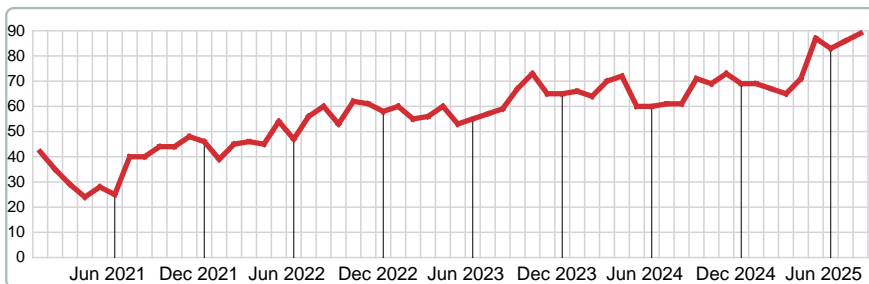
END OF AUGUST



ACTIVE DURING AUGUST

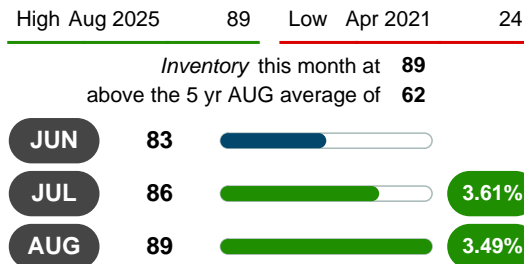


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 62



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	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%	132.0	10	9	0	0
\$125,001 - \$175,000	12	13.48%	46.0	4	8	0	0
\$175,001 - \$275,000	22	24.72%	97.0	5	9	6	2
\$275,001 - \$400,000	14	15.73%	74.5	3	7	4	0
\$400,001 - \$725,000	12	13.48%	57.0	3	6	2	1
\$725,001 and up	9	10.11%	53.0	1	3	3	2
Total Active Inventory by Units	89			26	43	15	5
Total Active Inventory by Volume	51,407,298	100%	83.0	5.84M	35.64M	6.91M	3.02M
Median Active Inventory Listing Price	\$225,000			\$167,000	\$179,900	\$324,500	\$695,000

August 2025



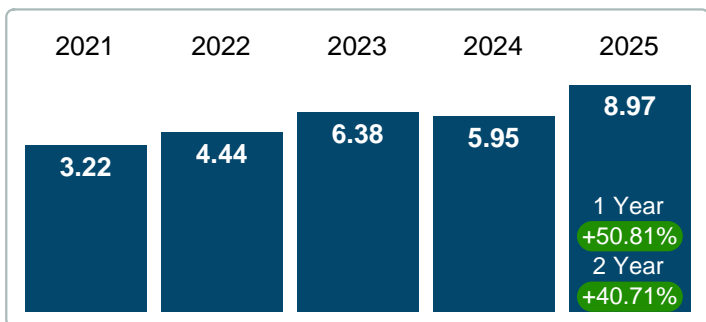
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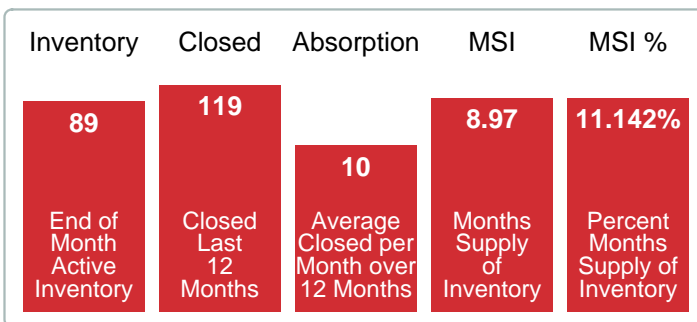
MONTHS SUPPLY of INVENTORY (MSI)

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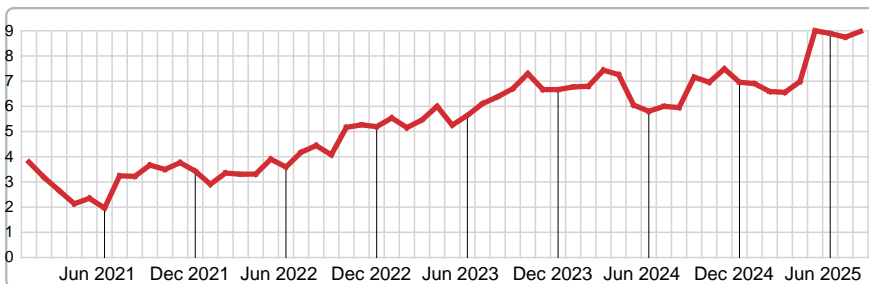
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025

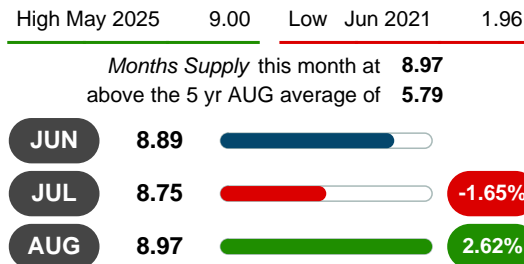


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 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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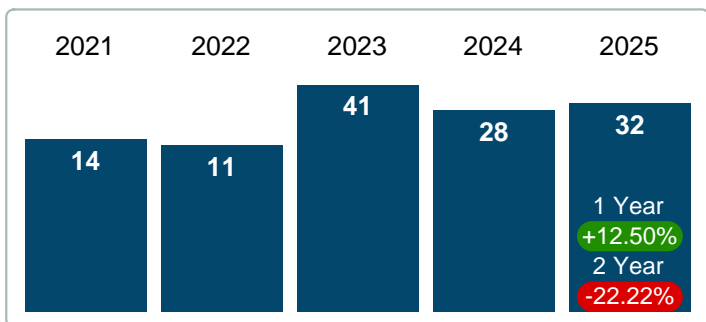
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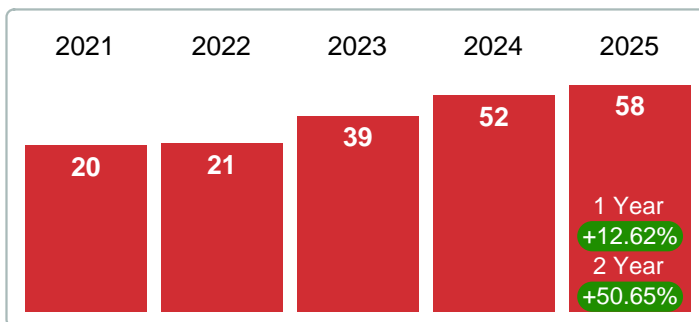
MEDIAN DAYS ON MARKET TO SALE

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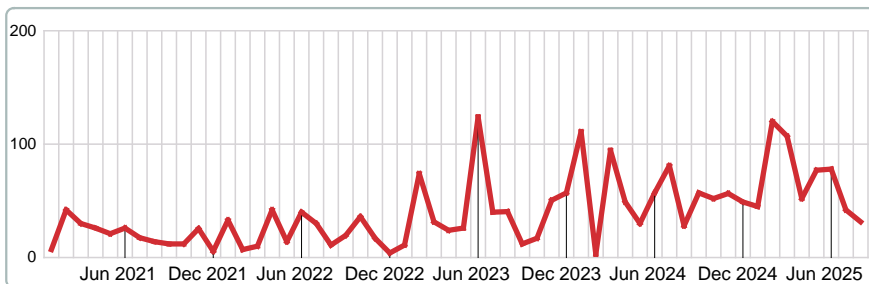
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

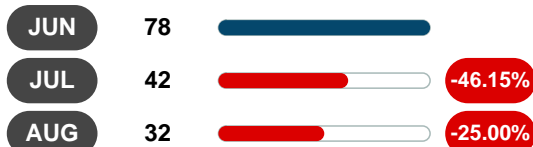


3 MONTHS

5 year AUG AVG = 25

High Jun 2023 124 Low Feb 2024 3

Median Days on Market to Sale this month at 32 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	1	7.14%	1	0	1	0	0
\$50,001 - \$100,000	3	21.43%	46	9	300	46	0
\$100,001 - \$125,000	0	0.00%	46	0	0	0	0
\$125,001 - \$250,000	4	28.57%	87	28	146	0	0
\$250,001 - \$300,000	2	14.29%	40	0	35	44	0
\$300,001 - \$550,000	3	21.43%	25	0	48	25	0
\$550,001 and up	1	7.14%	4	0	4	0	0
Median Closed DOM			32	19	35	44	0
Total Closed Units		100%	14	2	9	3	
Total Closed Volume			3,410,601	240.00K	2.37M	802.00K	0.00B

August 2025



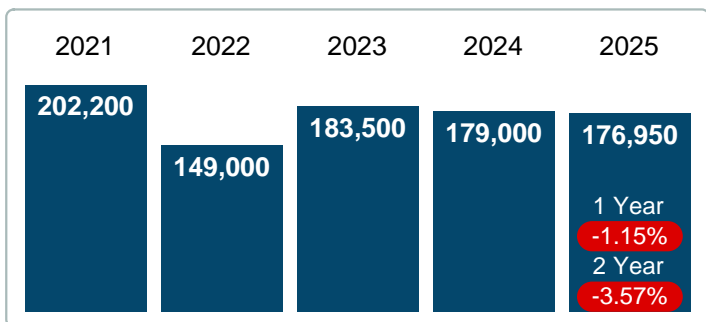
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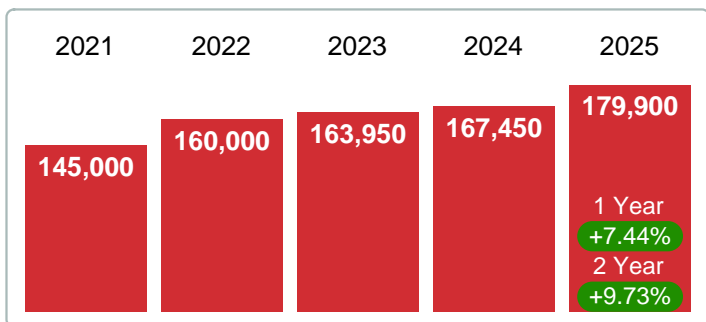
MEDIAN LIST PRICE AT CLOSING

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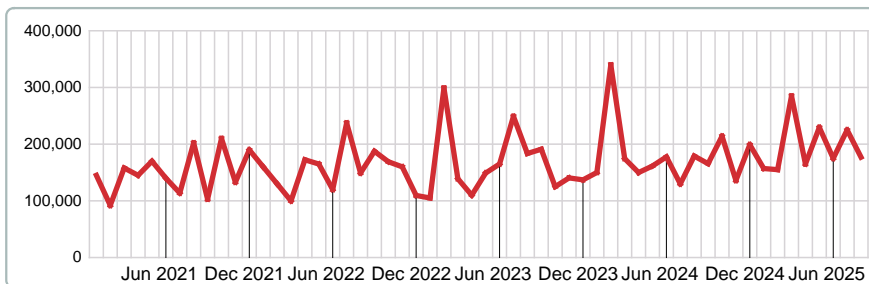
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

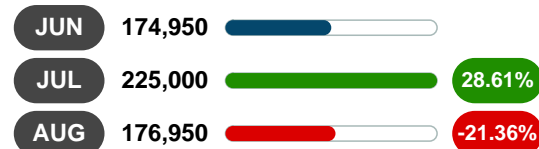


3 MONTHS

5 year AUG AVG = 178,130

High Feb 2024 339,900 | Low Feb 2021 92,000

Median List Price at Closing this month at **176,950**
 below the 5 yr AUG average of **178,130**



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	7.14%	49,900	0	49,900	0	0
\$50,001 - \$100,000	14.29%	82,000	0	79,000	85,000	0
\$100,001 - \$125,000	0.00%	82,000	0	0	0	0
\$125,001 - \$250,000	35.71%	149,000	144,450	169,000	0	0
\$250,001 - \$300,000	7.14%	279,900	0	0	279,900	0
\$300,001 - \$550,000	28.57%	405,000	0	345,000	465,000	0
\$550,001 and up	7.14%	585,000	0	585,000	0	0
Median List Price		176,950	144,450	184,900	279,900	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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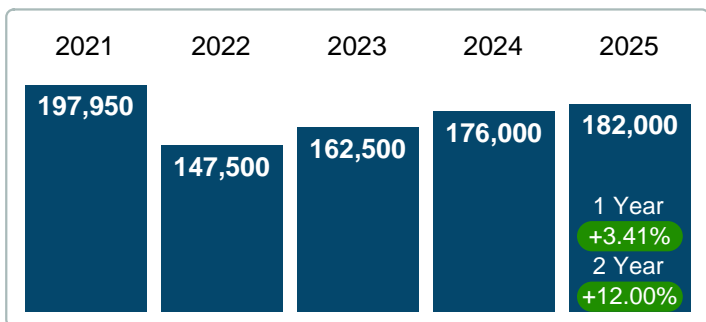
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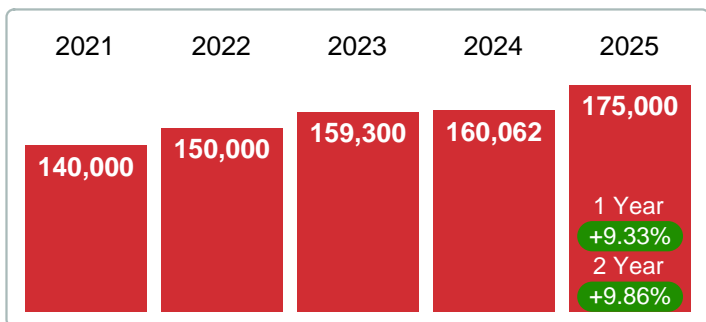
MEDIAN SOLD PRICE AT CLOSING

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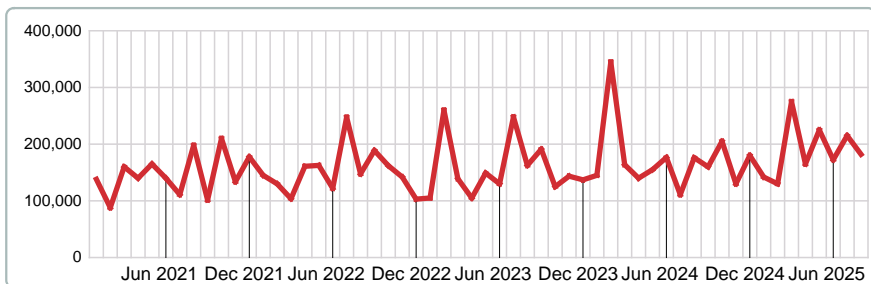
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

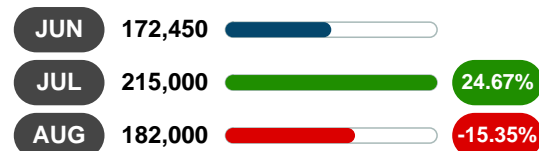


3 MONTHS

5 year AUG AVG = 173,190

High Feb 2024 344,900 Low Feb 2021 88,000

Median Sold Price at Closing this month at **182,000** above the 5 yr AUG average of **173,190**



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	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%	85,000	0	0	0	0
\$125,001 - \$250,000	28.57%	159,500	140,000	179,000	0	0
\$250,001 - \$300,000	14.29%	286,500	0	300,000	273,000	0
\$300,001 - \$550,000	21.43%	444,000	0	435,000	444,000	0
\$550,001 and up	7.14%	596,101	0	596,101	0	0
Median Sold Price		182,000	120,000	185,000	273,000	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



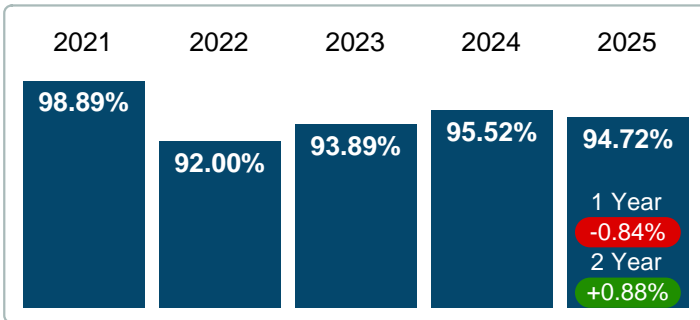
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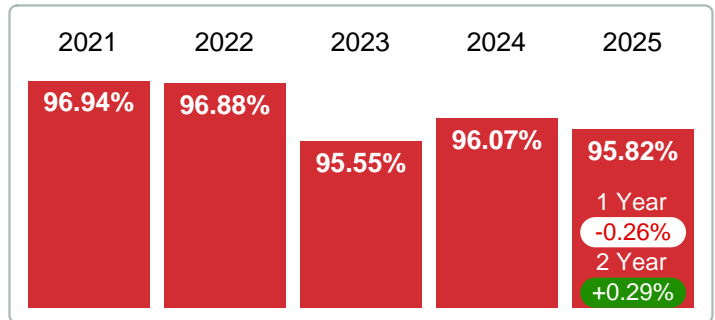
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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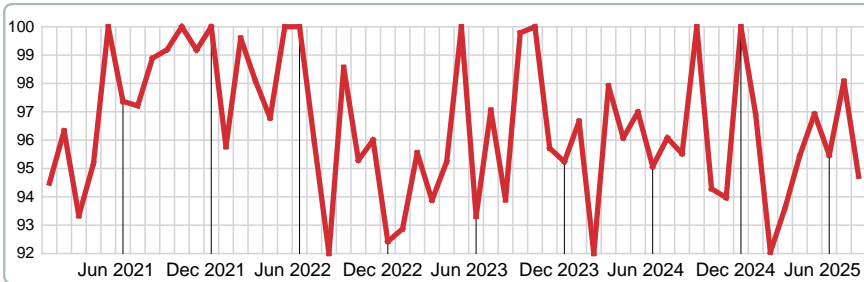
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

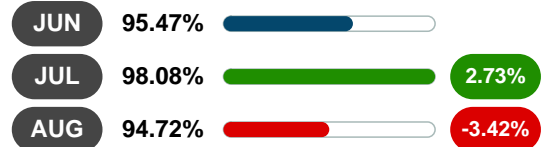


3 MONTHS

5 year AUG AVG = 95.00%

High Dec 2024 100.00% Low Feb 2024 92.00%

Median Sold/List Ratio this month at **94.72%**
equal to 5 yr AUG average of **95.00%**



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	1	7.14%	80.16%	0.00%	80.16%	0.00%	0.00%
\$50,001 - \$100,000	3	21.43%	88.61%	71.48%	88.61%	100.00%	0.00%
\$100,001 - \$125,000	0	0.00%	88.61%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$250,000	4	28.57%	97.01%	93.96%	100.05%	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%	95.48%	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%
Median Sold/List Ratio		94.72%		82.72%	92.75%	97.53%	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



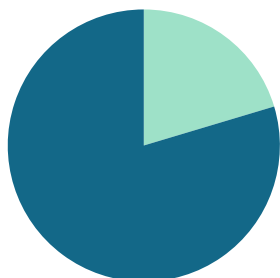
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

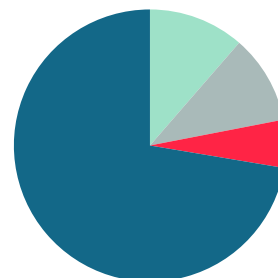


Inventory
 New Listings
22 = 20.37%
 Start Inventory
86
 Total Inventory Units
108
 Volume
\$55,837,098

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%
Median List Price	179,000	176,950	-1.15%	167,450	179,900	7.44%
Median Sale Price	176,000	182,000	3.41%	160,062	175,000	9.33%
Median Percent of Selling Price to List Price	95.52%	94.72%	-0.84%	96.07%	95.82%	-0.26%
Median Days on Market to Sale	28.00	31.50	12.50%	51.50	58.00	12.62%
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

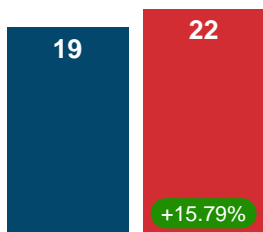
Inventory on August 31, 2025 = **89**

2024 **2025**

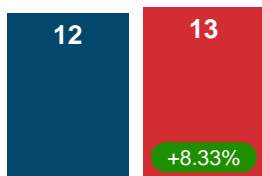
AUGUST MARKET

MEDIAN PRICES

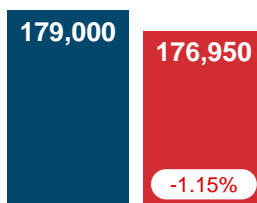
New Listings



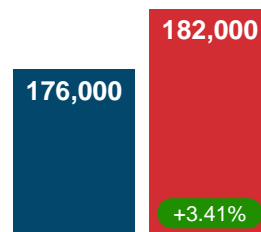
Pending Listings



List Price



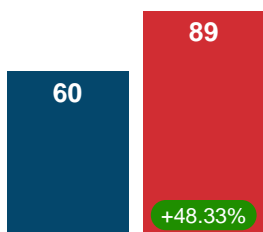
Sale Price



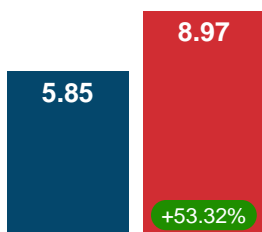
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

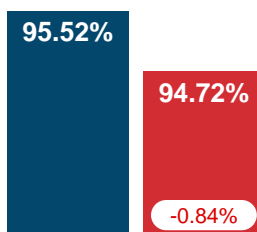
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

