

August 2025



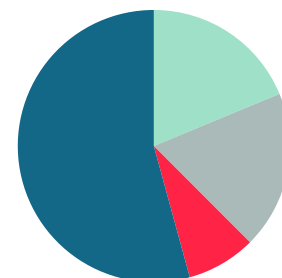
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	August 2025	+/-%
Closed Listings	825	801	-2.91%
Pending Listings	722	802	11.08%
New Listings	1,102	1,066	-3.27%
Average List Price	343,125	340,938	-0.64%
Average Sale Price	336,524	334,457	-0.61%
Average Percent of Selling Price to List Price	98.44%	98.37%	-0.07%
Average Days on Market to Sale	31.11	35.19	13.11%
End of Month Inventory	2,177	2,319	6.52%
Months Supply of Inventory	3.16	3.25	2.74%



Absorption: Last 12 months, an Average of **714** Sales/Month
Active Inventory as of August 31, 2025 = **2,319**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2025 rose **6.52%** to 2,319 existing homes available for sale. Over the last 12 months this area has had an average of 714 closed sales per month. This represents an unsold inventory index of **3.25** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **0.61%** in August 2025 to \$334,457 versus the previous year at \$336,524.

Average Days on Market Lengthens

The average number of **35.19** days that homes spent on the market before selling increased by 4.08 days or **13.11%** in August 2025 compared to last year's same month at **31.11** DOM.

Sales Success for August 2025 is Positive

Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 1,066 New Listings in August 2025, down **3.27%** from last year at 1,102. Furthermore, there were 801 Closed Listings this month versus last year at 825, a **-2.91%** decrease.

Closed versus Listed trends yielded a **75.1%** ratio, up from previous year's, August 2024, at **74.9%**, a **0.37%** upswing. 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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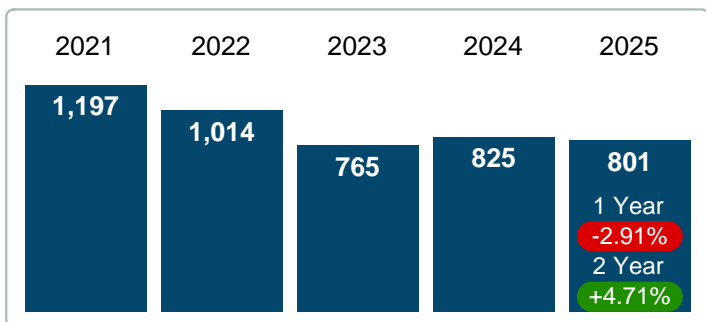
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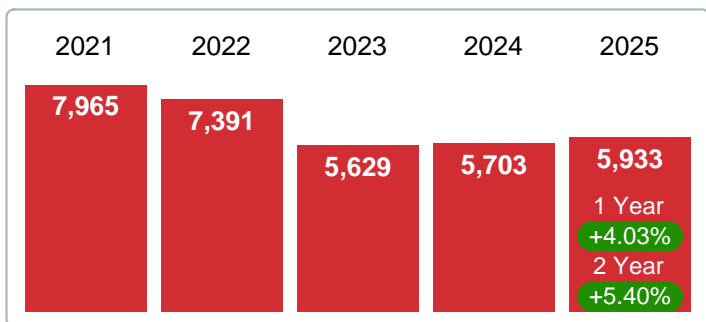
CLOSED LISTINGS

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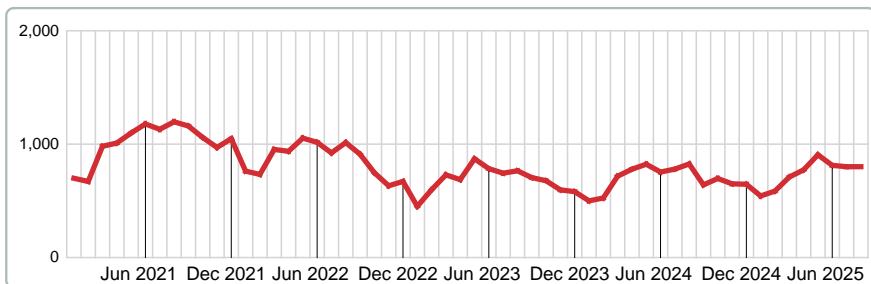
AUGUST



YEAR TO DATE (YTD)

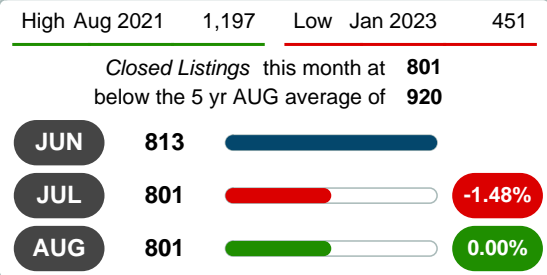


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 920



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	83	10.36%	22.5	32	47	3	1
\$150,001 - \$175,000	43	5.37%	25.3	11	29	3	0
\$175,001 - \$225,000	125	15.61%	34.6	16	96	13	0
\$225,001 - \$300,000	208	25.97%	31.6	16	142	48	2
\$300,001 - \$400,000	154	19.23%	35.2	3	71	69	11
\$400,001 - \$550,000	102	12.73%	41.8	5	33	50	14
\$550,001 and up	86	10.74%	54.1	2	15	44	25
Total Closed Units	801			85	433	230	53
Total Closed Volume	267,899,952	100%	35.2	16.81M	116.62M	98.82M	35.65M
Average Closed Price	\$334,457			\$197,750	\$269,328	\$429,660	\$672,649

August 2025



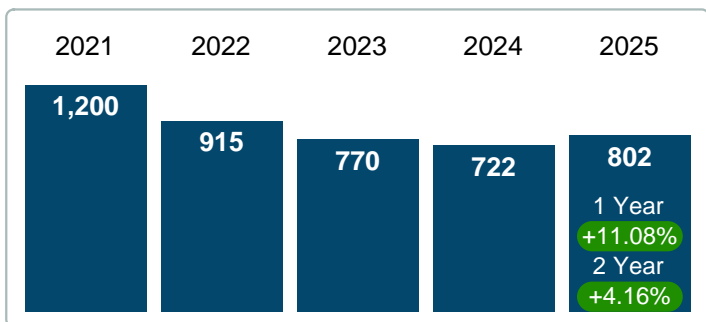
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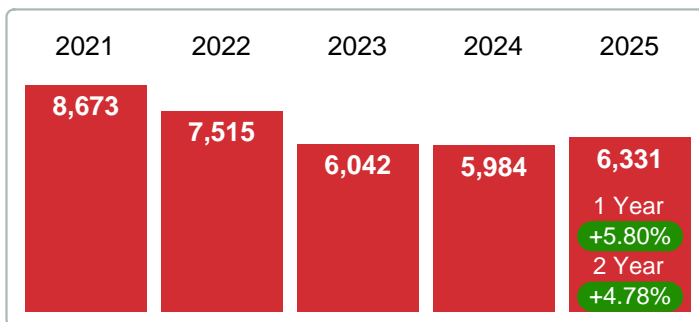
PENDING LISTINGS

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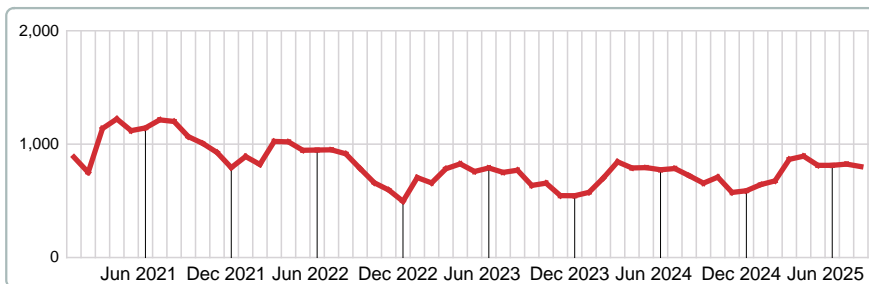
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

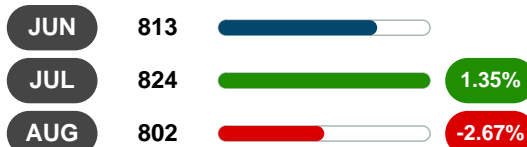


3 MONTHS

5 year AUG AVG = 882

High Apr 2021 1,222 Low Dec 2022 496

Pending Listings this month at **802**
below the 5 yr AUG average of **882**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	78	9.73%	32.1	26	41	10	1
\$150,001 - \$200,000	91	11.35%	32.3	20	65	6	0
\$200,001 - \$250,000	134	16.71%	31.4	12	105	17	0
\$250,001 - \$325,000	189	23.57%	39.6	12	111	61	5
\$325,001 - \$400,000	115	14.34%	46.8	5	48	50	12
\$400,001 - \$550,000	105	13.09%	53.7	4	36	53	12
\$550,001 and up	90	11.22%	68.7	1	18	46	25
Total Pending Units	802			80	424	243	55
Total Pending Volume	275,379,288	100%	42.8	18.52M	121.60M	101.70M	33.55M
Average Listing Price	\$343,366			\$231,536	\$286,802	\$418,508	\$610,090

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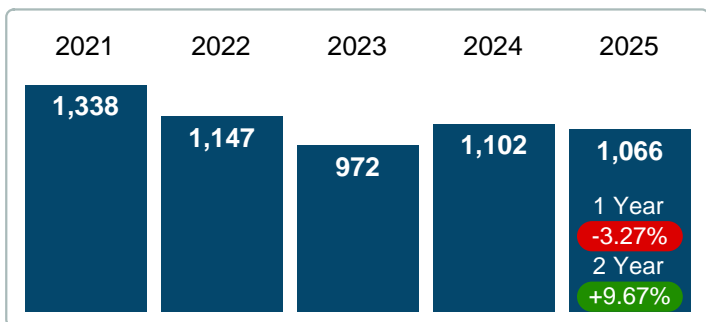
Area Delimited by County Of Tulsa - Residential Property Type



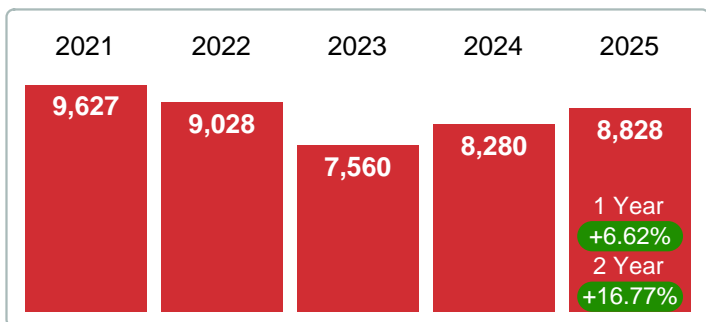
NEW LISTINGS

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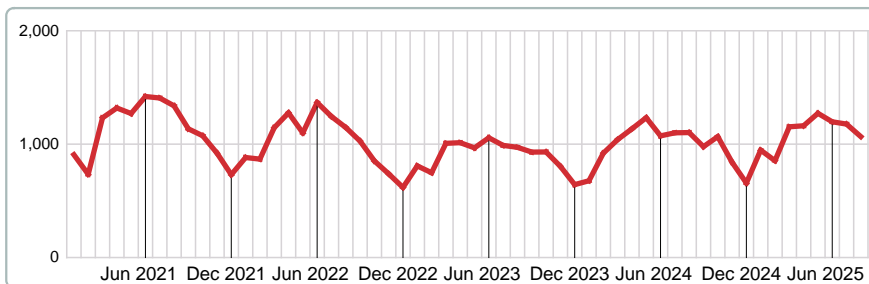
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 1,125

High Jun 2021 1,420 Low Dec 2022 618

New Listings this month at **1,066**
below the 5 yr AUG average of **1,125**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	77	7.22%	44	27	6	0
\$125,001 - \$200,000	149	13.98%	41	97	9	2
\$200,001 - \$250,000	155	14.54%	13	125	16	1
\$250,001 - \$325,000	231	21.67%	18	137	68	8
\$325,001 - \$425,000	208	19.51%	16	81	92	19
\$425,001 - \$600,000	135	12.66%	7	42	72	14
\$600,001 and up	111	10.41%	3	19	60	29
Total New Listed Units	1,066		142	528	323	73
Total New Listed Volume	399,447,966	100%	31.86M	152.64M	154.98M	59.97M
Average New Listed Listing Price	\$374,717		\$224,394	\$289,083	\$479,820	\$821,460

August 2025



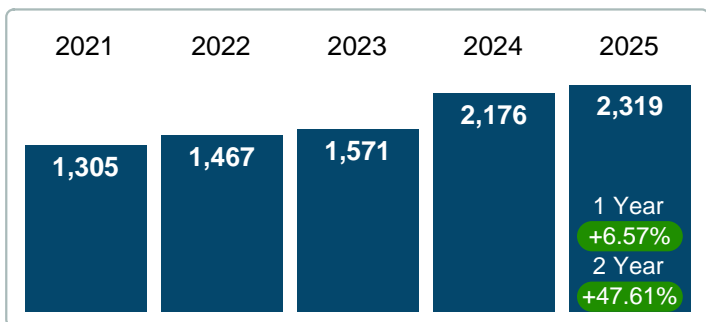
Area Delimited by County Of Tulsa - Residential Property Type



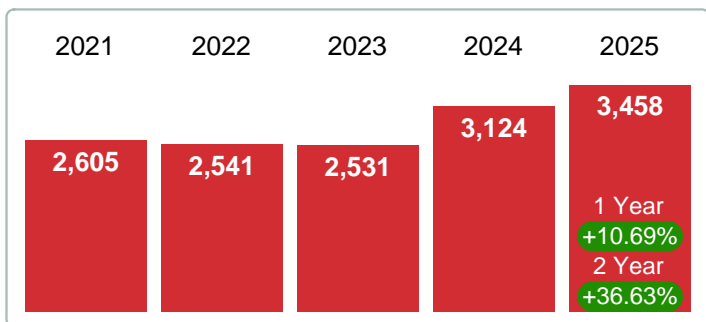
ACTIVE INVENTORY

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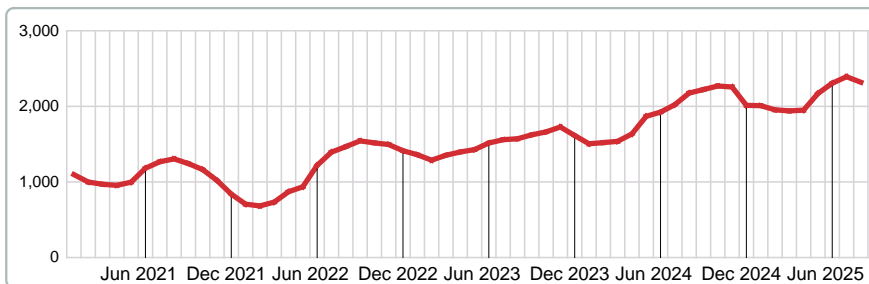
END OF AUGUST



ACTIVE DURING AUGUST



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 1,768

High Jul 2025 2,392 Low Feb 2022 683

Inventory this month at 2,319 above the 5 yr AUG average of 1,768



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$125,000 and less	146	6.30%	92.3	106	35	5	0	
\$125,001 - \$225,000	375	16.17%	59.4	100	235	38	2	
\$225,001 - \$275,000	284	12.25%	53.6	31	199	51	3	
\$275,001 - \$400,000	618	26.65%	59.4	30	280	266	42	
\$400,001 - \$525,000	377	16.26%	86.1	18	151	161	47	
\$525,001 - \$725,000	292	12.59%	85.9	6	65	181	40	
\$725,001 and up	227	9.79%	76.2	21	21	95	90	
Total Active Inventory by Units			2,319		312	986	797	224
Total Active Inventory by Volume			988,116,469		77.42M	320.59M	404.15M	185.95M
Average Active Inventory Listing Price			\$426,096		\$248,156	\$325,141	\$507,090	\$830,145

August 2025



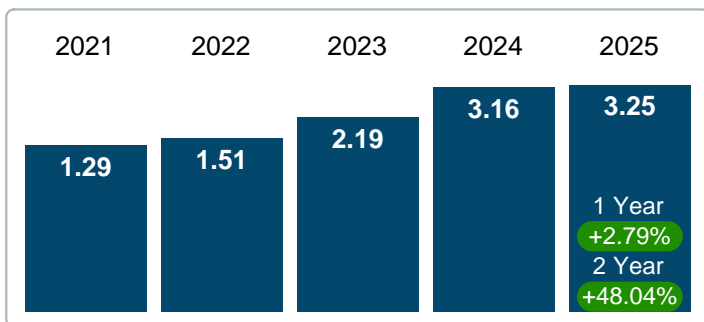
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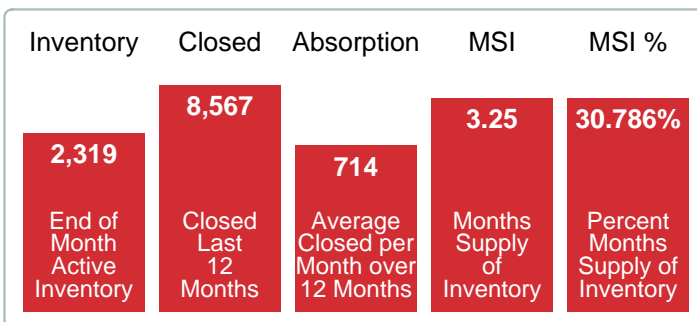
MONTHS SUPPLY of INVENTORY (MSI)

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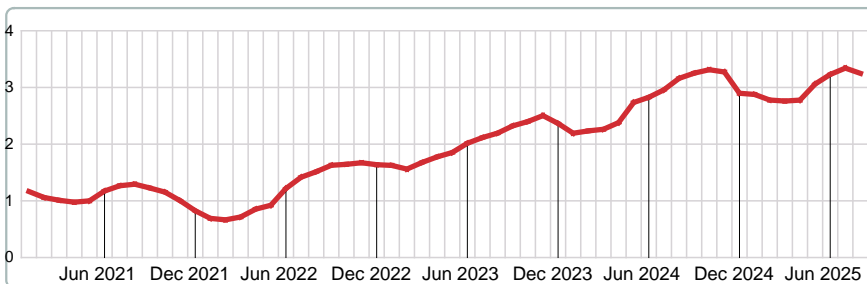
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025

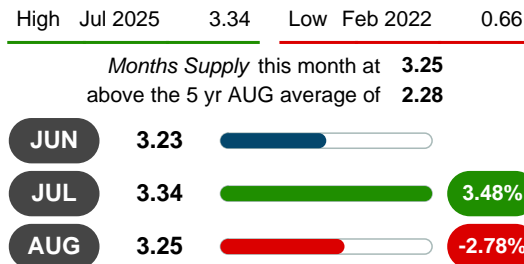


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 2.28



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
\$125,000 and less	146	6.30%	2.54	3.68	1.32	2.22	0.00
\$125,001 - \$225,000	375	16.17%	2.04	2.77	1.84	2.02	2.67
\$225,001 - \$275,000	284	12.25%	2.35	3.35	2.25	2.40	1.64
\$275,001 - \$400,000	618	26.65%	3.25	3.67	3.15	3.20	4.20
\$400,001 - \$525,000	377	16.26%	4.88	5.54	6.52	3.89	4.95
\$525,001 - \$725,000	292	12.59%	5.36	8.00	5.86	5.31	4.66
\$725,001 and up	227	9.79%	7.57	42.00	5.04	6.23	8.93
Market Supply of Inventory (MSI)			3.25	3.59	2.66	3.69	5.49
Total Active Inventory by Units		100%	3.25	312	986	797	224

August 2025



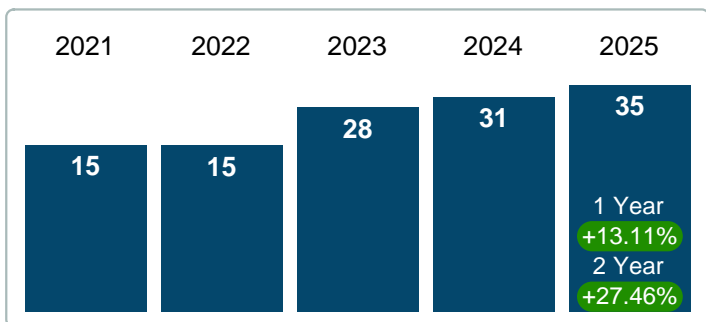
Area Delimited by County Of Tulsa - Residential Property Type



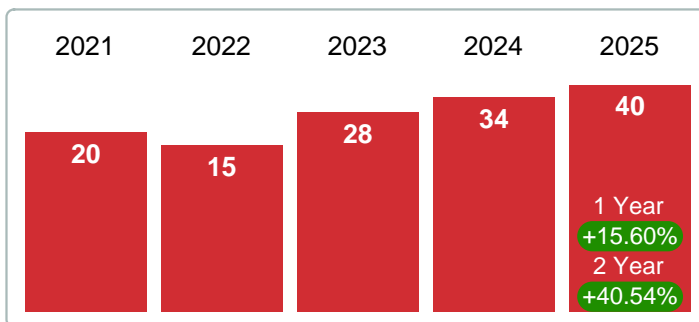
AVERAGE DAYS ON MARKET TO SALE

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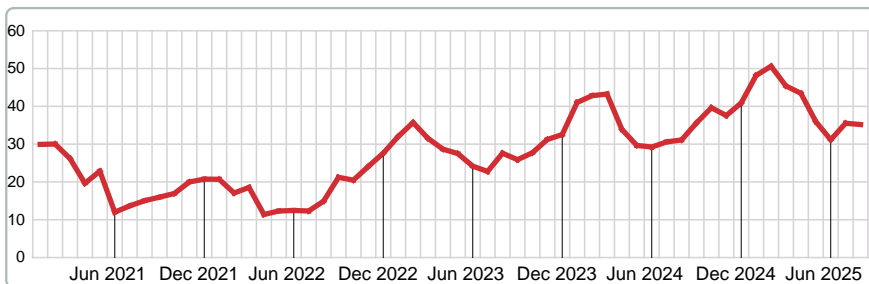
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 25

High Feb 2025 51 Low Apr 2022 11

Average Days on Market to Sale this month at 35 above the 5 yr AUG average of 25



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	
\$150,000 and less	10.36%	22	28	20	3	1	
\$150,001 - \$175,000	5.37%	25	28	24	32	0	
\$175,001 - \$225,000	15.61%	35	14	36	53	0	
\$225,001 - \$300,000	25.97%	32	21	27	48	53	
\$300,001 - \$400,000	19.23%	35	3	26	43	57	
\$400,001 - \$550,000	12.73%	42	61	52	29	57	
\$550,001 and up	10.74%	54	78	42	48	71	
Average Closed DOM		35	26	30	42	62	
Total Closed Units	100%	801	35	85	433	230	53
Total Closed Volume		267,899,952		16.81M	116.62M	98.82M	35.65M

August 2025



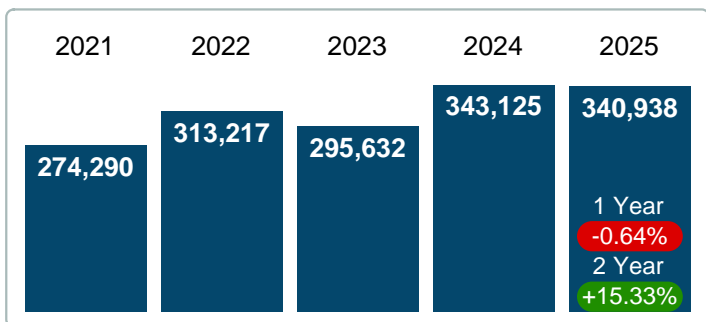
Area Delimited by County Of Tulsa - Residential Property Type



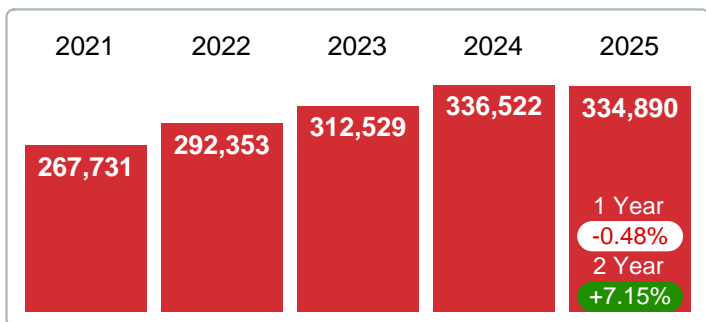
AVERAGE LIST PRICE AT CLOSING

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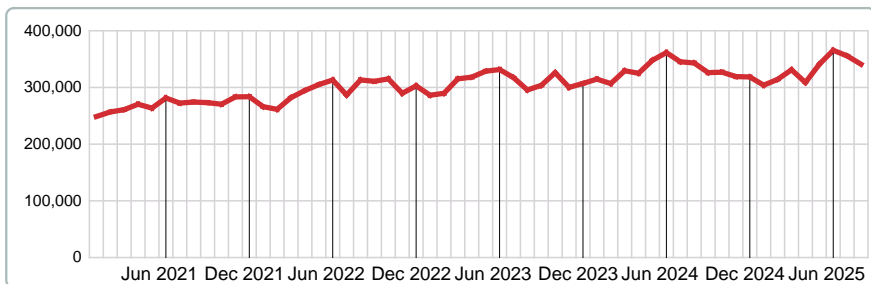
AUGUST



YEAR TO DATE (YTD)

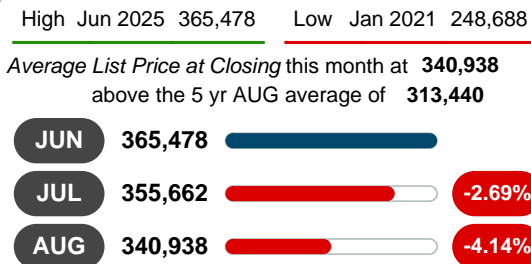


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 313,440



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		
\$150,000 and less	78	9.74%	108,043	102,068	117,102	105,467	140,000	
\$150,001 - \$175,000	38	4.74%	164,594	168,665	174,605	180,633	0	
\$175,001 - \$225,000	127	15.86%	202,271	201,325	205,622	207,123	0	
\$225,001 - \$300,000	209	26.09%	261,403	260,363	262,348	272,683	272,950	
\$300,001 - \$400,000	160	19.98%	349,474	352,833	350,095	352,644	349,343	
\$400,001 - \$550,000	94	11.74%	470,027	487,800	471,409	479,911	486,993	
\$550,001 and up	95	11.86%	820,939	652,500	717,157	795,529	1,029,269	
Average List Price		340,938		203,659	274,206	434,656	699,590	
Total Closed Units		801	100%	340,938	85	433	230	53
Total Closed Volume		273,091,202			17.31M	118.73M	99.97M	37.08M

August 2025



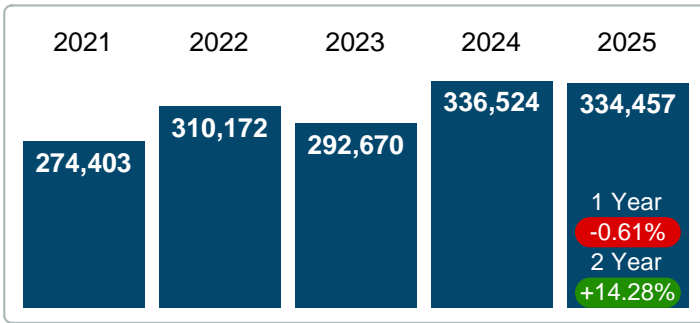
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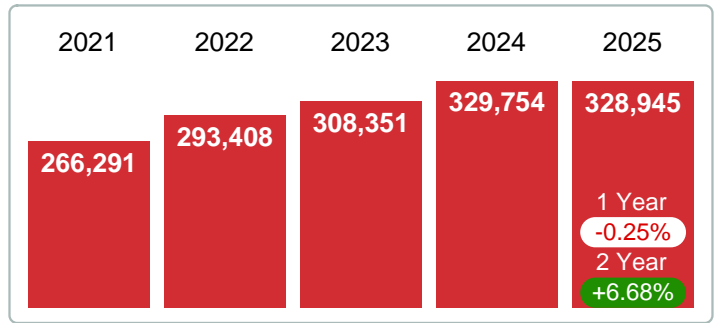
AVERAGE SOLD PRICE AT CLOSING

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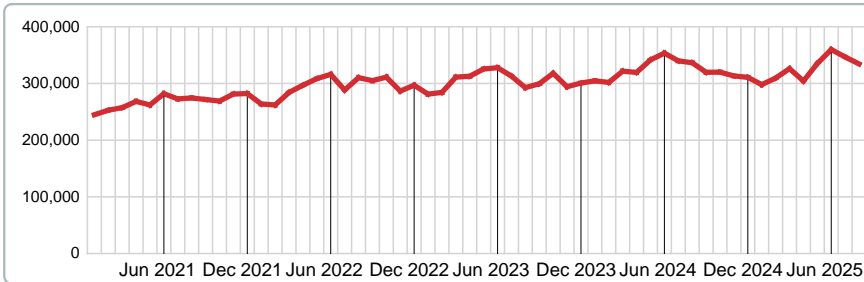
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

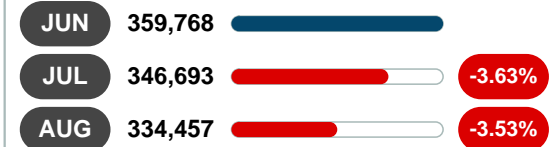


3 MONTHS

5 year AUG AVG = 309,645

High Jun 2025 359,768 Low Jan 2021 244,845

Average Sold Price at Closing this month at **334,457** above the 5 yr AUG average of **309,645**



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
\$150,000 and less	10.36%	107,078	97,415	112,394	115,888	140,000
\$150,001 - \$175,000	5.37%	164,566	163,955	165,378	158,967	0
\$175,001 - \$225,000	15.61%	202,436	197,556	203,174	202,992	0
\$225,001 - \$300,000	25.97%	260,923	256,588	258,524	269,148	268,475
\$300,001 - \$400,000	19.23%	347,998	353,167	345,486	350,216	348,886
\$400,001 - \$550,000	12.73%	472,365	463,440	462,612	476,808	482,671
\$550,001 and up	10.74%	820,777	622,500	701,976	782,589	975,132
Average Sold Price		334,457	197,750	269,328	429,660	672,649
Total Closed Units	100%	801	85	433	230	53
Total Closed Volume		267,899,952	16.81M	116.62M	98.82M	35.65M

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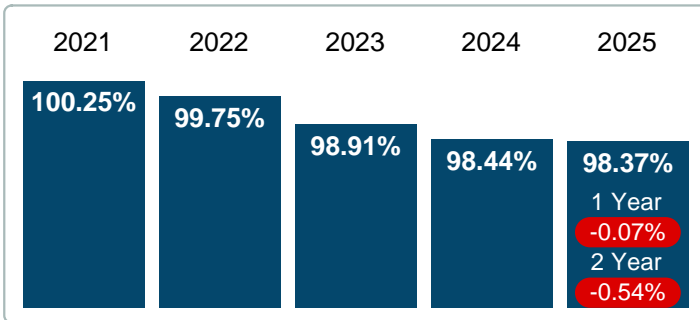
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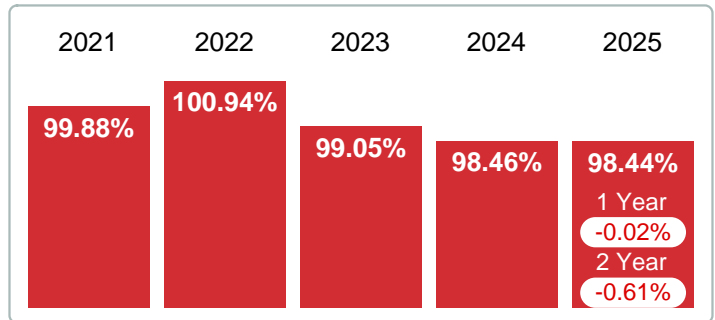
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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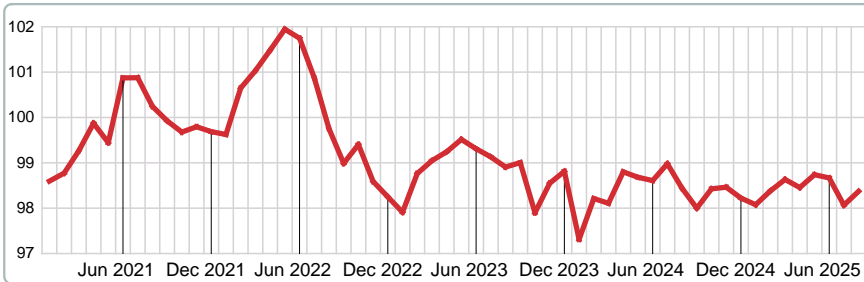
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 99.14%

High May 2022 101.95% Low Jan 2024 97.31%

Average Sold/List Ratio this month at **98.37%**
below the 5 yr AUG average of **99.14%**



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
\$150,000 and less	83	10.36%	96.25%	94.76%	96.21%	111.66%	100.00%
\$150,001 - \$175,000	43	5.37%	95.78%	97.50%	95.76%	89.64%	0.00%
\$175,001 - \$225,000	125	15.61%	98.81%	98.43%	98.98%	98.04%	0.00%
\$225,001 - \$300,000	208	25.97%	98.73%	98.69%	98.70%	98.84%	98.40%
\$300,001 - \$400,000	154	19.23%	99.33%	100.09%	99.20%	99.36%	99.84%
\$400,001 - \$550,000	102	12.73%	98.86%	95.34%	98.20%	99.44%	99.56%
\$550,001 and up	86	10.74%	97.93%	95.38%	98.21%	98.62%	96.73%
Average Sold/List Ratio			98.40%	96.78%	98.32%	99.09%	98.25%
Total Closed Units		100%	98.40%	85	433	230	53
Total Closed Volume				16.81M	116.62M	98.82M	35.65M

August 2025



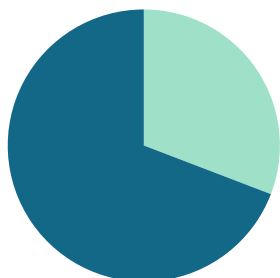
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

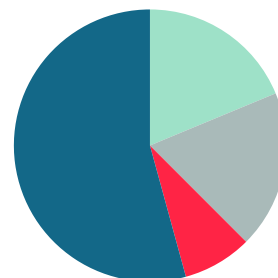


Inventory
 New Listings
1,066 = 30.82%
 Start Inventory
2,393
 Total Inventory Units
3,459
 Volume
\$1,422,467,333

Market Activity

Closed Sales
801 = 18.74%
 Pending Sales
802 = 18.76%
 Other Off Market
352 = 8.24%
 Active Inventory
2,319 = 54.26%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	825	801	-2.91%	5,703	5,933	4.03%
Pending Sales	722	802	11.08%	5,984	6,331	5.80%
New Listings	1,102	1,066	-3.27%	8,280	8,828	6.62%
Average List Price	343,125	340,938	-0.64%	336,522	334,890	-0.48%
Average Sale Price	336,524	334,457	-0.61%	329,754	328,945	-0.25%
Average Percent of Selling Price to List Price	98.44%	98.37%	-0.07%	98.46%	98.44%	-0.02%
Average Days on Market to Sale	31.11	35.19	13.11%	34.44	39.81	15.60%
Monthly Inventory	2,177	2,319	6.52%	2,177	2,319	6.52%
Months Supply of Inventory	3.16	3.25	2.74%	3.16	3.25	2.74%

Absorption: Last 12 months, an Average of **714** Sales/Month

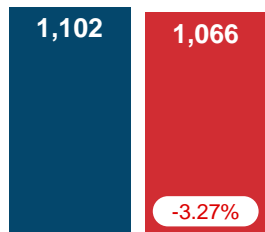
Inventory on August 31, 2025 = **2,319**

2024 **2025**

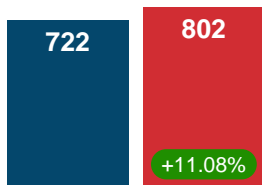
AUGUST MARKET

AVERAGE PRICES

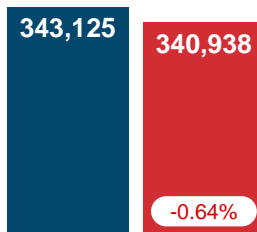
New Listings



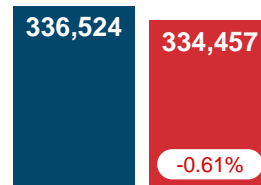
Pending Listings



List Price



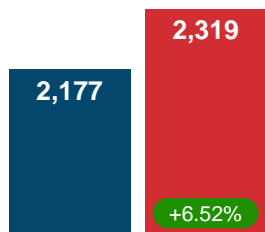
Sale Price



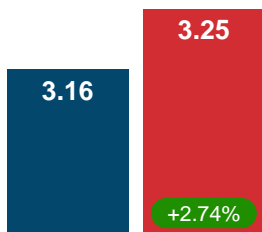
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

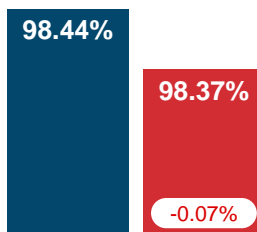
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

