

August 2025



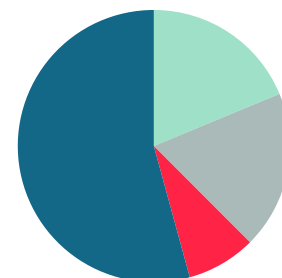
Area Delimited by County Of Tulsa - Residential Property Type



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%
Median List Price	289,000	279,900	-3.15%
Median Sale Price	284,990	275,000	-3.51%
Median Percent of Selling Price to List Price	99.68%	99.66%	-0.02%
Median Days on Market to Sale	14.00	17.00	21.43%
End of Month Inventory	2,177	2,319	6.52%
Months Supply of Inventory	3.16	3.25	2.74%



■ Closed (18.74%)
■ Pending (18.76%)
■ Other OffMarket (8.24%)
■ Active (54.26%)

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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **3.51%** in August 2025 to \$275,000 versus the previous year at \$284,990.

Median Days on Market Lengthens

The median number of **17.00** days that homes spent on the market before selling increased by 3.00 days or **21.43%** in August 2025 compared to last year's same month at **14.00** DOM.

Sales Success for August 2025 is Positive

Overall, with Median 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.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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



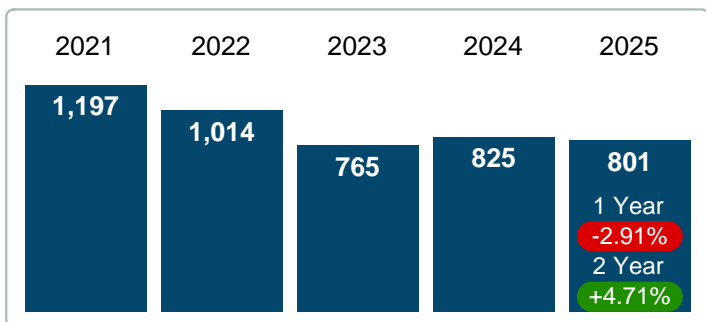
Area Delimited by County Of Tulsa - Residential Property Type



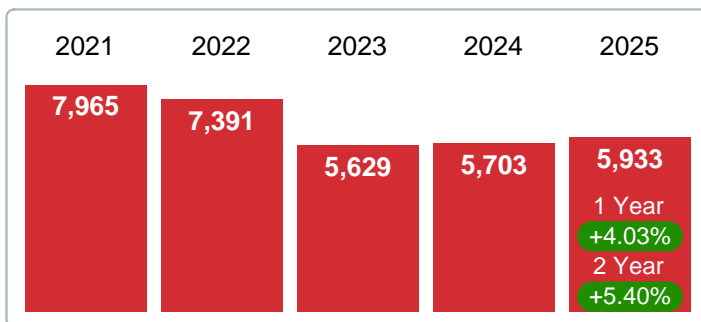
CLOSED LISTINGS

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

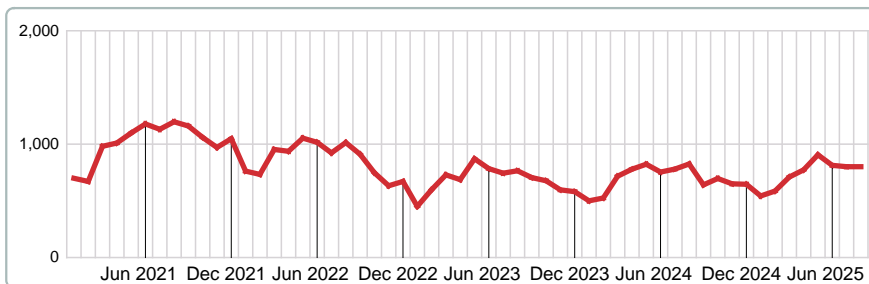
AUGUST



YEAR TO DATE (YTD)

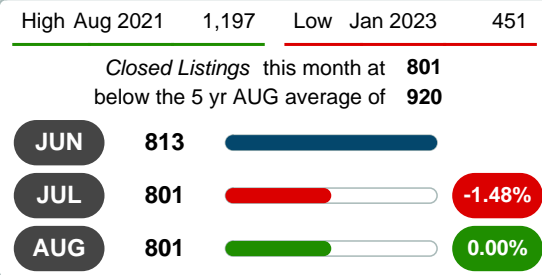


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 920



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	83	10.36%	8.0	32	47	3	1
\$150,001 - \$175,000	43	5.37%	12.0	11	29	3	0
\$175,001 - \$225,000	125	15.61%	18.0	16	96	13	0
\$225,001 - \$300,000	208	25.97%	15.0	16	142	48	2
\$300,001 - \$400,000	154	19.23%	15.5	3	71	69	11
\$400,001 - \$550,000	102	12.73%	24.0	5	33	50	14
\$550,001 and up	86	10.74%	32.0	2	15	44	25
Total Closed Units	801			85	433	230	53
Total Closed Volume	267,899,952	100%	17.0	16.81M	116.62M	98.82M	35.65M
Median Closed Price	\$275,000			\$173,500	\$243,000	\$375,000	\$550,000

August 2025



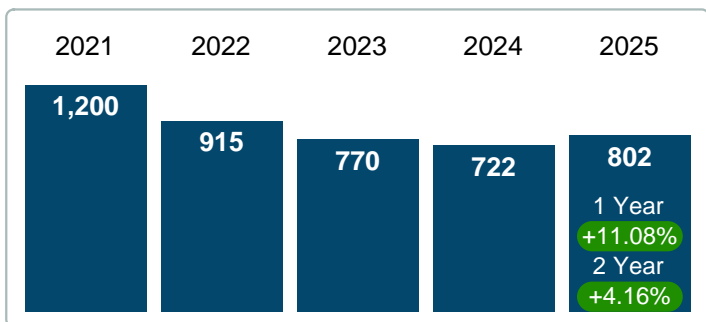
Area Delimited by County Of Tulsa - Residential Property Type



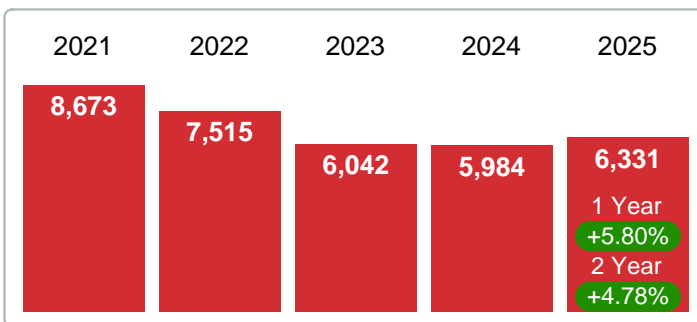
PENDING LISTINGS

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

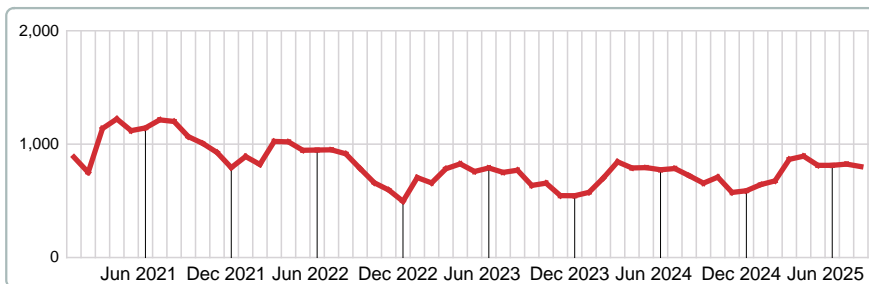
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

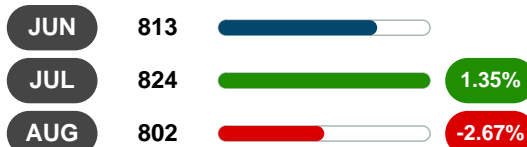


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	78	9.73%	19.5	26	41	10	1
\$150,001 - \$200,000	91	11.35%	19.0	20	65	6	0
\$200,001 - \$250,000	134	16.71%	13.0	12	105	17	0
\$250,001 - \$325,000	189	23.57%	25.0	12	111	61	5
\$325,001 - \$400,000	115	14.34%	32.0	5	48	50	12
\$400,001 - \$550,000	105	13.09%	28.0	4	36	53	12
\$550,001 and up	90	11.22%	41.5	1	18	46	25
Total Pending Units	802			80	424	243	55
Total Pending Volume	275,379,288	100%	26.0	18.52M	121.60M	101.70M	33.55M
Median Listing Price	\$289,000			\$192,500	\$254,950	\$366,500	\$539,000

August 2025



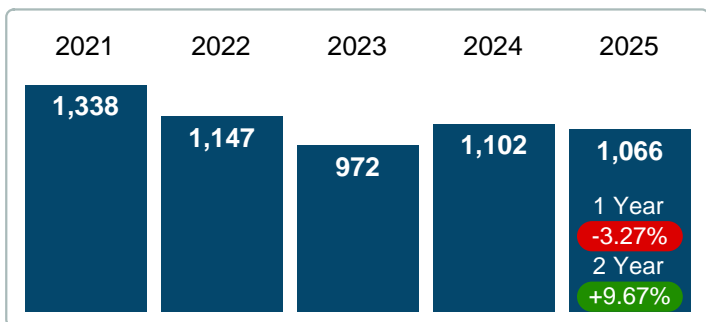
Area Delimited by County Of Tulsa - Residential Property Type



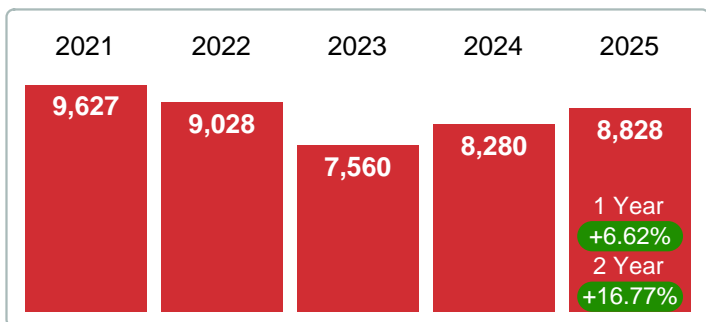
NEW LISTINGS

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

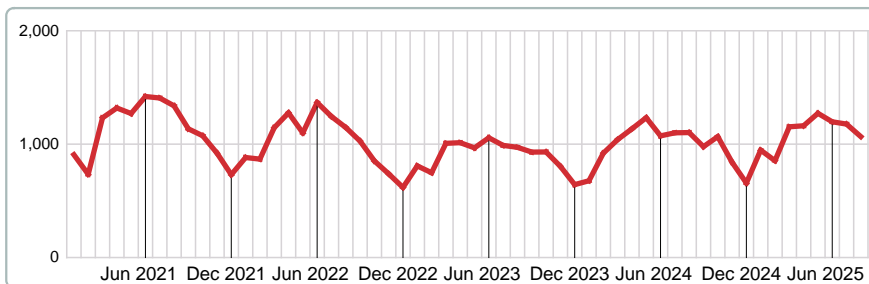
AUGUST



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
Median New Listed Listing Price	\$299,000		\$169,900	\$259,000	\$398,000	\$500,000

August 2025



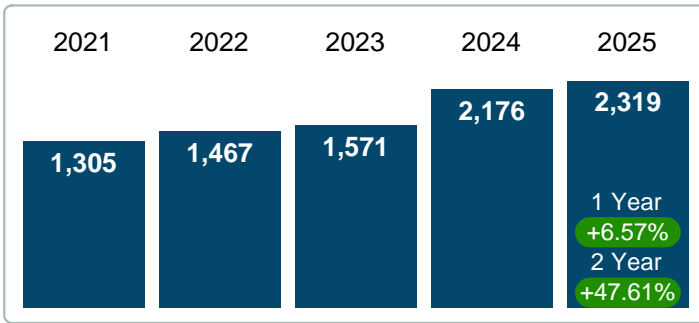
Area Delimited by County Of Tulsa - Residential Property Type



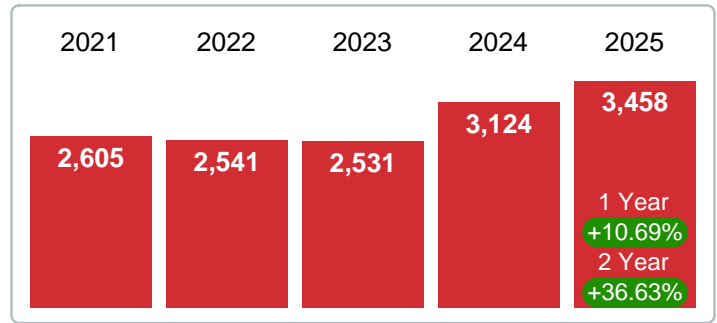
ACTIVE INVENTORY

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

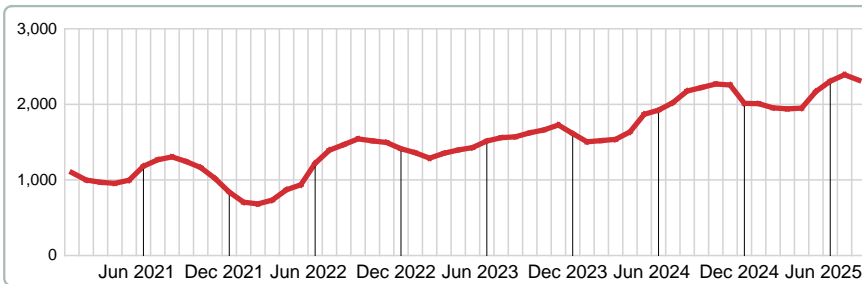
END OF AUGUST



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	146	6.30%	52.5	106	35	5	0
\$125,001 - \$225,000	375	16.17%	45.0	100	235	38	2
\$225,001 - \$275,000	284	12.25%	38.5	31	199	51	3
\$275,001 - \$400,000	618	26.65%	42.5	30	280	266	42
\$400,001 - \$525,000	377	16.26%	75.0	18	151	161	47
\$525,001 - \$725,000	292	12.59%	72.5	6	65	181	40
\$725,001 and up	227	9.79%	62.0	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
Median Active Inventory Listing Price			\$340,000	\$164,700	\$283,250	\$425,000	\$632,000

August 2025



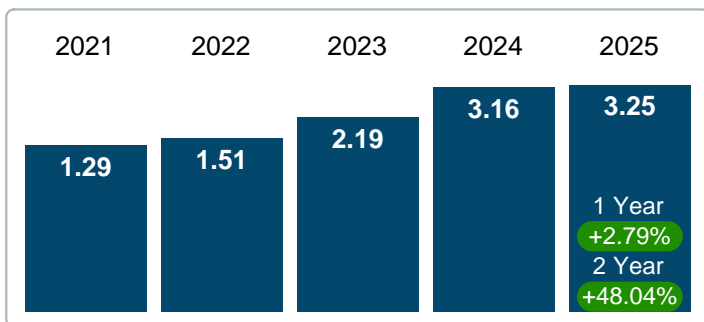
Area Delimited by County Of Tulsa - Residential Property Type



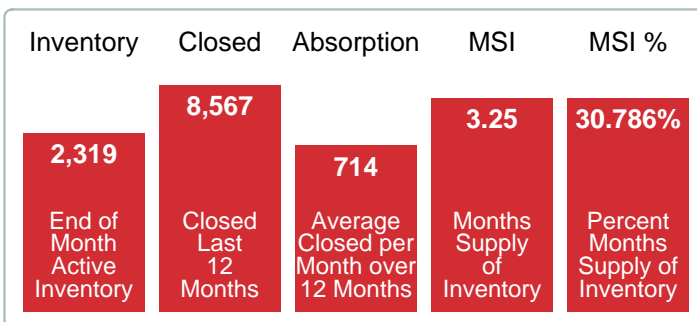
MONTHS SUPPLY of INVENTORY (MSI)

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

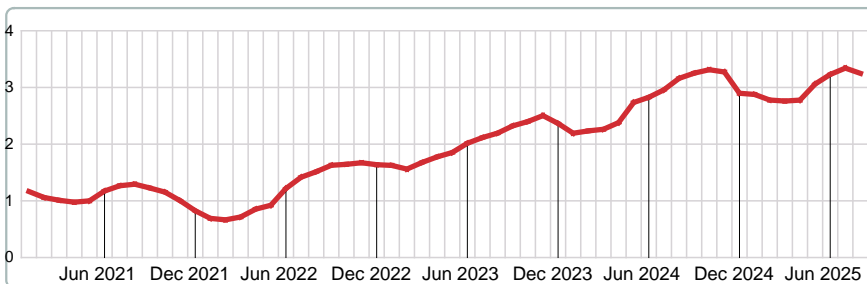
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025

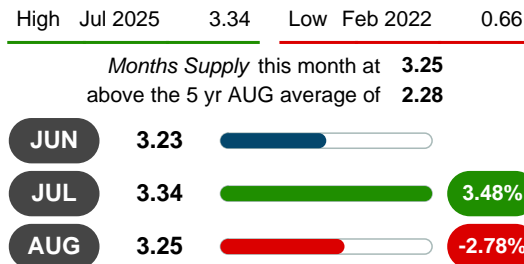


5 YEAR MARKET ACTIVITY TRENDS



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



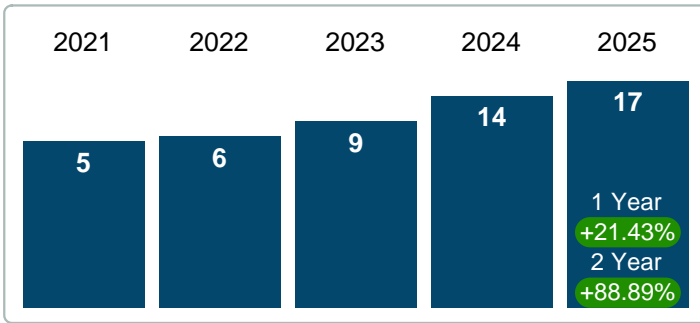
Area Delimited by County Of Tulsa - Residential Property Type



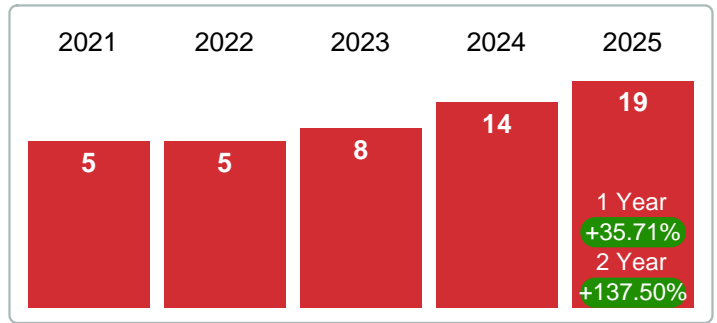
MEDIAN DAYS ON MARKET TO SALE

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

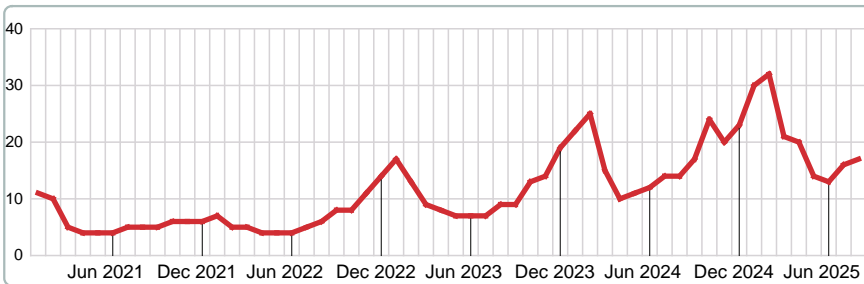
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

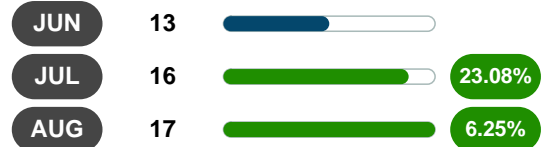


3 MONTHS

5 year AUG AVG = 10

High Feb 2025 32 Low Jun 2022 4

Median Days on Market to Sale this month at 17 above the 5 yr AUG average of 10



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
\$150,000 and less	10.36%	8	13	7	1	1
\$150,001 - \$175,000	5.37%	12	16	11	32	0
\$175,001 - \$225,000	15.61%	18	7	22	31	0
\$225,001 - \$300,000	25.97%	15	13	14	34	53
\$300,001 - \$400,000	19.23%	16	4	11	21	39
\$400,001 - \$550,000	12.73%	24	69	35	20	22
\$550,001 and up	10.74%	32	78	11	31	44
Median Closed DOM		17	13	14	23	39
Total Closed Units	100%	801	85	433	230	53
Total Closed Volume		267,899,952	16.81M	116.62M	98.82M	35.65M

August 2025



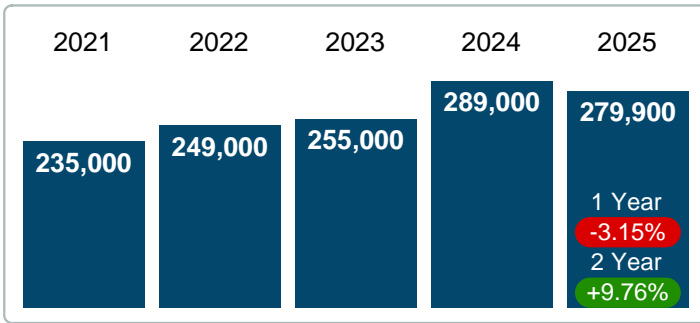
Area Delimited by County Of Tulsa - Residential Property Type



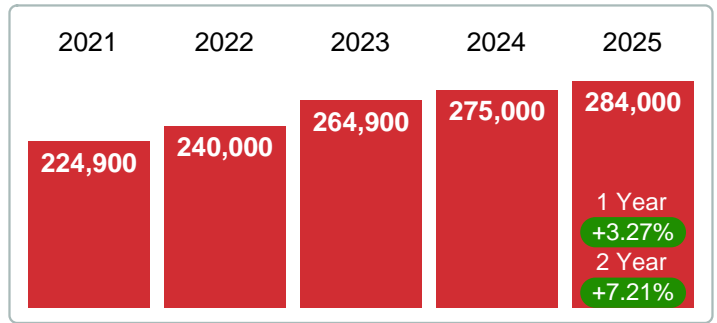
MEDIAN LIST PRICE AT CLOSING

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

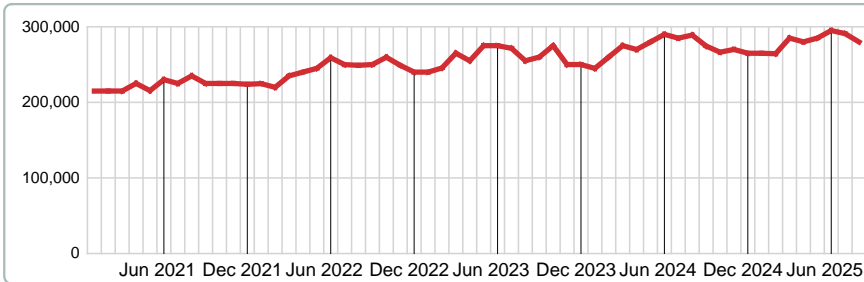
AUGUST



YEAR TO DATE (YTD)



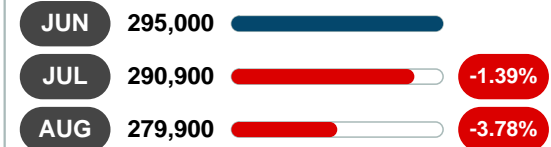
5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 261,580

High Jun 2025 295,000 Low Jan 2021 214,900
Median List Price at Closing this month at **279,900**
above the 5 yr AUG average of **261,580**



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
\$150,000 and less	78	9.74%	115,000	100,950	120,000	121,500	140,000
\$150,001 - \$175,000	38	4.74%	165,000	165,000	165,000	163,450	0
\$175,001 - \$225,000	127	15.86%	199,900	197,700	199,900	212,000	0
\$225,001 - \$300,000	209	26.09%	259,900	256,900	257,000	267,000	272,950
\$300,001 - \$400,000	160	19.98%	345,000	345,000	345,000	345,000	355,000
\$400,001 - \$550,000	94	11.74%	469,000	459,250	469,950	460,000	484,500
\$550,001 and up	95	11.86%	657,400	650,000	638,275	629,900	775,000
Median List Price			279,900	178,000	249,000	380,000	565,000
Total Closed Units		100%	279,900	85	433	230	53
Total Closed Volume			273,091,202	17.31M	118.73M	99.97M	37.08M

August 2025



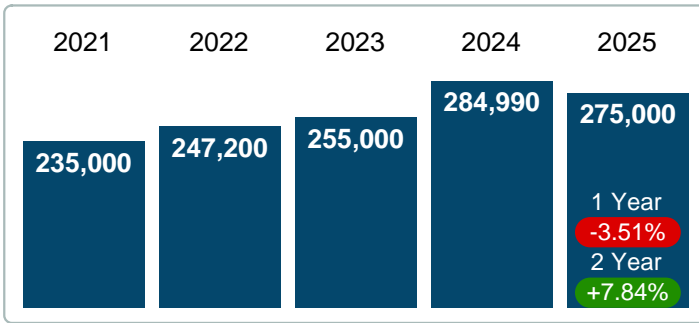
Area Delimited by County Of Tulsa - Residential Property Type



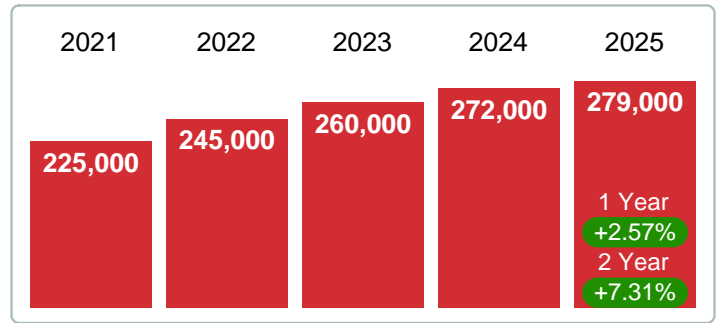
MEDIAN SOLD PRICE AT CLOSING

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

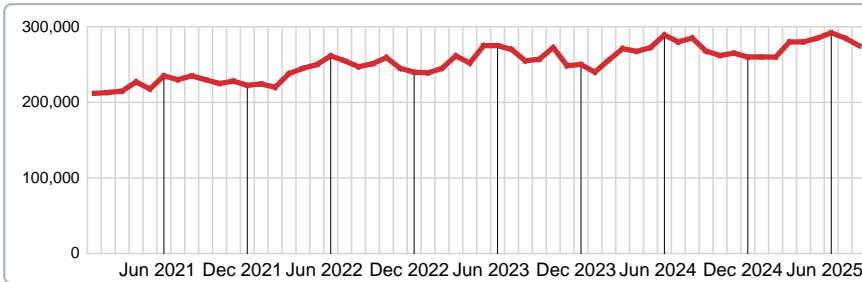
AUGUST



YEAR TO DATE (YTD)

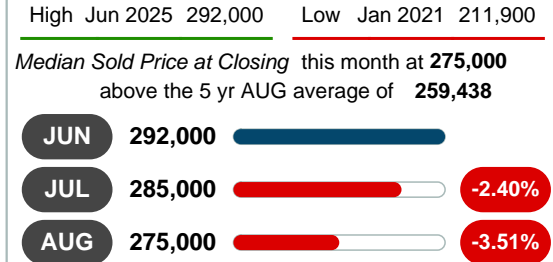


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 259,438



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
\$150,000 and less	10.36%	115,000	96,750	120,000	129,000	140,000
\$150,001 - \$175,000	5.37%	164,000	165,000	164,000	155,000	0
\$175,001 - \$225,000	15.61%	202,000	199,950	202,250	205,000	0
\$225,001 - \$300,000	25.97%	259,450	257,500	255,000	270,000	268,475
\$300,001 - \$400,000	19.23%	345,000	345,000	345,000	349,900	335,000
\$400,001 - \$550,000	12.73%	468,250	460,000	450,000	468,250	485,250
\$550,001 and up	10.74%	687,130	622,500	670,000	632,450	795,279
Median Sold Price		275,000	173,500	243,000	375,000	550,000
Total Closed Units	100%	801	85	433	230	53
Total Closed Volume		267,899,952	16.81M	116.62M	98.82M	35.65M

August 2025



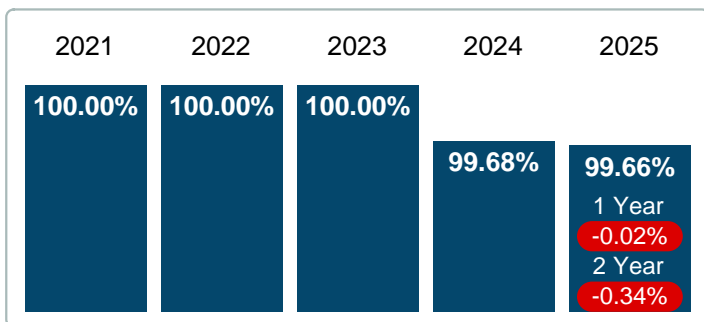
Area Delimited by County Of Tulsa - Residential Property Type



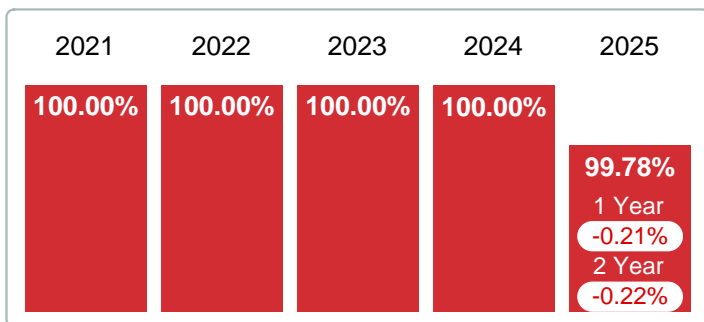
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

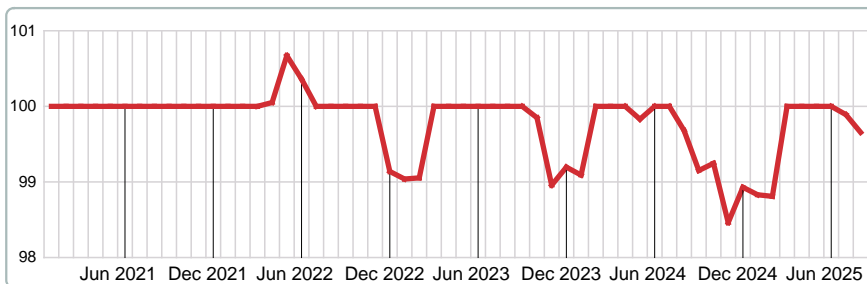
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

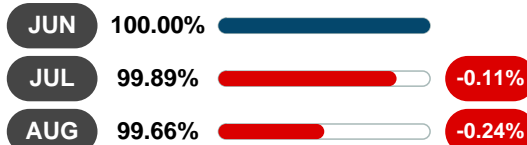


3 MONTHS

5 year AUG AVG = 99.87%

High May 2022 100.67% Low Nov 2024 98.46%

Median Sold/List Ratio this month at **99.66%** equal to 5 yr AUG average of **99.87%**



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
\$150,000 and less	83	10.36%	97.60%	95.85%	100.00%	107.78%	100.00%
\$150,001 - \$175,000	43	5.37%	97.22%	96.97%	97.49%	96.82%	0.00%
\$175,001 - \$225,000	125	15.61%	100.00%	100.00%	100.00%	97.87%	0.00%
\$225,001 - \$300,000	208	25.97%	100.00%	98.93%	100.00%	100.00%	98.40%
\$300,001 - \$400,000	154	19.23%	100.00%	100.00%	100.00%	100.00%	100.00%
\$400,001 - \$550,000	102	12.73%	99.09%	96.39%	98.84%	99.55%	99.75%
\$550,001 and up	86	10.74%	98.36%	95.38%	97.66%	98.71%	97.44%
Median Sold/List Ratio		99.66%		97.60%	100.00%	99.75%	99.39%
Total Closed Units		801	100%	85	433	230	53
Total Closed Volume		267,899,952		16.81M	116.62M	98.82M	35.65M

August 2025



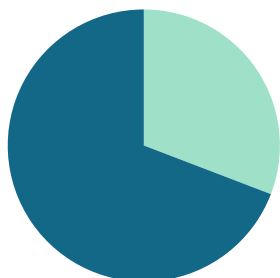
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

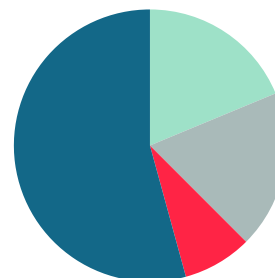


Inventory
 New Listings
1,066 = 30.82%
 Start Inventory
2,393
 Total Inventory Units
3,459
 Volume
\$1,422,467,333

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%
Median List Price	289,000	279,900	-3.15%	275,000	284,000	3.27%
Median Sale Price	284,990	275,000	-3.51%	272,000	279,000	2.57%
Median Percent of Selling Price to List Price	99.68%	99.66%	-0.02%	100.00%	99.78%	-0.21%
Median Days on Market to Sale	14.00	17.00	21.43%	14.00	19.00	35.71%
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%

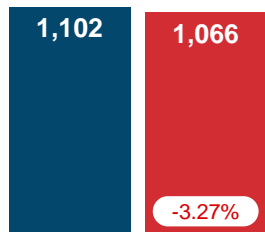
Absorption: Last 12 months, an Average of **714** Sales/Month

Inventory on August 31, 2025 = 2,319 2024 2025

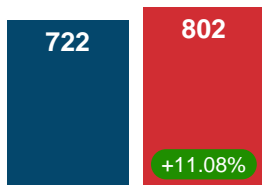
AUGUST MARKET

MEDIAN PRICES

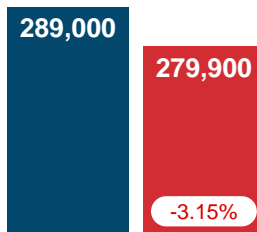
New Listings



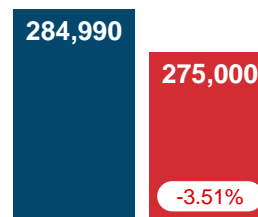
Pending Listings



List Price



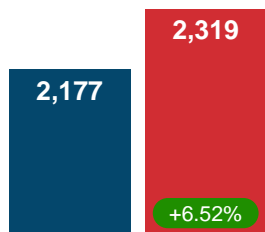
Sale Price



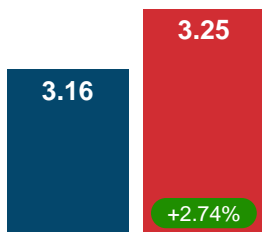
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

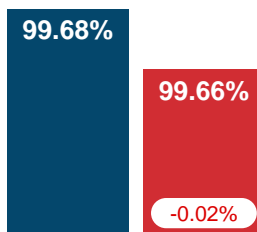
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

