

# August 2025



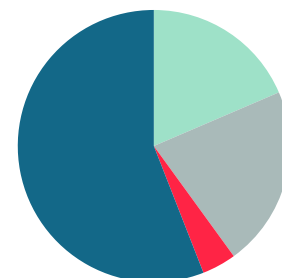
Area Delimited by County Of Washington - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	August 2025	+/-%
Closed Listings	66	64	-3.03%
Pending Listings	53	74	39.62%
New Listings	67	83	23.88%
Average List Price	236,742	221,678	-6.36%
Average Sale Price	232,103	219,215	-5.55%
Average Percent of Selling Price to List Price	98.88%	98.32%	-0.56%
Average Days on Market to Sale	24.14	23.59	-2.25%
End of Month Inventory	125	193	54.40%
Months Supply of Inventory	2.06	3.31	60.58%



■ Closed (18.55%)  
■ Pending (21.45%)  
■ Other OffMarket (4.06%)  
■ Active (55.94%)

**Absorption:** Last 12 months, an Average of **58** Sales/Month  
**Active Inventory** as of August 31, 2025 = **193**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2025 rose **54.40%** to 193 existing homes available for sale. Over the last 12 months this area has had an average of 58 closed sales per month. This represents an unsold inventory index of **3.31** 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 **5.55%** in August 2025 to \$219,215 versus the previous year at \$232,103.

#### Average Days on Market Shortens

The average number of **23.59** days that homes spent on the market before selling decreased by 0.54 days or **2.25%** in August 2025 compared to last year's same month at **24.14** DOM.

#### Sales Success for August 2025 is Positive

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

There were 83 New Listings in August 2025, up **23.88%** from last year at 67. Furthermore, there were 64 Closed Listings this month versus last year at 66, a **-3.03%** decrease.

Closed versus Listed trends yielded a **77.1%** ratio, down from previous year's, August 2024, at **98.5%**, a **21.72%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

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

### 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



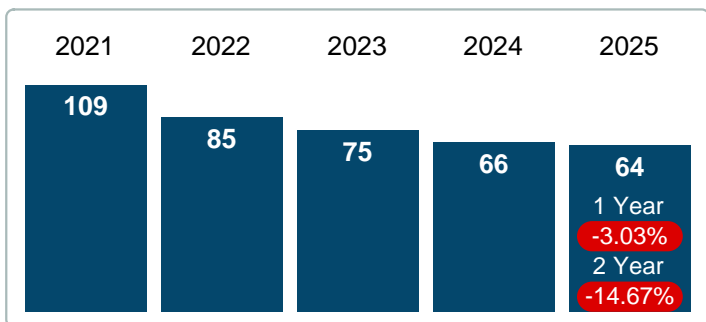
Area Delimited by County Of Washington - Residential Property Type



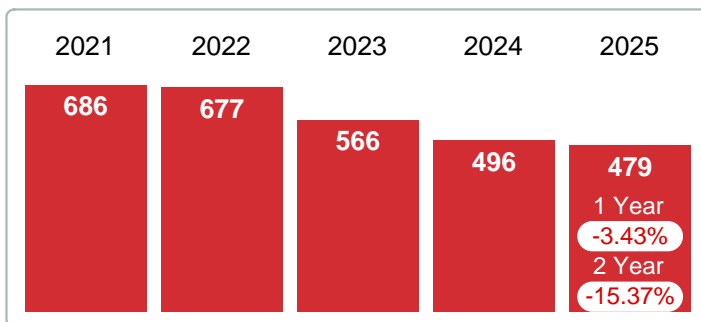
## CLOSED LISTINGS

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

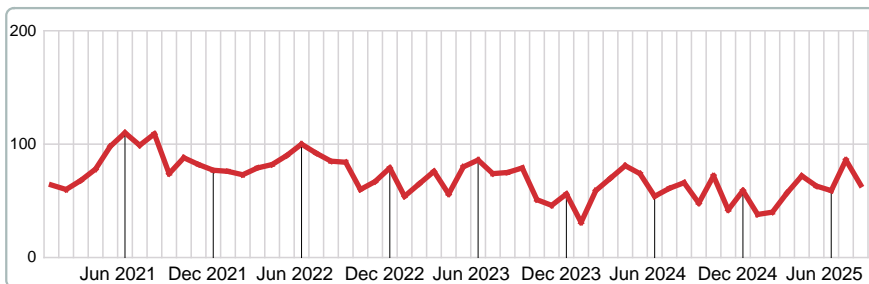
### AUGUST



### YEAR TO DATE (YTD)

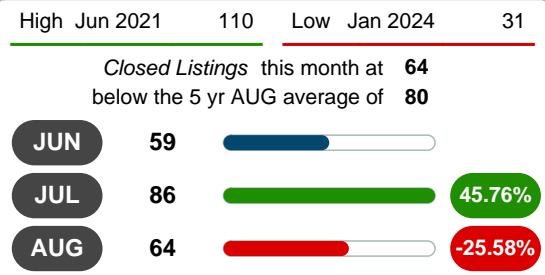


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 80



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	10.94%	40.0	4	3	0	0
\$75,001 - \$150,000	7	10.94%	9.9	0	6	1	0
\$150,001 - \$175,000	6	9.38%	8.5	1	5	0	0
\$175,001 - \$225,000	20	31.25%	26.4	1	15	3	1
\$225,001 - \$275,000	8	12.50%	21.1	1	3	4	0
\$275,001 - \$375,000	9	14.06%	31.7	0	3	6	0
\$375,001 and up	7	10.94%	18.4	1	1	4	1
<b>Total Closed Units</b>	<b>64</b>			<b>8</b>	<b>36</b>	<b>18</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>14,029,781</b>	<b>100%</b>	<b>23.6</b>	<b>1.20M</b>	<b>6.70M</b>	<b>5.51M</b>	<b>620.00K</b>
<b>Average Closed Price</b>	<b>\$219,215</b>			<b>\$150,606</b>	<b>\$185,975</b>	<b>\$306,101</b>	<b>\$310,000</b>

# August 2025



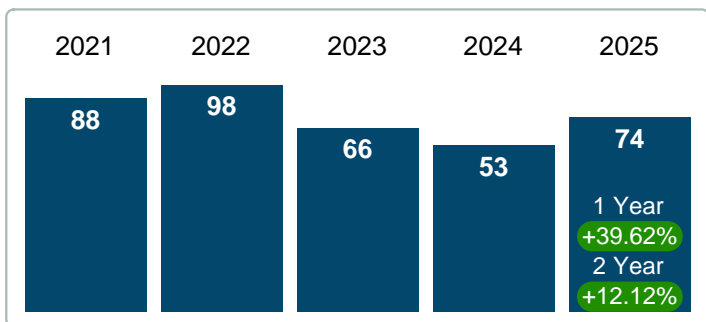
Area Delimited by County Of Washington - Residential Property Type



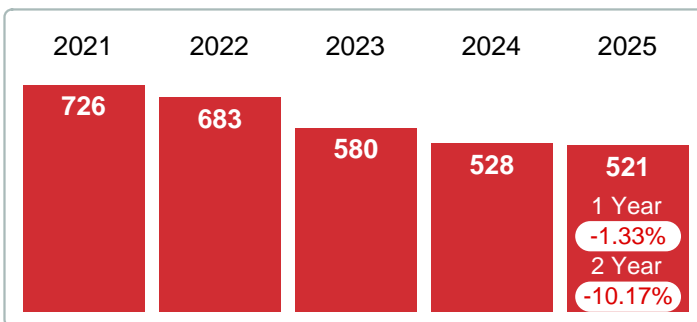
## PENDING LISTINGS

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

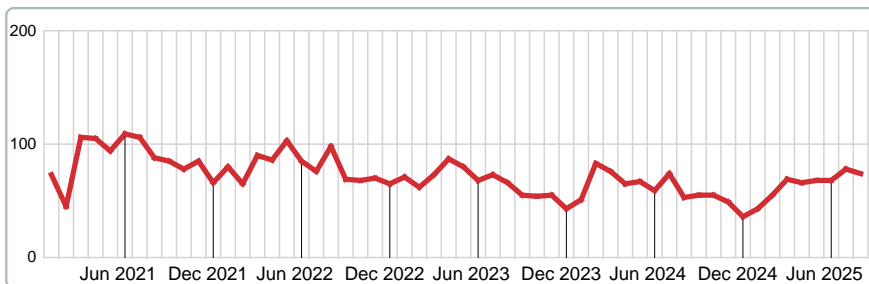
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

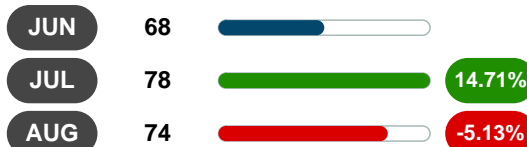


### 3 MONTHS

5 year AUG AVG = 76

High Jun 2021 109 Low Dec 2024 36

Pending Listings this month at 74  
below the 5 yr AUG average of 76



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	8.11%	10.7	2	4	0	0
\$75,001 - \$125,000	10	13.51%	23.5	3	7	0	0
\$125,001 - \$175,000	11	14.86%	24.2	2	5	4	0
\$175,001 - \$250,000	15	20.27%	43.3	1	11	3	0
\$250,001 - \$325,000	16	21.62%	38.4	1	3	12	0
\$325,001 - \$400,000	8	10.81%	106.5	1	2	5	0
\$400,001 and up	8	10.81%	37.3	0	4	3	1
<b>Total Pending Units</b>	<b>74</b>			<b>10</b>	<b>36</b>	<b>27</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>19,025,090</b>	<b>100%</b>	<b>40.3</b>	<b>1.53M</b>	<b>8.45M</b>	<b>8.15M</b>	<b>899.00K</b>
<b>Average Listing Price</b>	<b>\$257,096</b>			<b>\$152,680</b>	<b>\$234,594</b>	<b>\$301,996</b>	<b>\$899,000</b>

# August 2025



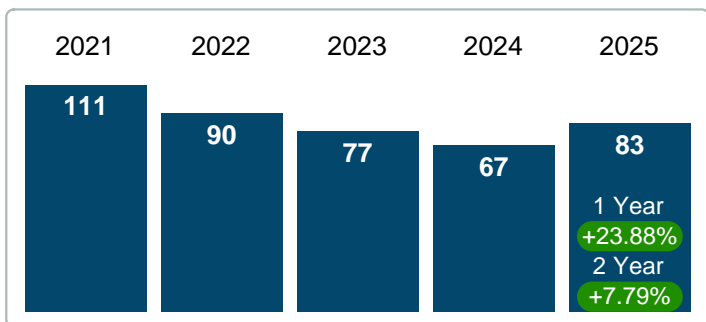
Area Delimited by County Of Washington - Residential Property Type



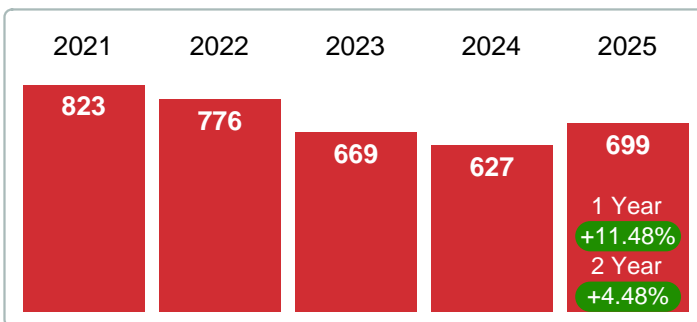
## NEW LISTINGS

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

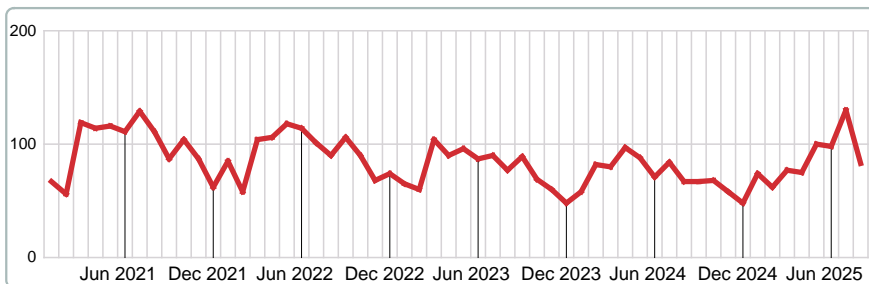
### AUGUST



### YEAR TO DATE (YTD)

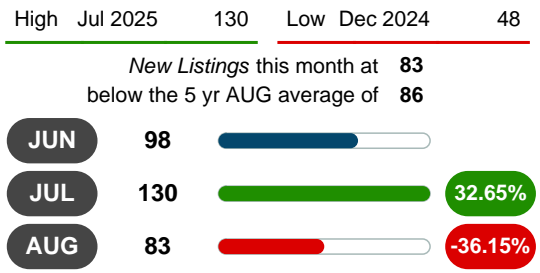


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 86



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds   3 Beds   4 Beds   5+ Beds			
\$75,000 and less	5	6.02%	2	3	0	0
\$75,001 - \$125,000	12	14.46%	5	7	0	0
\$125,001 - \$175,000	7	8.43%	1	4	2	0
\$175,001 - \$250,000	23	27.71%	1	16	6	0
\$250,001 - \$325,000	18	21.69%	1	6	9	2
\$325,001 - \$375,000	8	9.64%	0	3	5	0
\$375,001 and up	10	12.05%	1	4	5	0
<b>Total New Listed Units</b>	<b>83</b>		<b>11</b>	<b>43</b>	<b>27</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>20,778,673</b>	<b>100%</b>	<b>1.56M</b>	<b>10.20M</b>	<b>8.43M</b>	<b>589.40K</b>
<b>Average New Listed Listing Price</b>	<b>\$250,345</b>		<b>\$141,655</b>	<b>\$237,146</b>	<b>\$312,363</b>	<b>\$294,700</b>

# August 2025



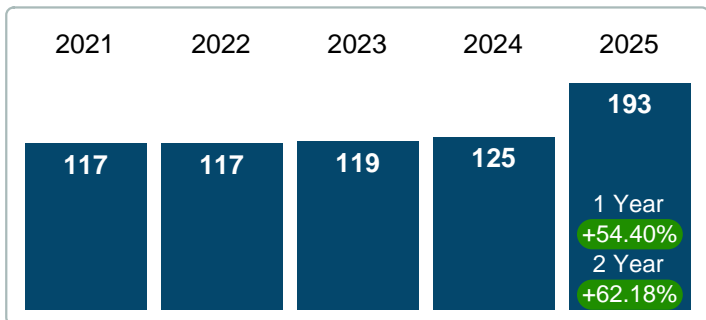
Area Delimited by County Of Washington - Residential Property Type



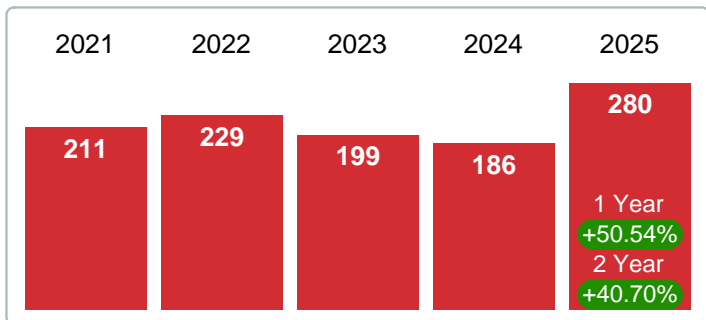
## ACTIVE INVENTORY

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

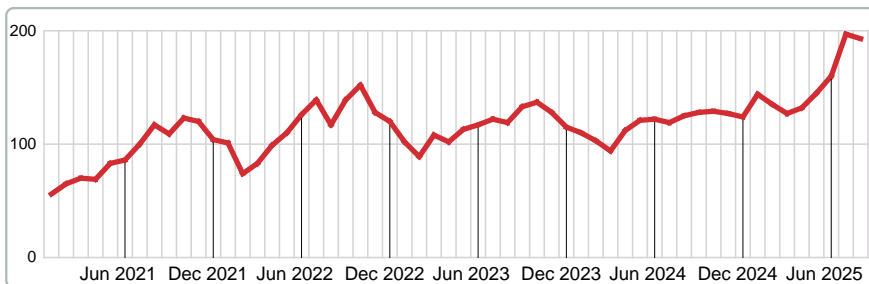
### END OF AUGUST



### ACTIVE DURING AUGUST

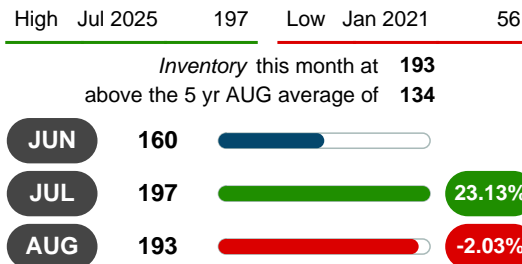


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 134



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9	4.66%	83.4	5	2	2	0
\$75,001 - \$125,000	29	15.03%	64.7	10	16	3	0
\$125,001 - \$175,000	20	10.36%	74.7	4	14	2	0
\$175,001 - \$275,000	63	32.64%	72.6	3	31	26	3
\$275,001 - \$325,000	23	11.92%	65.5	3	7	11	2
\$325,001 - \$425,000	27	13.99%	53.4	1	6	18	2
\$425,001 and up	22	11.40%	81.0	0	3	14	5
<b>Total Active Inventory by Units</b>	<b>193</b>			<b>26</b>	<b>79</b>	<b>76</b>	<b>12</b>
<b>Total Active Inventory by Volume</b>	<b>54,454,633</b>	<b>100%</b>	<b>69.6</b>	<b>3.66M</b>	<b>16.74M</b>	<b>26.10M</b>	<b>7.96M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$282,148</b>			<b>\$140,740</b>	<b>\$211,928</b>	<b>\$343,370</b>	<b>\$663,083</b>

# August 2025



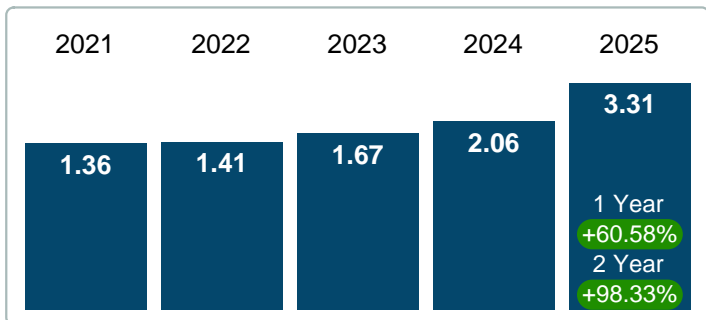
Area Delimited by County Of Washington - Residential Property Type



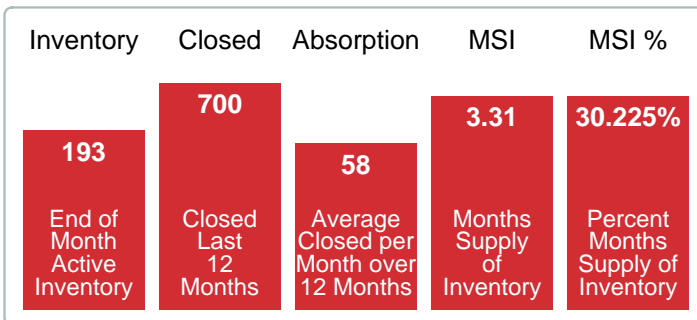
## MONTHS SUPPLY of INVENTORY (MSI)

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

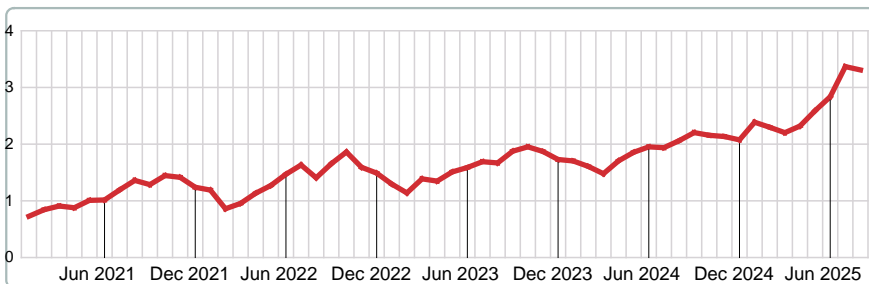
### MSI FOR AUGUST



### INDICATORS FOR AUGUST 2025

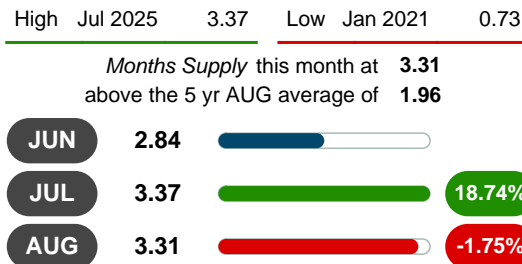


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 1.96



### 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	9	4.66%	1.71	1.94	0.83	8.00	0.00
\$75,001 - \$125,000	29	15.03%	4.58	6.32	3.56	12.00	0.00
\$125,001 - \$175,000	20	10.36%	1.79	2.67	1.66	1.60	0.00
\$175,001 - \$275,000	63	32.64%	3.32	2.57	2.70	4.33	9.00
\$275,001 - \$325,000	23	11.92%	4.60	36.00	4.00	3.77	8.00
\$325,001 - \$425,000	27	13.99%	3.90	3.00	3.27	4.32	3.43
\$425,001 and up	22	11.40%	4.71	0.00	2.25	7.00	3.75
Market Supply of Inventory (MSI)			3.31	3.59	2.49	4.51	4.80
Total Active Inventory by Units		100%	3.31	26	79	76	12

# August 2025



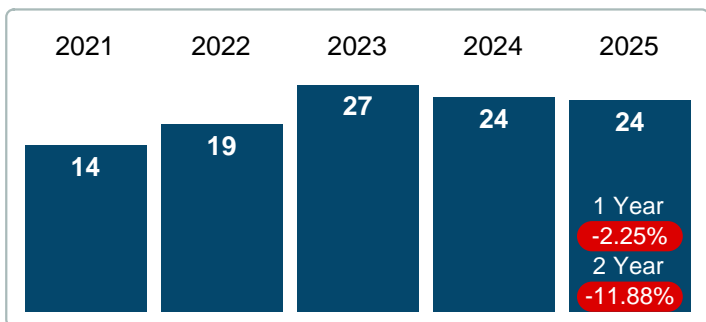
Area Delimited by County Of Washington - Residential Property Type



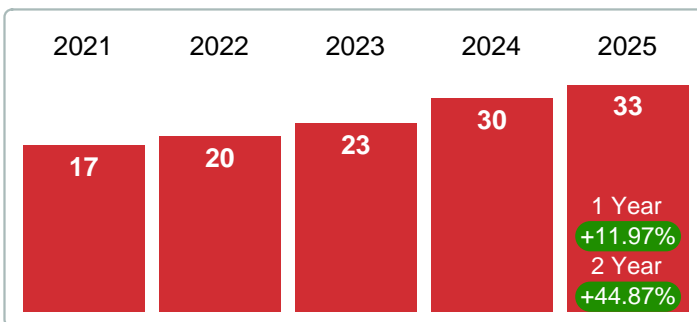
## AVERAGE DAYS ON MARKET TO SALE

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

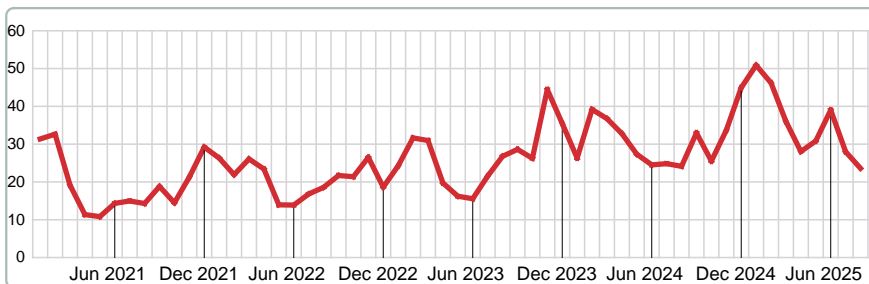
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 21

High Jan 2025 51 Low May 2021 11

Average Days on Market to Sale this month at 24 above the 5 yr AUG average of 21



### 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
\$75,000 and less <b>7</b>	10.94%	40	65	6	0	0
\$75,001 - \$150,000 <b>7</b>	10.94%	10	0	11	4	0
\$150,001 - \$175,000 <b>6</b>	9.38%	9	6	9	0	0
\$175,001 - \$225,000 <b>20</b>	31.25%	26	1	27	21	58
\$225,001 - \$275,000 <b>8</b>	12.50%	21	22	22	21	0
\$275,001 - \$375,000 <b>9</b>	14.06%	32	0	62	16	0
\$375,001 and up <b>7</b>	10.94%	18	1	13	12	69
<b>Average Closed DOM</b>		24	36	22	16	64
<b>Total Closed Units</b>	100%	24	8	36	18	2
<b>Total Closed Volume</b>		14,029,781	1.20M	6.70M	5.51M	620.00K

# August 2025



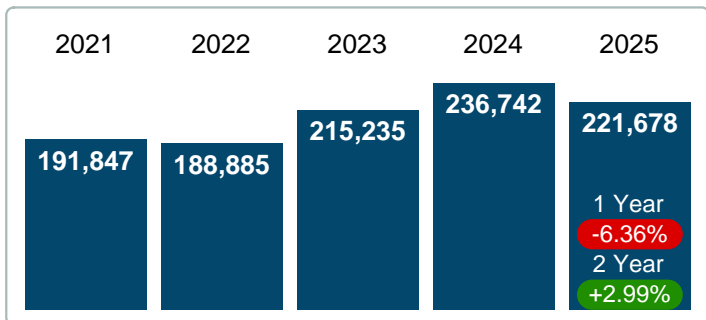
Area Delimited by County Of Washington - Residential Property Type



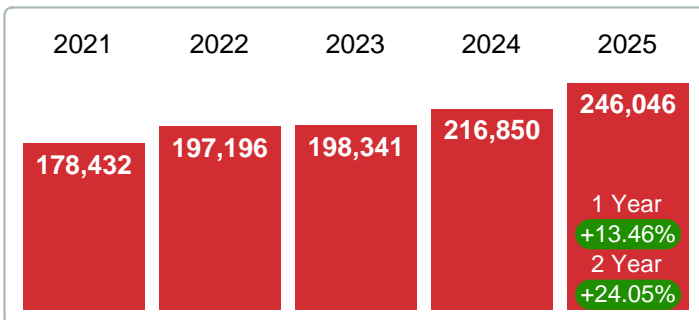
## AVERAGE LIST PRICE AT CLOSING

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

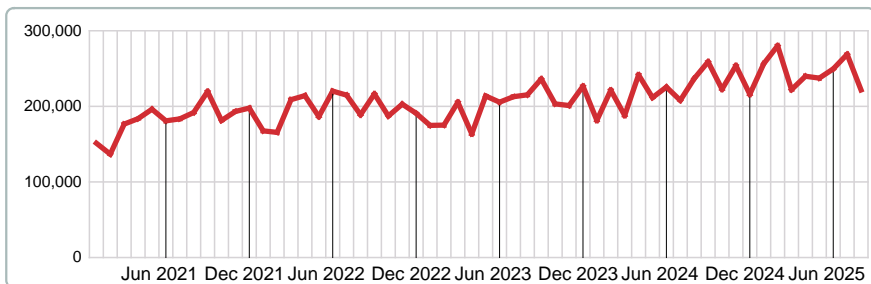
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

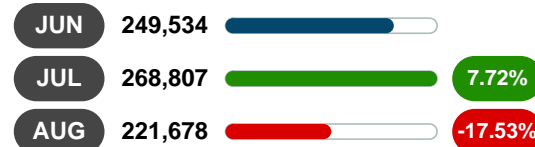


### 3 MONTHS

5 year AUG AVG = 210,877

High Feb 2025 280,108 Low Feb 2021 136,725

Average List Price at Closing this month at **221,678** above the 5 yr AUG average of **210,877**



### 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
\$75,000 and less	10.94%	57,914	48,475	70,500	0	0
\$75,001 - \$150,000	10.94%	114,971	0	115,800	110,000	0
\$150,001 - \$175,000	10.94%	163,529	154,900	162,960	0	0
\$175,001 - \$225,000	31.25%	198,511	225,000	194,055	194,833	199,900
\$225,001 - \$275,000	10.94%	251,829	254,900	235,000	256,975	0
\$275,001 - \$375,000	12.50%	323,813	0	322,167	337,333	0
\$375,001 and up	12.50%	438,625	394,000	390,000	462,500	475,000
<b>Average List Price</b>		<b>221,678</b>	<b>152,838</b>	<b>185,928</b>	<b>310,911</b>	<b>337,450</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>221,678</b>	<b>8</b>	<b>36</b>	<b>18</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>14,187,422</b>	<b>1.22M</b>	<b>6.69M</b>	<b>5.60M</b>	<b>674.90K</b>

# August 2025



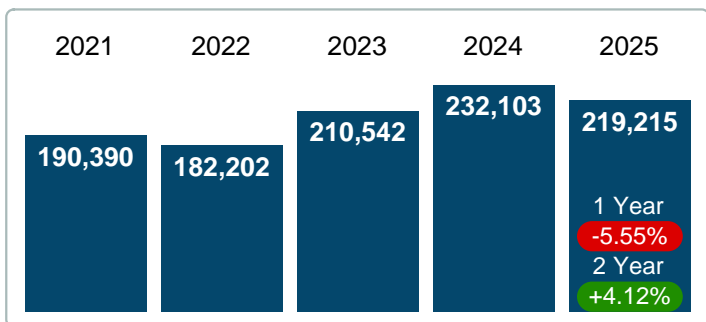
Area Delimited by County Of Washington - Residential Property Type



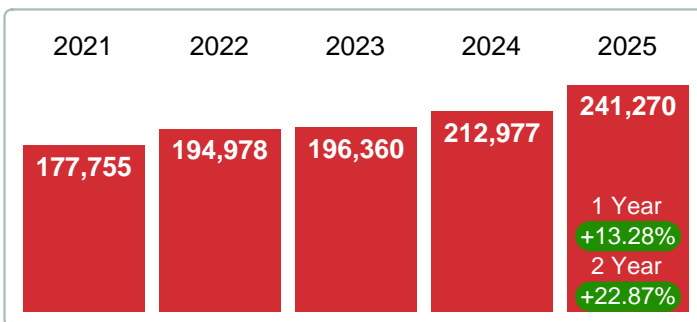
## AVERAGE SOLD PRICE AT CLOSING

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

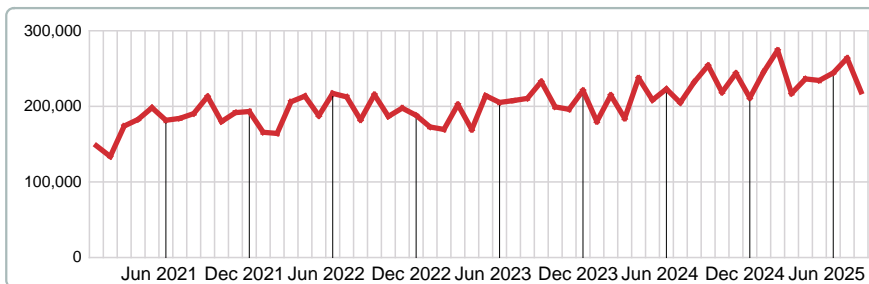
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

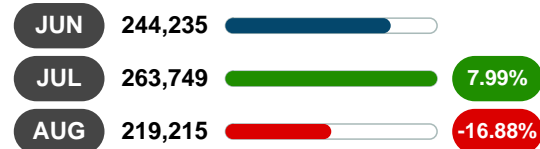


### 3 MONTHS

5 year AUG AVG = 206,890

High Feb 2025 274,166 Low Feb 2021 133,663

Average Sold Price at Closing this month at 219,215 above the 5 yr AUG average of 206,890



### 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
\$75,000 and less	10.94%	55,462	45,500	68,745	0	0
\$75,001 - \$150,000	10.94%	109,946	0	111,658	99,675	0
\$150,001 - \$175,000	9.38%	163,450	152,900	165,560	0	0
\$175,001 - \$225,000	31.25%	194,889	225,000	193,608	196,217	180,000
\$225,001 - \$275,000	12.50%	248,619	250,950	240,333	254,250	0
\$275,001 - \$375,000	14.06%	330,000	0	321,667	334,167	0
\$375,001 and up	10.94%	433,500	394,000	401,000	449,875	440,000
<b>Average Sold Price</b>		<b>219,215</b>	<b>150,606</b>	<b>185,975</b>	<b>306,101</b>	<b>310,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>219,215</b>	<b>8</b>	<b>36</b>	<b>18</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>14,029,781</b>	<b>1.20M</b>	<b>6.70M</b>	<b>5.51M</b>	<b>620.00K</b>

# August 2025



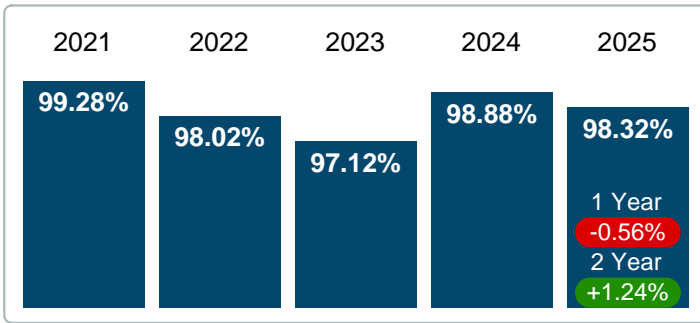
Area Delimited by County Of Washington - Residential Property Type



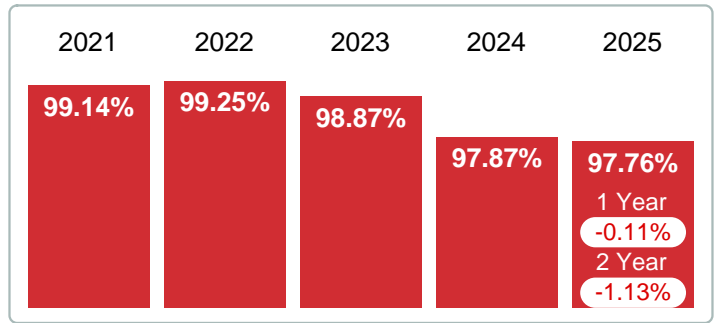
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

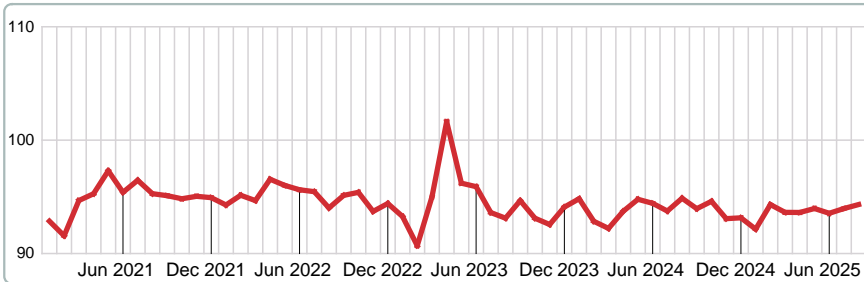
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

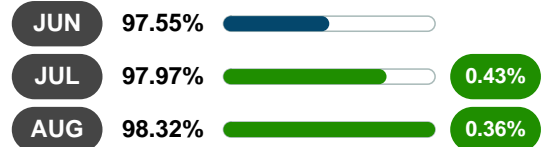


### 3 MONTHS

5 year AUG AVG = 98.32%

High Apr 2023 105.63% Low Feb 2023 94.69%

Average Sold/List Ratio this month at **98.32%**  
equal to 5 yr AUG average of **98.32%**



### 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	
\$75,000 and less	7	10.94%	92.18%	88.18%	97.50%	0.00%	0.00%	
\$75,001 - \$150,000	7	10.94%	95.40%	0.00%	96.19%	90.61%	0.00%	
\$150,001 - \$175,000	6	9.38%	101.16%	98.71%	101.65%	0.00%	0.00%	
\$175,001 - \$225,000	20	31.25%	99.49%	100.00%	99.86%	100.59%	90.05%	
\$225,001 - \$275,000	8	12.50%	100.13%	98.45%	102.37%	98.87%	0.00%	
\$275,001 - \$375,000	9	14.06%	99.50%	0.00%	99.88%	99.31%	0.00%	
\$375,001 and up	7	10.94%	98.03%	100.00%	102.82%	97.69%	92.63%	
Average Sold/List Ratio		98.30%		93.74%	99.59%	98.58%	91.34%	
Total Closed Units		64	100%	98.30%	8	36	18	2
Total Closed Volume		14,029,781			1.20M	6.70M	5.51M	620.00K

# August 2025



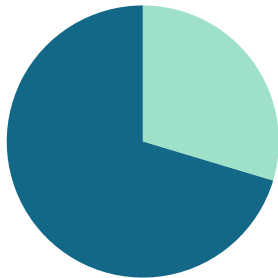
Area Delimited by County Of Washington - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

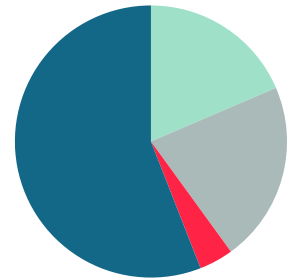


**Inventory**  
 New Listings  
**83 = 29.64%**  
 Start Inventory  
**197**  
 Total Inventory Units  
**280**  
 Volume  
**\$76,038,223**

### Market Activity

Closed Sales  
**64 = 18.55%**  
 Pending Sales  
**74 = 21.45%**  
 Other Off Market  
**14 = 4.06%**  
 Active Inventory  
**193 = 55.94%**

### MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	66	64	-3.03%	496	479	-3.43%
Pending Sales	53	74	39.62%	528	521	-1.33%
New Listings	67	83	23.88%	627	699	11.48%
Average List Price	236,742	221,678	-6.36%	216,850	246,046	13.46%
Average Sale Price	232,103	219,215	-5.55%	212,977	241,270	13.28%
Average Percent of Selling Price to List Price	98.88%	98.32%	-0.56%	97.87%	97.76%	-0.11%
Average Days on Market to Sale	24.14	23.59	-2.25%	29.86	33.43	11.97%
Monthly Inventory	125	193	54.40%	125	193	54.40%
Months Supply of Inventory	2.06	3.31	60.58%	2.06	3.31	60.58%

**Absorption:** Last 12 months, an Average of **58** Sales/Month

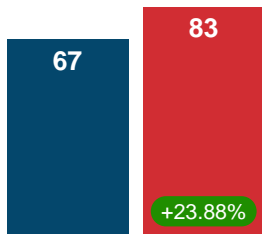
**Inventory** on August 31, 2025 = **193**

**2024** **2025**

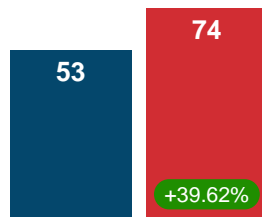
### AUGUST MARKET

### AVERAGE PRICES

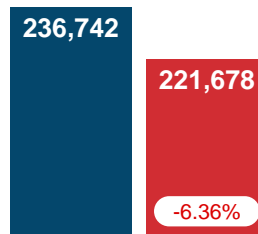
#### New Listings



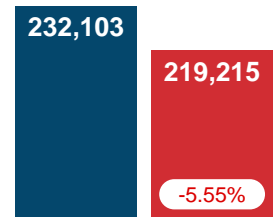
#### Pending Listings



#### List Price



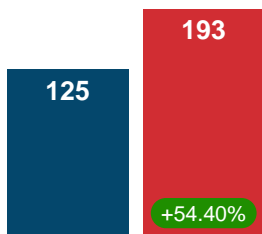
#### Sale Price



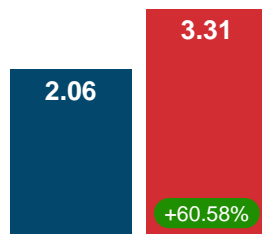
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

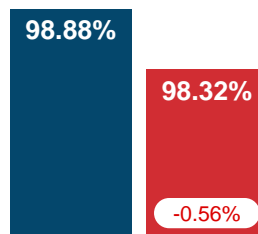
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

