

August 2025



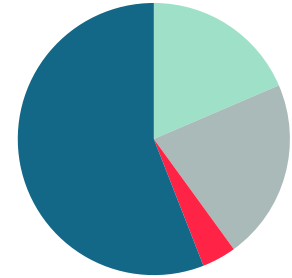
Area Delimited by County Of Washington - Residential Property Type



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%
Median List Price	186,750	198,950	6.53%
Median Sale Price	186,000	193,750	4.17%
Median Percent of Selling Price to List Price	99.66%	100.00%	0.34%
Median Days on Market to Sale	12.50	9.50	-24.00%
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.

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 **4.17%** in August 2025 to \$193,750 versus the previous year at \$186,000.

Median Days on Market Shortens

The median number of **9.50** days that homes spent on the market before selling decreased by 3.00 days or **24.00%** in August 2025 compared to last year's same month at **12.50** DOM.

Sales Success for August 2025 is Positive

Overall, with Median Prices going up 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.

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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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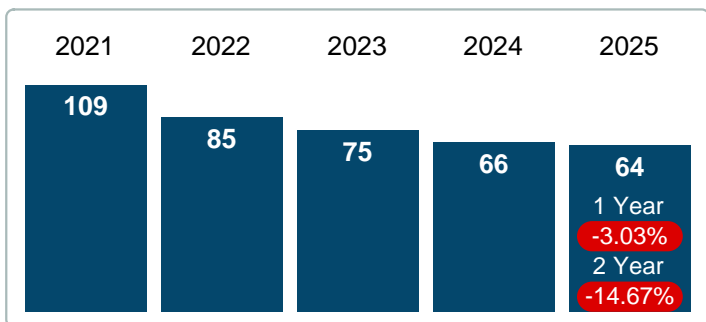
Area Delimited by County Of Washington - Residential Property Type



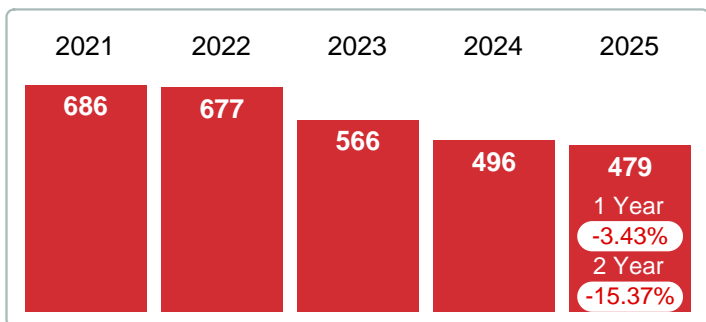
CLOSED LISTINGS

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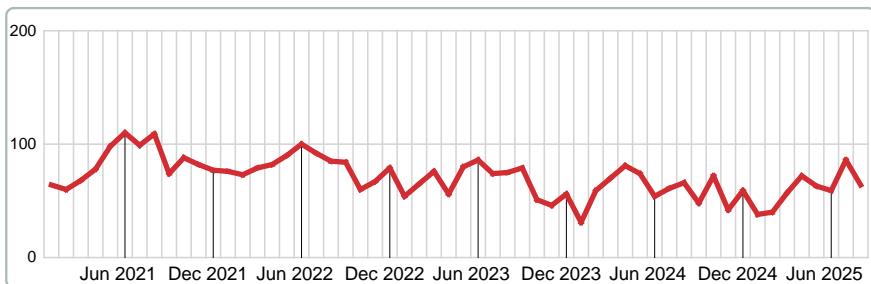
AUGUST



YEAR TO DATE (YTD)

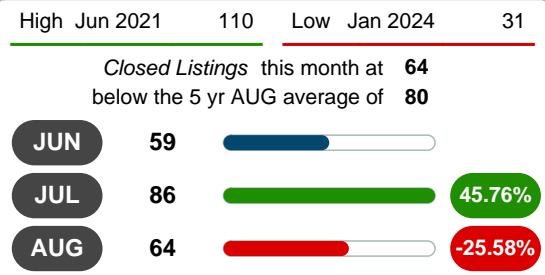


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 80



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	10.94%	14.0	4	3	0	0
\$75,001 - \$150,000	7	10.94%	4.0	0	6	1	0
\$150,001 - \$175,000	6	9.38%	5.5	1	5	0	0
\$175,001 - \$225,000	20	31.25%	15.5	1	15	3	1
\$225,001 - \$275,000	8	12.50%	15.5	1	3	4	0
\$275,001 - \$375,000	9	14.06%	7.0	0	3	6	0
\$375,001 and up	7	10.94%	13.0	1	1	4	1
Total Closed Units	64			8	36	18	2
Total Closed Volume	14,029,781	100%	9.5	1.20M	6.70M	5.51M	620.00K
Median Closed Price	\$193,750			\$113,700	\$183,500	\$302,000	\$310,000

August 2025



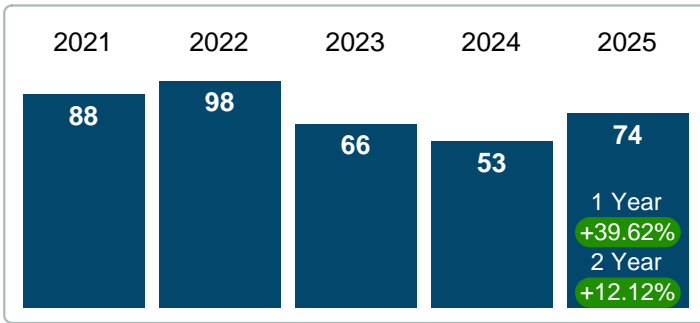
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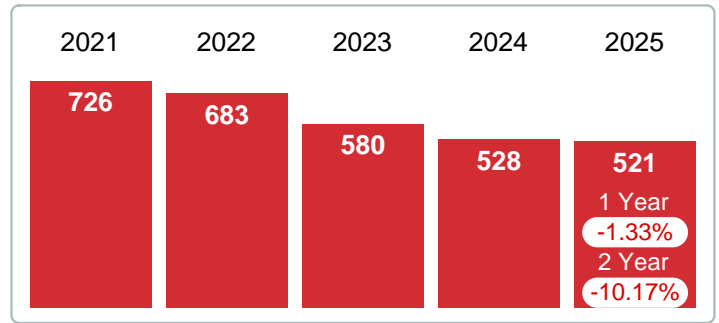
PENDING LISTINGS

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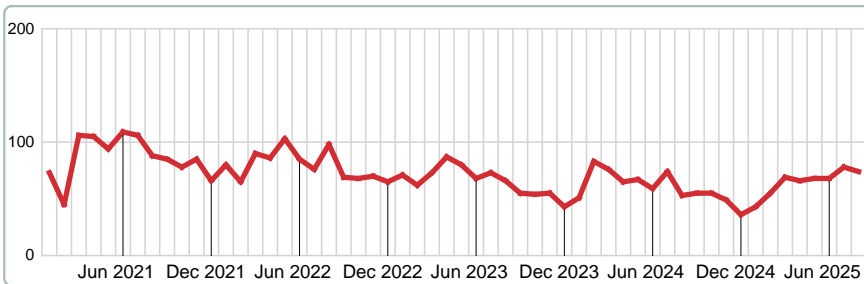
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	8.11%	11.5	2	4	0	0
\$75,001 - \$125,000	10	13.51%	25.5	3	7	0	0
\$125,001 - \$175,000	11	14.86%	12.0	2	5	4	0
\$175,001 - \$250,000	15	20.27%	32.0	1	11	3	0
\$250,001 - \$325,000	16	21.62%	24.5	1	3	12	0
\$325,001 - \$400,000	8	10.81%	40.0	1	2	5	0
\$400,001 and up	8	10.81%	12.5	0	4	3	1
Total Pending Units	74			10	36	27	1
Total Pending Volume	19,025,090	100%	17.0	1.53M	8.45M	8.15M	899.00K
Median Listing Price	\$220,000			\$126,450	\$189,000	\$284,900	\$899,000

August 2025



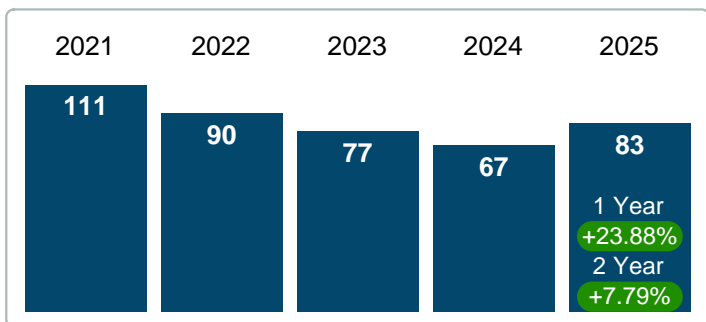
Area Delimited by County Of Washington - Residential Property Type



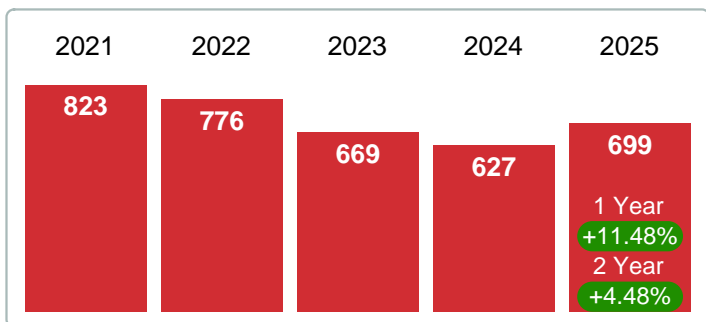
NEW LISTINGS

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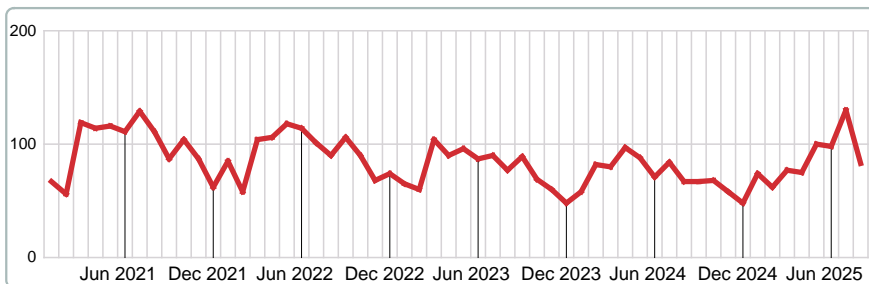
AUGUST



YEAR TO DATE (YTD)

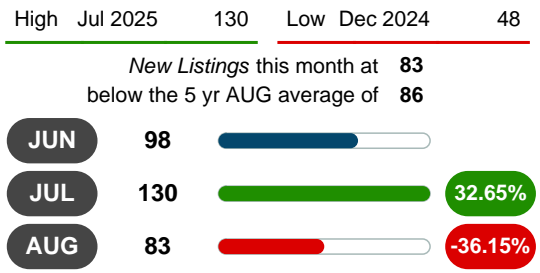


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 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
Total New Listed Units	83		11	43	27	2
Total New Listed Volume	20,778,673	100%	1.56M	10.20M	8.43M	589.40K
Median New Listed Listing Price	\$234,800		\$91,900	\$199,500	\$289,500	\$294,700

August 2025



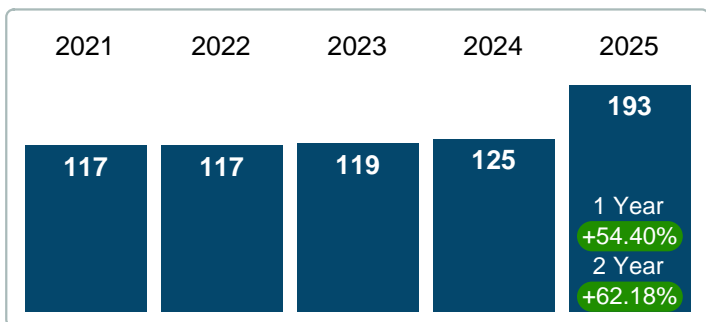
Area Delimited by County Of Washington - Residential Property Type



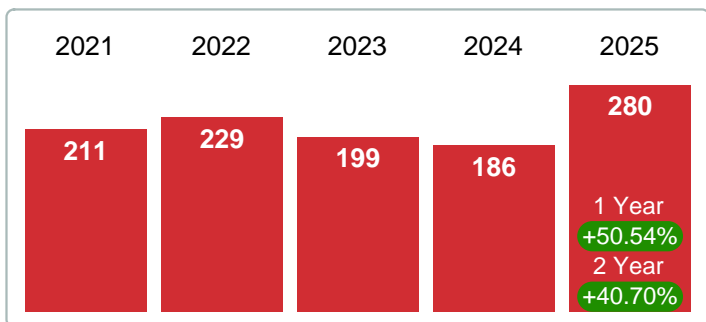
ACTIVE INVENTORY

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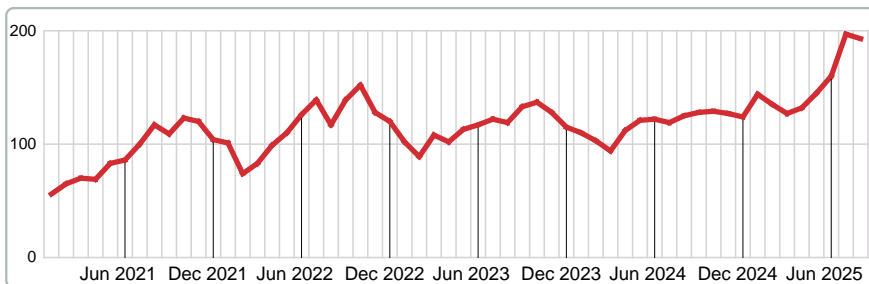
END OF AUGUST



ACTIVE DURING AUGUST

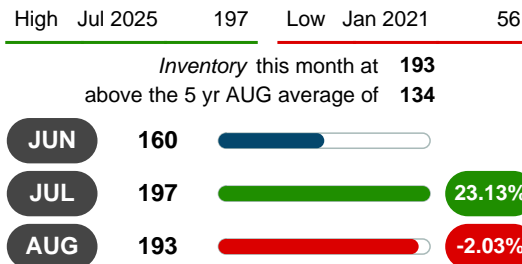


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 134



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9	4.66%	84.0	5	2	2	0
\$75,001 - \$125,000	29	15.03%	46.0	10	16	3	0
\$125,001 - \$175,000	20	10.36%	63.5	4	14	2	0
\$175,001 - \$275,000	63	32.64%	43.0	3	31	26	3
\$275,001 - \$325,000	23	11.92%	51.0	3	7	11	2
\$325,001 - \$425,000	27	13.99%	43.0	1	6	18	2
\$425,001 and up	22	11.40%	63.0	0	3	14	5
Total Active Inventory by Units	193			26	79	76	12
Total Active Inventory by Volume	54,454,633	100%	51.0	3.66M	16.74M	26.10M	7.96M
Median Active Inventory Listing Price	\$249,900			\$100,000	\$190,000	\$306,500	\$369,950

August 2025



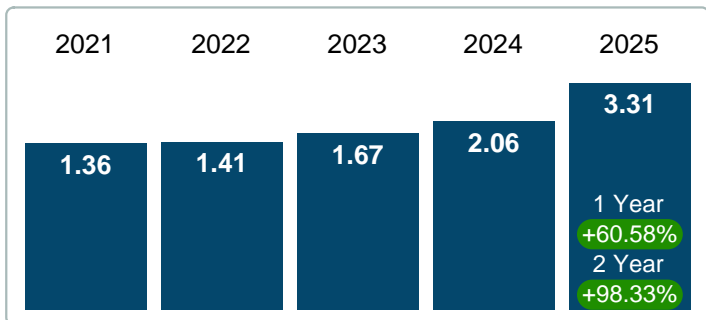
Area Delimited by County Of Washington - Residential Property Type



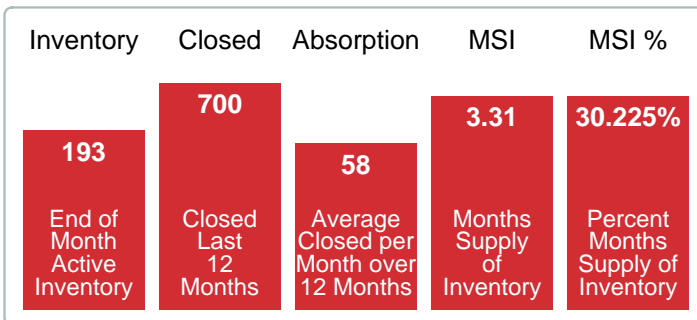
MONTHS SUPPLY of INVENTORY (MSI)

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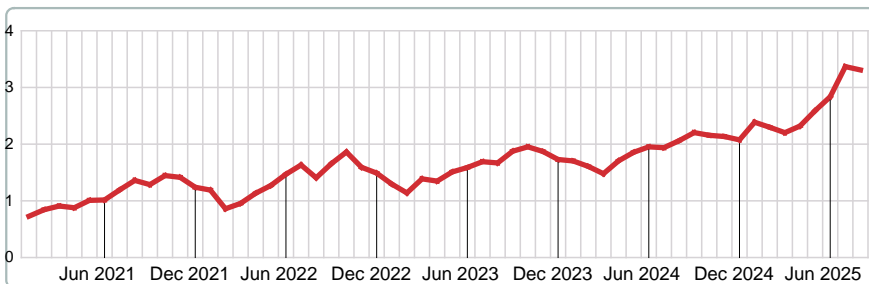
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025

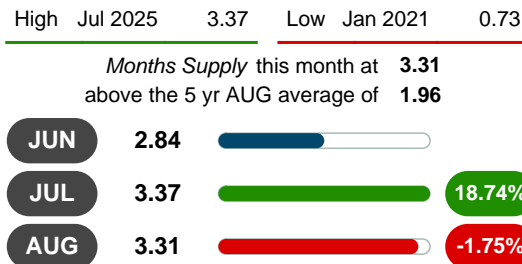


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 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

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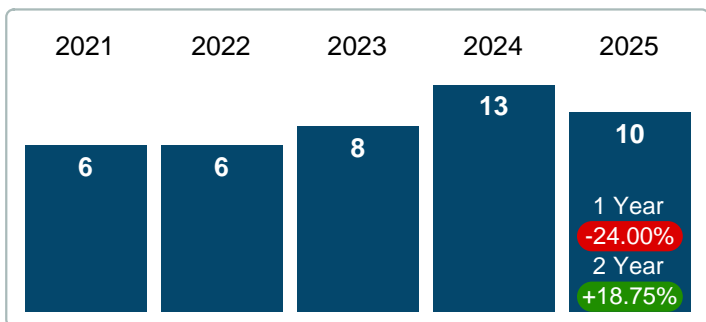
Area Delimited by County Of Washington - Residential Property Type



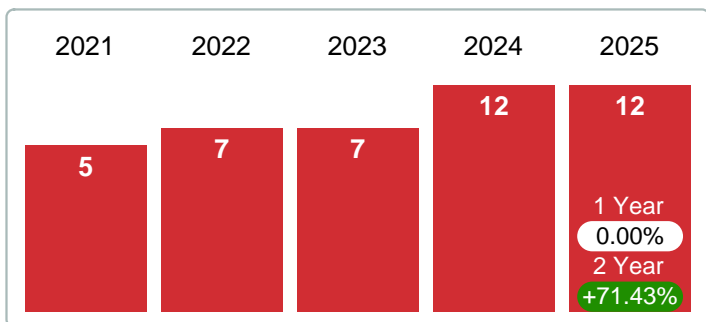
MEDIAN DAYS ON MARKET TO SALE

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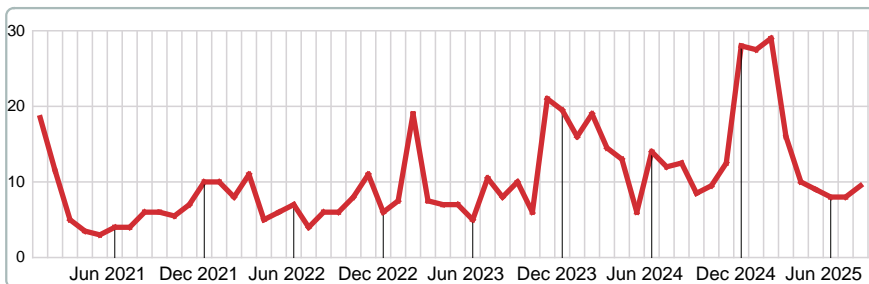
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

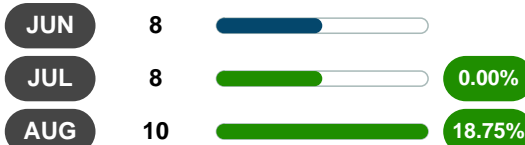


3 MONTHS

5 year AUG AVG = 8

High Feb 2025 29 Low May 2021 3

Median Days on Market to Sale this month at 10 above the 5 yr AUG average of 8



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
\$75,000 and less	10.94%	14	32	3	0	0
\$75,001 - \$150,000	10.94%	4	0	5	4	0
\$150,001 - \$175,000	9.38%	6	6	5	0	0
\$175,001 - \$225,000	31.25%	16	1	13	25	58
\$225,001 - \$275,000	12.50%	16	22	12	14	0
\$275,001 - \$375,000	14.06%	7	0	5	9	0
\$375,001 and up	10.94%	13	1	13	11	69
Median Closed DOM		10	11	9	10	64
Total Closed Units	100%	9.5	8	36	18	2
Total Closed Volume		14,029,781	1.20M	6.70M	5.51M	620.00K

August 2025



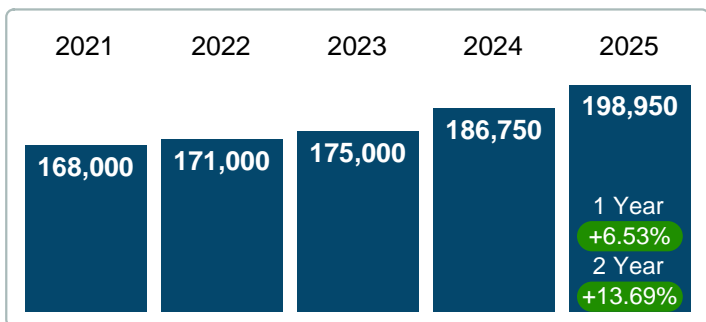
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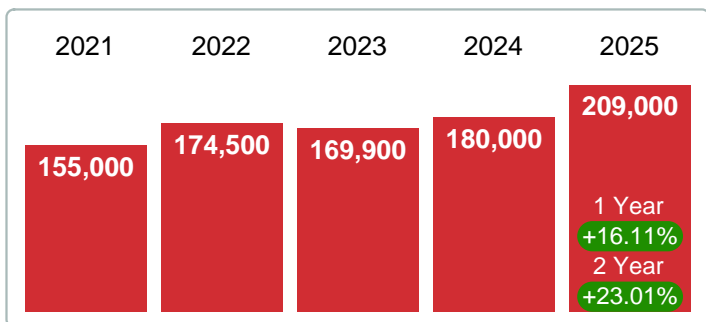
MEDIAN LIST PRICE AT CLOSING

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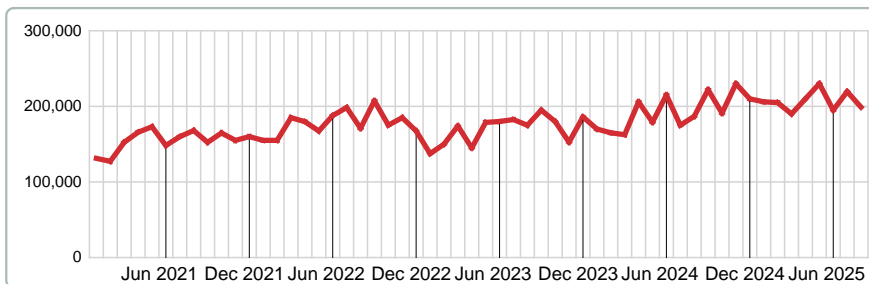
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

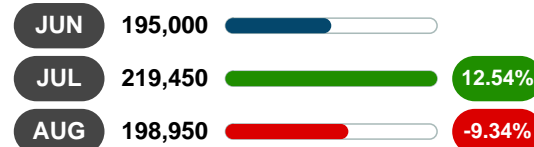


3 MONTHS

5 year AUG AVG = 179,940

High May 2025 230,000 Low Feb 2021 127,250

Median List Price at Closing this month at **198,950**
above the 5 yr AUG average of **179,940**



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
\$75,000 and less	10.94%	68,000	52,250	70,000	0	0
\$75,001 - \$150,000	10.94%	114,900	0	114,950	110,000	0
\$150,001 - \$175,000	10.94%	160,000	154,900	162,500	0	0
\$175,001 - \$225,000	31.25%	196,500	225,000	195,000	190,000	199,900
\$225,001 - \$275,000	10.94%	254,000	254,900	240,000	254,450	0
\$275,001 - \$375,000	12.50%	320,000	0	306,500	325,000	0
\$375,001 and up	12.50%	425,000	394,000	390,000	435,000	475,000
Median List Price		198,950	114,700	182,500	297,500	337,450
Total Closed Units	100%	198,950	8	36	18	2
Total Closed Volume		14,187,422	1.22M	6.69M	5.60M	674.90K

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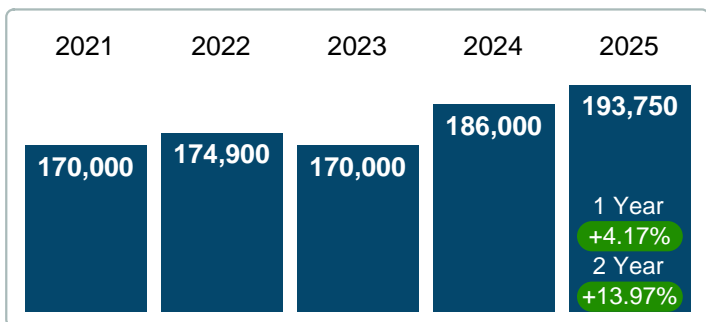
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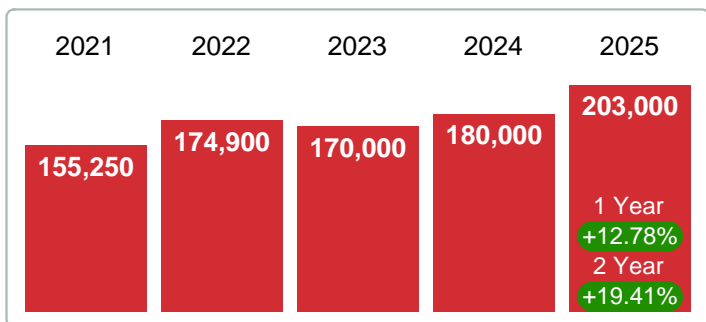
MEDIAN SOLD PRICE AT CLOSING

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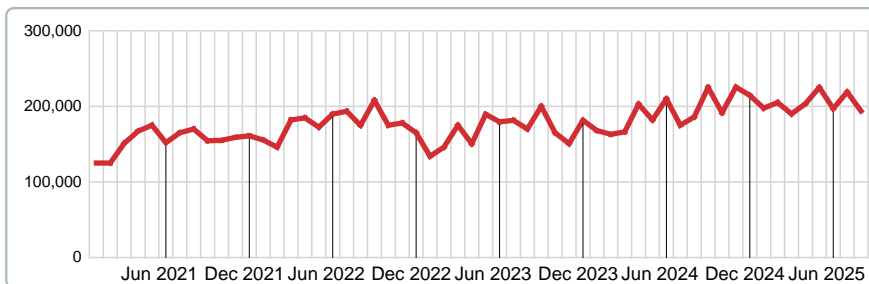
AUGUST



YEAR TO DATE (YTD)

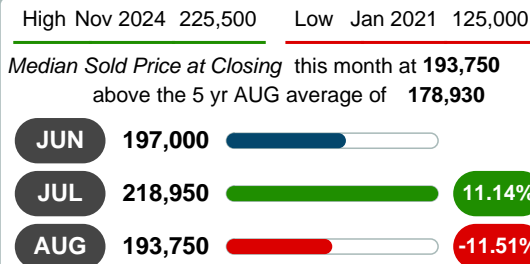


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 178,930



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
\$75,000 and less	7	10.94%	60,000	48,750	71,234	0	0
\$75,001 - \$150,000	7	10.94%	103,000	0	104,975	99,675	0
\$150,001 - \$175,000	6	9.38%	163,650	152,900	164,800	0	0
\$175,001 - \$225,000	20	31.25%	191,550	225,000	192,000	185,000	180,000
\$225,001 - \$275,000	8	12.50%	250,000	250,950	241,000	253,500	0
\$275,001 - \$375,000	9	14.06%	320,000	0	300,000	328,500	0
\$375,001 and up	7	10.94%	439,000	394,000	401,000	449,500	440,000
Median Sold Price			193,750	113,700	183,500	302,000	310,000
Total Closed Units		100%	193,750	8	36	18	2
Total Closed Volume			14,029,781	1.20M	6.70M	5.51M	620.00K

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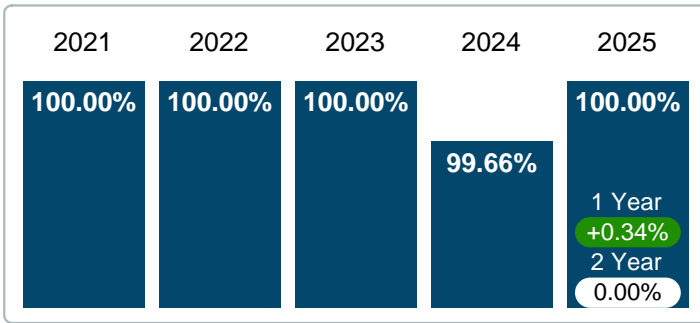
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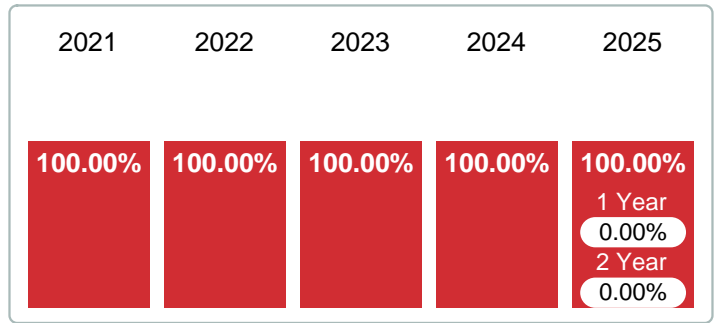
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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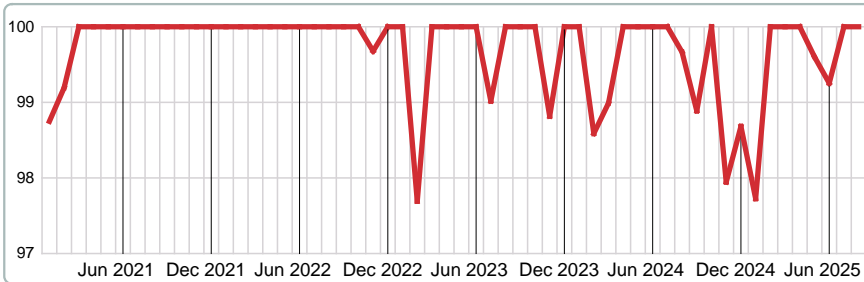
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

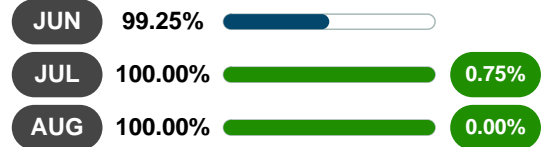


3 MONTHS

5 year AUG AVG = 99.93%

High Aug 2025 100.00% Low Feb 2023 97.69%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr AUG average of **99.93%**



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
\$75,000 and less	7	10.94%	98.25%	92.81%	102.04%	0.00%	0.00%
\$75,001 - \$150,000	7	10.94%	94.44%	0.00%	97.22%	90.61%	0.00%
\$150,001 - \$175,000	6	9.38%	100.88%	98.71%	103.00%	0.00%	0.00%
\$175,001 - \$225,000	20	31.25%	100.00%	100.00%	100.00%	102.78%	90.05%
\$225,001 - \$275,000	8	12.50%	100.00%	98.45%	100.00%	99.62%	0.00%
\$275,001 - \$375,000	9	14.06%	100.00%	0.00%	100.00%	100.30%	0.00%
\$375,001 and up	7	10.94%	100.00%	100.00%	102.82%	98.88%	92.63%
Median Sold/List Ratio		100.00%		98.58%	100.00%	100.30%	91.34%
Total Closed Units		64	100%	8	36	18	2
Total Closed Volume		14,029,781		1.20M	6.70M	5.51M	620.00K

August 2025



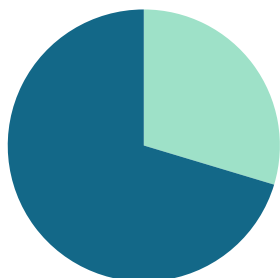
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY

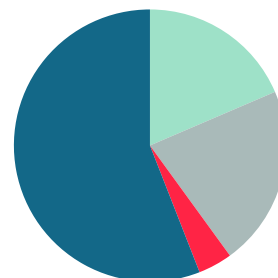


Inventory
 New Listings **83 = 29.64%**
 Start Inventory **197**
 Total Inventory Units **280**
 Volume **\$76,038,223**

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%
Median List Price	186,750	198,950	6.53%	180,000	209,000	16.11%
Median Sale Price	186,000	193,750	4.17%	180,000	203,000	12.78%
Median Percent of Selling Price to List Price	99.66%	100.00%	0.34%	100.00%	100.00%	0.00%
Median Days on Market to Sale	12.50	9.50	-24.00%	12.00	12.00	0.00%
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%

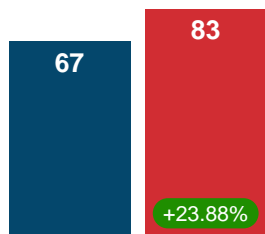
Absorption: Last 12 months, an Average of **58** Sales/Month

Inventory on August 31, 2025 = **193** 2024 2025

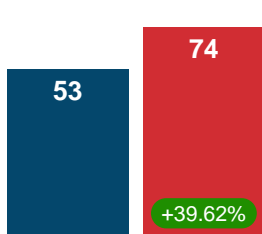
AUGUST MARKET

MEDIAN PRICES

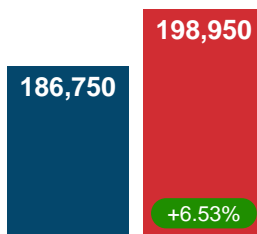
New Listings



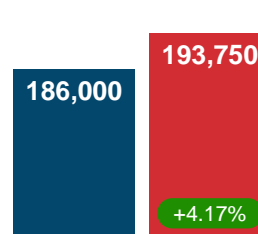
Pending Listings



List Price



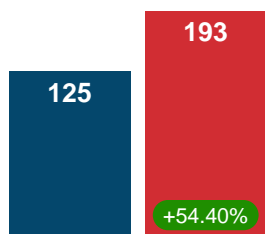
Sale Price



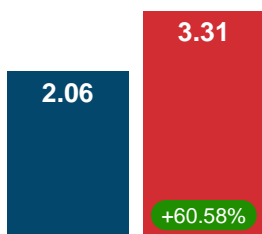
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

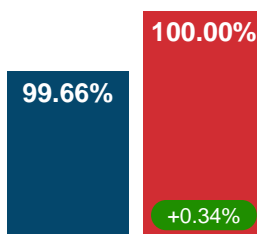
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

