

September 2025



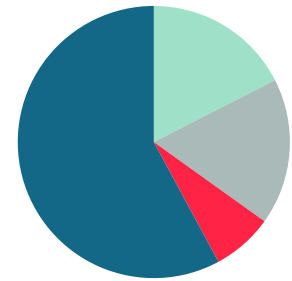
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Oct 17, 2025 for MLS Technology Inc.

Compared Metrics	September		
	2024	2025	+/-%
Closed Listings	641	730	13.88%
Pending Listings	656	727	10.82%
New Listings	978	1,042	6.54%
Median List Price	274,500	283,700	3.35%
Median Sale Price	267,770	279,103	4.23%
Median Percent of Selling Price to List Price	99.15%	99.01%	-0.14%
Median Days on Market to Sale	17.00	20.00	17.65%
End of Month Inventory	2,221	2,417	8.82%
Months Supply of Inventory	3.25	3.35	3.06%



■ Closed (17.48%)
■ Pending (17.41%)
■ Other OffMarket (7.23%)
■ Active (57.88%)

Absorption: Last 12 months, an Average of **722** Sales/Month
Active Inventory as of September 30, 2025 = **2,417**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2025 rose **8.82%** to 2,417 existing homes available for sale. Over the last 12 months this area has had an average of 722 closed sales per month. This represents an unsold inventory index of **3.35** 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 **4.23%** in September 2025 to \$279,103 versus the previous year at \$267,770.

Median Days on Market Lengthens

The median number of **20.00** days that homes spent on the market before selling increased by 3.00 days or **17.65%** in September 2025 compared to last year's same month at **17.00** DOM.

Sales Success for September 2025 is Positive

Overall, with Median Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 1,042 New Listings in September 2025, up **6.54%** from last year at 978. Furthermore, there were 730 Closed Listings this month versus last year at 641, a **13.88%** increase.

Closed versus Listed trends yielded a **70.1%** ratio, up from previous year's, September 2024, at **65.5%**, a **6.89%** 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

September 2025



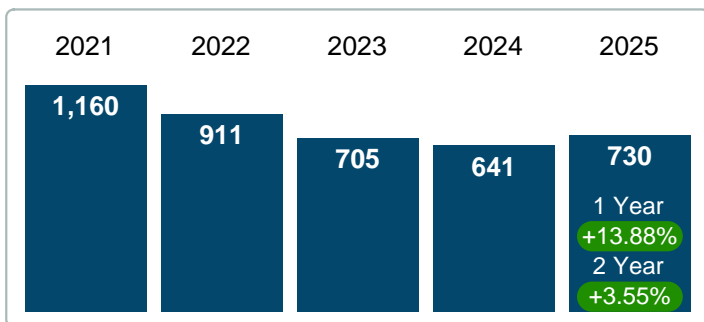
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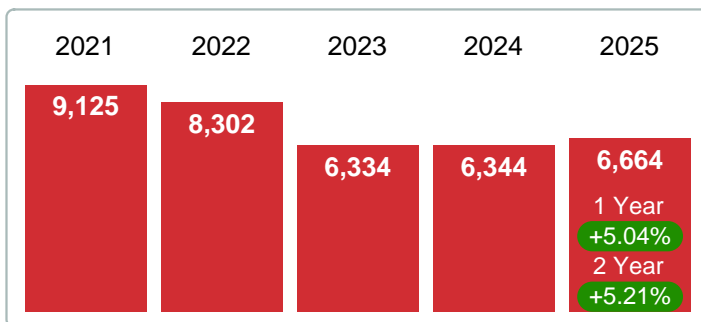
CLOSED LISTINGS

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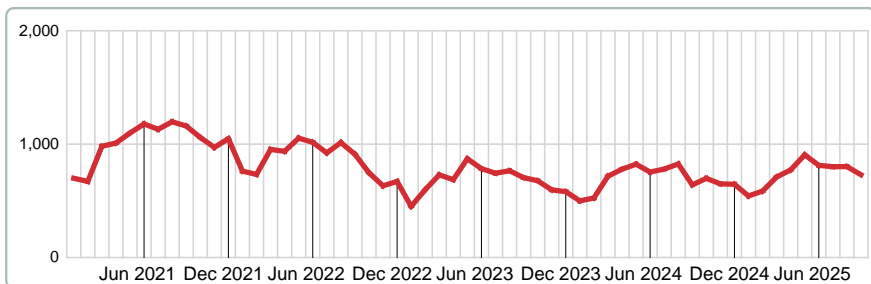
SEPTEMBER



YEAR TO DATE (YTD)

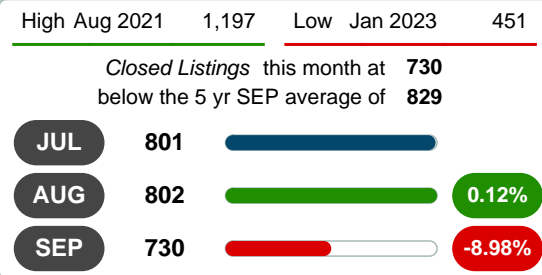


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 829



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	78	10.68%	14.0	33	37	8	0
\$150,001 - \$200,000	83	11.37%	8.0	14	60	9	0
\$200,001 - \$225,000	72	9.86%	18.0	7	57	8	0
\$225,001 - \$300,000	189	25.89%	19.0	11	120	53	5
\$300,001 - \$375,000	121	16.58%	25.0	7	54	52	8
\$375,001 - \$550,000	111	15.21%	21.0	5	34	59	13
\$550,001 and up	76	10.41%	42.5	0	16	37	23
Total Closed Units	730			77	378	226	49
Total Closed Volume	237,321,839	100%	20.0	14.35M	103.98M	90.60M	28.39M
Median Closed Price	\$279,103			\$169,000	\$244,500	\$350,000	\$510,000

September 2025



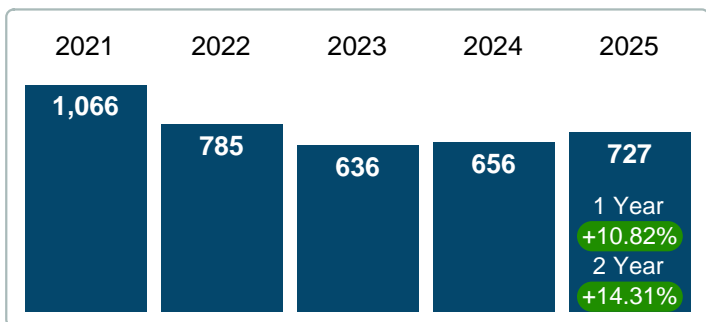
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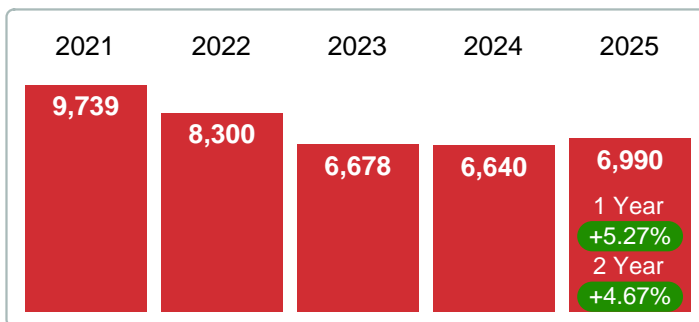
PENDING LISTINGS

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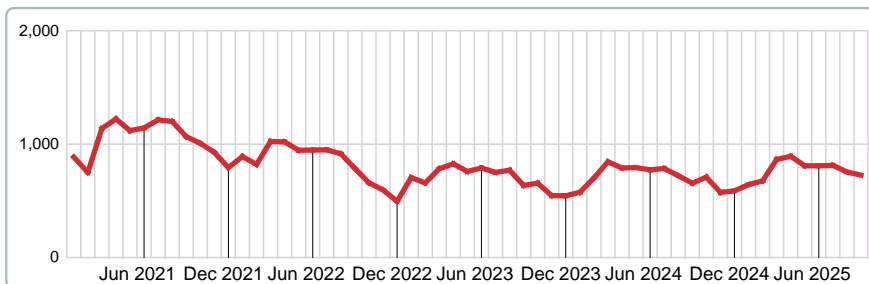
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

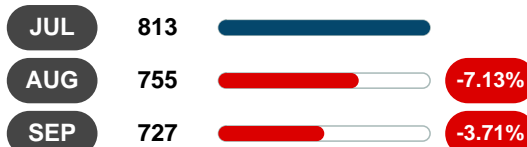


3 MONTHS

5 year SEP AVG = 774

High Apr 2021 1,222 Low Dec 2022 496

Pending Listings this month at **727**
below the 5 yr SEP average of **774**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	61	8.39%	14.0	29	29	2	1
\$125,001 - \$175,000	73	10.04%	21.0	24	43	6	0
\$175,001 - \$225,000	100	13.76%	23.5	13	76	11	0
\$225,001 - \$300,000	182	25.03%	23.0	19	118	44	1
\$300,001 - \$375,000	118	16.23%	25.5	9	50	50	9
\$375,001 - \$525,000	122	16.78%	30.0	3	42	60	17
\$525,001 and up	71	9.77%	54.0	0	11	43	17
Total Pending Units	727			97	369	216	45
Total Pending Volume	232,810,089	100%	26.0	18.21M	98.07M	90.45M	26.07M
Median Listing Price	\$279,900			\$159,900	\$249,900	\$370,000	\$445,000

September 2025



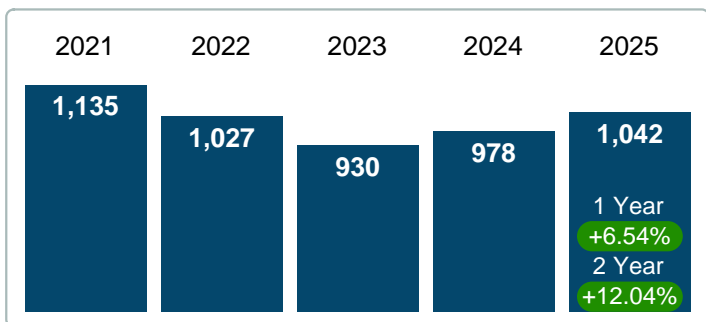
Area Delimited by County Of Tulsa - Residential Property Type



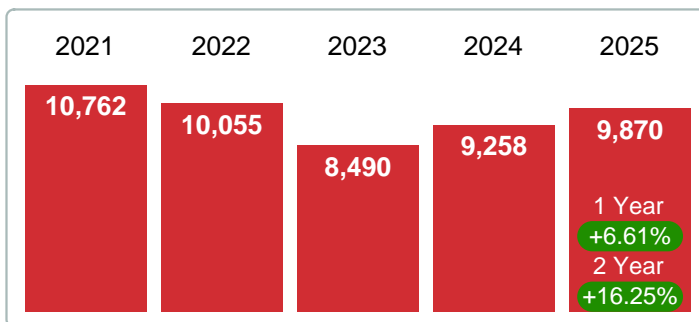
NEW LISTINGS

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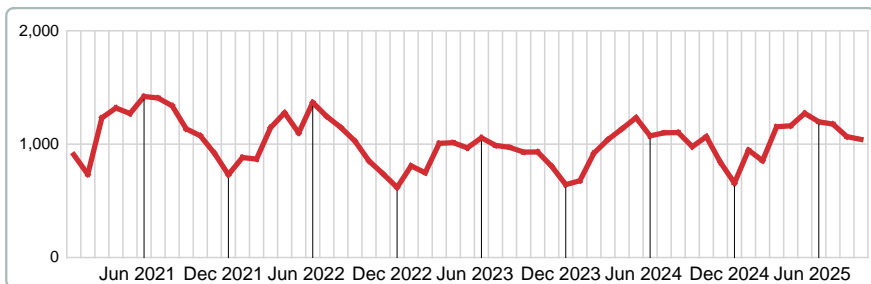
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

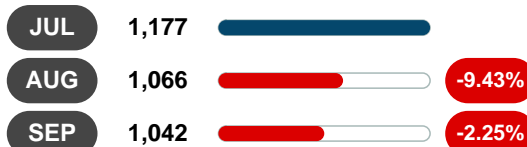


3 MONTHS

5 year SEP AVG = 1,022

High Jun 2021 1,420 Low Dec 2022 618

New Listings this month at **1,042**
above the 5 yr SEP average of **1,022**



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	78	7.49%	38	33	5	2
\$125,001 - \$175,000	100	9.60%	33	60	7	0
\$175,001 - \$250,000	208	19.96%	25	156	27	0
\$250,001 - \$325,000	246	23.61%	12	152	73	9
\$325,001 - \$400,000	162	15.55%	7	66	83	6
\$400,001 - \$575,000	140	13.44%	8	45	72	15
\$575,001 and up	108	10.36%	2	24	58	24
Total New Listed Units	1,042		125	536	325	56
Total New Listed Volume	363,555,382	100%	25.29M	153.78M	145.18M	39.30M
Median New Listed Listing Price	\$289,995		\$160,000	\$259,700	\$379,900	\$501,000

September 2025



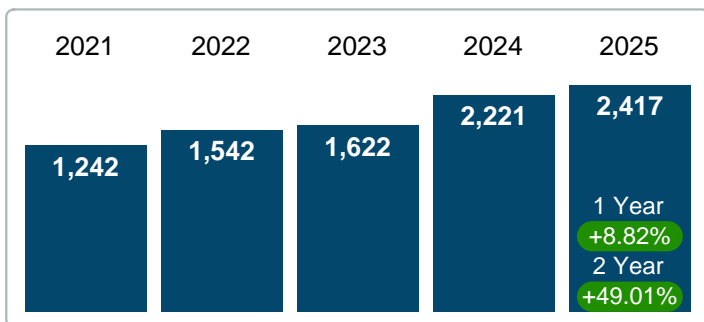
Area Delimited by County Of Tulsa - Residential Property Type



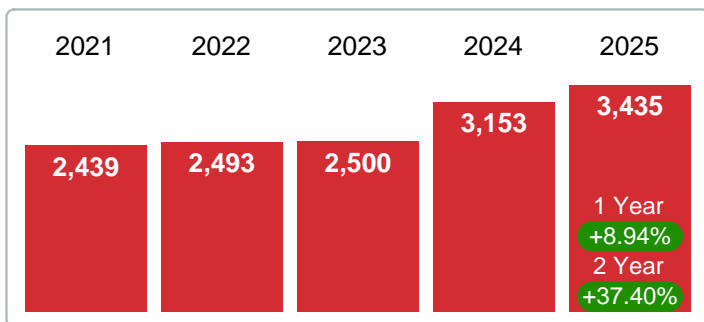
ACTIVE INVENTORY

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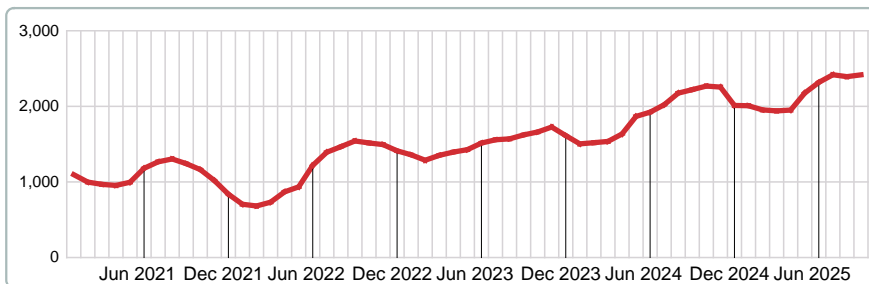
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 1,809

High Jul 2025 2,418 Low Feb 2022 682

Inventory this month at 2,417 above the 5 yr SEP average of 1,809



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	243	10.05%	50.0	145	83	14	1
\$150,001 - \$225,000	295	12.21%	40.0	61	203	29	2
\$225,001 - \$275,000	315	13.03%	44.0	27	231	55	2
\$275,001 - \$400,000	639	26.44%	48.0	26	286	291	36
\$400,001 - \$525,000	379	15.68%	78.0	21	155	161	42
\$525,001 - \$700,000	303	12.54%	81.0	8	74	181	40
\$700,001 and up	243	10.05%	64.0	23	32	103	85
Total Active Inventory by Units	2,417			311	1,064	834	208
Total Active Inventory by Volume	1,018,315,508	100%	55.0	77.43M	349.51M	416.50M	174.88M
Median Active Inventory Listing Price	\$339,900			\$160,000	\$279,945	\$425,000	\$614,000

September 2025



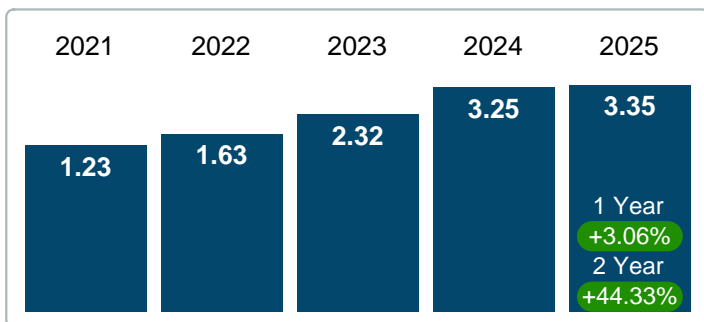
Area Delimited by County Of Tulsa - Residential Property Type



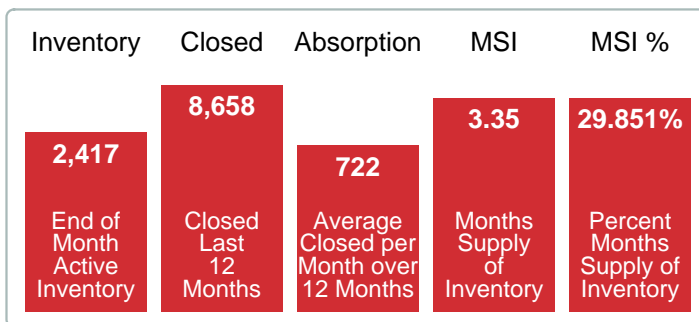
MONTHS SUPPLY of INVENTORY (MSI)

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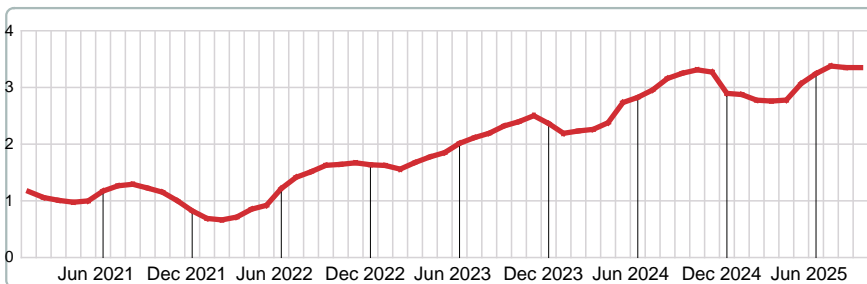
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2025

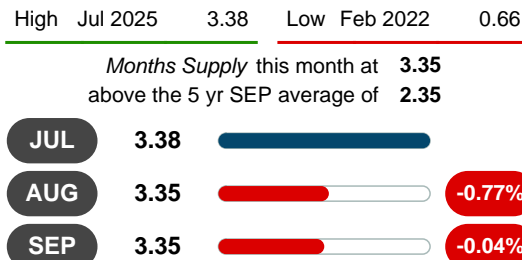


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 2.35



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
\$150,000 and less	243	10.05%	2.77	3.77	1.91	2.71	2.00
\$150,001 - \$225,000	295	12.21%	1.92	2.36	1.83	1.72	8.00
\$225,001 - \$275,000	315	13.03%	2.58	2.87	2.59	2.53	1.04
\$275,001 - \$400,000	639	26.44%	3.28	3.03	3.18	3.40	3.40
\$400,001 - \$525,000	379	15.68%	4.89	6.81	6.53	3.93	4.31
\$525,001 - \$700,000	303	12.54%	5.92	10.67	7.10	5.61	5.16
\$700,001 and up	243	10.05%	7.08	55.20	6.40	5.91	7.39
Market Supply of Inventory (MSI)			3.35	3.59	2.86	3.79	4.92
Total Active Inventory by Units		100%	3.35	311	1,064	834	208

September 2025



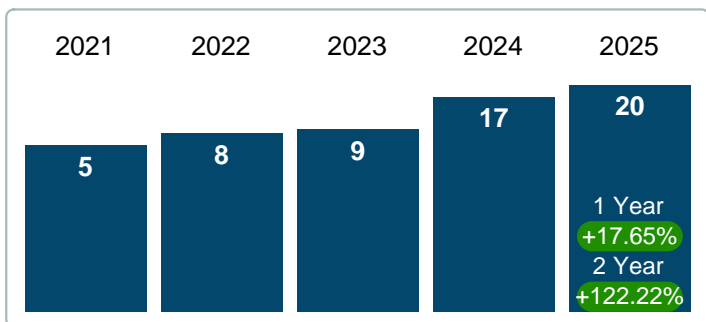
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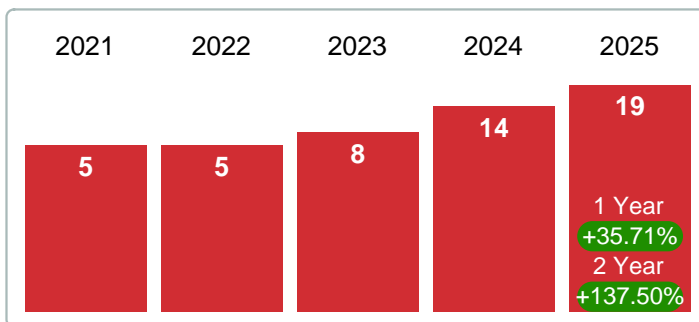
MEDIAN DAYS ON MARKET TO SALE

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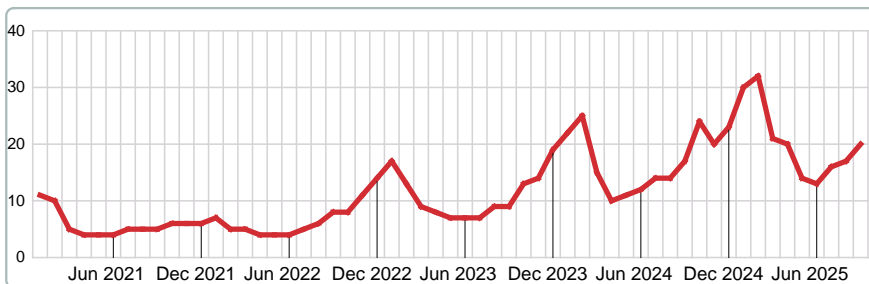
SEPTEMBER



YEAR TO DATE (YTD)

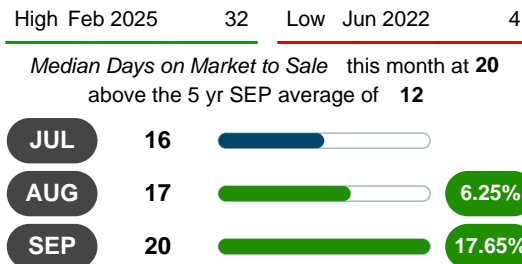


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 12



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	10.68%	14	24	9	9	0
\$150,001 - \$200,000	11.37%	8	19	9	5	0
\$200,001 - \$225,000	9.86%	18	19	19	8	0
\$225,001 - \$300,000	25.89%	19	25	21	17	8
\$300,001 - \$375,000	16.58%	25	28	21	27	50
\$375,001 - \$550,000	15.21%	21	9	25	19	32
\$550,001 and up	10.41%	43	0	33	66	41
Median Closed DOM		20	21	19	21	41
Total Closed Units	100%	730	77	378	226	49
Total Closed Volume		237,321,839	14.35M	103.98M	90.60M	28.39M

September 2025



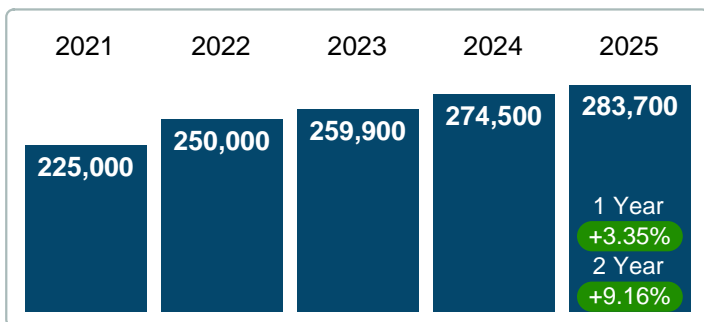
Area Delimited by County Of Tulsa - Residential Property Type



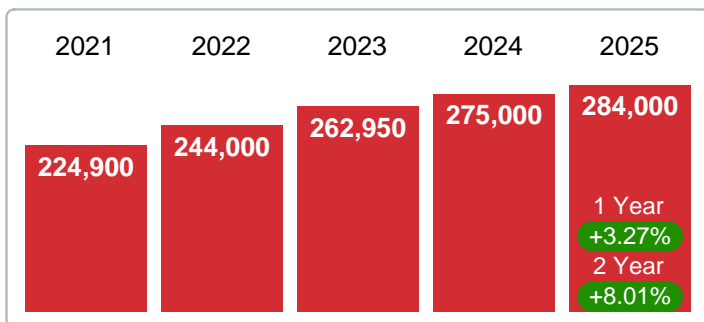
MEDIAN LIST PRICE AT CLOSING

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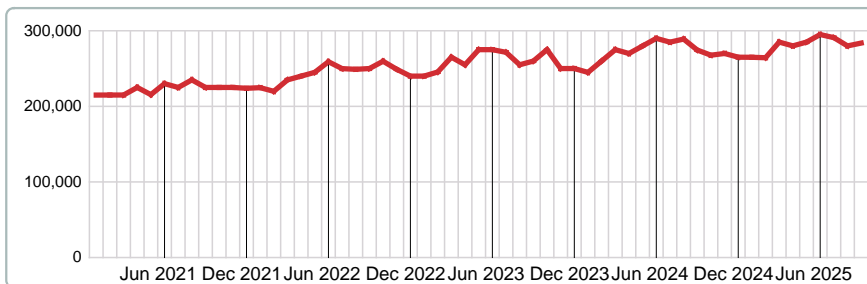
SEPTEMBER



YEAR TO DATE (YTD)

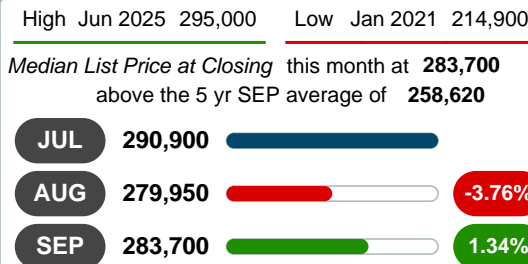


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 258,620



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	10.41%	119,950	103,250	125,000	124,750	0
\$150,001 - \$200,000	10.96%	182,750	177,700	185,000	165,000	0
\$200,001 - \$225,000	10.00%	215,000	219,900	215,750	212,500	0
\$225,001 - \$300,000	25.34%	265,000	256,900	259,999	279,000	275,000
\$300,001 - \$375,000	16.58%	334,900	327,900	329,950	335,000	350,000
\$375,001 - \$550,000	16.71%	449,900	420,000	428,250	455,000	459,950
\$550,001 and up	10.00%	694,500	0	662,450	699,000	736,743
Median List Price		283,700	175,500	249,450	350,000	500,000
Total Closed Units	100%	730	77	378	226	49
Total Closed Volume		242,392,785	14.87M	105.89M	92.79M	28.85M

September 2025



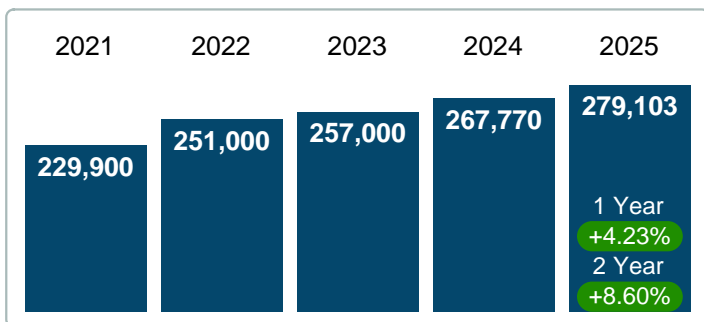
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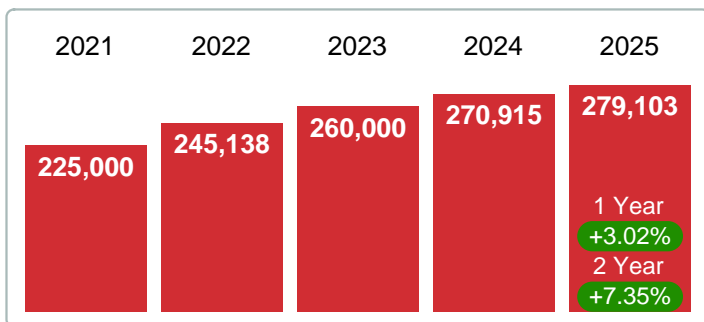
MEDIAN SOLD PRICE AT CLOSING

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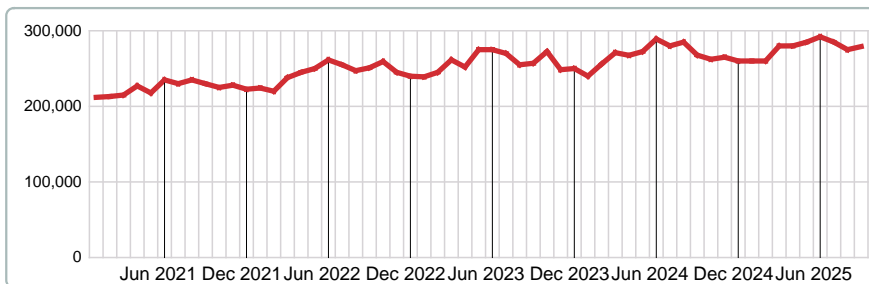
SEPTEMBER



YEAR TO DATE (YTD)

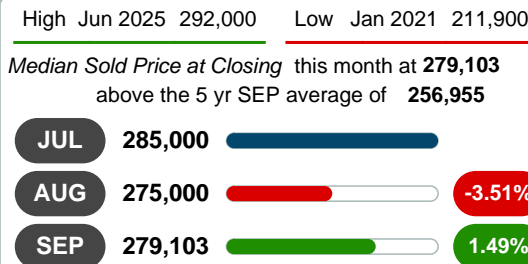


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 256,955



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	10.68%	113,500	93,000	120,000	121,425	0
\$150,001 - \$200,000	11.37%	185,000	176,000	185,000	175,000	0
\$200,001 - \$225,000	9.86%	215,000	215,000	214,900	217,500	0
\$225,001 - \$300,000	25.89%	265,000	255,000	260,000	279,000	265,000
\$300,001 - \$375,000	16.58%	328,000	320,000	327,500	328,000	334,750
\$375,001 - \$550,000	15.21%	441,439	390,500	439,950	456,000	430,000
\$550,001 and up	10.41%	669,500	0	635,000	670,000	726,000
Median Sold Price		279,103	169,000	244,500	350,000	510,000
Total Closed Units	100%	730	77	378	226	49
Total Closed Volume		237,321,839	14.35M	103.98M	90.60M	28.39M

September 2025



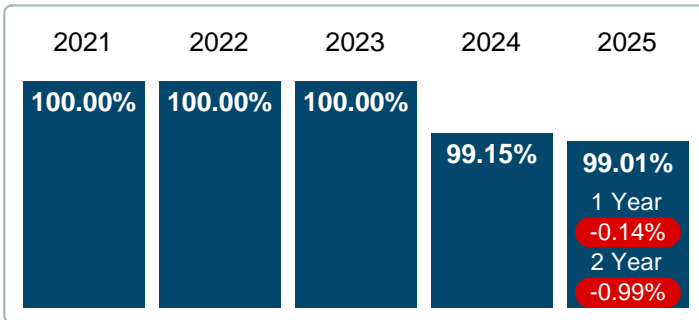
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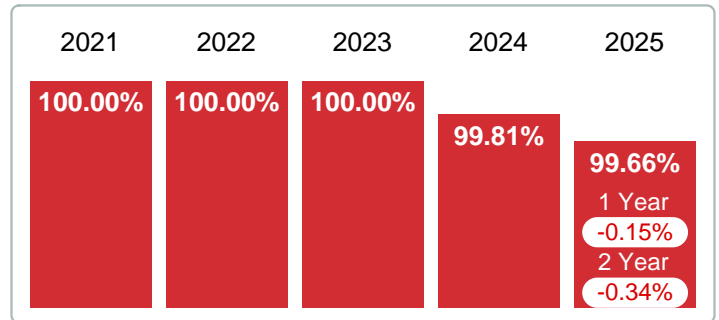
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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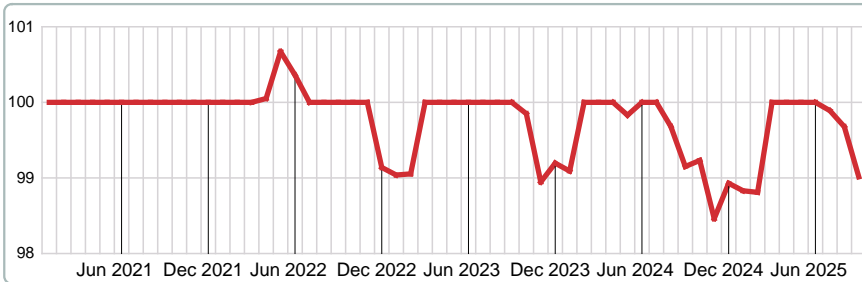
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

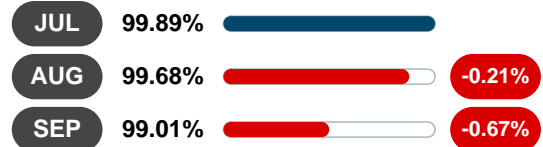


3 MONTHS

5 year SEP AVG = 99.63%

High May 2022 100.67% Low Nov 2024 98.46%

Median Sold/List Ratio this month at **99.01%**
below the 5 yr SEP average of **99.63%**



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	78	10.68%	97.66%	96.00%	100.00%	99.41%	0.00%
\$150,001 - \$200,000	83	11.37%	100.00%	99.00%	100.00%	100.00%	0.00%
\$200,001 - \$225,000	72	9.86%	100.00%	97.77%	100.00%	100.00%	0.00%
\$225,001 - \$300,000	189	25.89%	99.46%	97.87%	99.54%	98.66%	100.00%
\$300,001 - \$375,000	121	16.58%	98.64%	97.29%	98.47%	100.00%	100.00%
\$375,001 - \$550,000	111	15.21%	98.73%	98.23%	98.67%	99.00%	97.70%
\$550,001 and up	76	10.41%	98.49%	0.00%	98.44%	97.74%	99.00%
Median Sold/List Ratio		99.01%		97.65%	99.65%	99.06%	98.72%
Total Closed Units		730	100%	77	378	226	49
Total Closed Volume		237,321,839		14.35M	103.98M	90.60M	28.39M

September 2025



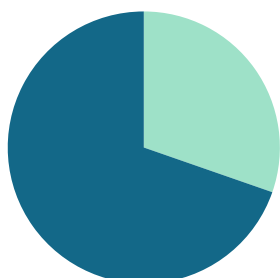
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

Report produced on Oct 17, 2025 for MLS Technology Inc.

INVENTORY

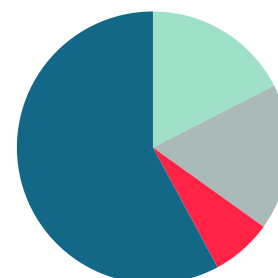


Inventory
 New Listings
1,042 = 30.33%
 Start Inventory
2,394
 Total Inventory Units
3,436
 Volume
\$1,367,846,378

Market Activity

Closed Sales
730 = 17.48%
 Pending Sales
727 = 17.41%
 Other Off Market
302 = 7.23%
 Active Inventory
2,417 = 57.88%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	641	730	13.88%	6,344	6,664	5.04%
Pending Sales	656	727	10.82%	6,640	6,990	5.27%
New Listings	978	1,042	6.54%	9,258	9,870	6.61%
Median List Price	274,500	283,700	3.35%	275,000	284,000	3.27%
Median Sale Price	267,770	279,103	4.23%	270,915	279,103	3.02%
Median Percent of Selling Price to List Price	99.15%	99.01%	-0.14%	99.81%	99.66%	-0.15%
Median Days on Market to Sale	17.00	20.00	17.65%	14.00	19.00	35.71%
Monthly Inventory	2,221	2,417	8.82%	2,221	2,417	8.82%
Months Supply of Inventory	3.25	3.35	3.06%	3.25	3.35	3.06%

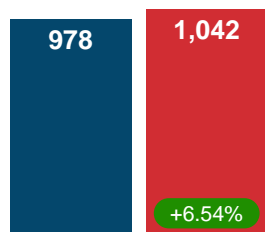
Absorption: Last 12 months, an Average of **722** Sales/Month

Inventory on September 30, 2025 = **2,417** 2024 2025

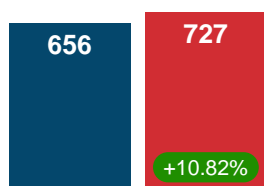
SEPTEMBER MARKET

MEDIAN PRICES

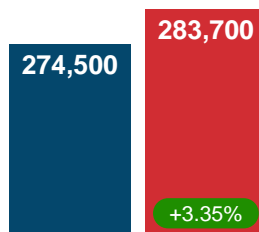
New Listings



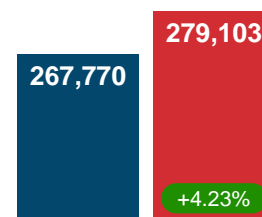
Pending Listings



List Price



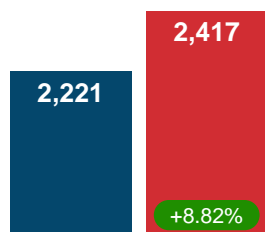
Sale Price



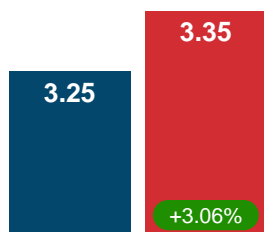
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

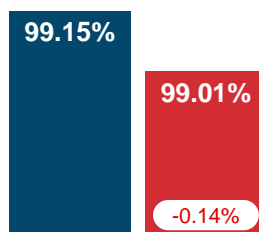
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

