

# September 2025



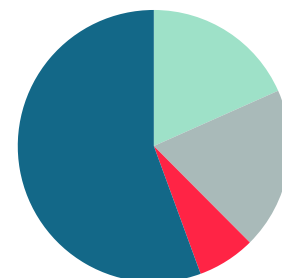
Area Delimited by County Of Washington - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2024	2025	+/-%
Closed Listings	48	64	33.33%
Pending Listings	55	67	21.82%
New Listings	67	84	25.37%
Average List Price	258,890	268,869	3.85%
Average Sale Price	254,102	261,617	2.96%
Average Percent of Selling Price to List Price	97.96%	97.92%	-0.04%
Average Days on Market to Sale	32.96	30.73	-6.75%
End of Month Inventory	128	194	51.56%
Months Supply of Inventory	2.20	3.25	47.54%



**Absorption:** Last 12 months, an Average of **60** Sales/Month  
**Active Inventory** as of September 30, 2025 = **194**

### Analysis Wrap-Up

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

The total housing inventory at the end of September 2025 rose **51.56%** to 194 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **3.25** MSI for this period.

#### Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **2.96%** in September 2025 to \$261,617 versus the previous year at \$254,102.

#### Average Days on Market Shortens

The average number of **30.73** days that homes spent on the market before selling decreased by 2.22 days or **6.75%** in September 2025 compared to last year's same month at **32.96** DOM.

#### Sales Success for September 2025 is Positive

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

There were 84 New Listings in September 2025, up **25.37%** from last year at 67. Furthermore, there were 64 Closed Listings this month versus last year at 48, a **33.33%** increase.

Closed versus Listed trends yielded a **76.2%** ratio, up from previous year's, September 2024, at **71.6%**, a **6.35%** 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

<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

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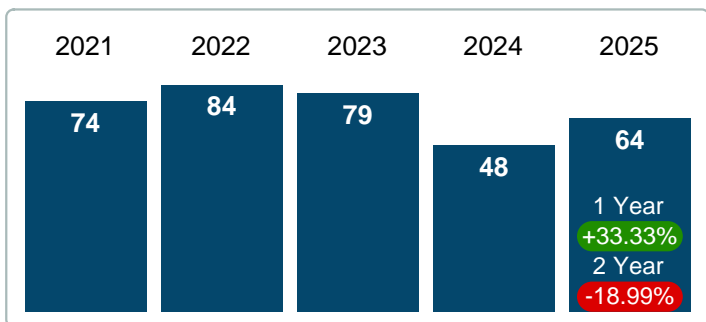
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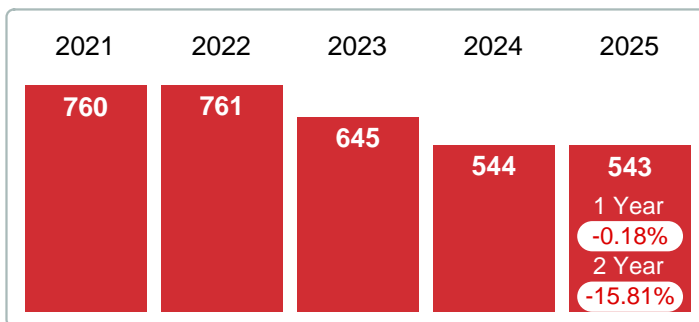
## CLOSED LISTINGS

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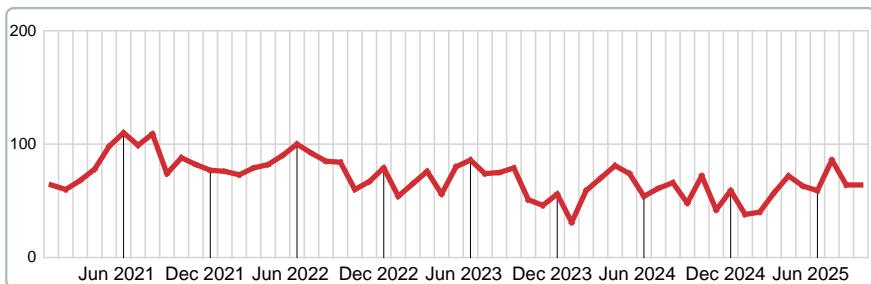
### SEPTEMBER



### YEAR TO DATE (YTD)

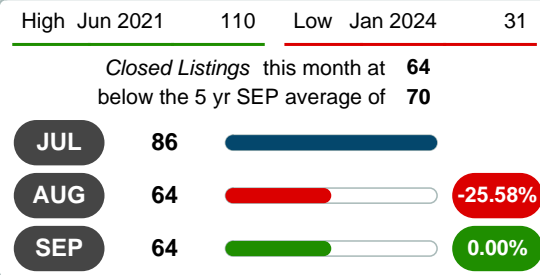


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 70



### 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	5	7.81%	26.6	2	3	0	0
\$75,001 - \$100,000	3	4.69%	15.7	1	2	0	0
\$100,001 - \$175,000	14	21.88%	18.1	3	9	2	0
\$175,001 - \$250,000	13	20.31%	31.0	0	9	4	0
\$250,001 - \$325,000	14	21.88%	24.8	1	4	9	0
\$325,001 - \$425,000	8	12.50%	63.8	0	2	6	0
\$425,001 and up	7	10.94%	39.0	0	3	2	2
<b>Total Closed Units</b>	<b>64</b>			<b>7</b>	<b>32</b>	<b>23</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>16,743,499</b>	<b>100%</b>	<b>30.7</b>	<b>807.90K</b>	<b>7.49M</b>	<b>6.87M</b>	<b>1.57M</b>
<b>Average Closed Price</b>	<b>\$261,617</b>			<b>\$115,414</b>	<b>\$234,100</b>	<b>\$298,735</b>	<b>\$786,750</b>

# September 2025



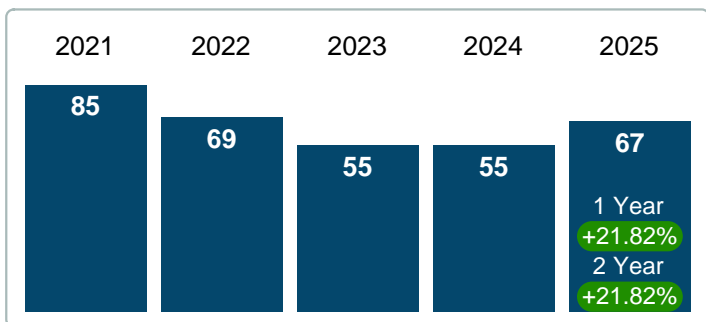
Area Delimited by County Of Washington - Residential Property Type



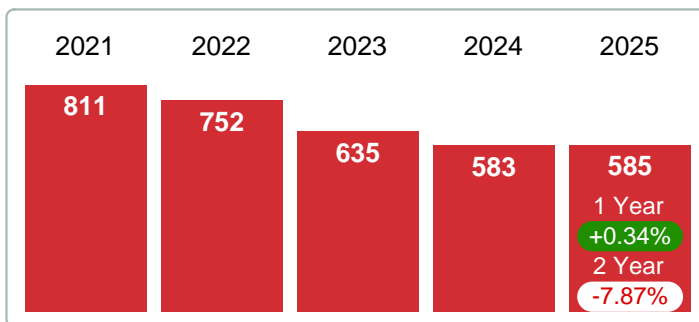
## PENDING LISTINGS

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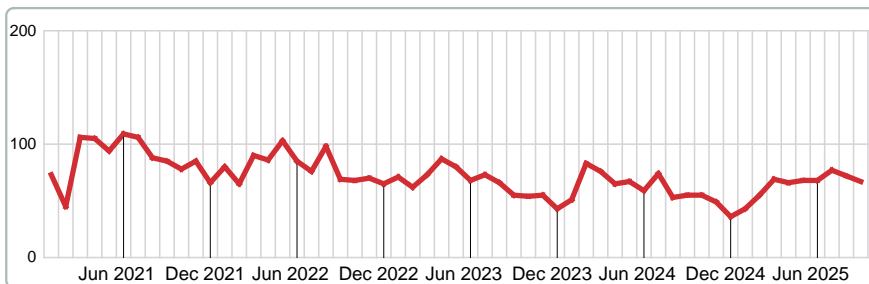
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

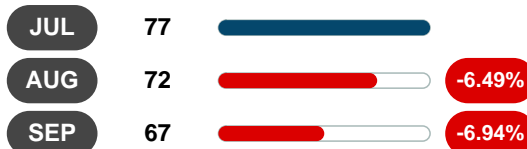


### 3 MONTHS

5 year SEP AVG = 66

High Jun 2021 109 Low Dec 2024 36

Pending Listings this month at **67**  
above the 5 yr SEP average of **66**



### 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	5	7.46%	41.4	3	2	0	0
\$75,001 - \$150,000	10	14.93%	49.1	3	7	0	0
\$150,001 - \$175,000	5	7.46%	32.6	0	5	0	0
\$175,001 - \$250,000	21	31.34%	29.7	0	15	6	0
\$250,001 - \$325,000	9	13.43%	60.8	0	2	6	1
\$325,001 - \$400,000	10	14.93%	63.6	0	1	7	2
\$400,001 and up	7	10.45%	63.9	0	2	4	1
<b>Total Pending Units</b>	<b>67</b>			<b>6</b>	<b>34</b>	<b>23</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>16,138,596</b>	<b>100%</b>	<b>46.5</b>	<b>549.40K</b>	<b>6.69M</b>	<b>7.36M</b>	<b>1.54M</b>
<b>Average Listing Price</b>	<b>\$240,875</b>			<b>\$91,567</b>	<b>\$196,815</b>	<b>\$319,922</b>	<b>\$384,825</b>

# September 2025



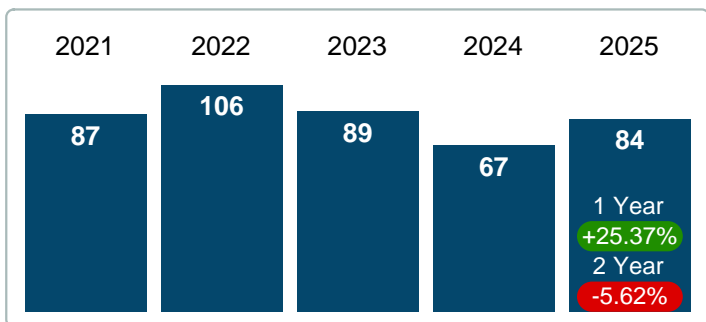
Area Delimited by County Of Washington - Residential Property Type



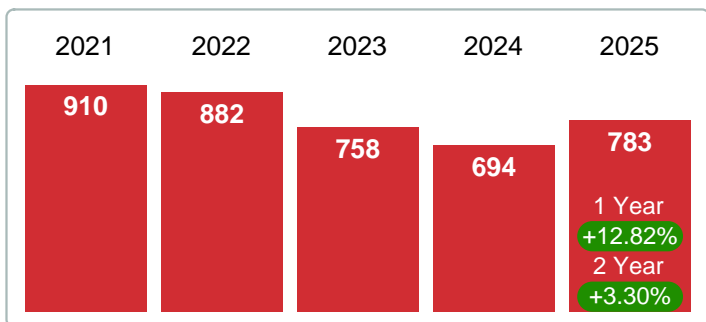
## NEW LISTINGS

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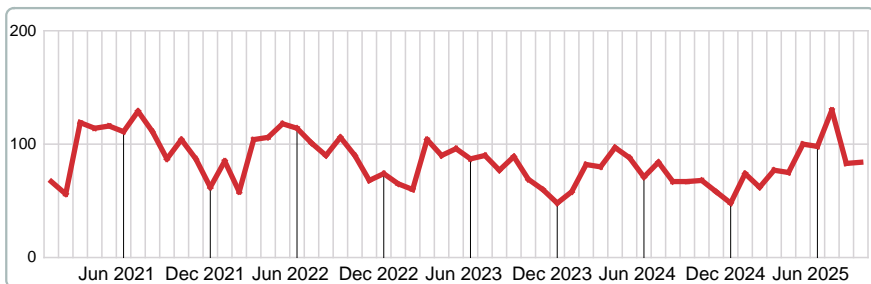
### SEPTEMBER



### YEAR TO DATE (YTD)

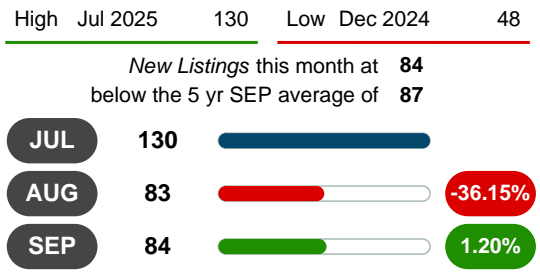


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 87



### 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	4	4.76%	1	3	0	0
\$75,001 - \$125,000	14	16.67%	4	10	0	0
\$125,001 - \$175,000	16	19.05%	2	12	2	0
\$175,001 - \$250,000	18	21.43%	0	9	9	0
\$250,001 - \$375,000	14	16.67%	0	3	9	2
\$375,001 - \$800,000	9	10.71%	0	1	8	0
\$800,001 and up	9	10.71%	0	7	2	0
<b>Total New Listed Units</b>	<b>84</b>		<b>7</b>	<b>45</b>	<b>30</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>26,383,395</b>	<b>100%</b>	<b>734.90K</b>	<b>13.85M</b>	<b>11.24M</b>	<b>554.90K</b>
<b>Average New Listed Listing Price</b>	<b>\$314,088</b>		<b>\$104,986</b>	<b>\$307,867</b>	<b>\$374,653</b>	<b>\$277,450</b>

# September 2025



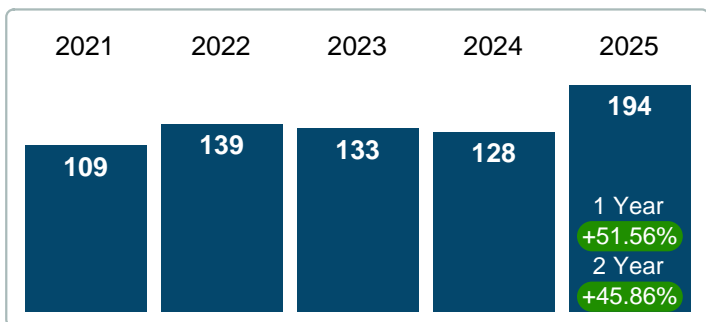
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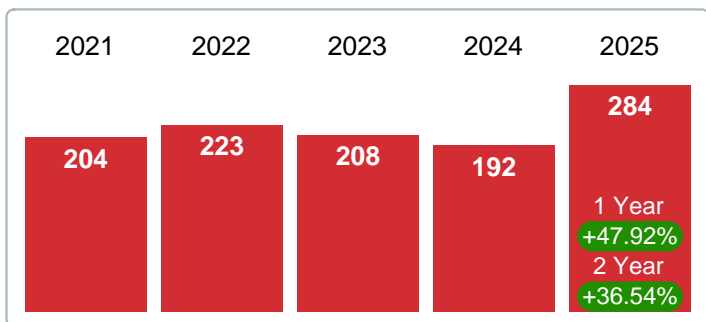
## ACTIVE INVENTORY

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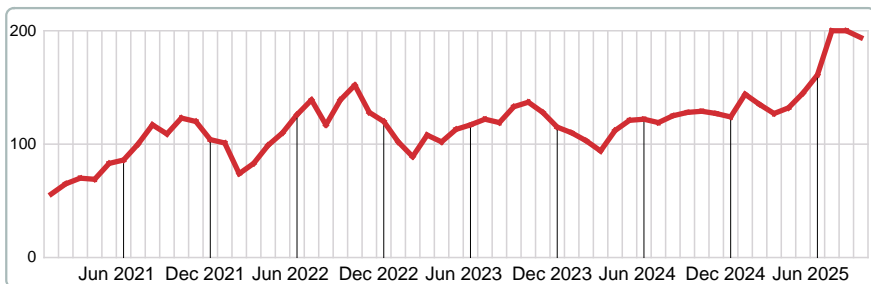
### END OF SEPTEMBER



### ACTIVE DURING SEPTEMBER

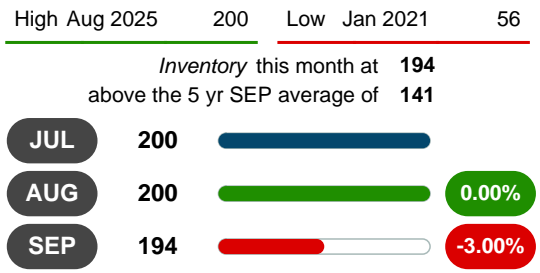


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 141



### 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	7	3.61%	86.7	4	2	1	0
\$75,001 - \$125,000	33	17.01%	71.9	11	19	3	0
\$125,001 - \$175,000	28	14.43%	60.7	6	18	4	0
\$175,001 - \$275,000	51	26.29%	74.1	2	24	22	3
\$275,001 - \$325,000	23	11.86%	75.7	3	7	11	2
\$325,001 - \$650,000	35	18.04%	67.2	1	6	26	2
\$650,001 and up	17	8.76%	69.5	0	7	8	2
<b>Total Active Inventory by Units</b>	<b>194</b>			<b>27</b>	<b>83</b>	<b>75</b>	<b>9</b>
<b>Total Active Inventory by Volume</b>	<b>60,796,022</b>	<b>100%</b>	<b>70.8</b>	<b>3.80M</b>	<b>22.37M</b>	<b>27.99M</b>	<b>6.63M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$313,382</b>			<b>\$140,861</b>	<b>\$269,553</b>	<b>\$373,231</b>	<b>\$736,400</b>

# September 2025



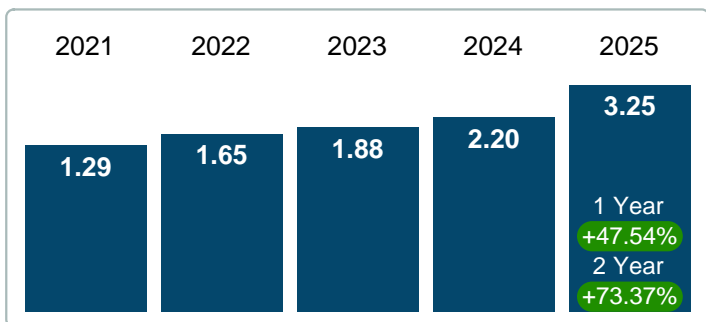
Area Delimited by County Of Washington - Residential Property Type



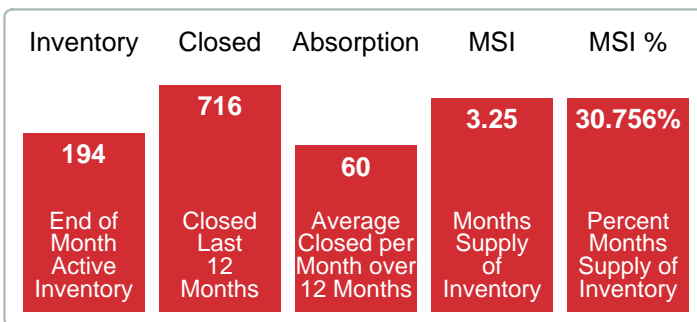
## MONTHS SUPPLY of INVENTORY (MSI)

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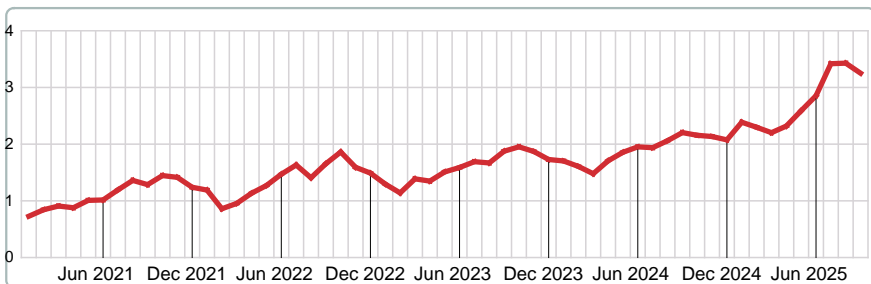
### MSI FOR SEPTEMBER



### INDICATORS FOR SEPTEMBER 2025

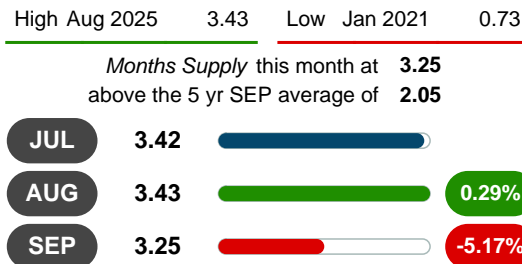


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 2.05



### 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	7	3.61%	1.33	1.71	0.75	4.00	0.00
\$75,001 - \$125,000	33	17.01%	4.66	6.29	3.74	12.00	0.00
\$125,001 - \$175,000	28	14.43%	2.58	3.79	2.25	3.20	0.00
\$175,001 - \$275,000	51	26.29%	2.58	1.60	2.04	3.43	9.00
\$275,001 - \$325,000	23	11.86%	4.52	36.00	4.00	3.57	12.00
\$325,001 - \$650,000	35	18.04%	3.39	4.00	2.06	4.52	1.41
\$650,001 and up	17	8.76%	12.75	0.00	21.00	16.00	4.00
Market Supply of Inventory (MSI)			3.25	3.72	2.55	4.29	3.72
Total Active Inventory by Units		100%	3.25	27	83	75	9

# September 2025



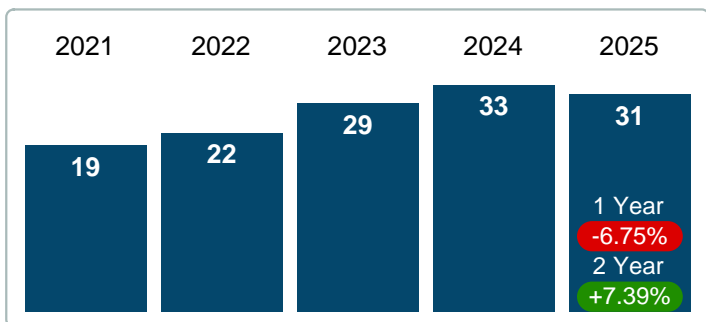
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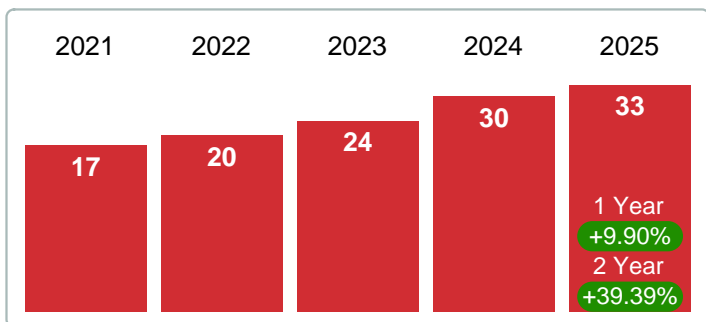
## AVERAGE DAYS ON MARKET TO SALE

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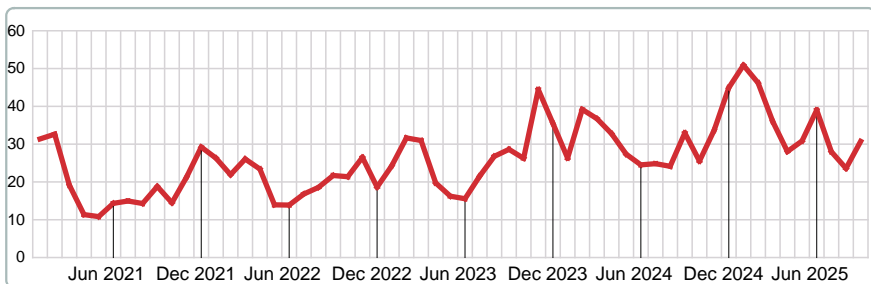
### SEPTEMBER



### YEAR TO DATE (YTD)

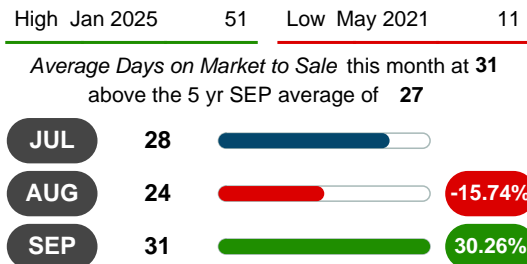


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 27



### 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	7.81%	27	56	7	0	0
\$75,001 - \$100,000	4.69%	16	2	23	0	0
\$100,001 - \$175,000	21.88%	18	22	19	8	0
\$175,001 - \$250,000	20.31%	31	0	30	32	0
\$250,001 - \$325,000	21.88%	25	35	9	31	0
\$325,001 - \$425,000	12.50%	64	0	159	32	0
\$425,001 and up	10.94%	39	0	10	9	112
<b>Average Closed DOM</b>		<b>31</b>	<b>31</b>	<b>28</b>	<b>27</b>	<b>112</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>64</b>	<b>7</b>	<b>32</b>	<b>23</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>16,743,499</b>	<b>807.90K</b>	<b>7.49M</b>	<b>6.87M</b>	<b>1.57M</b>

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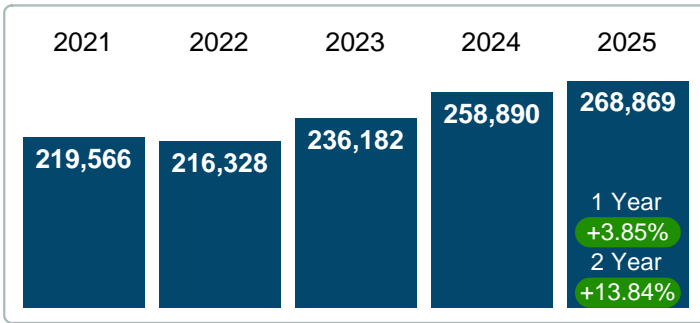
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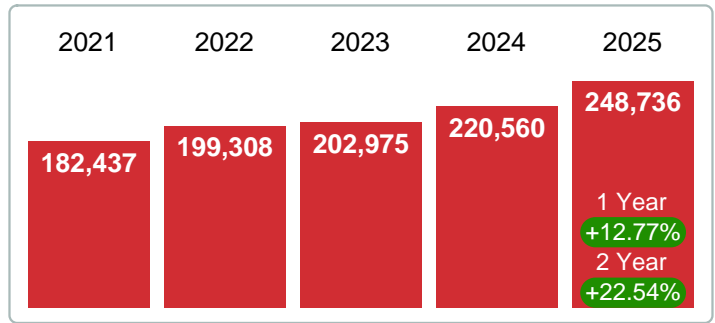
## AVERAGE LIST PRICE AT CLOSING

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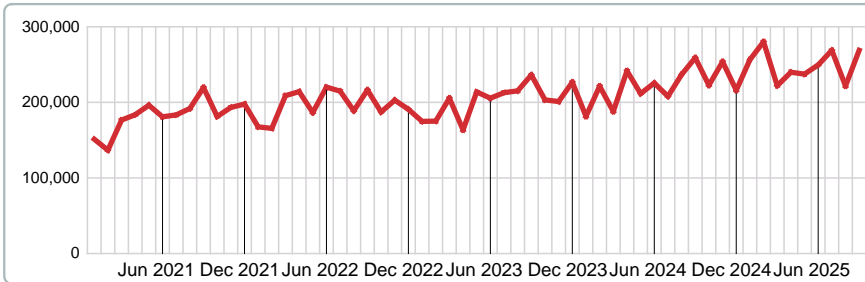
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 239,967

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

Average List Price at Closing this month at **268,869**  
above the 5 yr SEP average of **239,967**

- JUL** 268,807
- AUG** 221,678 (-17.53%)
- SEP** 268,869 (21.29%)

### 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	5	7.81%	46,760	39,200	51,800	0	0
\$75,001 - \$100,000	2	3.13%	88,450	91,900	95,000	0	0
\$100,001 - \$175,000	16	25.00%	134,119	128,333	130,655	152,500	0
\$175,001 - \$250,000	12	18.75%	210,783	0	205,156	214,500	0
\$250,001 - \$325,000	15	23.44%	280,460	257,000	276,250	279,989	0
\$325,001 - \$425,000	7	10.94%	389,829	0	394,950	377,317	0
\$425,001 and up	7	10.94%	740,841	0	831,463	531,750	814,000
Average List Price			268,869	116,043	242,406	304,796	814,000
Total Closed Units		100%	268,869	7	32	23	2
Total Closed Volume			17,207,589	812.30K	7.76M	7.01M	1.63M

# September 2025



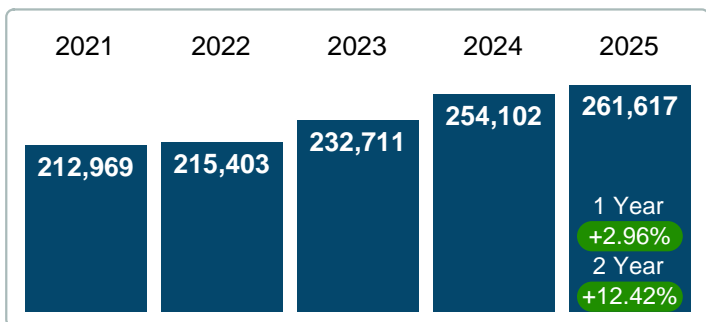
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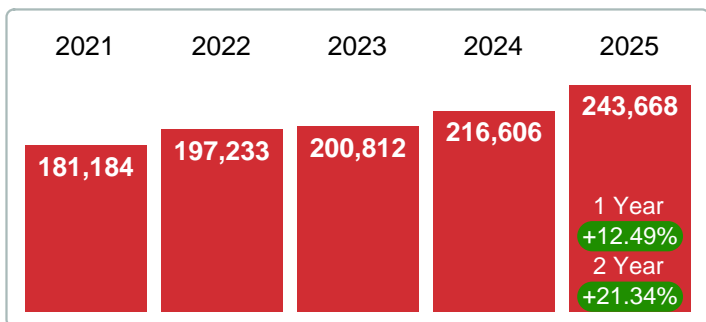
## AVERAGE SOLD PRICE AT CLOSING

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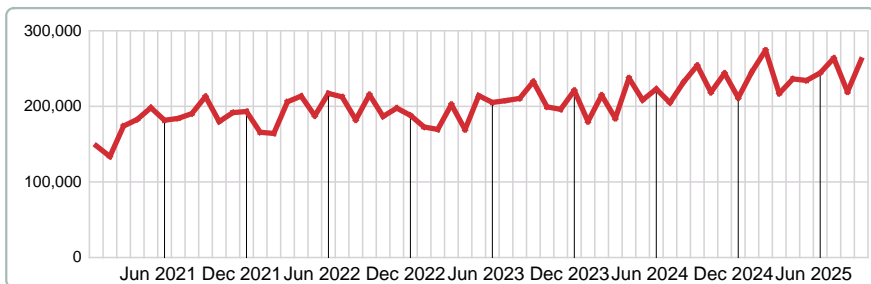
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

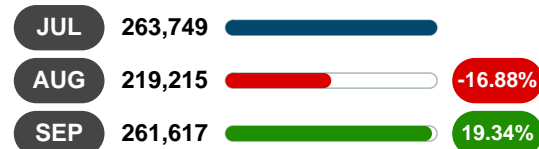


### 3 MONTHS

5 year SEP AVG = 235,361

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

Average Sold Price at Closing this month at **261,617**  
above the 5 yr SEP average of **235,361**



### 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	7.81%	41,180	38,450	43,000	0	0
\$75,001 - \$100,000	4.69%	93,000	94,000	92,500	0	0
\$100,001 - \$175,000	21.88%	132,889	127,333	129,272	157,500	0
\$175,001 - \$250,000	20.31%	206,673	0	203,806	213,125	0
\$250,001 - \$325,000	21.88%	273,607	255,000	281,250	272,278	0
\$325,001 - \$425,000	12.50%	369,113	0	367,500	369,650	0
\$425,001 and up	10.94%	704,000	0	773,167	517,500	786,750
<b>Average Sold Price</b>		<b>261,617</b>	<b>115,414</b>	<b>234,100</b>	<b>298,735</b>	<b>786,750</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>261,617</b>	<b>7</b>	<b>32</b>	<b>23</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>16,743,499</b>	<b>807.90K</b>	<b>7.49M</b>	<b>6.87M</b>	<b>1.57M</b>

# September 2025



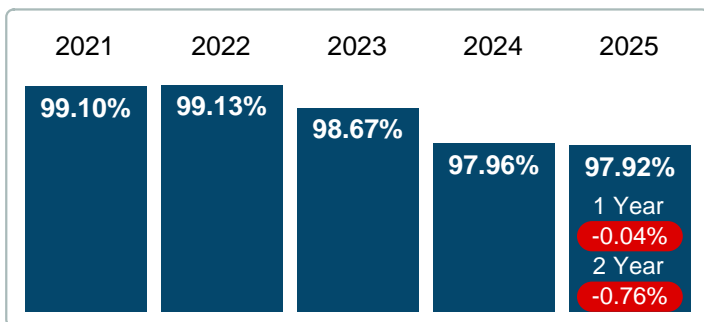
Area Delimited by County Of Washington - Residential Property Type



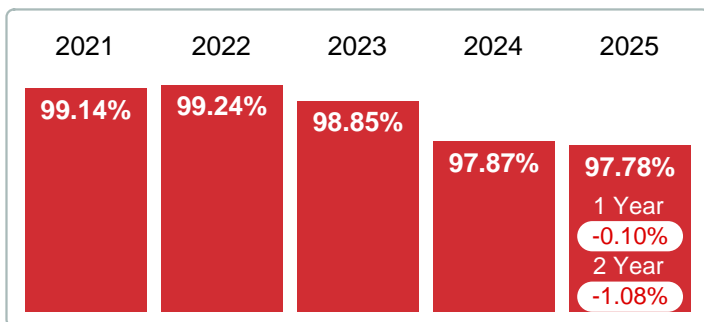
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

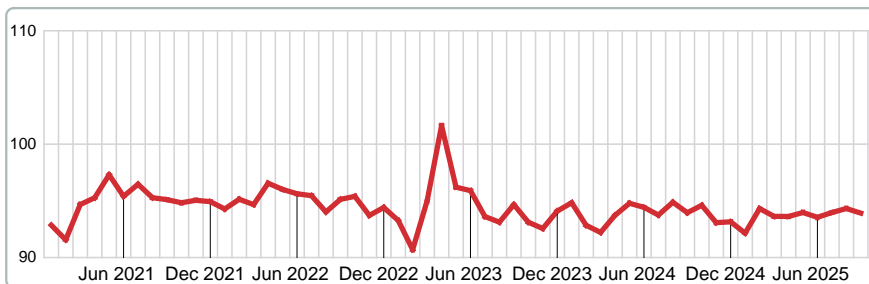
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

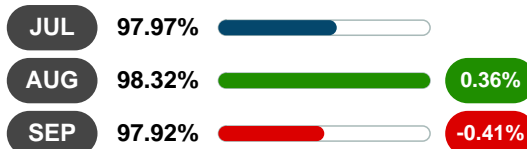


### 3 MONTHS

5 year SEP AVG = 98.55%

High Apr 2023 105.63% Low Feb 2023 94.69%

Average Sold/List Ratio this month at **97.92%**  
below the 5 yr SEP average of **98.55%**



### 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	5	7.81%	91.03%	98.93%	85.76%	0.00%	0.00%
\$75,001 - \$100,000	3	4.69%	99.17%	102.29%	97.62%	0.00%	0.00%
\$100,001 - \$175,000	14	21.88%	99.48%	98.34%	99.01%	103.33%	0.00%
\$175,001 - \$250,000	13	20.31%	99.43%	0.00%	99.44%	99.40%	0.00%
\$250,001 - \$325,000	14	21.88%	98.74%	99.22%	101.82%	97.32%	0.00%
\$325,001 - \$425,000	8	12.50%	96.85%	0.00%	93.02%	98.12%	0.00%
\$425,001 and up	7	10.94%	95.96%	0.00%	94.75%	97.02%	96.72%
Average Sold/List Ratio		97.90%		99.20%	97.38%	98.39%	96.72%
Total Closed Units		64	100%	7	32	23	2
Total Closed Volume		16,743,499		807.90K	7.49M	6.87M	1.57M

# September 2025



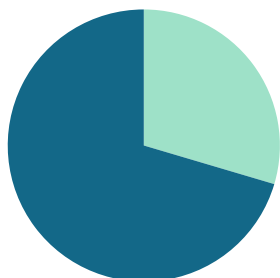
Area Delimited by County Of Washington - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

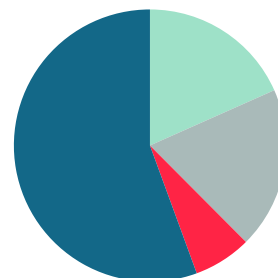


**Inventory**  
 New Listings **84 = 29.58%**  
 Start Inventory **200**  
 Total Inventory Units **284**  
 Volume **\$82,083,518**

### Market Activity

Closed Sales **64 = 18.34%**  
 Pending Sales **67 = 19.20%**  
 Other Off Market **24 = 6.88%**  
 Active Inventory **194 = 55.59%**

### MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	48	64	33.33%	544	543	-0.18%
Pending Sales	55	67	21.82%	583	585	0.34%
New Listings	67	84	25.37%	694	783	12.82%
Average List Price	258,890	268,869	3.85%	220,560	248,736	12.77%
Average Sale Price	254,102	261,617	2.96%	216,606	243,668	12.49%
Average Percent of Selling Price to List Price	97.96%	97.92%	-0.04%	97.87%	97.78%	-0.10%
Average Days on Market to Sale	32.96	30.73	-6.75%	30.13	33.12	9.90%
Monthly Inventory	128	194	51.56%	128	194	51.56%
Months Supply of Inventory	2.20	3.25	47.54%	2.20	3.25	47.54%

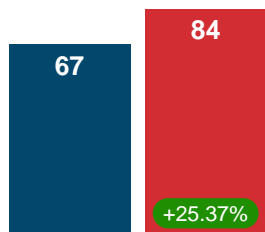
**Absorption:** Last 12 months, an Average of **60** Sales/Month

**Inventory** on September 30, 2025 = **194** 2024 2025

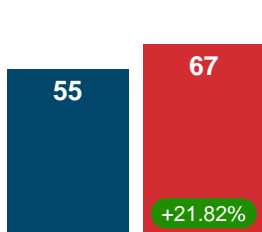
### SEPTEMBER MARKET

### AVERAGE PRICES

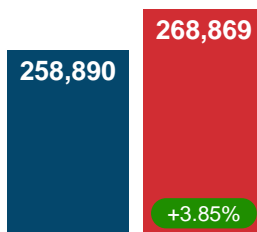
#### New Listings



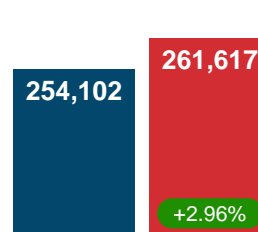
#### Pending Listings



#### List Price



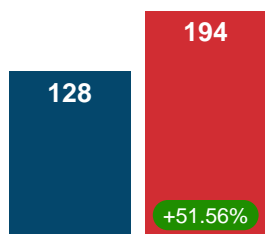
#### Sale Price



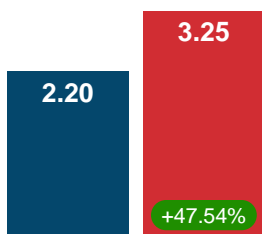
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

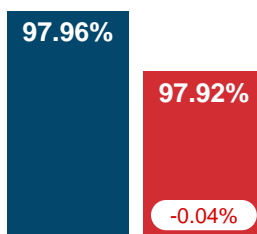
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

