

# September 2025



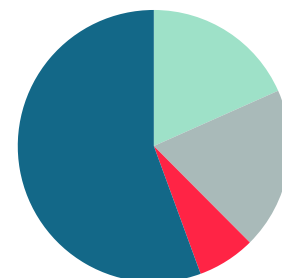
Area Delimited by County Of Washington - Residential Property Type



## 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%
Median List Price	222,000	229,500	3.38%
Median Sale Price	225,000	227,000	0.89%
Median Percent of Selling Price to List Price	98.89%	98.99%	0.11%
Median Days on Market to Sale	8.50	15.00	76.47%
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.

#### 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 **0.89%** in September 2025 to \$227,000 versus the previous year at \$225,000.

#### Median Days on Market Lengthens

The median number of **15.00** days that homes spent on the market before selling increased by 6.50 days or **76.47%** in September 2025 compared to last year's same month at **8.50** 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 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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

# September 2025



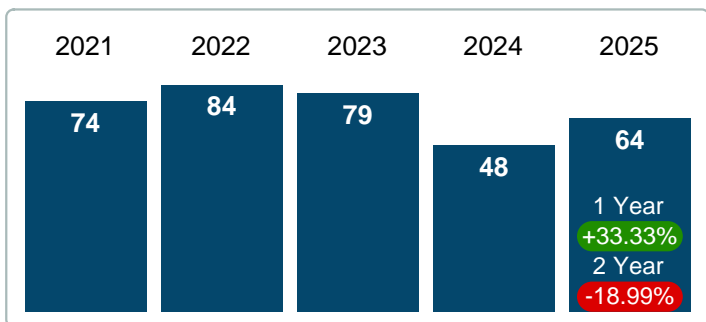
Area Delimited by County Of Washington - Residential Property Type



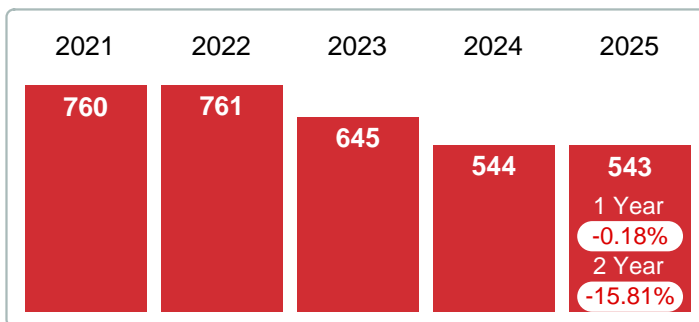
## CLOSED LISTINGS

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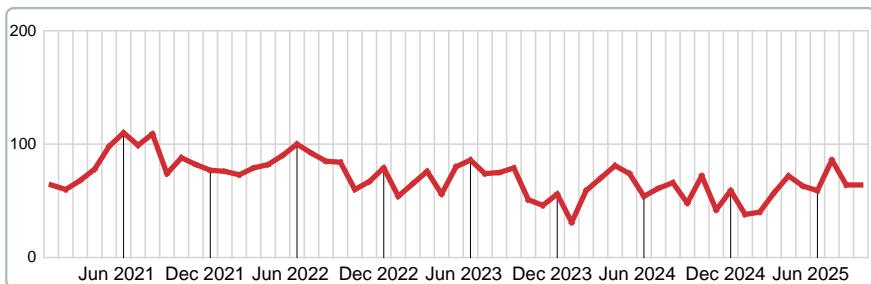
### SEPTEMBER



### YEAR TO DATE (YTD)

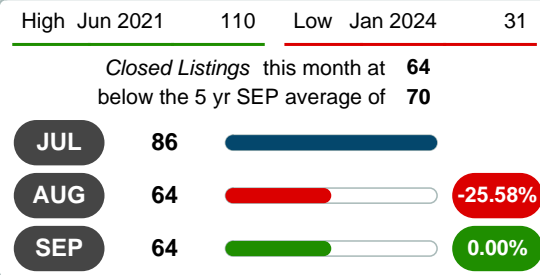


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 70



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	7.81%	15.0	2	3	0	0
\$75,001 - \$100,000	3	4.69%	18.0	1	2	0	0
\$100,001 - \$175,000	14	21.88%	12.5	3	9	2	0
\$175,001 - \$250,000	13	20.31%	32.0	0	9	4	0
\$250,001 - \$325,000	14	21.88%	15.5	1	4	9	0
\$325,001 - \$425,000	8	12.50%	33.5	0	2	6	0
\$425,001 and up	7	10.94%	15.0	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>15.0</b>	<b>807.90K</b>	<b>7.49M</b>	<b>6.87M</b>	<b>1.57M</b>
<b>Median Closed Price</b>	<b>\$227,000</b>			<b>\$102,000</b>	<b>\$185,000</b>	<b>\$280,000</b>	<b>\$786,750</b>

# September 2025



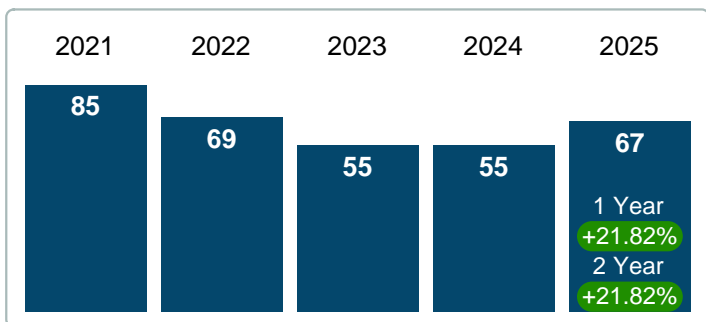
Area Delimited by County Of Washington - Residential Property Type



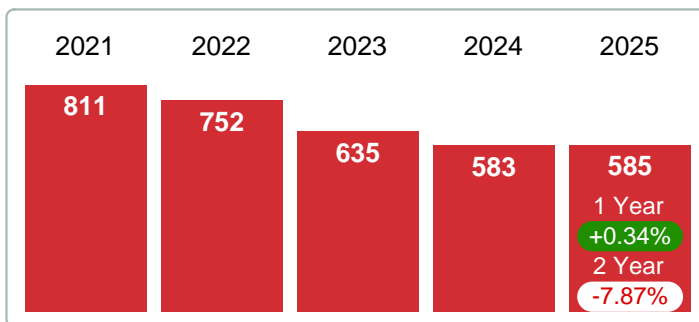
## PENDING LISTINGS

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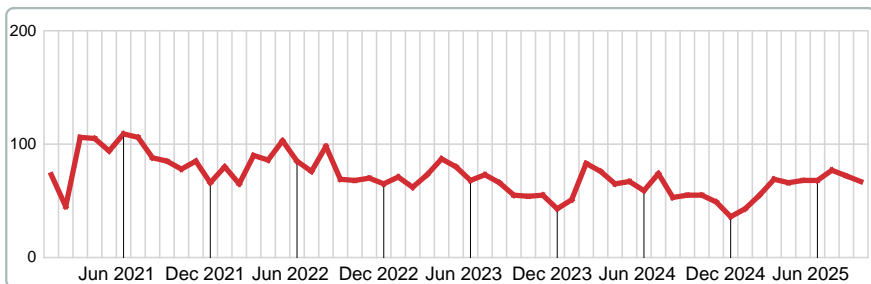
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

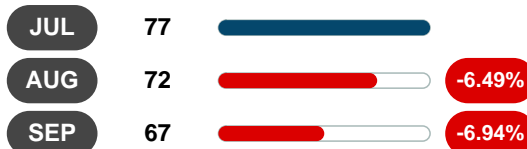


### 3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	7.46%	29.0	3	2	0	0
\$75,001 - \$150,000	10	14.93%	26.5	3	7	0	0
\$150,001 - \$175,000	5	7.46%	7.0	0	5	0	0
\$175,001 - \$250,000	21	31.34%	17.0	0	15	6	0
\$250,001 - \$325,000	9	13.43%	52.0	0	2	6	1
\$325,001 - \$400,000	10	14.93%	52.0	0	1	7	2
\$400,001 and up	7	10.45%	44.0	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>34.0</b>	<b>549.40K</b>	<b>6.69M</b>	<b>7.36M</b>	<b>1.54M</b>
<b>Median Listing Price</b>	<b>\$214,000</b>			<b>\$83,500</b>	<b>\$179,750</b>	<b>\$309,000</b>	<b>\$369,950</b>

# September 2025



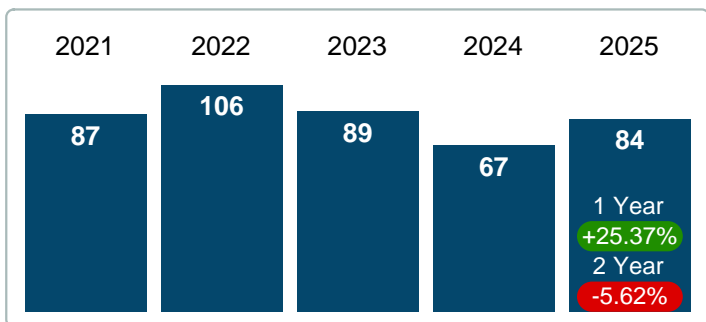
Area Delimited by County Of Washington - Residential Property Type



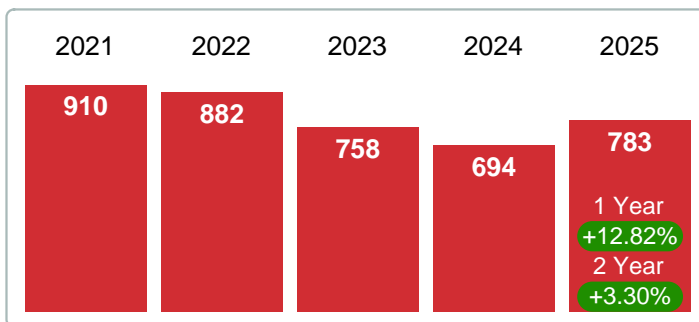
## NEW LISTINGS

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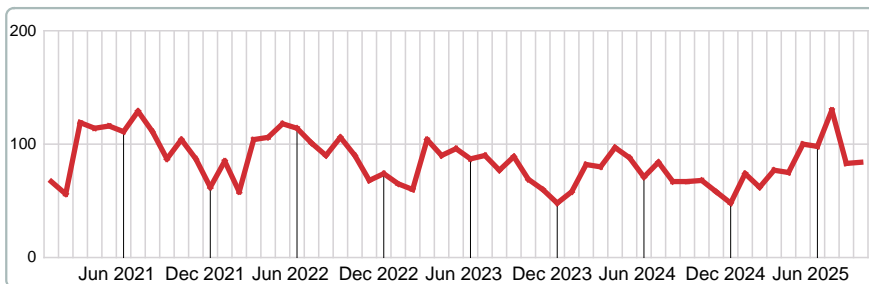
### SEPTEMBER



### YEAR TO DATE (YTD)

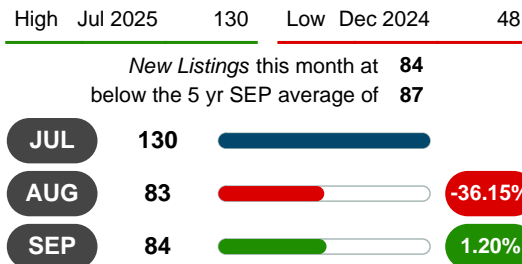


### 5 YEAR MARKET ACTIVITY TRENDS



### 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>Median New Listed Listing Price</b>	<b>\$209,950</b>		<b>\$95,000</b>	<b>\$175,000</b>	<b>\$296,450</b>	<b>\$277,450</b>

# September 2025



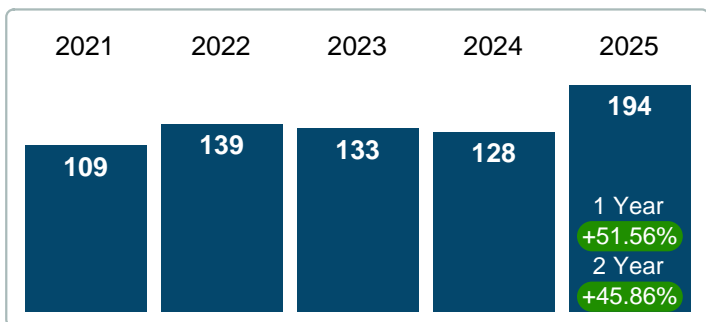
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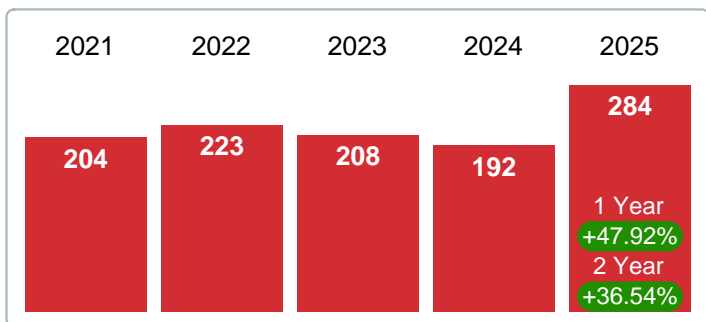
## ACTIVE INVENTORY

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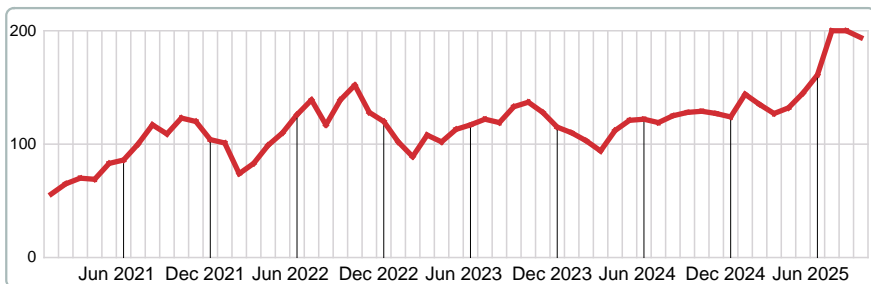
### END OF SEPTEMBER



### ACTIVE DURING SEPTEMBER

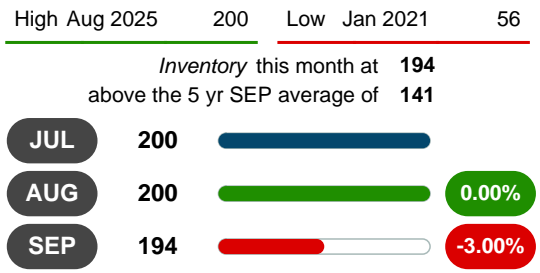


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 141



## INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	3.61%	109.0	4	2	1	0
\$75,001 - \$125,000	33	17.01%	64.0	11	19	3	0
\$125,001 - \$175,000	28	14.43%	54.0	6	18	4	0
\$175,001 - \$275,000	51	26.29%	54.0	2	24	22	3
\$275,001 - \$325,000	23	11.86%	62.0	3	7	11	2
\$325,001 - \$650,000	35	18.04%	62.0	1	6	26	2
\$650,001 and up	17	8.76%	25.0	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>60.0</b>	<b>3.80M</b>	<b>22.37M</b>	<b>27.99M</b>	<b>6.63M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$235,000</b>			<b>\$98,000</b>	<b>\$185,000</b>	<b>\$309,900</b>	<b>\$279,900</b>

# September 2025



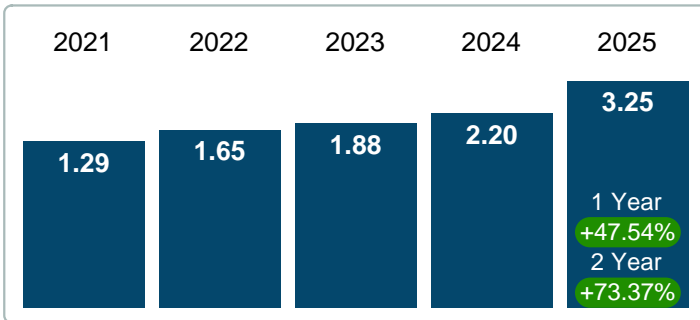
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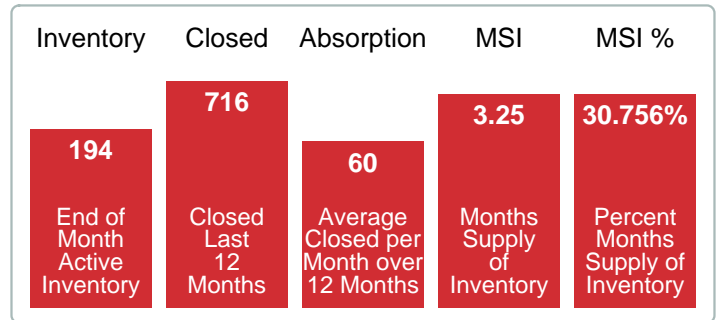
## MONTHS SUPPLY of INVENTORY (MSI)

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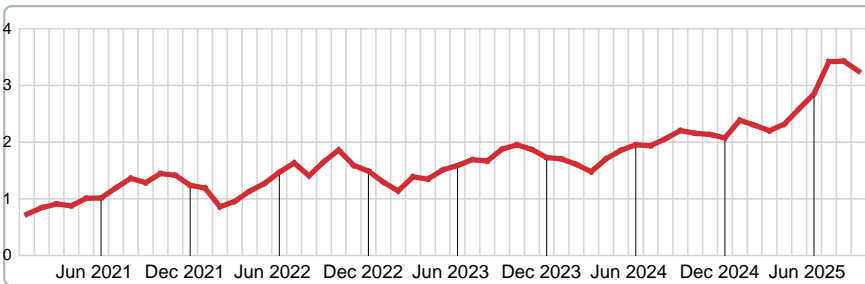
### MSI FOR SEPTEMBER



### INDICATORS FOR SEPTEMBER 2025

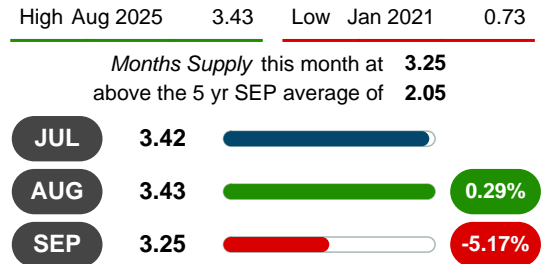


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



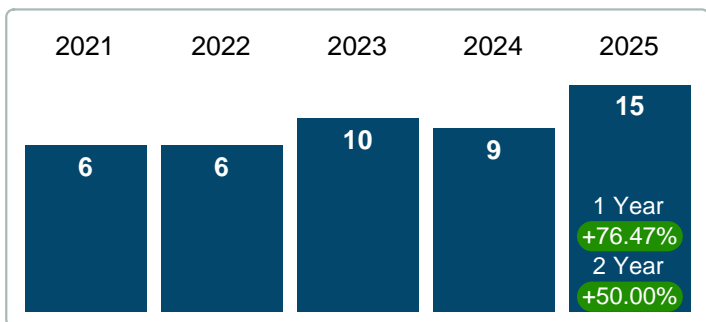
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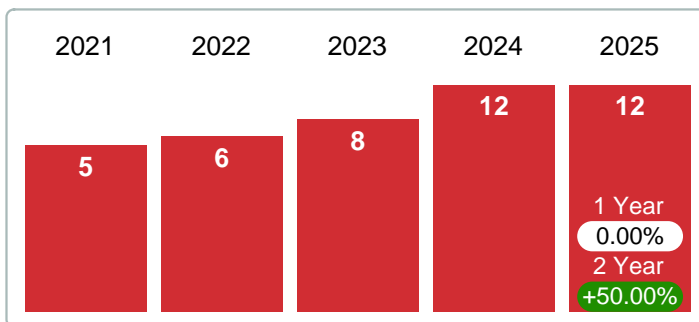
## MEDIAN DAYS ON MARKET TO SALE

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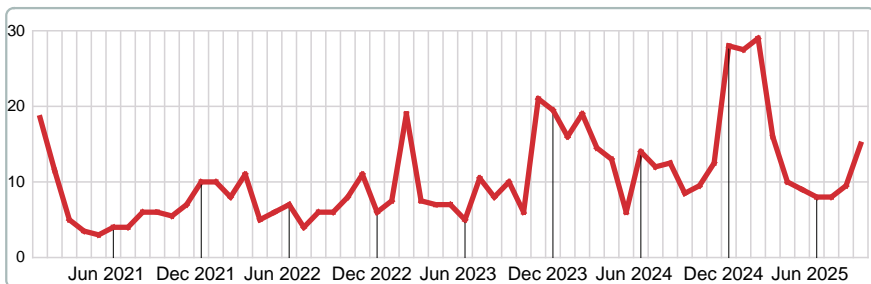
### SEPTEMBER



### YEAR TO DATE (YTD)

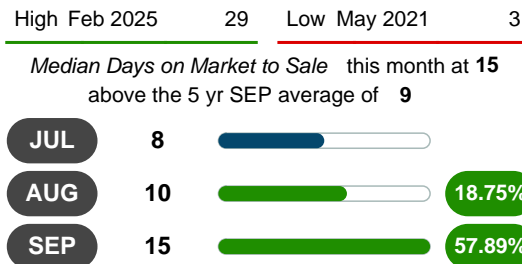


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 9



### 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	5	7.81%	15	56	5	0	0
\$75,001 - \$100,000	3	4.69%	18	2	23	0	0
\$100,001 - \$175,000	14	21.88%	13	16	11	8	0
\$175,001 - \$250,000	13	20.31%	32	0	12	41	0
\$250,001 - \$325,000	14	21.88%	16	35	5	17	0
\$325,001 - \$425,000	8	12.50%	34	0	159	34	0
\$425,001 and up	7	10.94%	15	0	9	9	112
Median Closed DOM			15	17	10	15	112
Total Closed Units		100%	15.0	7	32	23	2
Total Closed Volume			16,743,499	807.90K	7.49M	6.87M	1.57M

# September 2025



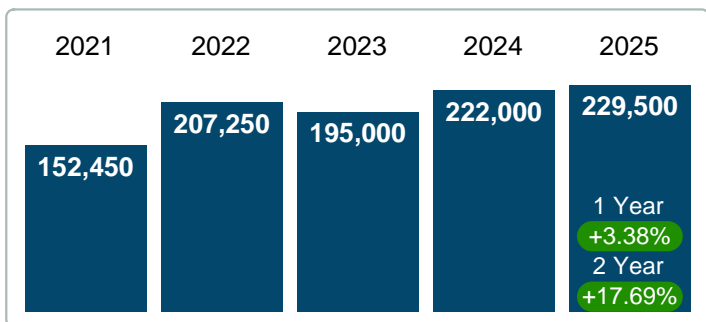
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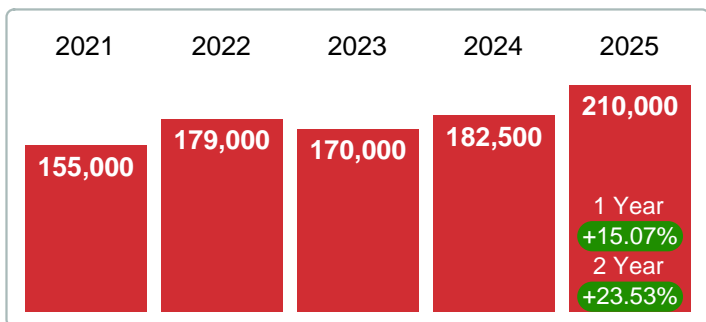
## MEDIAN LIST PRICE AT CLOSING

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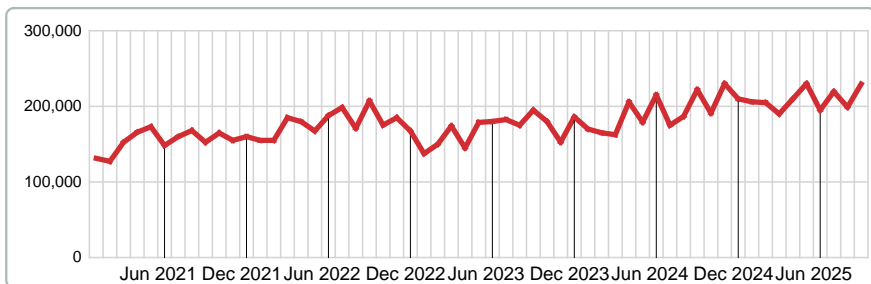
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 201,240

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

Median List Price at Closing this month at **229,500**  
above the 5 yr SEP average of **201,240**

- JUL** 219,450
- AUG** 198,950 -9.34%
- SEP** 229,500 15.36%

### 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 <b>5</b>	7.81%	58,900	39,200	58,900	0	0
\$75,001 - \$100,000 <b>2</b>	3.13%	88,450	91,900	85,000	0	0
\$100,001 - \$175,000 <b>16</b>	25.00%	125,500	120,000	124,000	155,000	0
\$175,001 - \$250,000 <b>12</b>	18.75%	210,000	0	191,500	234,000	0
\$250,001 - \$325,000 <b>15</b>	23.44%	275,000	257,000	275,000	279,750	0
\$325,001 - \$425,000 <b>7</b>	10.94%	390,000	0	394,950	390,000	0
\$425,001 and up <b>7</b>	10.94%	649,000	0	649,000	531,750	814,000
<b>Median List Price</b>		229,500	110,000	188,000	284,500	814,000
<b>Total Closed Units</b>	100%	229,500	7	32	23	2
<b>Total Closed Volume</b>		17,207,589	812.30K	7.76M	7.01M	1.63M

# September 2025



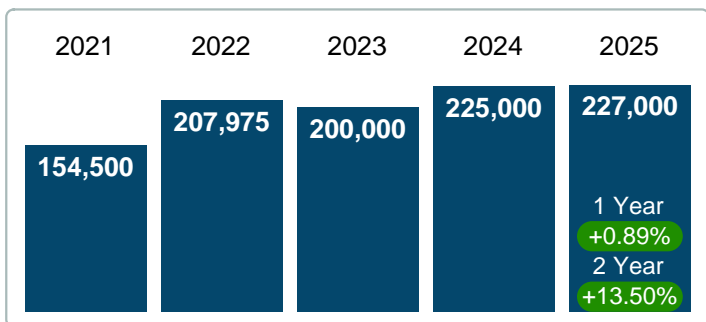
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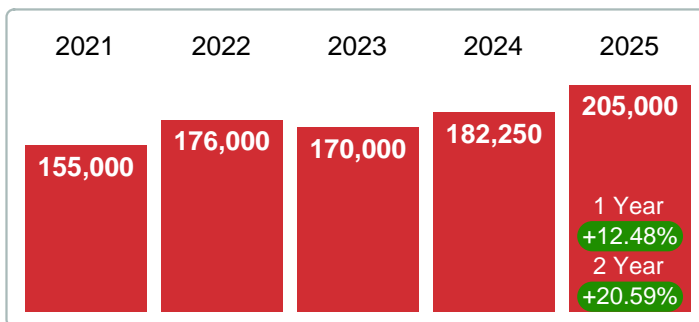
## MEDIAN SOLD PRICE AT CLOSING

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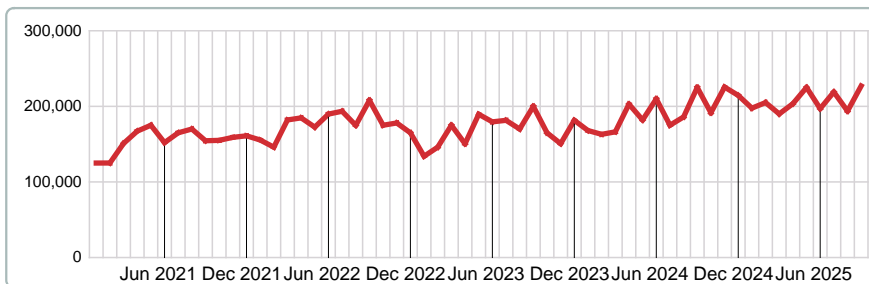
### SEPTEMBER



### YEAR TO DATE (YTD)

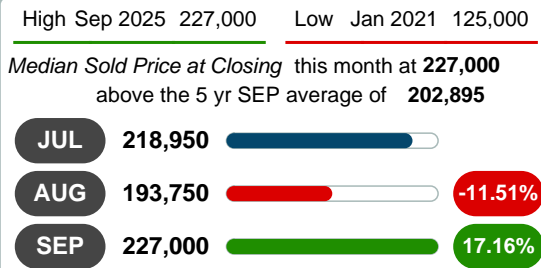


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 202,895



### 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	5	7.81%	41,000	38,450	41,000	0	0
\$75,001 - \$100,000	3	4.69%	94,000	94,000	92,500	0	0
\$100,001 - \$175,000	14	21.88%	124,000	115,000	123,000	157,500	0
\$175,001 - \$250,000	13	20.31%	196,000	0	194,250	215,000	0
\$250,001 - \$325,000	14	21.88%	275,000	255,000	282,000	269,000	0
\$325,001 - \$425,000	8	12.50%	364,000	0	367,500	364,000	0
\$425,001 and up	7	10.94%	624,500	0	624,500	517,500	786,750
Median Sold Price			227,000	102,000	185,000	280,000	786,750
Total Closed Units		100%	227,000	7	32	23	2
Total Closed Volume			16,743,499	807.90K	7.49M	6.87M	1.57M

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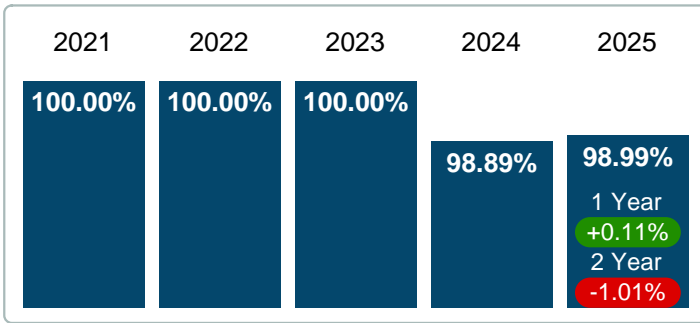
Area Delimited by County Of Washington - Residential Property Type



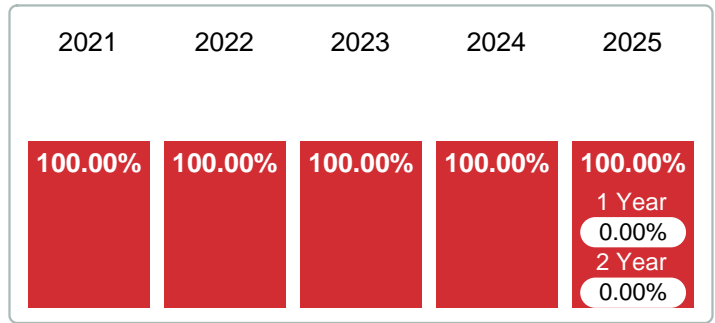
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

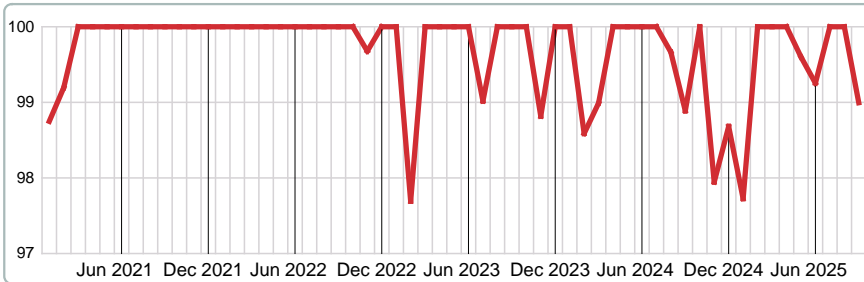
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

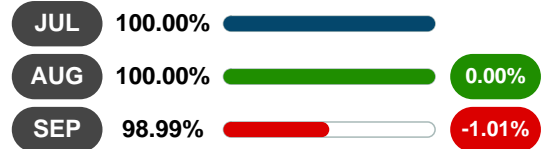


### 3 MONTHS

5 year SEP AVG = 99.58%

High Aug 2025 100.00% Low Feb 2023 97.69%

Median Sold/List Ratio this month at **98.99%**  
below the 5 yr SEP average of **99.58%**



### 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	5	7.81%	97.85%	98.93%	87.68%	0.00%	0.00%
\$75,001 - \$100,000	3	4.69%	100.00%	102.29%	97.62%	0.00%	0.00%
\$100,001 - \$175,000	14	21.88%	100.00%	95.83%	100.00%	103.33%	0.00%
\$175,001 - \$250,000	13	20.31%	100.00%	0.00%	100.00%	100.00%	0.00%
\$250,001 - \$325,000	14	21.88%	98.83%	99.22%	100.91%	97.58%	0.00%
\$325,001 - \$425,000	8	12.50%	96.40%	0.00%	93.02%	98.78%	0.00%
\$425,001 and up	7	10.94%	96.22%	0.00%	96.22%	97.02%	96.72%
Median Sold/List Ratio		98.99%		99.22%	99.82%	98.45%	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



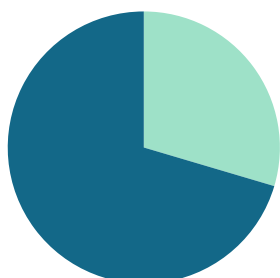
Area Delimited by County Of Washington - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

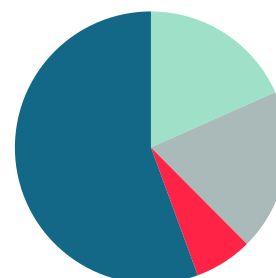


**Inventory**  
 New Listings **84 = 29.58%**  
 Start Inventory **200**  
 Total Inventory Units **284**  
 Volume **\$82,083,518**

### 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%
Median List Price	222,000	229,500	3.38%	182,500	210,000	15.07%
Median Sale Price	225,000	227,000	0.89%	182,250	205,000	12.48%
Median Percent of Selling Price to List Price	98.89%	98.99%	0.11%	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.50	15.00	76.47%	12.00	12.00	0.00%
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%

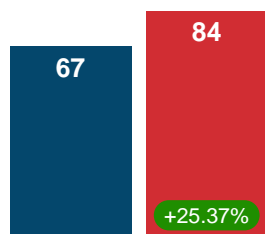
**Absorption:** Last 12 months, an Average of **60** Sales/Month

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

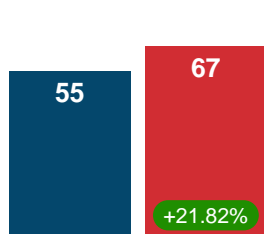
### SEPTEMBER MARKET

### MEDIAN PRICES

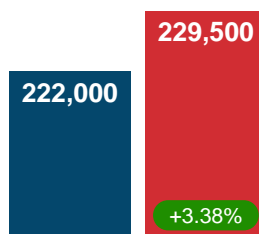
#### New Listings



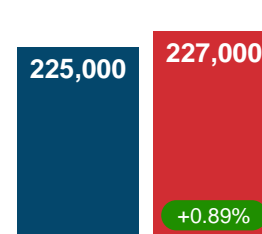
#### Pending Listings



#### List Price



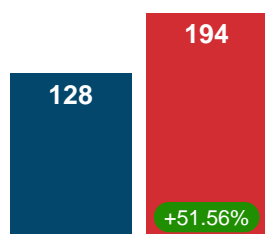
#### Sale Price



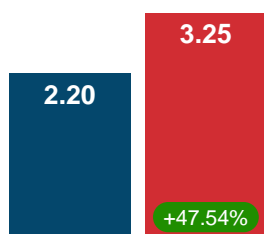
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

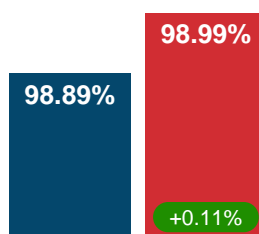
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

