

March 2025



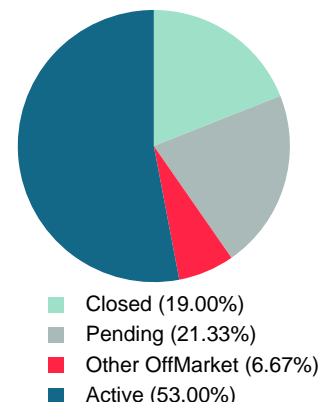
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	March 2025	+/- %
Closed Listings	79	57	-27.85%
Pending Listings	69	64	-7.25%
New Listings	102	89	-12.75%
Average List Price	233,688	284,947	21.93%
Average Sale Price	228,392	277,844	21.65%
Average Percent of Selling Price to List Price	97.86%	96.28%	-1.62%
Average Days on Market to Sale	39.11	57.77	47.70%
End of Month Inventory	125	159	27.20%
Months Supply of Inventory	2.01	2.67	32.89%



Absorption: Last 12 months, an Average of **60** Sales/Month
Active Inventory as of March 31, 2025 = **159**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2025 rose **27.20%** to 159 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 **2.67** 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 **21.65%** in March 2025 to \$277,844 versus the previous year at \$228,392.

Average Days on Market Lengthens

The average number of **57.77** days that homes spent on the market before selling increased by 18.66 days or **47.70%** in March 2025 compared to last year's same month at **39.11** DOM.

Sales Success for March 2025 is Positive

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

There were 89 New Listings in March 2025, down **12.75%** from last year at 102. Furthermore, there were 57 Closed Listings this month versus last year at 79, a **-27.85%** decrease.

Closed versus Listed trends yielded a **64.0%** ratio, down from previous year's, March 2024, at **77.5%**, a **17.31%** 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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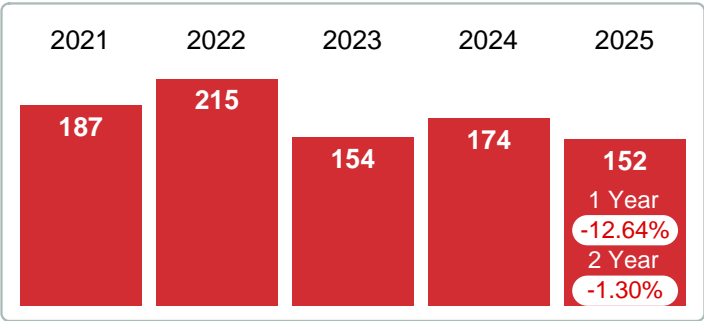
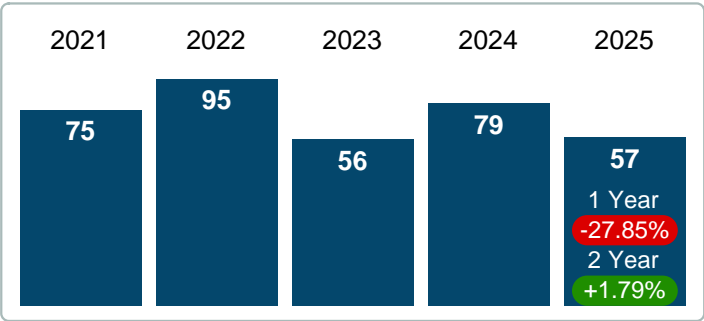


CLOSED LISTINGS

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MARCH

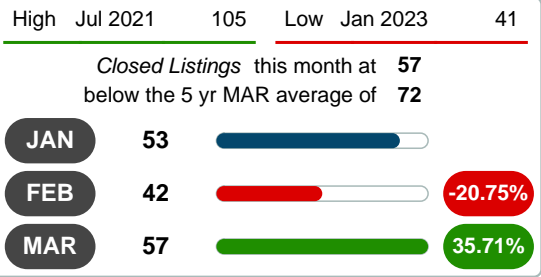
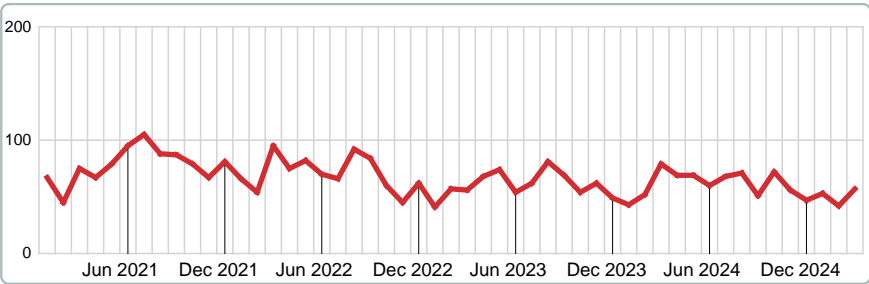
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 72



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			8.77%	33.8	2	3	0	0
\$75,001 - \$150,000	8			14.04%	63.5	2	5	1	0
\$150,001 - \$175,000	6			10.53%	36.3	1	4	1	0
\$175,001 - \$225,000	12			21.05%	71.8	1	9	1	1
\$225,001 - \$275,000	8			14.04%	56.4	0	8	0	0
\$275,001 - \$425,000	12			21.05%	39.8	0	8	4	0
\$425,001 and up	6			10.53%	101.5	0	3	3	0
Total Closed Units					57	6	40	10	1
Total Closed Volume					15,837,100	654.00K	11.01M	3.96M	210.00K
Average Closed Price					\$277,844	\$109,000	\$275,260	\$396,270	\$210,000

March 2025



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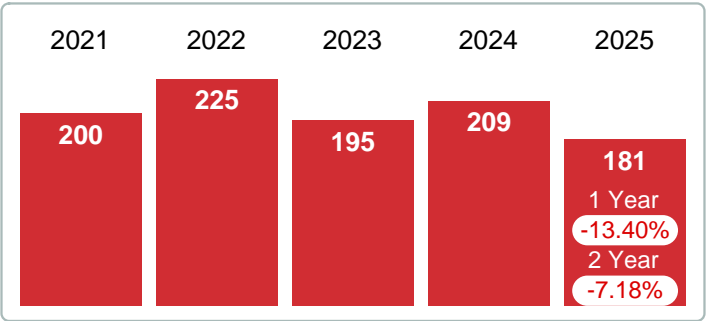
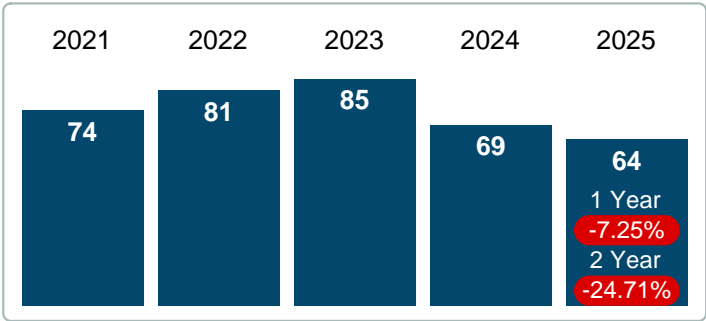


PENDING LISTINGS

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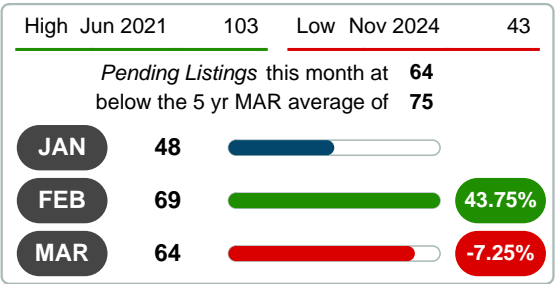
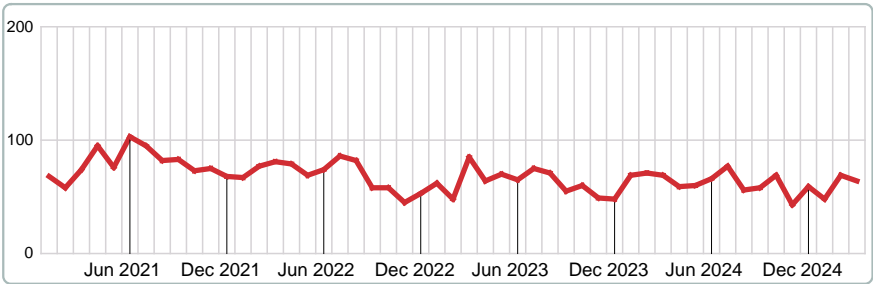
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 75



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6			9.38%	39.2	3	3	0	0
\$100,001 - \$150,000	5			7.81%	20.4	2	3	0	0
\$150,001 - \$175,000	9			14.06%	33.0	0	9	0	0
\$175,001 - \$225,000	16			25.00%	37.4	0	13	3	0
\$225,001 - \$275,000	12			18.75%	60.1	1	9	2	0
\$275,001 - \$400,000	9			14.06%	25.7	0	5	3	1
\$400,001 and up	7			10.94%	52.1	0	1	5	1
Total Pending Units					64	6	43	13	2
Total Pending Volume					15,586,020	739.80K	9.31M	4.75M	785.00K
Average Listing Price					\$218,114	\$123,300	\$216,510	\$365,485	\$392,500

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Area Delimited by County Of Creek - Residential Property Type

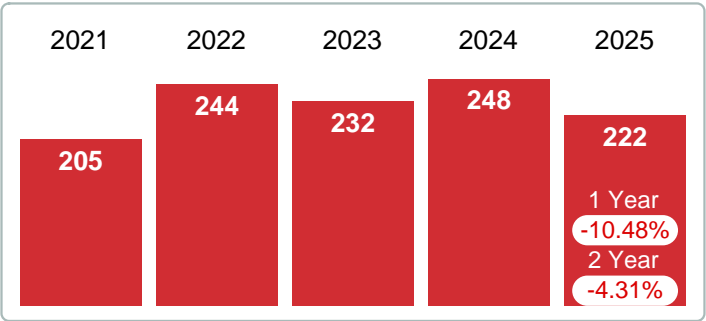
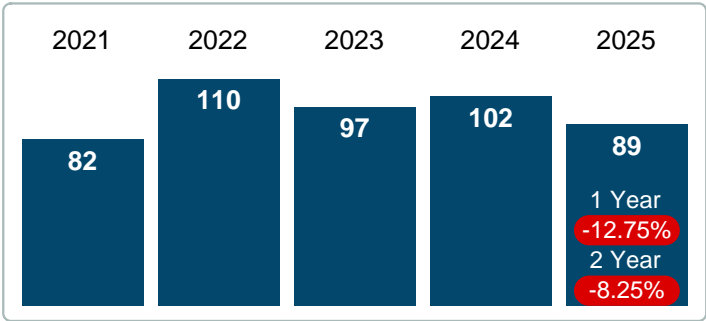


NEW LISTINGS

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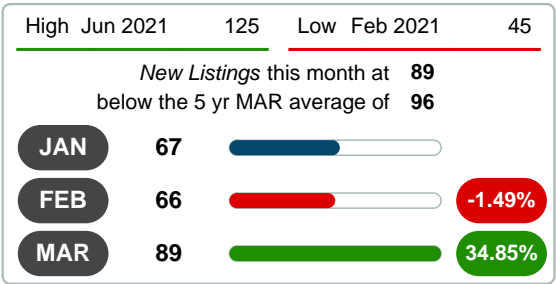
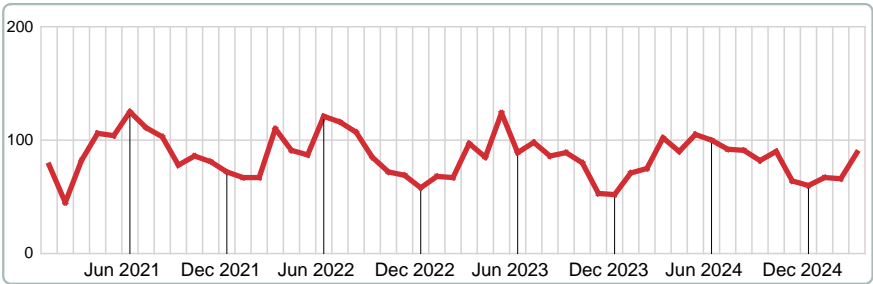
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 96



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$125,000 and less	8	8.99%
\$125,001 - \$150,000	5	5.62%
\$150,001 - \$200,000	17	19.10%
\$200,001 - \$250,000	22	24.72%
\$250,001 - \$350,000	18	20.22%
\$350,001 - \$525,000	10	11.24%
\$525,001 and up	9	10.11%
Total New Listed Units	89	
Total New Listed Volume	26,401,783	100%
Average New Listed Listing Price	\$325,750	

1-2 Beds	3 Beds	4 Beds	5+ Beds
3	4	1	0
3	2	0	0
2	15	0	0
1	13	8	0
0	14	3	1
0	5	4	1
0	2	6	1
9	55	22	3
1.32M	13.40M	10.10M	1.59M
\$146,400	\$243,582	\$458,986	\$529,833

March 2025



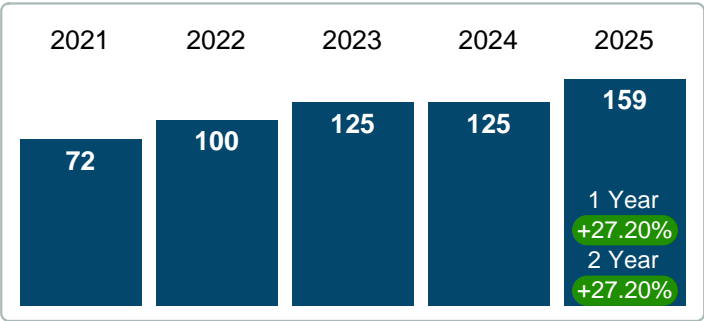
Area Delimited by County Of Creek - Residential Property Type



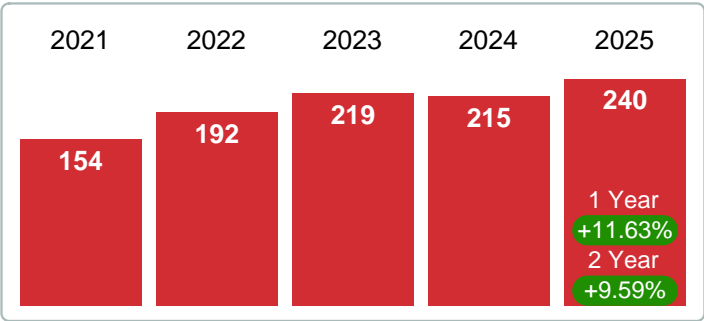
ACTIVE INVENTORY

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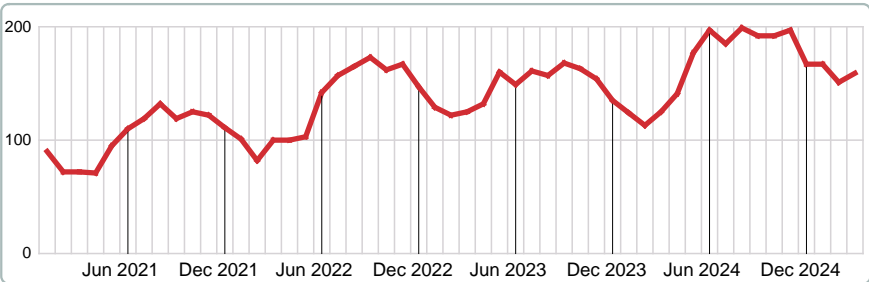
END OF MARCH



ACTIVE DURING MARCH

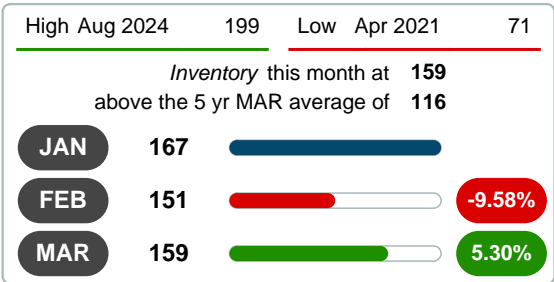


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 116



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	13			8.18%	112.5	4	8	1	0
\$125,001 - \$175,000	15			9.43%	31.7	4	9	2	0
\$175,001 - \$225,000	27			16.98%	100.4	4	15	7	1
\$225,001 - \$350,000	44			27.67%	66.1	0	35	7	2
\$350,001 - \$450,000	22			13.84%	87.3	0	13	8	1
\$450,001 - \$750,000	21			13.21%	84.9	0	5	13	3
\$750,001 and up	17			10.69%	112.6	2	2	6	7
Total Active Inventory by Units					159	14	87	44	14
Total Active Inventory by Volume					68,566,793	3.31M	27.43M	25.19M	12.64M
Average Active Inventory Listing Price					\$431,238	\$236,486	\$315,262	\$572,505	\$902,714

March 2025



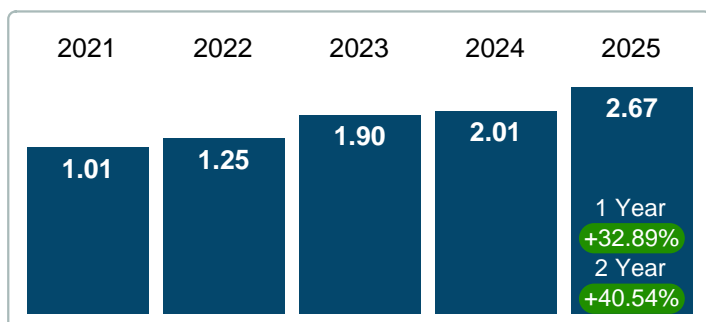
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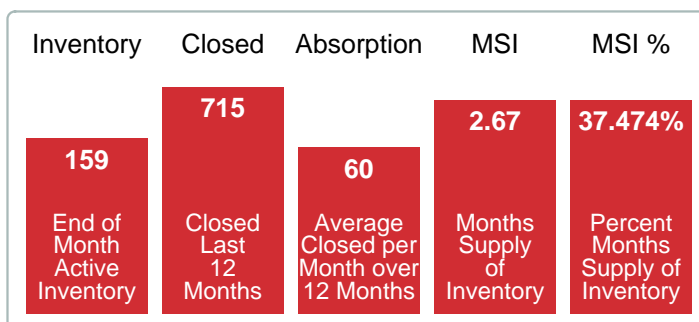
MONTHS SUPPLY of INVENTORY (MSI)

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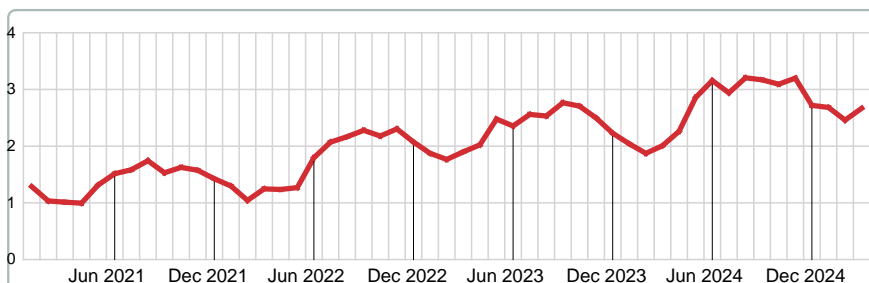
MSI FOR MARCH



INDICATORS FOR MARCH 2025



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 1.77

High Aug 2024 3.21 Low Apr 2021 0.99

Months Supply this month at 2.67
above the 5 yr MAR average of 1.77

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
\$125,000 and less	13	8.18%	1.44	1.07	1.75	1.71	0.00
\$125,001 - \$175,000	15	9.43%	1.33	1.23	1.20	4.00	0.00
\$175,001 - \$225,000	27	16.98%	2.04	4.80	1.48	3.36	6.00
\$225,001 - \$350,000	44	27.67%	2.59	0.00	3.36	1.45	1.85
\$350,001 - \$450,000	22	13.84%	6.60	0.00	7.80	6.40	6.00
\$450,001 - \$750,000	21	13.21%	5.25	0.00	3.53	7.43	4.00
\$750,001 and up	17	10.69%	9.71	24.00	3.43	9.00	16.80
Market Supply of Inventory (MSI)			2.67	1.57	2.39	3.77	5.25
Total Active Inventory by Units		100%	2.67	14	87	44	14

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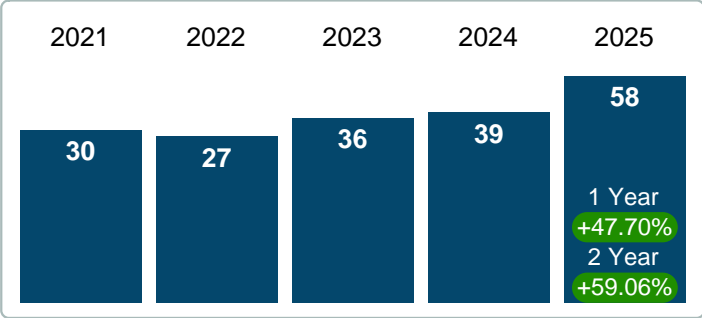
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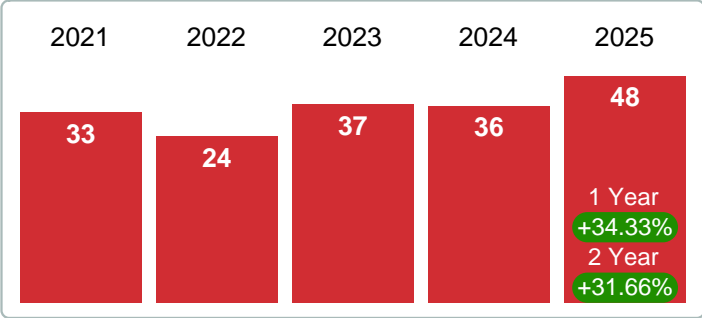
AVERAGE DAYS ON MARKET TO SALE

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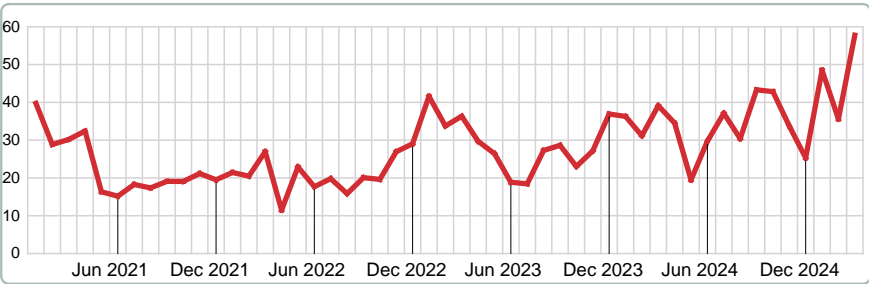
MARCH



YEAR TO DATE (YTD)

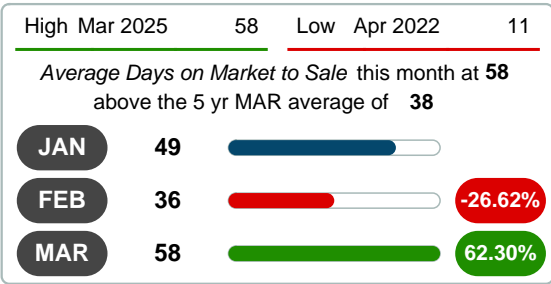


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 38



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	5			8.77%	34	45	26	0	0
\$75,001 - \$150,000	8			14.04%	64	67	72	13	0
\$150,001 - \$175,000	6			10.53%	36	13	50	4	0
\$175,001 - \$225,000	12			21.05%	72	57	74	40	98
\$225,001 - \$275,000	8			14.04%	56	0	56	0	0
\$275,001 - \$425,000	12			21.05%	40	0	42	36	0
\$425,001 and up	6			10.53%	102	0	73	130	0
Average Closed DOM					58	49	58	59	98
Total Closed Units				100%	58	6	40	10	1
Total Closed Volume					15,837,100	654.00K	11.01M	3.96M	210.00K

March 2025



Area Delimited by County Of Creek - Residential Property Type

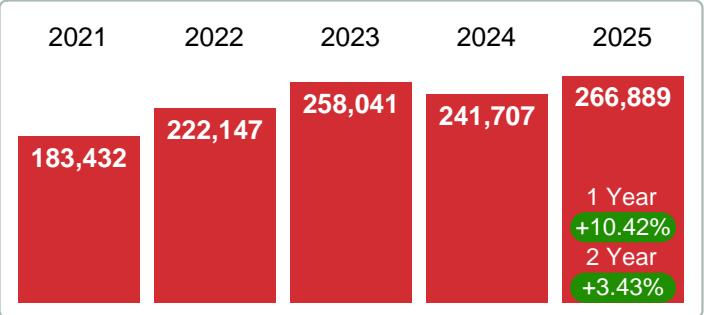
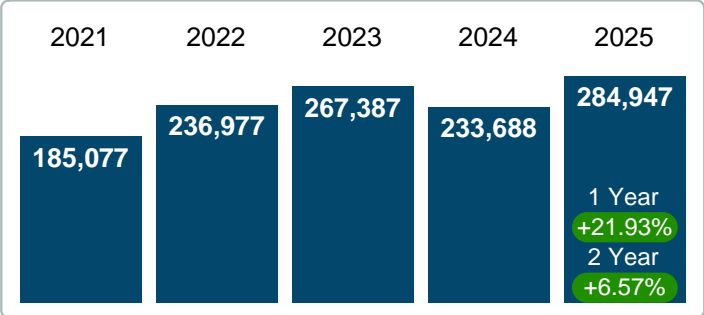


AVERAGE LIST PRICE AT CLOSING

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MARCH

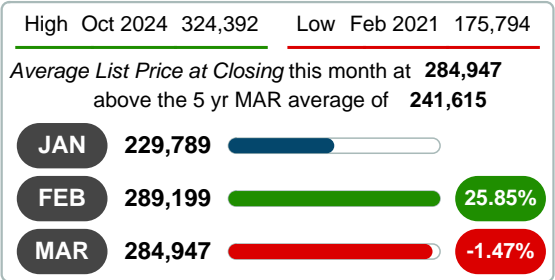
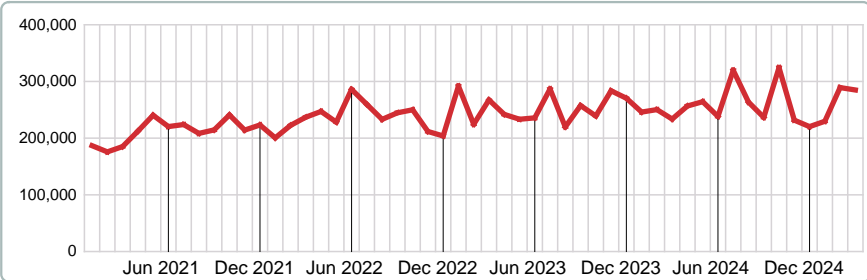
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 241,615



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	4			7.02%	60,625	66,250	63,333	0	0
\$75,001 - \$150,000	11			19.30%	129,209	122,250	131,580	149,900	0
\$150,001 - \$175,000	4			7.02%	168,625	169,500	163,500	140,000	0
\$175,001 - \$225,000	14			24.56%	208,336	200,000	205,256	221,900	210,000
\$225,001 - \$275,000	6			10.53%	248,967	0	241,413	0	0
\$275,001 - \$425,000	12			21.05%	326,683	0	324,725	330,600	0
\$425,001 and up	6			10.53%	928,833		01,083,000	774,667	0
Average List Price					284,947	124,417	278,182	415,820	210,000
Total Closed Units				100%	284,947	6	40	10	1
Total Closed Volume					16,241,998	746.50K	11.13M	4.16M	210.00K

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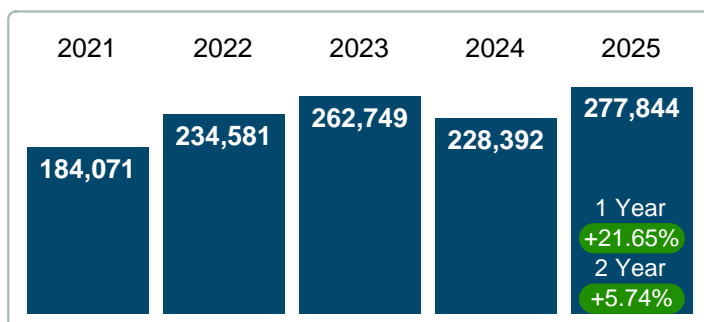
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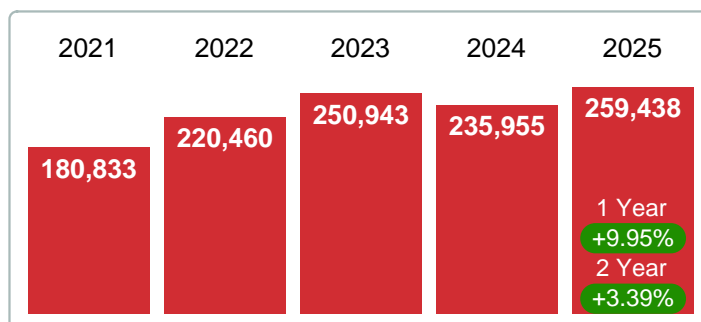
AVERAGE SOLD PRICE AT CLOSING

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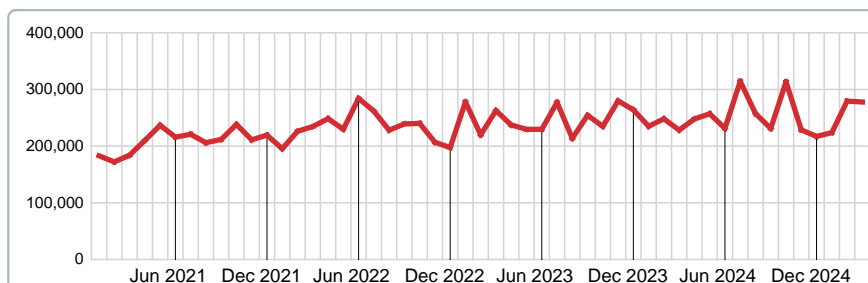
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 237,527

High Jul 2024 314,368 Low Feb 2021 172,253

Average Sold Price at Closing this month at **277,844**
above the 5 yr MAR average of **237,527**

JAN	223,784	
FEB	279,450	24.87%
MAR	277,844	-0.57%

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	5		8.77%	45,500	36,250	51,667	0	0
\$75,001 - \$150,000	8		14.04%	124,813	110,750	125,400	150,000	0
\$150,001 - \$175,000	6		10.53%	164,833	160,000	169,000	153,000	0
\$175,001 - \$225,000	12		21.05%	203,367	200,000	200,944	221,900	210,000
\$225,001 - \$275,000	8		14.04%	242,563	0	242,563	0	0
\$275,001 - \$425,000	12		21.05%	320,358	0	319,300	322,475	0
\$425,001 and up	6		10.53%	899,483		01,083,000	715,967	0
Average Sold Price				277,844	109,000	275,260	396,270	210,000
Total Closed Units			100%	277,844	6	40	10	1
Total Closed Volume				15,837,100	654.00K	11.01M	3.96M	210.00K

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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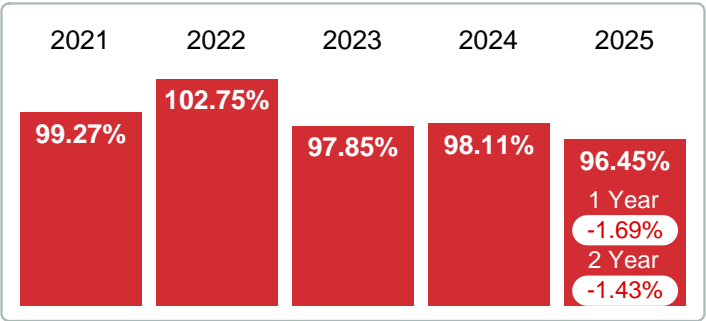
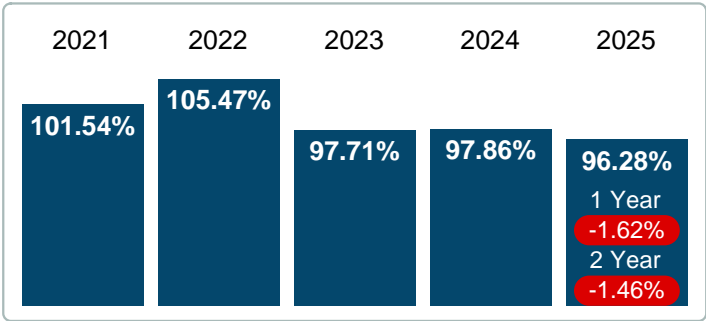


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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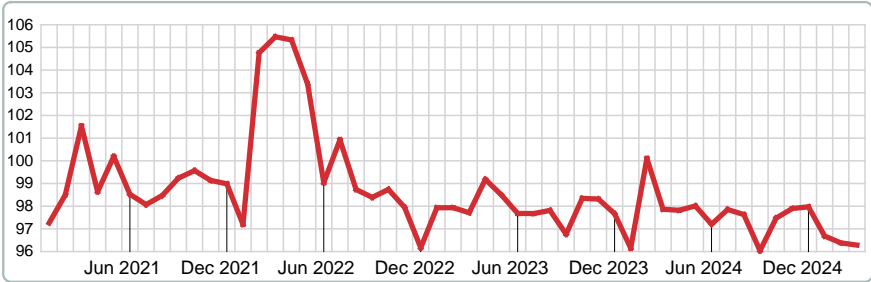
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 99.77%



High Mar 2022 105.47% Low Sep 2024 96.04%

Average Sold/List Ratio this month at **96.28%**
below the 5 yr MAR average of **99.77%**

JAN

96.68%

FEB

96.38%

-0.31%

MAR

96.28%

-0.10%

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	8.77%	72.74%	58.10%	82.50%	0.00%	0.00%
\$75,001 - \$150,000	8	14.04%	94.56%	89.79%	95.37%	100.07%	0.00%
\$150,001 - \$175,000	6	10.53%	103.02%	94.40%	103.61%	109.29%	0.00%
\$175,001 - \$225,000	12	21.05%	98.52%	100.00%	98.03%	100.00%	100.00%
\$225,001 - \$275,000	8	14.04%	100.69%	0.00%	100.69%	0.00%	0.00%
\$275,001 - \$425,000	12	21.05%	98.06%	0.00%	98.46%	97.27%	0.00%
\$425,001 and up	6	10.53%	97.55%	0.00%	100.00%	95.11%	0.00%
Average Sold/List Ratio		96.30%		81.70%	97.86%	98.38%	100.00%
Total Closed Units		57	100%	6	40	10	1
Total Closed Volume		15,837,100		654.00K	11.01M	3.96M	210.00K

March 2025



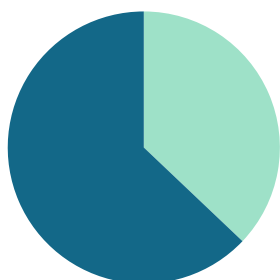
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

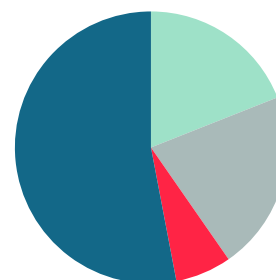


Inventory
New Listings 89 = 37.08%
Start Inventory 151
Total Inventory Units 240
Volume \$90,315,302

Market Activity

Closed Sales 57 = 19.00%
Pending Sales 64 = 21.33%
Other Off Market 20 = 6.67%
Active Inventory 159 = 53.00%

MARKET ACTIVITY



Compared Metrics	2024	March 2025	+/-%	Year to Date 2024	Year to Date 2025	+/-%
Closed Sales	79	57	-27.85%	174	152	-12.64%
Pending Sales	69	64	-7.25%	209	181	-13.40%
New Listings	102	89	-12.75%	248	222	-10.48%
Average List Price	233,688	284,947	21.93%	241,707	266,889	10.42%
Average Sale Price	228,392	277,844	21.65%	235,955	259,438	9.95%
Average Percent of Selling Price to List Price	97.86%	96.28%	-1.62%	98.11%	96.45%	-1.69%
Average Days on Market to Sale	39.11	57.77	47.70%	36.04	48.41	34.33%
Monthly Inventory	125	159	27.20%	125	159	27.20%
Months Supply of Inventory	2.01	2.67	32.89%	2.01	2.67	32.89%

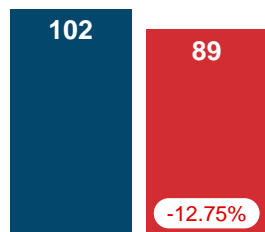
Absorption: Last 12 months, an Average of **60** Sales/Month**Inventory** on March 31, 2025 = **159**

2024	2025
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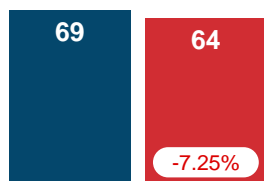
MARCH MARKET

AVERAGE PRICES

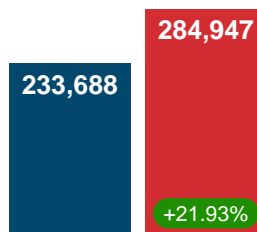
New Listings



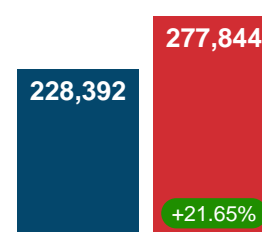
Pending Listings



List Price



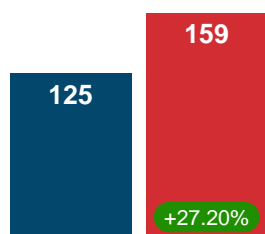
Sale Price



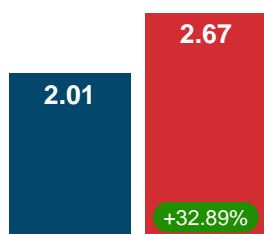
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

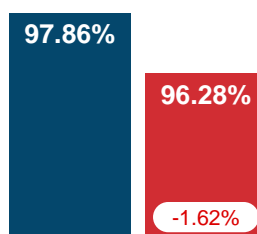
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

