

March 2025



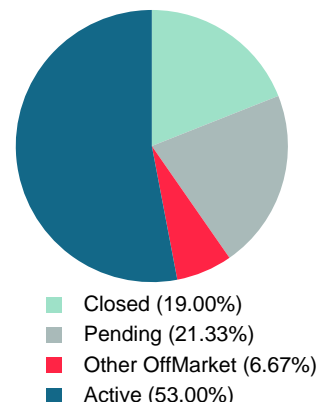
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	200,000	215,000	7.50%
Median Sale Price	187,000	215,000	14.97%
Median Percent of Selling Price to List Price	99.18%	100.00%	0.82%
Median Days on Market to Sale	13.00	37.00	184.62%
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.

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 **14.97%** in March 2025 to \$215,000 versus the previous year at \$187,000.

Median Days on Market Lengthens

The median number of **37.00** days that homes spent on the market before selling increased by 24.00 days or **184.62%** in March 2025 compared to last year's same month at **13.00** DOM.

Sales Success for March 2025 is Positive

Overall, with Median 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

March 2025



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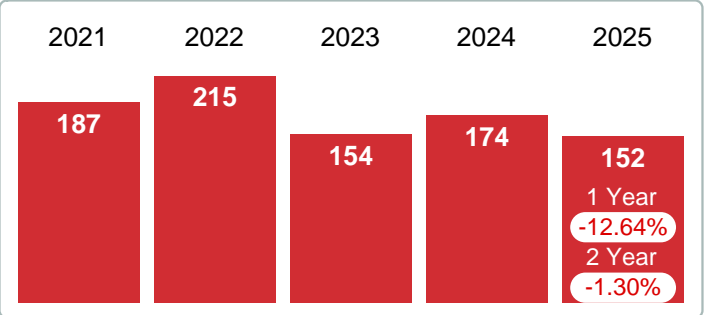
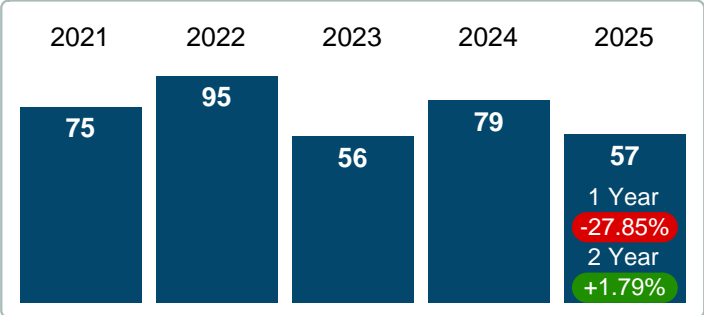


CLOSED LISTINGS

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MARCH

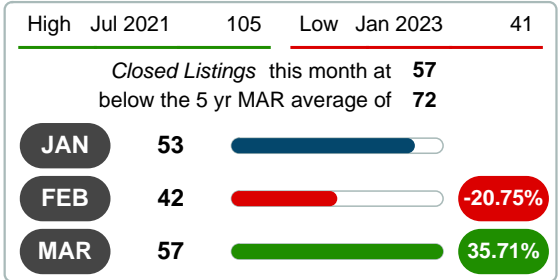
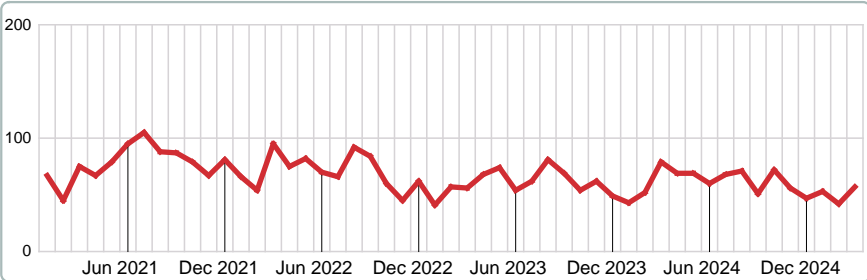
YEAR TO DATE (YTD)



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				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5			8.77%	26.0	2	3	0	0
\$75,001 - \$150,000	8			14.04%	32.5	2	5	1	0
\$150,001 - \$175,000	6			10.53%	12.0	1	4	1	0
\$175,001 - \$225,000	12			21.05%	46.5	1	9	1	1
\$225,001 - \$275,000	8			14.04%	42.0	0	8	0	0
\$275,001 - \$425,000	12			21.05%	26.0	0	8	4	0
\$425,001 and up	6			10.53%	104.5	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
Median Closed Price					\$215,000	\$110,750	\$218,500	\$322,500	\$210,000

March 2025



Area Delimited by County Of Creek - Residential Property Type

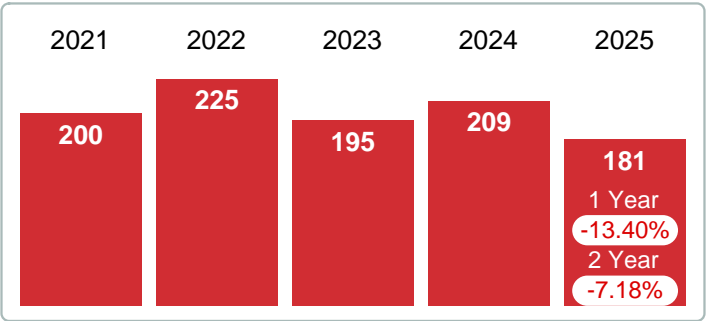
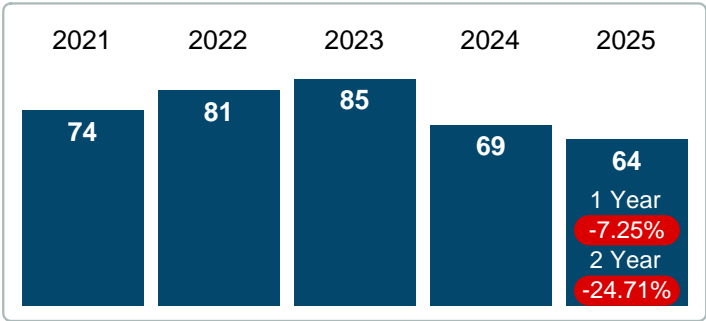


PENDING LISTINGS

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

MARCH

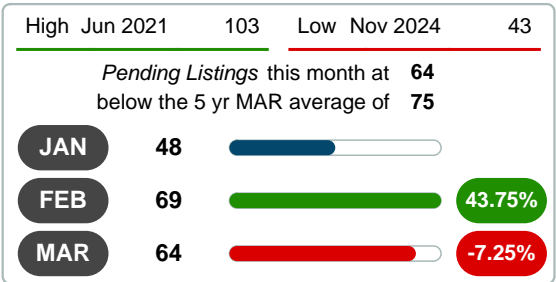
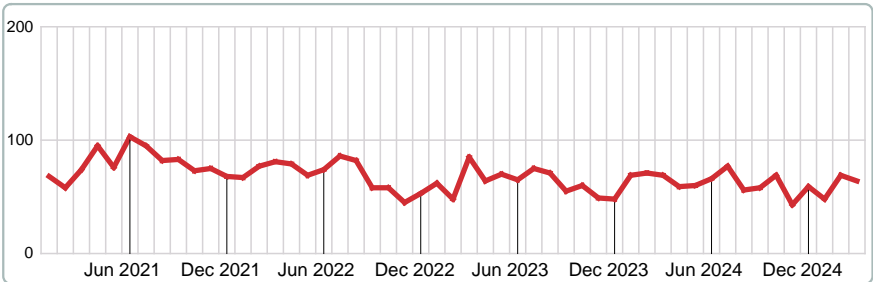
YEAR TO DATE (YTD)



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				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6			9.38%	24.5	3	3	0	0
\$100,001 \$150,000	5			7.81%	7.0	2	3	0	0
\$150,001 \$175,000	9			14.06%	12.0	0	9	0	0
\$175,001 \$225,000	16			25.00%	9.0	0	13	3	0
\$225,001 \$275,000	12			18.75%	30.0	1	9	2	0
\$275,001 \$400,000	9			14.06%	7.0	0	5	3	1
\$400,001 and up	7			10.94%	20.0	0	1	5	1
Total Pending Units				64		6	43	13	2
Total Pending Volume				15,586,020	100%	739.80K	9.31M	4.75M	785.00K
Median Listing Price				\$220,000		\$101,450	\$209,500	\$330,000	\$392,500

March 2025



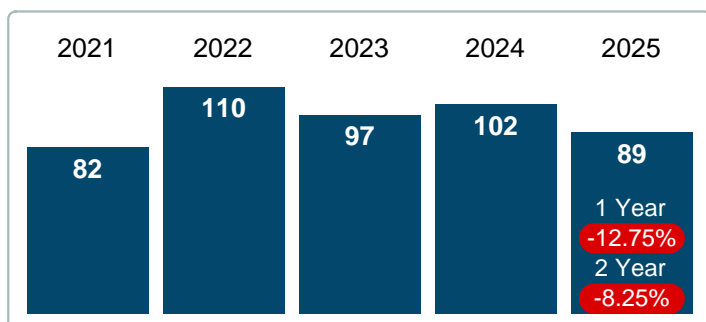
Area Delimited by County Of Creek - Residential Property Type



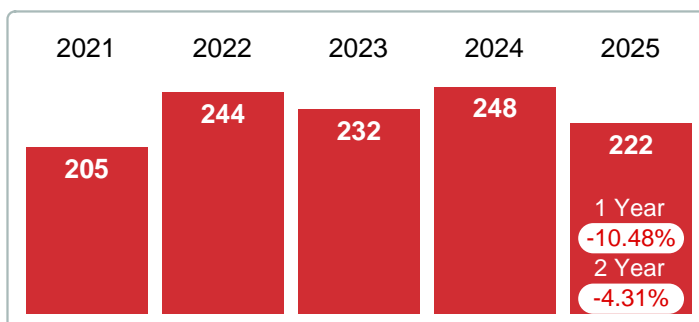
NEW LISTINGS

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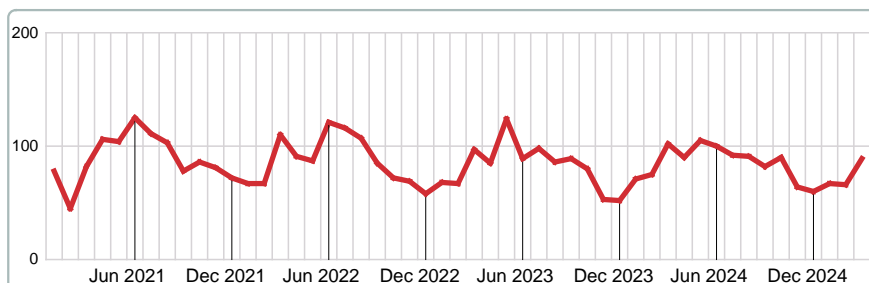
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 96

High Jun 2021 125 Low Feb 2021 45

New Listings this month at **89**
below the 5 yr MAR average of **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%
Median New Listed Listing Price	\$234,900	

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
\$139,900	\$224,900	\$340,000	\$370,000

March 2025



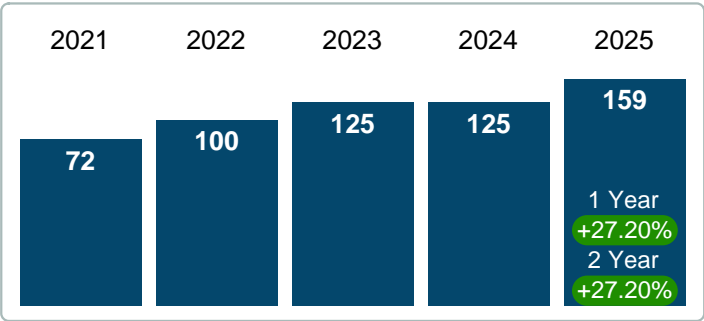
Area Delimited by County Of Creek - Residential Property Type



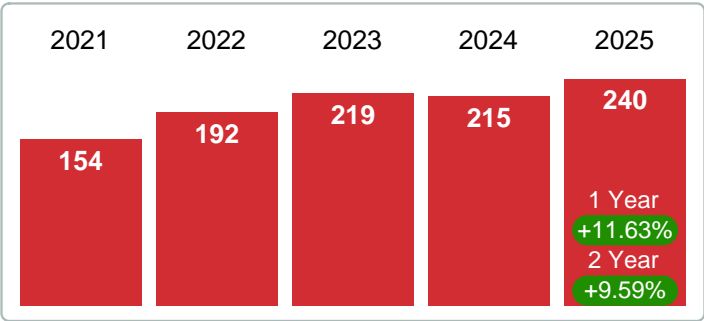
ACTIVE INVENTORY

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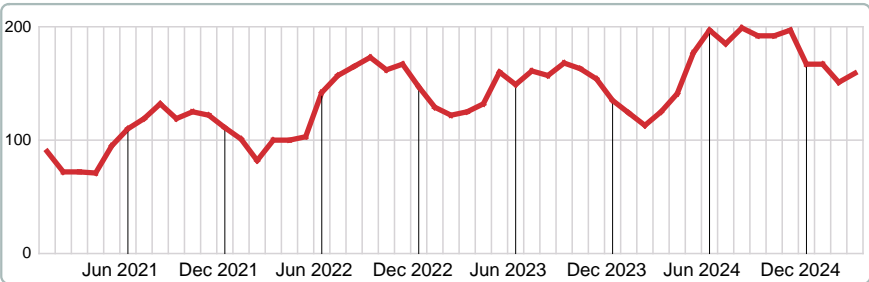
END OF MARCH



ACTIVE DURING MARCH

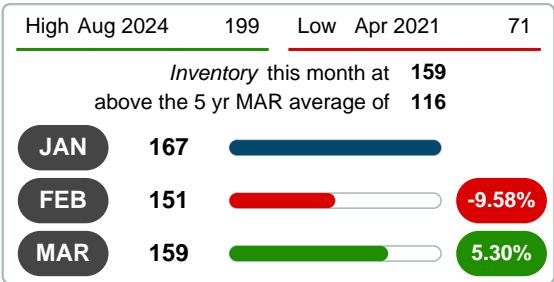


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 116



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	13			8.18%	89.0	4	8	1	0
\$125,001 - \$175,000	15			9.43%	20.0	4	9	2	0
\$175,001 - \$225,000	27			16.98%	56.0	4	15	7	1
\$225,001 - \$350,000	44			27.67%	44.5	0	35	7	2
\$350,001 - \$450,000	22			13.84%	65.0	0	13	8	1
\$450,001 - \$750,000	21			13.21%	66.0	0	5	13	3
\$750,001 and up	17			10.69%	80.0	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
Median Active Inventory Listing Price					\$300,000	\$164,500	\$265,000	\$394,450	\$826,250

March 2025



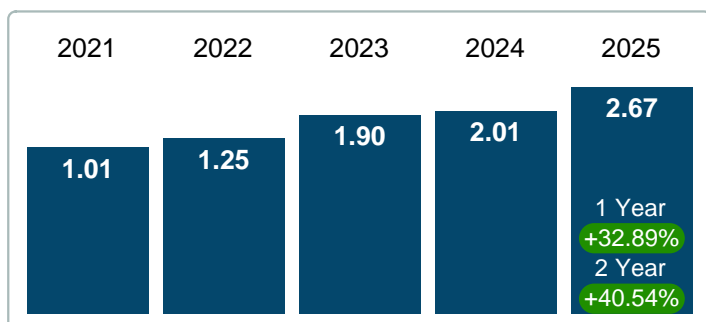
Area Delimited by County Of Creek - Residential Property Type



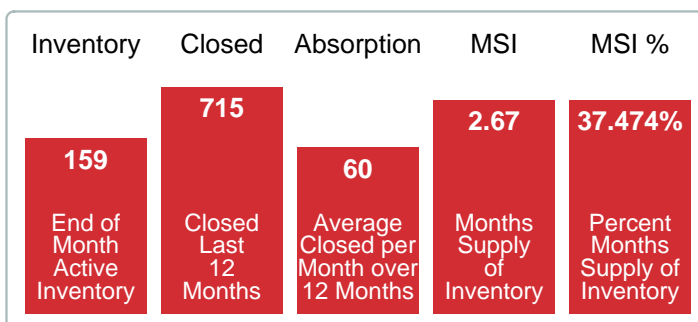
MONTHS SUPPLY of INVENTORY (MSI)

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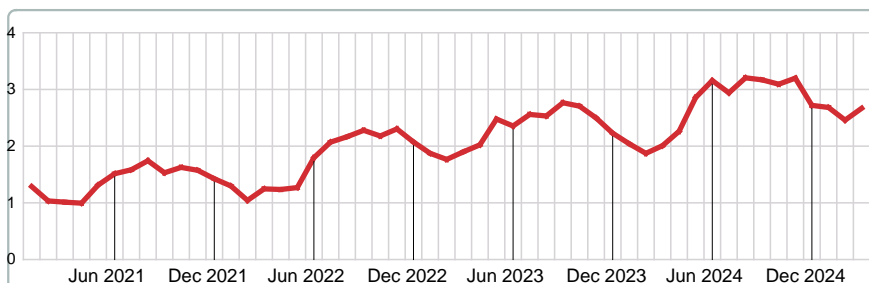
MSI FOR MARCH



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

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

March 2025



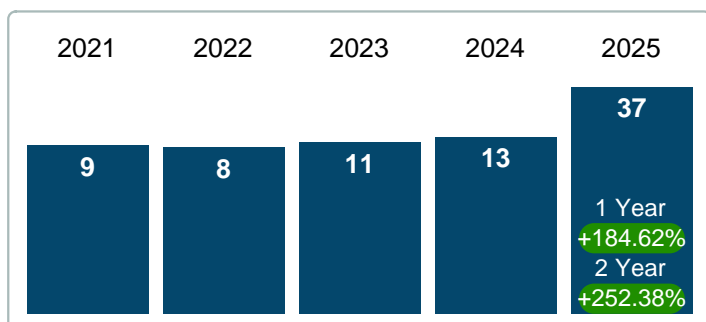
Area Delimited by County Of Creek - Residential Property Type



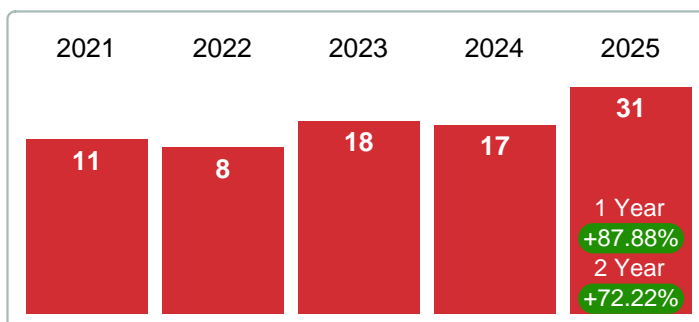
MEDIAN DAYS ON MARKET TO SALE

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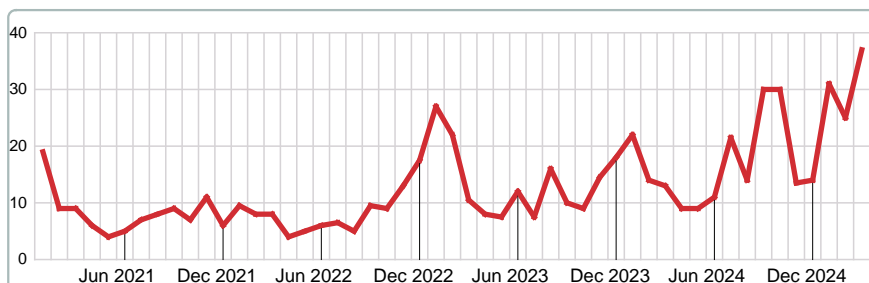
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 16

High Mar 2025 37 Low Apr 2022 4

Median Days on Market to Sale this month at 37
above the 5 yr MAR average of 16

JAN	31	
FEB	25	-19.35%
MAR	37	48.00%

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	8.77%	26	45	26	0	0
\$75,001 - \$150,000	8	14.04%	33	67	13	13	0
\$150,001 - \$175,000	6	10.53%	12	13	29	4	0
\$175,001 - \$225,000	12	21.05%	47	57	43	40	98
\$225,001 - \$275,000	8	14.04%	42	0	42	0	0
\$275,001 - \$425,000	12	21.05%	26	0	22	27	0
\$425,001 and up	6	10.53%	105	0	70	139	0
Median Closed DOM	37			55	36	27	98
Total Closed Units	57	100%	37.0	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

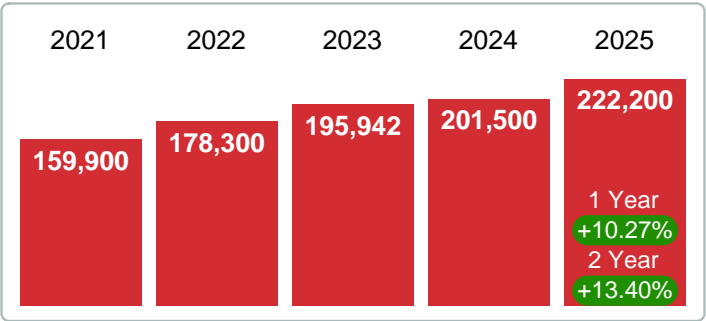
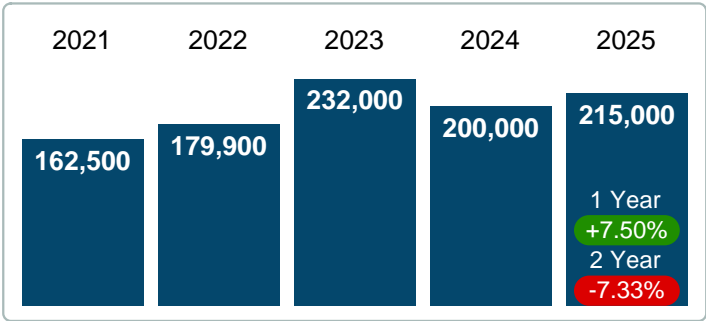


MEDIAN LIST PRICE AT CLOSING

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MARCH

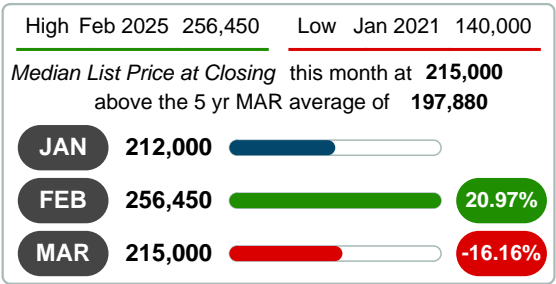
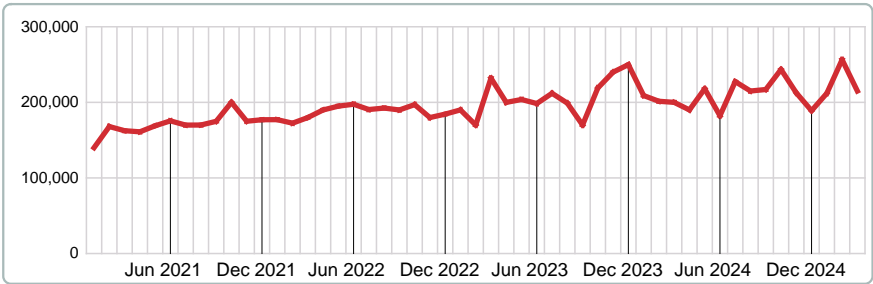
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 197,880



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	4		7.02%	59,500	66,250	55,000	0	0
\$75,001 - \$150,000	11		19.30%	134,500	122,250	130,000	144,950	0
\$150,001 - \$175,000	4		7.02%	169,750	169,500	170,000	0	0
\$175,001 - \$225,000	14		24.56%	211,250	200,000	212,500	221,900	210,000
\$225,001 - \$275,000	6		10.53%	244,450	0	244,450	0	0
\$275,001 - \$425,000	12		21.05%	312,450	0	312,450	329,250	0
\$425,001 and up	6		10.53%	582,500	0	490,000	675,000	0
Median List Price				215,000	122,250	216,750	329,250	210,000
Total Closed Units			100%	215,000	6	40	10	1
Total Closed Volume				16,241,998	746.50K	11.13M	4.16M	210.00K

March 2025



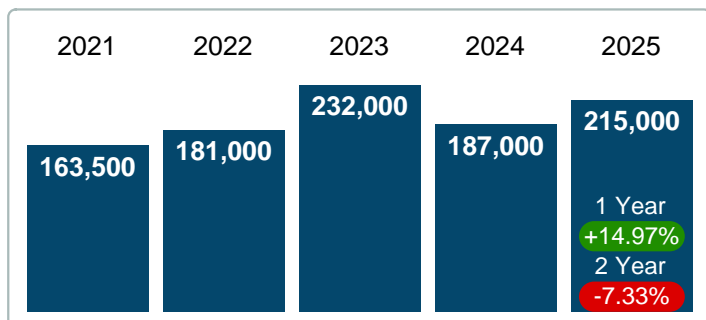
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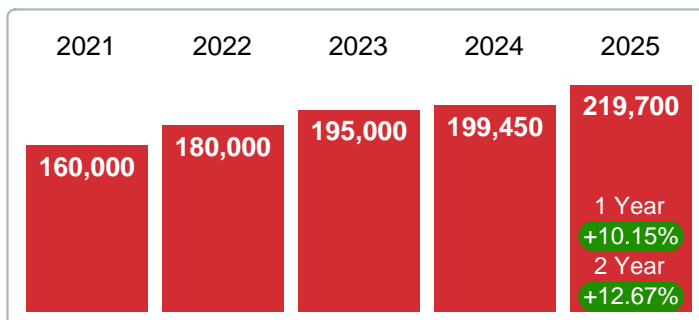
MEDIAN SOLD PRICE AT CLOSING

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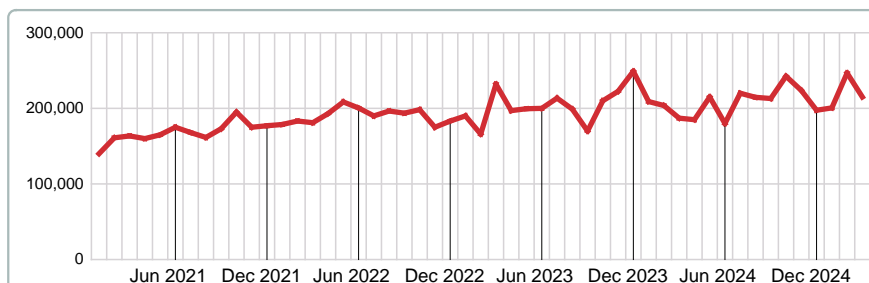
MARCH



YEAR TO DATE (YTD)



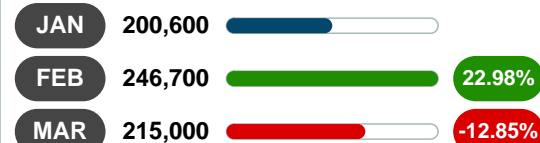
5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 195,700

High Dec 2023 249,000 Low Jan 2021 140,000

Median Sold Price at Closing this month at **215,000**
above the 5 yr MAR average of **195,700**

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	8.77%	52,500	36,250	57,000	0	0
\$75,001 - \$150,000	8	14.04%	124,750	110,750	118,000	150,000	0
\$150,001 - \$175,000	6	10.53%	168,000	160,000	170,000	153,000	0
\$175,001 - \$225,000	12	21.05%	200,000	200,000	199,500	221,900	210,000
\$225,001 - \$275,000	8	14.04%	237,000	0	237,000	0	0
\$275,001 - \$425,000	12	21.05%	308,950	0	308,950	322,500	0
\$425,001 and up	6	10.53%	581,500	0	490,000	673,000	0
Median Sold Price			215,000	110,750	218,500	322,500	210,000
Total Closed Units		100%	215,000	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

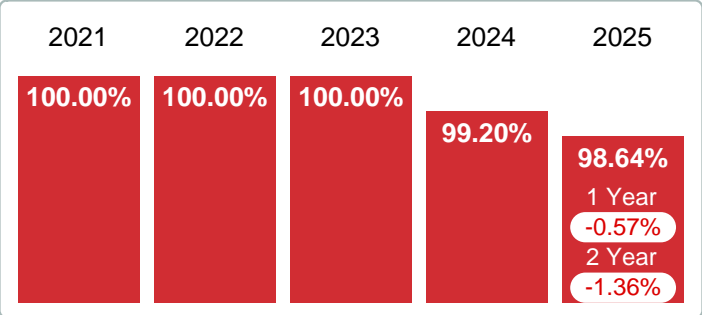
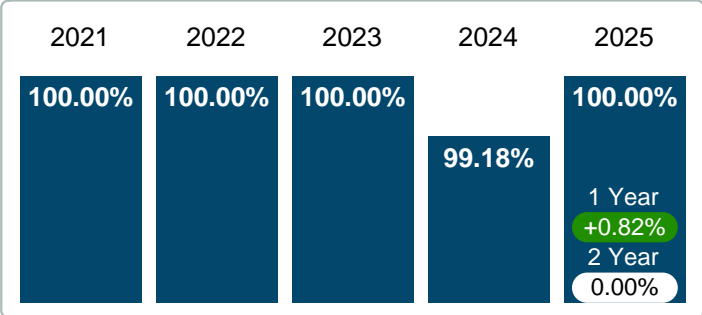


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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MARCH

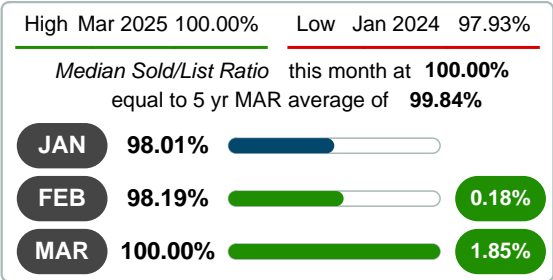
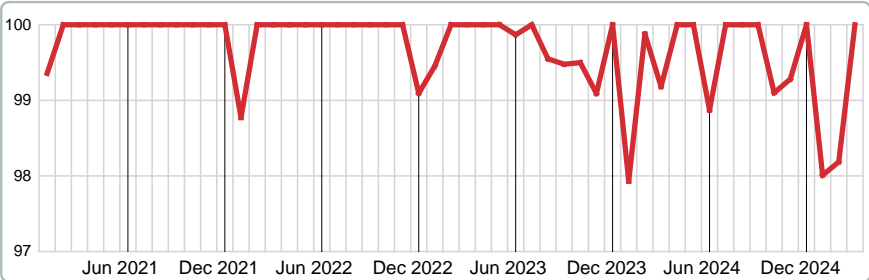
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 99.84%



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	8.77%	80.00%	58.10%	80.00%	0.00%	0.00%
\$75,001 - \$150,000	8	14.04%	97.16%	89.79%	96.55%	100.07%	0.00%
\$150,001 - \$175,000	6	10.53%	101.52%	94.40%	101.52%	109.29%	0.00%
\$175,001 - \$225,000	12	21.05%	100.00%	100.00%	99.80%	100.00%	100.00%
\$225,001 - \$275,000	8	14.04%	100.02%	0.00%	100.02%	0.00%	0.00%
\$275,001 - \$425,000	12	21.05%	100.00%	0.00%	100.00%	97.66%	0.00%
\$425,001 and up	6	10.53%	100.00%	0.00%	100.00%	99.70%	0.00%
Median Sold/List Ratio		100.00%		91.69%	100.00%	100.00%	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

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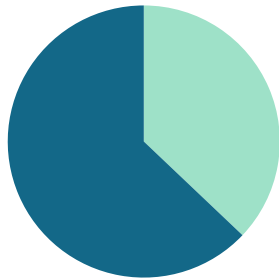
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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INVENTORY



Inventory

New Listings
89 = 37.08%

Start Inventory
151

Total Inventory Units
240

Volume
\$90,315,302

Market Activity

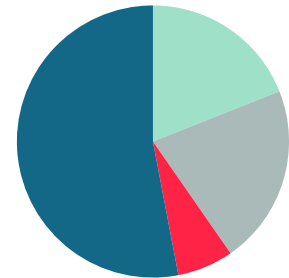
Closed Sales
57 = 19.00%

Pending Sales
64 = 21.33%

Other Off Market
20 = 6.67%

Active Inventory
159 = 53.00%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2024	2025	+/-%	2024	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%
Median List Price	200,000	215,000	7.50%	201,500	222,200	10.27%
Median Sale Price	187,000	215,000	14.97%	199,450	219,700	10.15%
Median Percent of Selling Price to List Price	99.18%	100.00%	0.82%	99.20%	98.64%	-0.57%
Median Days on Market to Sale	13.00	37.00	184.62%	16.50	31.00	87.88%
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

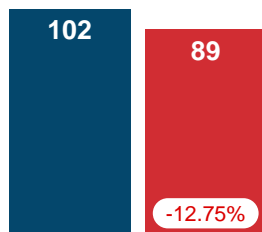
2024

2025

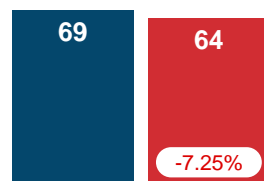
MARCH MARKET

MEDIAN PRICES

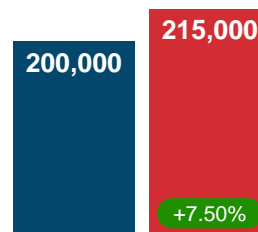
New Listings



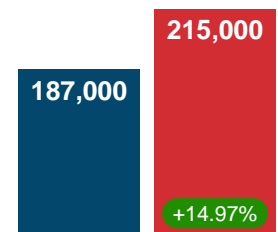
Pending Listings



List Price



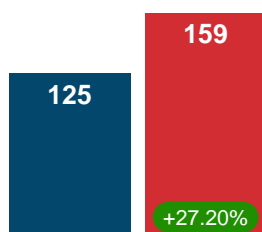
Sale Price



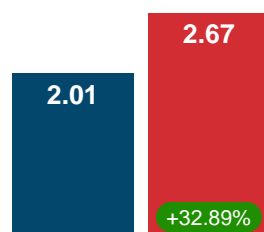
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

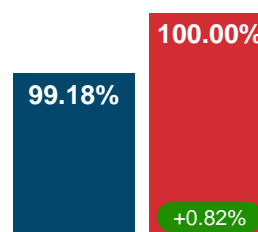
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

