

March 2025



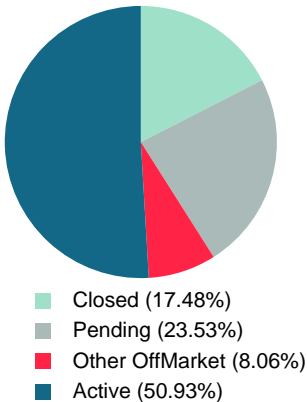
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	March 2025	+/- %
Closed Listings	1,092	1,041	-4.67%
Pending Listings	1,254	1,401	11.72%
New Listings	1,582	1,780	12.52%
Average List Price	311,483	321,485	3.21%
Average Sale Price	304,062	316,058	3.95%
Average Percent of Selling Price to List Price	97.90%	98.49%	0.60%
Average Days on Market to Sale	46.10	46.68	1.25%
End of Month Inventory	2,558	3,033	18.57%
Months Supply of Inventory	2.50	2.86	14.61%



**Absorption:** Last 12 months, an Average of **1,059** Sales/Month  
**Active Inventory** as of March 31, 2025 = **3,033**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2025 rose **18.57%** to 3,033 existing homes available for sale. Over the last 12 months this area has had an average of 1,059 closed sales per month. This represents an unsold inventory index of **2.86** 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 **3.95%** in March 2025 to \$316,058 versus the previous year at \$304,062.

Average Days on Market Lengthens

The average number of **46.68** days that homes spent on the market before selling increased by 0.58 days or **1.25%** in March 2025 compared to last year's same month at **46.10** 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 1,780 New Listings in March 2025, up **12.52%** from last year at 1,582. Furthermore, there were 1,041 Closed Listings this month versus last year at 1,092, a **-4.67%** decrease.

Closed versus Listed trends yielded a **58.5%** ratio, down from previous year's, March 2024, at **69.0%**, a **15.27%** 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



Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type

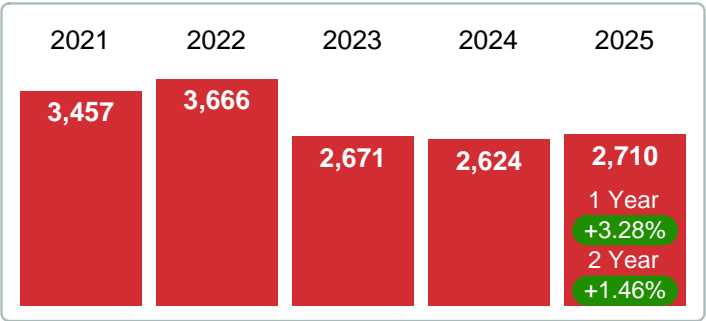
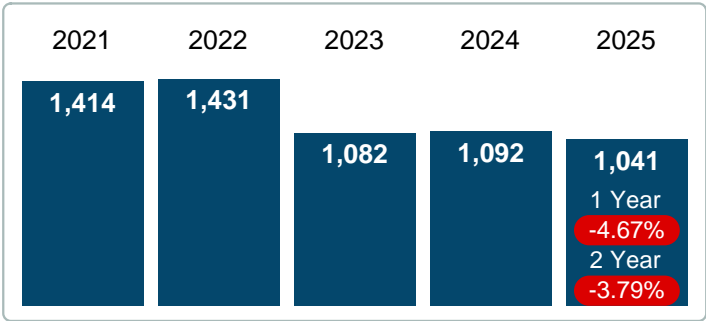


CLOSED LISTINGS

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MARCH

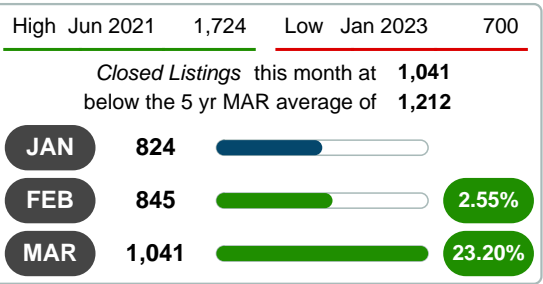
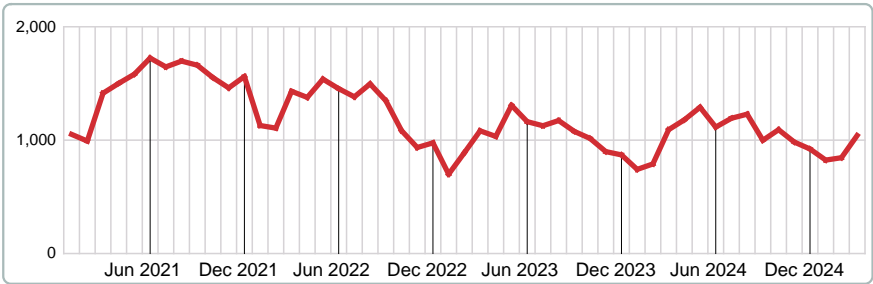
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 1,212



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	94			9.03%	44.2	46	43	5	0
\$125,001 - \$175,000	108			10.37%	35.3	32	66	9	1
\$175,001 - \$225,000	162			15.56%	43.9	17	121	22	2
\$225,001 - \$300,000	263			25.26%	38.2	15	187	58	3
\$300,001 - \$375,000	160			15.37%	52.6	10	73	69	8
\$375,001 - \$525,000	143			13.74%	61.3	5	52	69	17
\$525,001 and up	111			10.66%	56.6	1	21	72	17
Total Closed Units					1,041	126	563	304	48
Total Closed Volume					329,016,278	21.88M	151.03M	127.90M	28.20M
Average Closed Price					\$316,058	\$173,645	\$268,262	\$420,732	\$587,566

March 2025



Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type

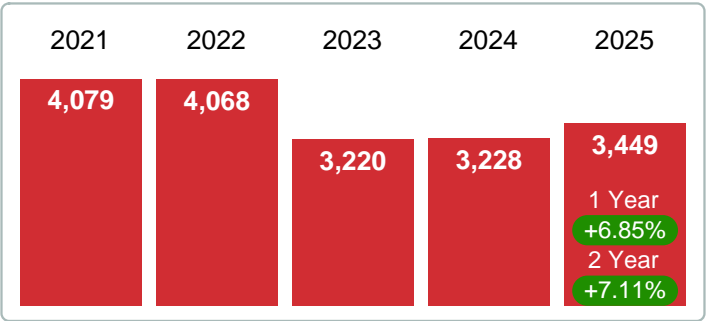
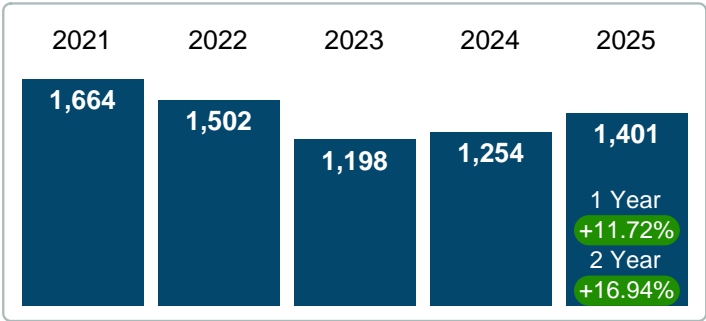


PENDING LISTINGS

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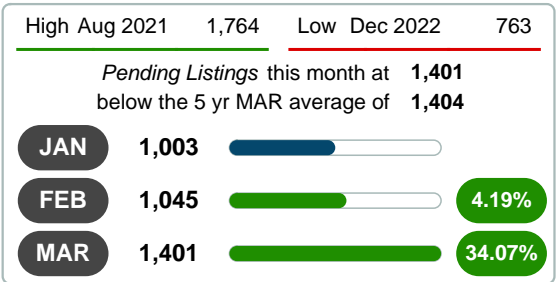
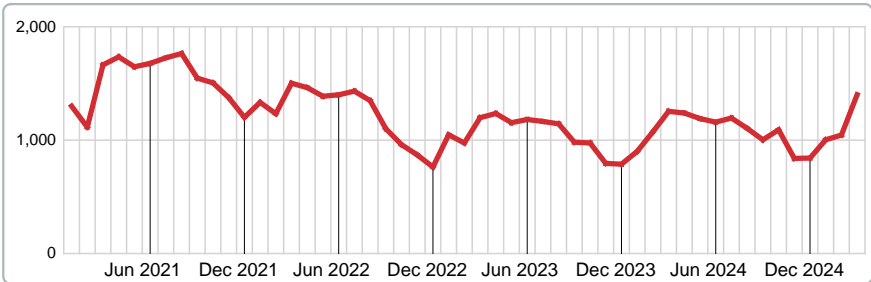
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 1,404



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	116			8.28%	34.7	59	52	5	0
\$125,001 - \$175,000	140			9.99%	43.8	39	87	14	0
\$175,001 - \$225,000	199			14.20%	46.2	21	149	28	1
\$225,001 - \$325,000	405			28.91%	39.5	17	279	106	3
\$325,001 - \$400,000	224			15.99%	51.0	10	98	101	15
\$400,001 - \$525,000	163			11.63%	63.1	4	55	88	16
\$525,001 and up	154			10.99%	68.6	2	29	85	38
Total Pending Units					1,401	152	749	427	73
Total Pending Volume					460,244,845	26.13M	205.56M	175.29M	53.26M
Average Listing Price					\$325,293	\$171,925	\$274,448	\$410,523	\$729,548

## March 2025



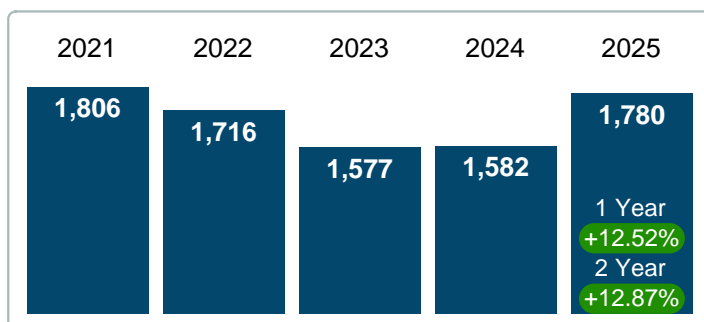
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,  
Tulsa, Wagoner - Residential Property Type



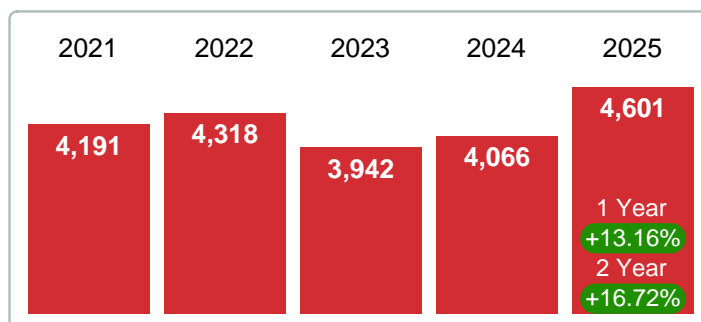
### NEW LISTINGS

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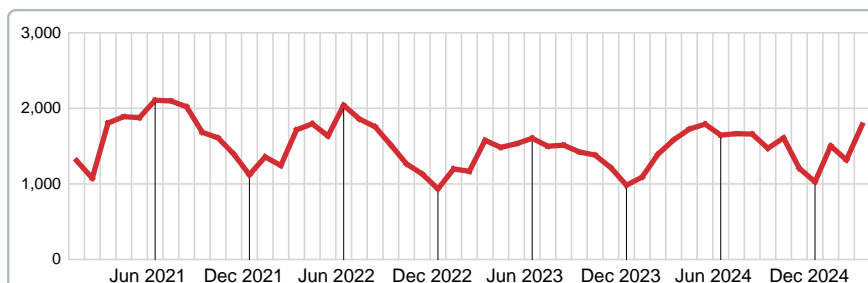
#### MARCH



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year MAR AVG = 1,692

High Jun 2021 2,107 Low Dec 2022 934

New Listings this month at **1,780**  
above the 5 yr MAR average of **1,692**

JAN	1,503	
FEB	1,318	-12.31%
MAR	1,780	35.05%

#### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$125,000 and less	137	7.70%
\$125,001 - \$200,000	252	14.16%
\$200,001 - \$250,000	263	14.78%
\$250,001 - \$350,000	467	26.24%
\$350,001 - \$450,000	244	13.71%
\$450,001 - \$625,000	234	13.15%
\$625,001 and up	183	10.28%
Total New Listed Units	1,780	
Total New Listed Volume	651,672,095	100%
Average New Listed Listing Price	\$341,487	

1-2 Beds	3 Beds	4 Beds	5+ Beds
67	60	8	2
60	165	25	2
18	199	45	1
25	281	147	14
11	113	99	21
2	70	139	23
7	28	95	53
190	916	558	116
40.81M	272.49M	257.54M	80.82M
\$214,814	\$297,483	\$461,548	\$696,718

March 2025



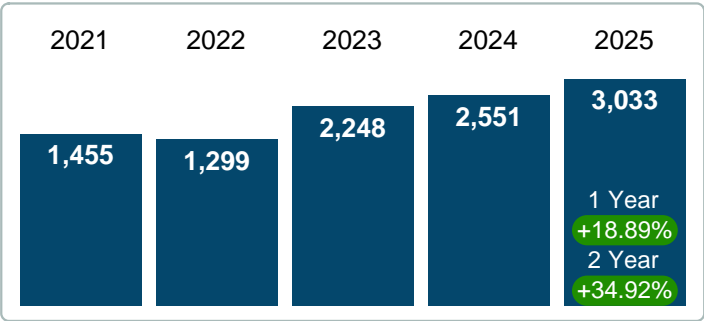
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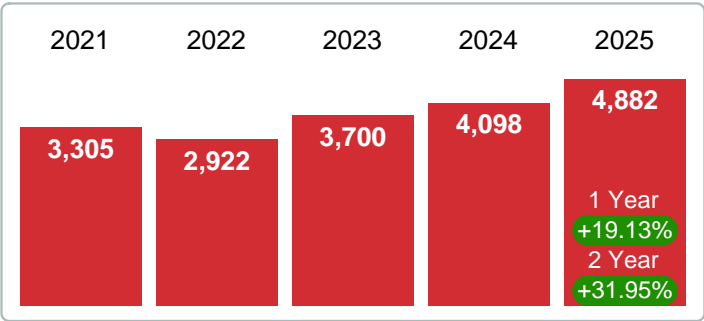
ACTIVE INVENTORY

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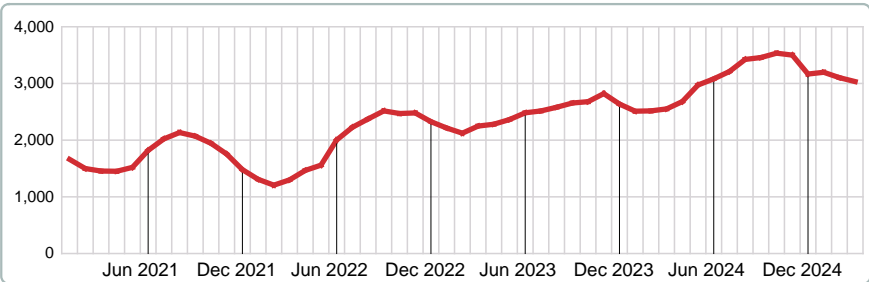
END OF MARCH



ACTIVE DURING MARCH

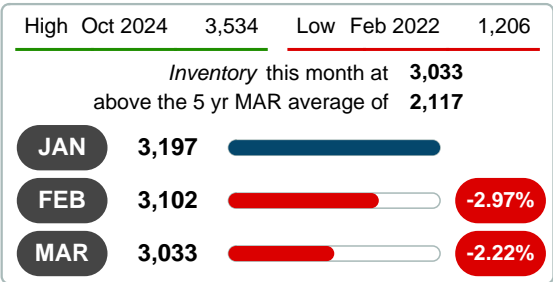


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 2,117



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	254			8.37%	117.2	129	106	16	3
\$125,001 - \$200,000	324			10.68%	61.2	85	194	43	2
\$200,001 - \$275,000	468			15.43%	54.4	46	322	93	7
\$275,001 - \$400,000	803			26.48%	60.6	42	405	315	41
\$400,001 - \$525,000	450			14.84%	79.7	21	199	195	35
\$525,001 - \$725,000	421			13.88%	80.7	14	72	272	63
\$725,001 and up	313			10.32%	88.8	20	48	142	103
Total Active Inventory by Units					3,033	357	1,346	1,076	254
Total Active Inventory by Volume					1,313,231,584	97.02M	448.52M	552.89M	214.80M
Average Active Inventory Listing Price					\$432,981	\$271,767	\$333,224	\$513,836	\$845,682

March 2025



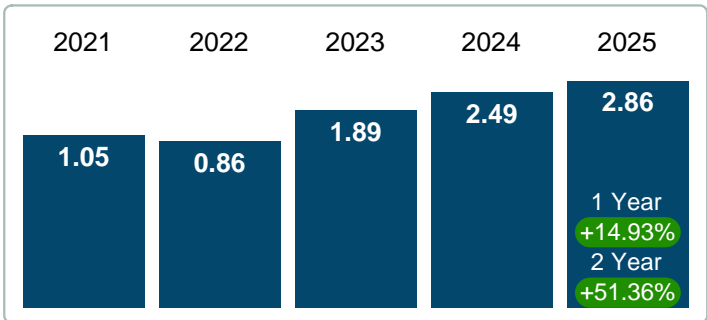
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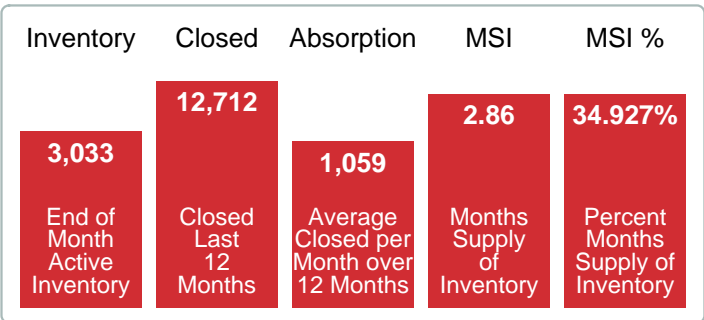
MONTHS SUPPLY of INVENTORY (MSI)

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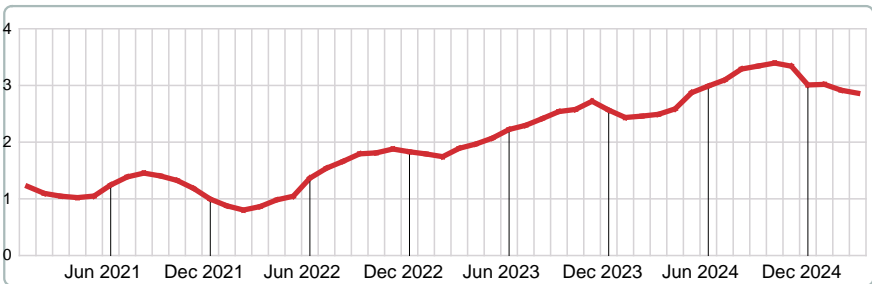
MSI FOR MARCH



INDICATORS FOR MARCH 2025

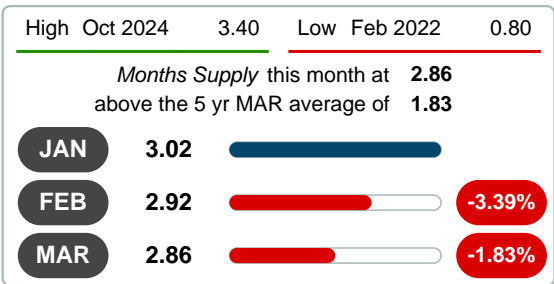


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 1.83



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	254			8.37%	2.58	2.59	2.46	3.43	4.50
\$125,001 - \$200,000	324			10.68%	1.68	2.23	1.43	2.50	1.26
\$200,001 - \$275,000	468			15.43%	1.75	2.51	1.63	2.07	1.11
\$275,001 - \$400,000	803			26.48%	2.93	4.03	2.95	2.73	3.64
\$400,001 - \$525,000	450			14.84%	4.15	5.04	5.65	3.46	2.75
\$525,001 - \$725,000	421			13.88%	5.53	11.20	4.11	6.02	5.14
\$725,001 and up	313			10.32%	7.50	30.00	7.68	6.29	8.41
Market Supply of Inventory (MSI)					2.86	2.91	2.35	3.51	4.45
Total Active Inventory by Units				100%	2.86	357	1,346	1,076	254

March 2025



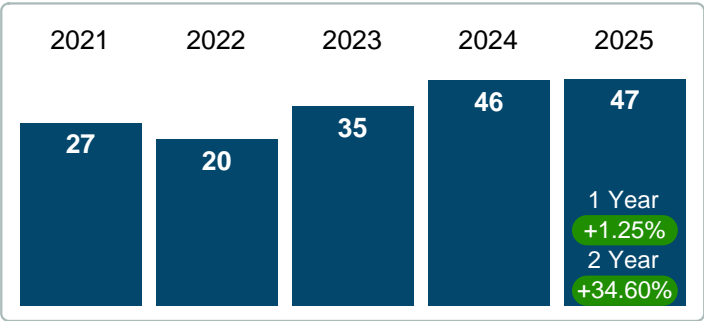
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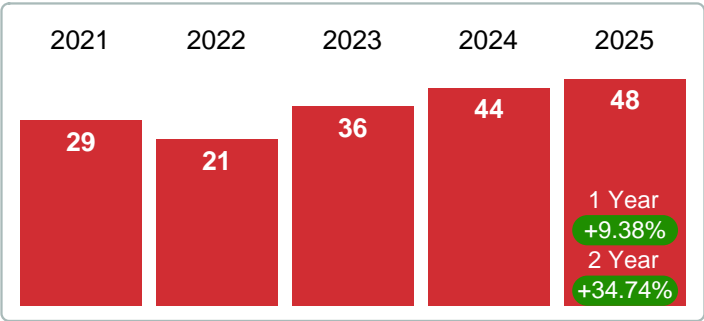
AVERAGE DAYS ON MARKET TO SALE

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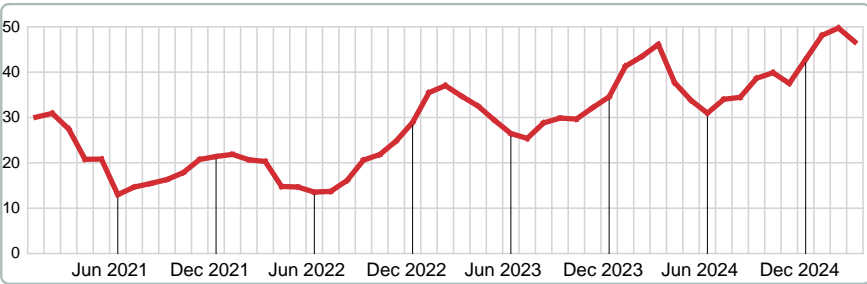
MARCH



YEAR TO DATE (YTD)

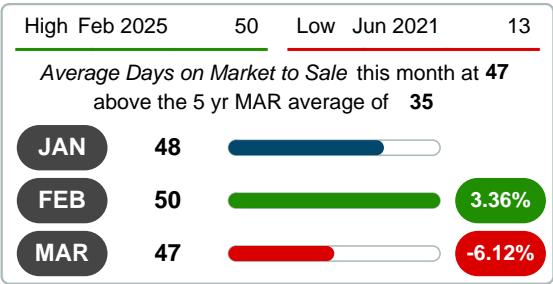


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 35



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
\$125,000 and less	94			9.03%	44	48	41	34	0
\$125,001 - \$175,000	108			10.37%	35	39	36	16	70
\$175,001 - \$225,000	162			15.56%	44	42	42	55	86
\$225,001 - \$300,000	263			25.26%	38	46	37	41	30
\$300,001 - \$375,000	160			15.37%	53	84	47	54	52
\$375,001 - \$525,000	143			13.74%	61	1	72	62	43
\$525,001 and up	111			10.66%	57	172	36	65	41
Average Closed DOM		47				46	43	55	45
Total Closed Units		1,041		100%	47	126	563	304	48
Total Closed Volume		329,016,278				21.88M	151.03M	127.90M	28.20M



## March 2025



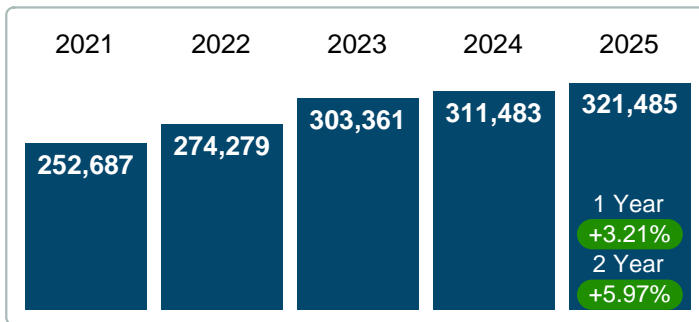
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,  
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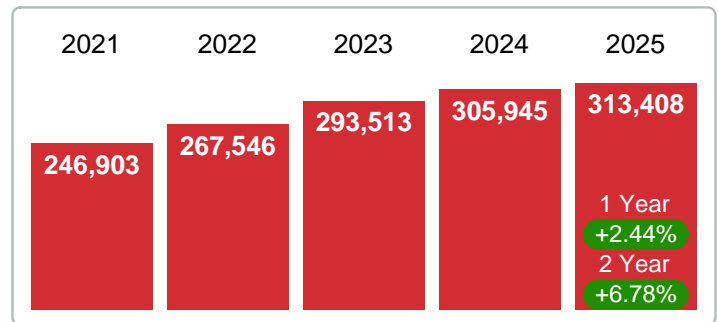
### AVERAGE LIST PRICE AT CLOSING

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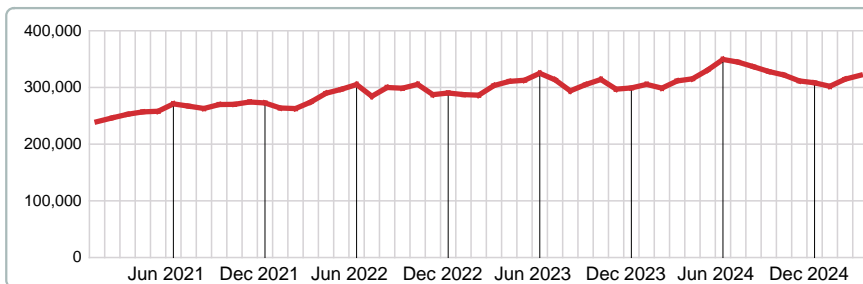
#### MARCH



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year MAR AVG = 292,659

High Jun 2024 349,399 Low Jan 2021 239,596

Average List Price at Closing this month at **321,485**  
above the 5 yr MAR average of **292,659**

JAN	302,011	
FEB	314,570	4.16%
MAR	321,485	2.20%

#### 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
\$125,000 and less	84	8.07%	84,133	85,737	95,672	98,800	0
\$125,001 \$175,000	113	10.85%	152,878	147,578	162,373	153,689	169,800
\$175,001 \$225,000	166	15.95%	204,167	211,365	203,184	208,468	217,450
\$225,001 \$300,000	258	24.78%	264,594	267,293	261,712	275,502	271,667
\$300,001 \$375,000	155	14.89%	336,087	358,745	334,936	343,808	345,611
\$375,001 \$525,000	150	14.41%	441,272	427,800	456,262	447,124	432,024
\$525,001 and up	115	11.05%	781,580	625,000	829,862	724,534	1,021,976
Average List Price	321,485			179,527	273,462	424,945	602,137
Total Closed Units	1,041			126	563	304	48
Total Closed Volume	334,665,442			22.62M	153.96M	129.18M	28.90M

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com



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Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type

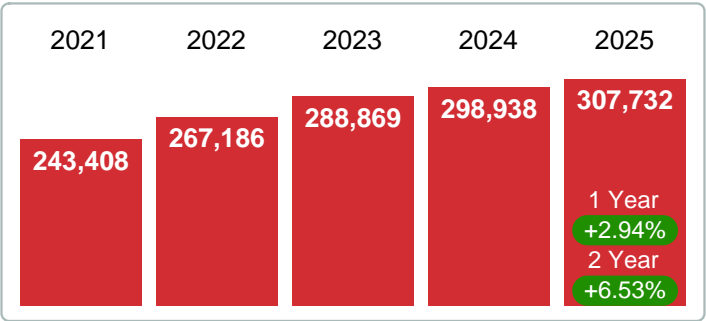
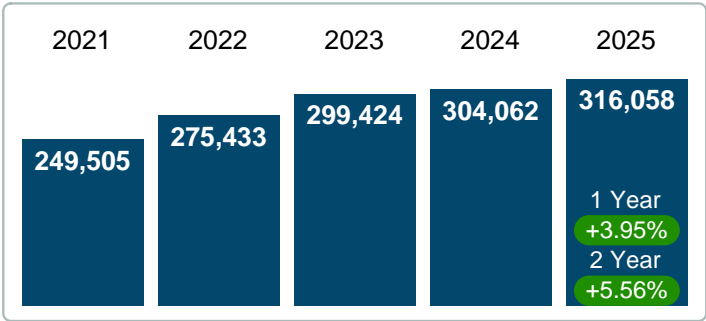


AVERAGE SOLD PRICE AT CLOSING

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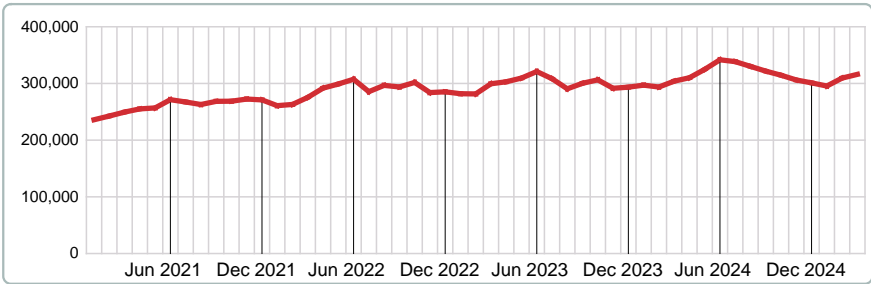
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 288,896



High Jun 2024 341,725    Low Jan 2021 236,007

Average Sold Price at Closing this month at **316,058**  
above the 5 yr MAR average of **288,896**

JAN

295,420

FEB

309,480

4.76%

MAR

316,058

2.13%

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
\$125,000 and less	94			9.03%	84,451	78,898	89,770	89,800	0
\$125,001 - \$175,000	108			10.37%	153,281	145,334	157,946	148,478	142,900
\$175,001 - \$225,000	162			15.56%	202,572	207,235	201,685	203,173	210,000
\$225,001 - \$300,000	263			25.26%	261,841	260,306	258,357	273,308	265,000
\$300,001 - \$375,000	160			15.37%	334,903	335,165	331,102	338,266	340,249
\$375,001 - \$525,000	143			13.74%	439,053	442,300	441,745	440,913	422,318
\$525,001 and up	111			10.66%	779,041	608,500	804,233	722,670	996,699
Average Sold Price					316,058	173,645	268,262	420,732	587,566
Total Closed Units				100%	316,058	126	563	304	48
Total Closed Volume					329,016,278	21.88M	151.03M	127.90M	28.20M

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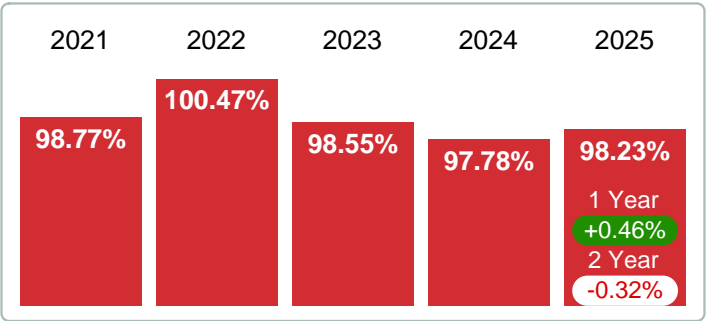
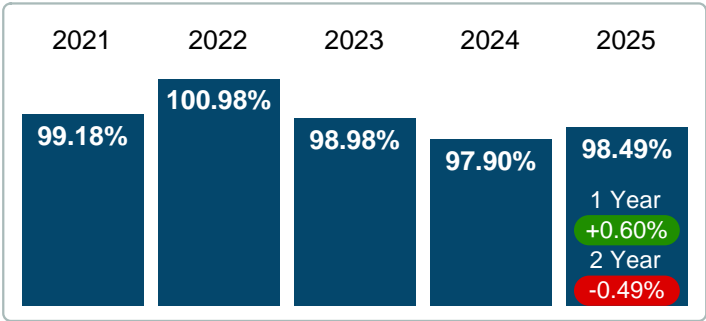


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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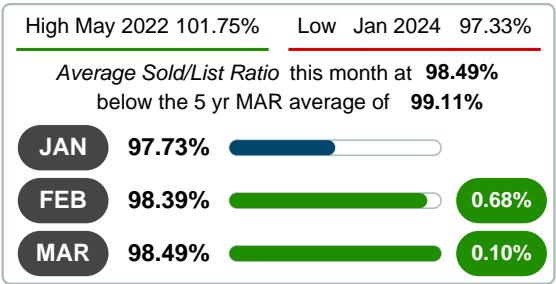
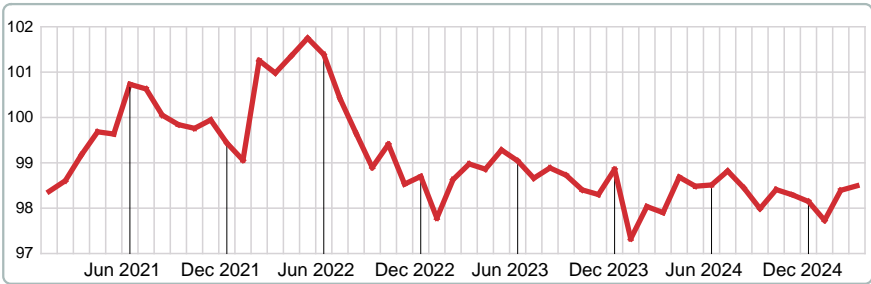
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 99.11%



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
\$125,000 and less	94	9.03%	94.93%	96.20%	93.93%	91.88%	0.00%
\$125,001 - \$175,000	108	10.37%	97.79%	98.57%	97.63%	97.75%	84.16%
\$175,001 - \$225,000	162	15.56%	99.41%	98.22%	99.91%	97.81%	96.69%
\$225,001 - \$300,000	263	25.26%	99.28%	98.21%	98.86%	101.00%	97.43%
\$300,001 - \$375,000	160	15.37%	98.43%	94.48%	98.92%	98.49%	98.44%
\$375,001 - \$525,000	143	13.74%	98.24%	104.24%	97.25%	98.65%	97.88%
\$525,001 and up	111	10.66%	99.41%	97.36%	97.24%	100.32%	98.34%
Average Sold/List Ratio		98.50%		97.51%	98.36%	99.26%	97.77%
Total Closed Units		1,041	100%	126	563	304	48
Total Closed Volume		329,016,278		21.88M	151.03M	127.90M	28.20M

## March 2025



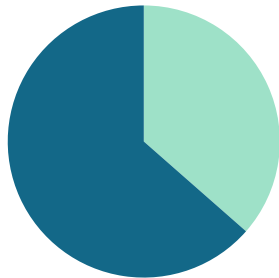
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,  
Tulsa, Wagoner - Residential Property Type



### MARKET SUMMARY

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

#### INVENTORY

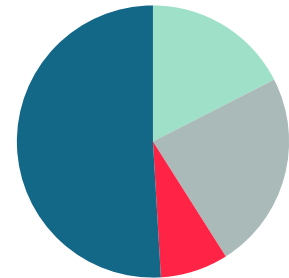


<b>Inventory</b>
New Listings 1,780 = 36.47%
Start Inventory 3,101
Total Inventory Units 4,881
Volume \$1,941,226,677

#### Market Activity

Closed Sales 1,041 = 17.48%
Pending Sales 1,401 = 23.53%
Other Off Market 480 = 8.06%
Active Inventory 3,033 = 50.93%

#### MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	1,092	1,041	-4.67%	2,624	2,710	3.28%
Pending Sales	1,254	1,401	11.72%	3,228	3,449	6.85%
New Listings	1,582	1,780	12.52%	4,066	4,601	13.16%
Average List Price	311,483	321,485	3.21%	305,945	313,408	2.44%
Average Sale Price	304,062	316,058	3.95%	298,938	307,732	2.94%
Average Percent of Selling Price to List Price	97.90%	98.49%	0.60%	97.78%	98.23%	0.46%
Average Days on Market to Sale	46.10	46.68	1.25%	43.94	48.06	9.38%
Monthly Inventory	2,558	3,033	18.57%	2,558	3,033	18.57%
Months Supply of Inventory	2.50	2.86	14.61%	2.50	2.86	14.61%

**Absorption:** Last 12 months, an Average of **1,059** Sales/Month

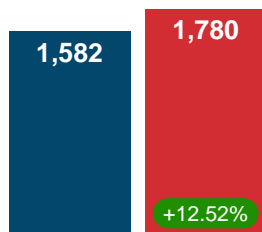
**Inventory** on March 31, 2025 = **3,033**

**2024** **2025**

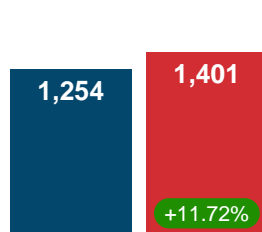
#### MARCH MARKET

#### AVERAGE PRICES

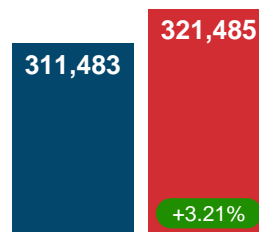
##### New Listings



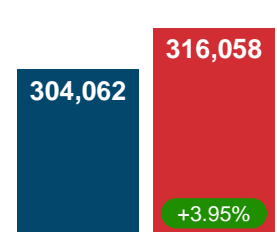
##### Pending Listings



##### List Price



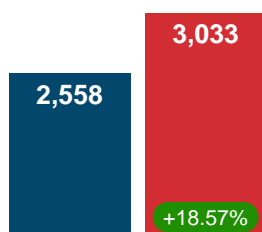
##### Sale Price



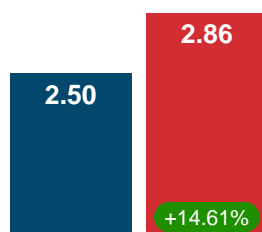
#### INVENTORY

#### AVERAGE SOLD/LIST RATIO & DOM

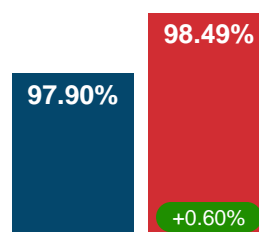
##### Active Inventory



##### Monthly Supply of Inventory



##### Sale/List Ratio



##### Days on Market

