

March 2025



Area Delimited by County Of Mayes - Residential Property Type

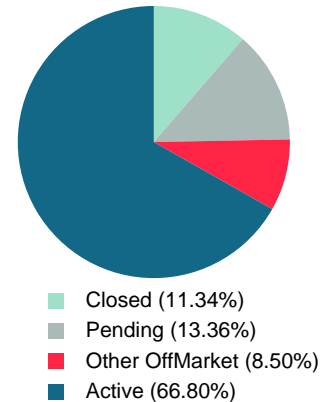


MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	March 2025	+/- %
Closed Listings	25	28	12.00%
Pending Listings	39	33	-15.38%
New Listings	51	61	19.61%
Median List Price	170,000	222,500	30.88%
Median Sale Price	168,000	220,000	30.95%
Median Percent of Selling Price to List Price	98.34%	98.27%	-0.07%
Median Days on Market to Sale	22.00	31.00	40.91%
End of Month Inventory	165	165	0.00%
Months Supply of Inventory	4.76	4.77	0.24%

Absorption: Last 12 months, an Average of **35** Sales/Month
Active Inventory as of March 31, 2025 = **165**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of March 2025 decreased **0.00%** to 165 existing homes available for sale. Over the last 12 months this area has had an average of 35 closed sales per month. This represents an unsold inventory index of **4.77** 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 **30.95%** in March 2025 to \$220,000 versus the previous year at \$168,000.

Median Days on Market Lengthens

The median number of **31.00** days that homes spent on the market before selling increased by 9.00 days or **40.91%** in March 2025 compared to last year's same month at **22.00** 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 61 New Listings in March 2025, up **19.61%** from last year at 51. Furthermore, there were 28 Closed Listings this month versus last year at 25, a **12.00%** increase.

Closed versus Listed trends yielded a **45.9%** ratio, down from previous year's, March 2024, at **49.0%**, a **6.36%** downswing. This will certainly create pressure on a decreasing Monthly Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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 County Of Mayes - Residential Property Type

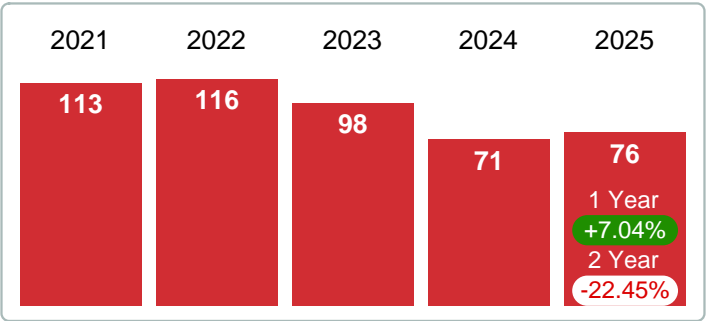
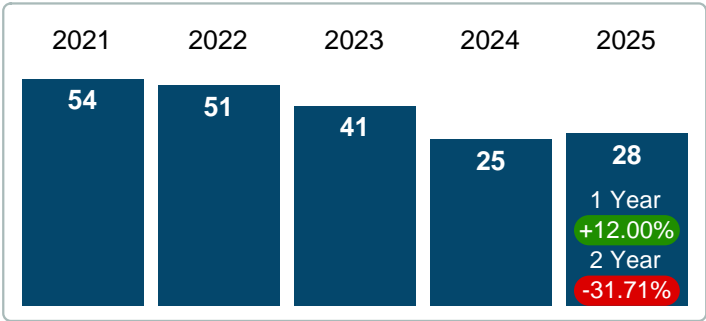


CLOSED LISTINGS

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

MARCH

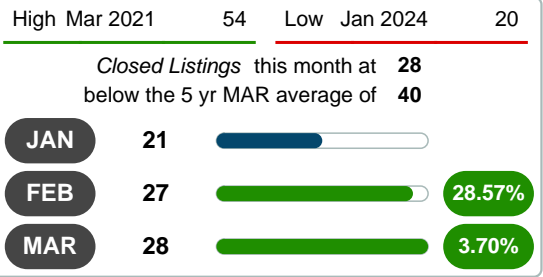
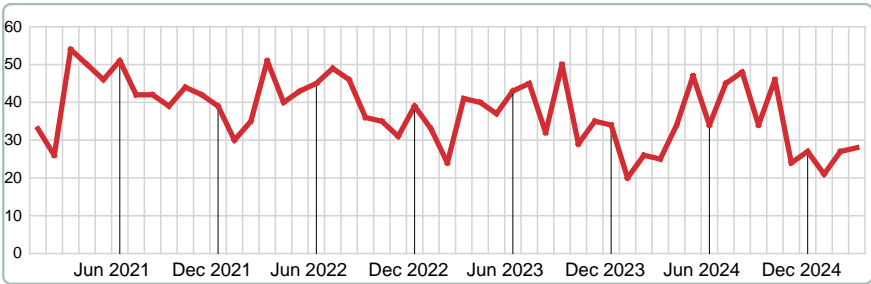
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 40



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	2			7.14%	29.5	1	1	0	0
\$75,001 - \$150,000	4			14.29%	91.0	2	1	1	0
\$150,001 - \$175,000	3			10.71%	52.0	0	3	0	0
\$175,001 - \$250,000	8			28.57%	22.5	1	6	1	0
\$250,001 - \$300,000	3			10.71%	22.0	0	3	0	0
\$300,001 - \$600,000	5			17.86%	54.0	0	3	2	0
\$600,001 and up	3			10.71%	98.0	0	2	0	1
Total Closed Units				28		4	19	4	1
Total Closed Volume				7,265,300	100%	506.90K	5.05M	1.07M	640.50K
Median Closed Price				\$220,000		\$99,950	\$225,000	\$260,000	\$640,500

March 2025



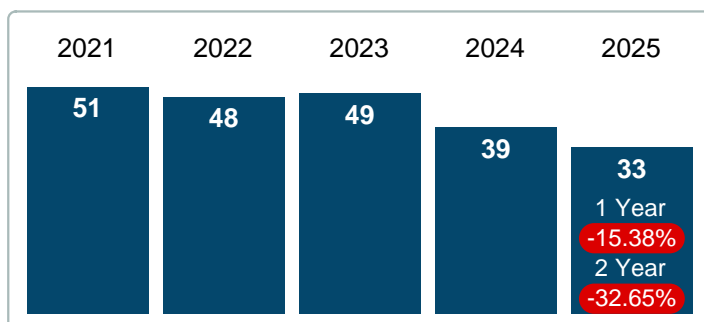
Area Delimited by County Of Mayes - Residential Property Type



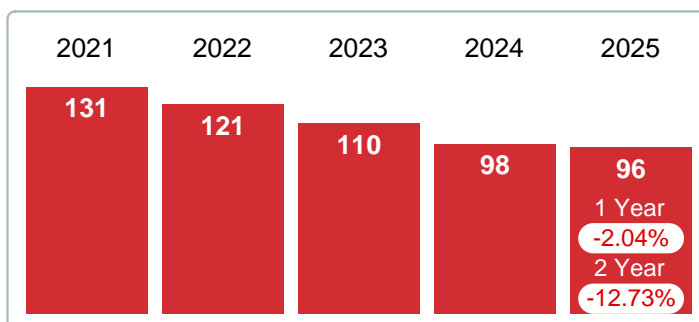
PENDING LISTINGS

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

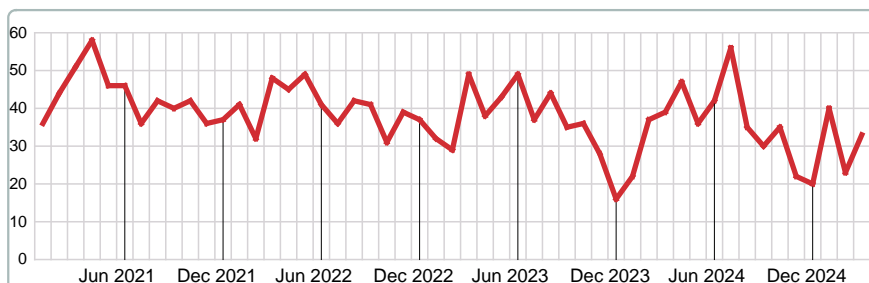
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

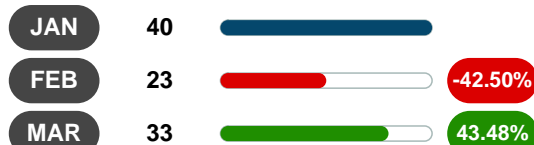


3 MONTHS

5 year MAR AVG = 44

High Apr 2021 58 Low Dec 2023 16

Pending Listings this month at **33**
below the 5 yr MAR average of **44**



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	1	3.03%	23.0	1	0	0	0
\$75,001 - \$125,000	5	15.15%	28.0	4	0	1	0
\$125,001 - \$150,000	5	15.15%	11.0	2	1	2	0
\$150,001 - \$200,000	9	27.27%	8.0	0	8	1	0
\$200,001 - \$275,000	5	15.15%	32.0	0	5	0	0
\$275,001 - \$475,000	4	12.12%	141.5	1	2	1	0
\$475,001 and up	4	12.12%	34.0	0	2	2	0
Total Pending Units	33			8	18	7	0
Total Pending Volume	7,708,799	100%	29.0	1.02M	4.72M	1.98M	0.00B
Median Listing Price	\$189,900			\$115,000	\$202,000	\$165,000	\$0

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

March 2025



Area Delimited by County Of Mayes - Residential Property Type

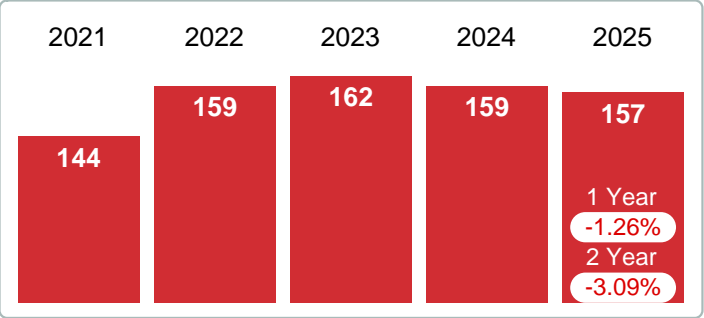
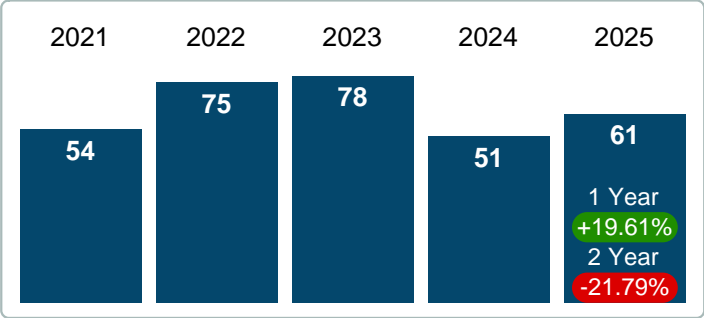


NEW LISTINGS

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

MARCH

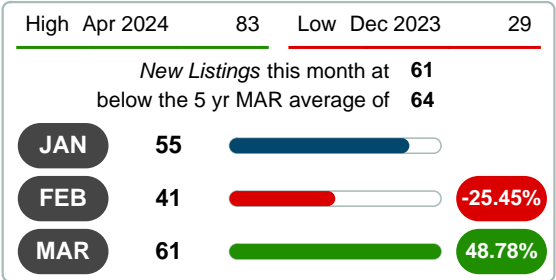
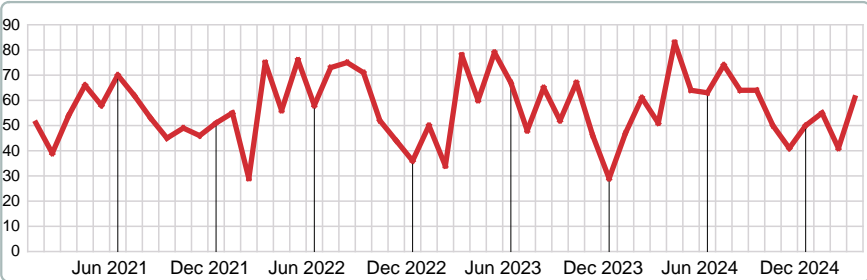
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 64



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$100,000 and less	5	8.20%
\$100,001 - \$150,000	8	13.11%
\$150,001 - \$175,000	7	11.48%
\$175,001 - \$275,000	16	26.23%
\$275,001 - \$425,000	8	13.11%
\$425,001 - \$625,000	10	16.39%
\$625,001 and up	7	11.48%
Total New Listed Units	61	
Total New Listed Volume	19,780,698	100%
Median New Listed Listing Price	\$236,900	

1-2 Beds	3 Beds	4 Beds	5+ Beds
0	4	1	0
1	4	3	0
0	6	1	0
2	13	1	0
0	6	2	0
1	7	2	0
1	2	3	1
5	42	13	1
2.49M	11.54M	5.06M	690.00K
\$229,000	\$234,950	\$412,900	\$690,000

March 2025



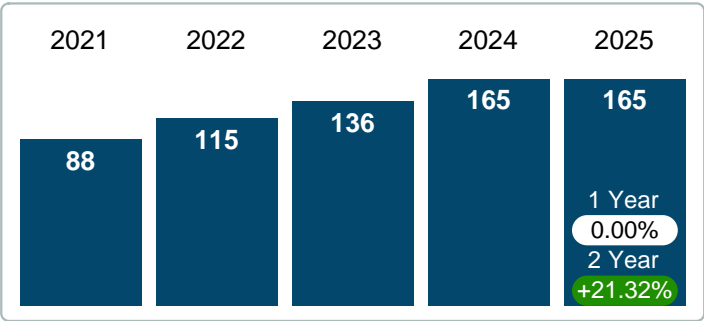
Area Delimited by County Of Mayes - Residential Property Type



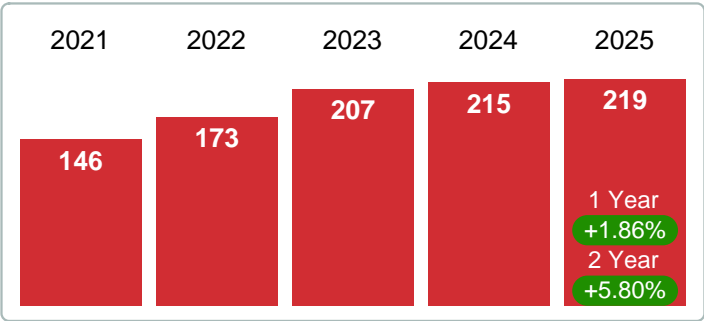
ACTIVE INVENTORY

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

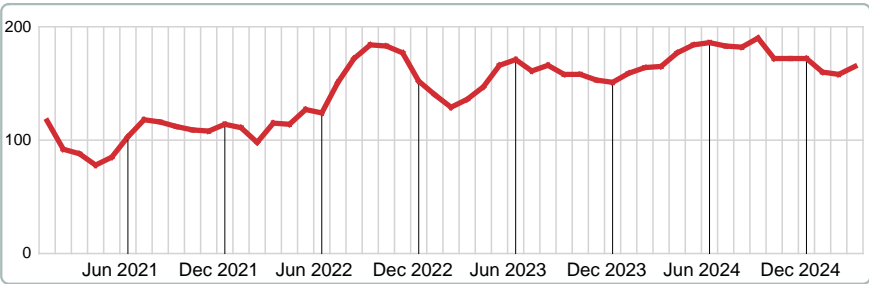
END OF MARCH



ACTIVE DURING MARCH

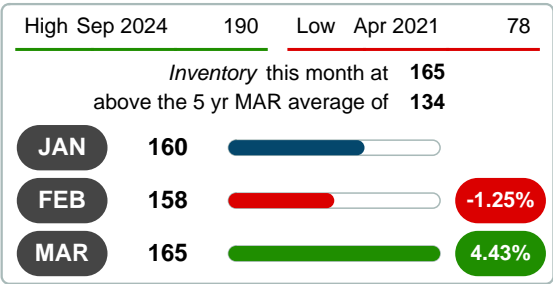


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 134



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range			%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	16		9.70%	23.5	4	10	1	1
\$150,001 - \$200,000	20		12.12%	46.5	2	15	3	0
\$200,001 - \$225,000	9		5.45%	75.0	1	8	0	0
\$225,001 - \$350,000	54		32.73%	73.5	4	36	10	4
\$350,001 - \$475,000	27		16.36%	69.0	3	14	9	1
\$475,001 - \$775,000	22		13.33%	58.0	0	9	9	4
\$775,001 and up	17		10.30%	94.0	1	7	4	5
Total Active Inventory by Units					15	99	36	15
Total Active Inventory by Volume					4.83M	33.40M	17.13M	13.88M
Median Active Inventory Listing Price					\$229,000	\$257,000	\$425,000	\$570,000

March 2025



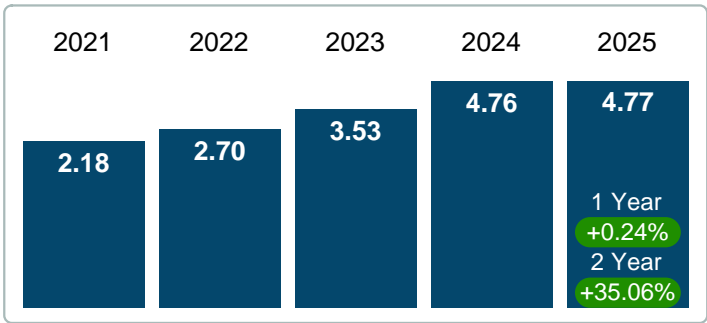
Area Delimited by County Of Mayes - Residential Property Type



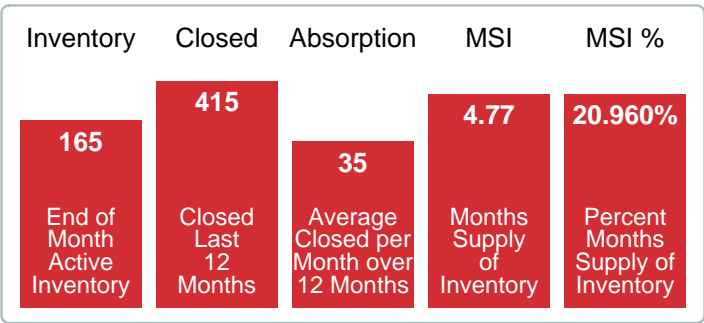
MONTHS SUPPLY of INVENTORY (MSI)

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

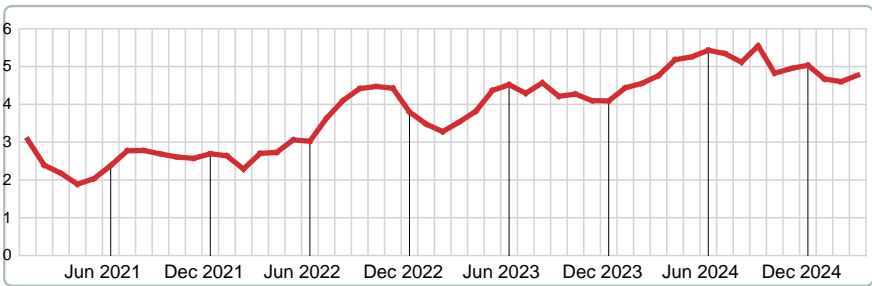
MSI FOR MARCH



INDICATORS FOR MARCH 2025

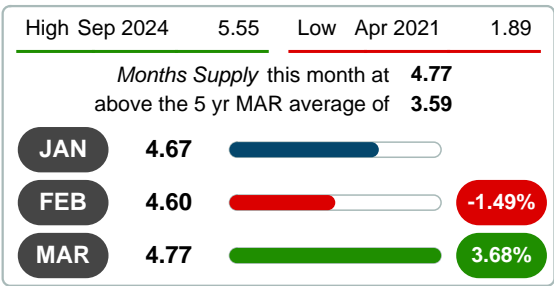


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 3.59



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
\$150,000 and less	16			9.70%	1.88	1.00	2.45	2.40	0.00
\$150,001 \$200,000	20			12.12%	2.70	2.18	2.54	5.14	0.00
\$200,001 \$225,000	9			5.45%	2.63	6.00	2.74	0.00	0.00
\$225,001 \$350,000	54			32.73%	5.45	4.36	5.68	4.00	24.00
\$350,001 \$475,000	27			16.36%	9.53	12.00	10.50	8.31	6.00
\$475,001 \$775,000	22			13.33%	11.48	0.00	9.82	13.50	24.00
\$775,001 and up	17			10.30%	29.14	0.00	42.00	12.00	60.00
Market Supply of Inventory (MSI)					4.77	2.34	4.57	6.08	25.71
Total Active Inventory by Units				100%	4.77	15	99	36	15

March 2025



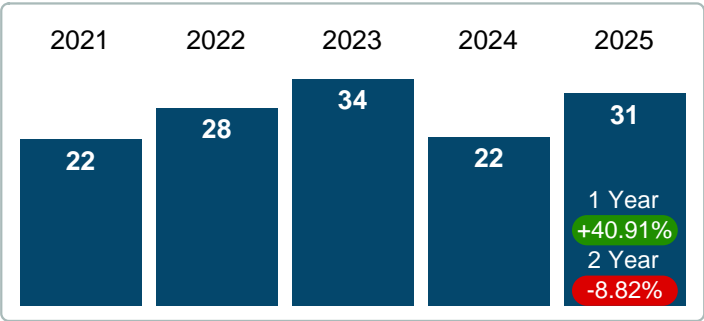
Area Delimited by County Of Mayes - Residential Property Type



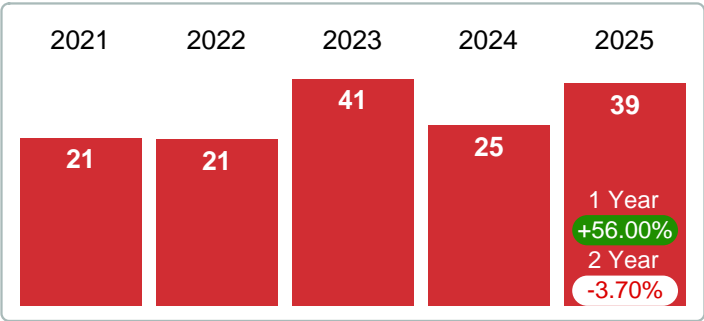
MEDIAN DAYS ON MARKET TO SALE

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

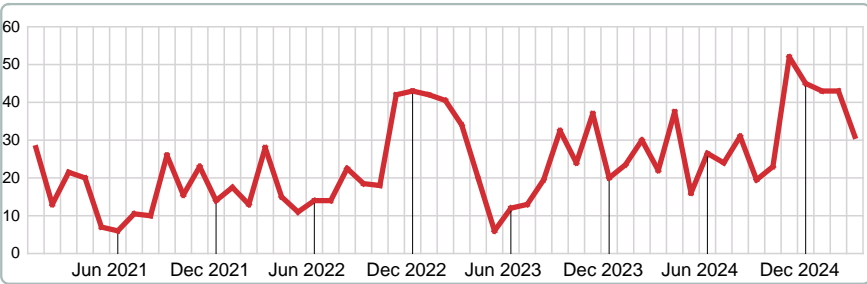
MARCH



YEAR TO DATE (YTD)

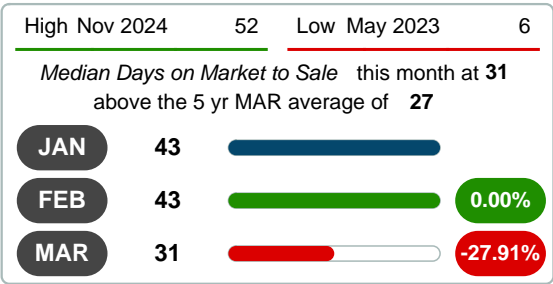


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 27



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	2		7.14%	30	29	30	0	0
\$75,001 - \$150,000	4		14.29%	91	41	108	115	0
\$150,001 - \$175,000	3		10.71%	52	0	52	0	0
\$175,001 - \$250,000	8		28.57%	23	1	23	90	0
\$250,001 - \$300,000	3		10.71%	22	0	22	0	0
\$300,001 - \$600,000	5		17.86%	54	0	20	92	0
\$600,001 and up	3		10.71%	98	0	104	0	14
Median Closed DOM		31			18	30	103	14
Total Closed Units		28	100%	31.0	4	19	4	1
Total Closed Volume		7,265,300			506.90K	5.05M	1.07M	640.50K

March 2025



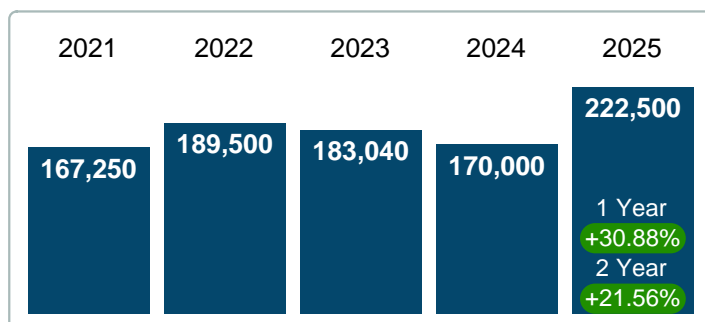
Area Delimited by County Of Mayes - Residential Property Type



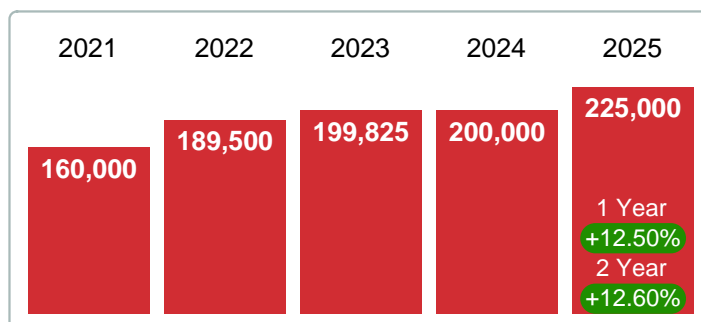
MEDIAN LIST PRICE AT CLOSING

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

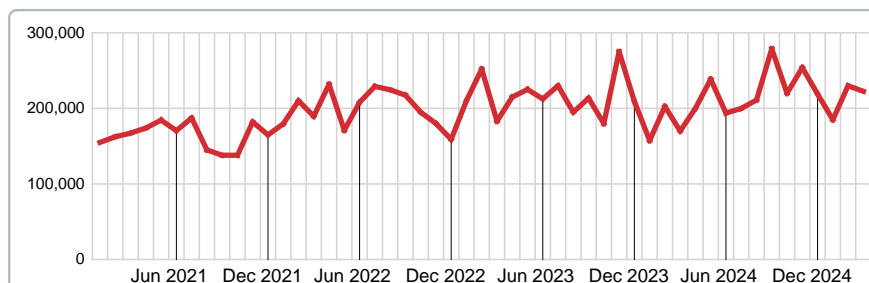
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 186,458

High Sep 2024 278,750 Low Oct 2021 137,950

Median List Price at Closing this month at **222,500**
above the 5 yr MAR average of **186,458**

JAN	184,999	
FEB	229,900	24.27%
MAR	222,500	-3.22%

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	0	0.00%	98	0	0	0	0
\$75,001 - \$150,000	6	21.43%	92,450	89,900	87,475	150,000	0
\$150,001 - \$175,000	2	7.14%	165,000	0	165,000	0	0
\$175,001 - \$250,000	9	32.14%	215,000	232,000	215,000	208,500	0
\$250,001 - \$300,000	2	7.14%	267,450	0	267,450	0	0
\$300,001 - \$600,000	6	21.43%	345,000	0	332,500	372,000	0
\$600,001 and up	3	10.71%	675,000	0	661,900	0	700,000
Median List Price	222,500			99,950	225,000	276,750	700,000
Total Closed Units	28			4	19	4	1
Total Closed Volume	7,525,750			519.90K	5.20M	1.10M	700.00K

March 2025



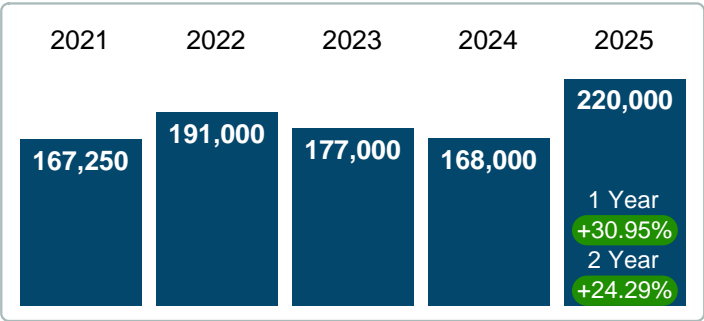
Area Delimited by County Of Mayes - Residential Property Type



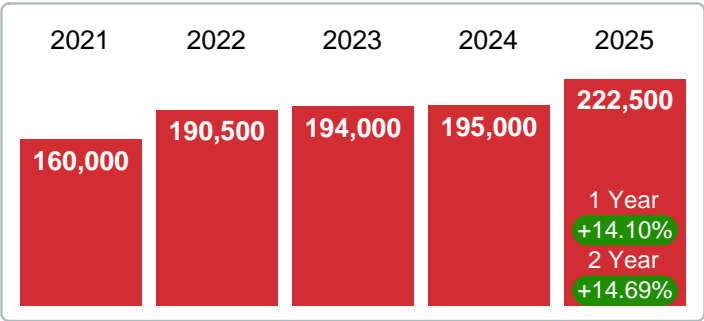
MEDIAN SOLD PRICE AT CLOSING

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

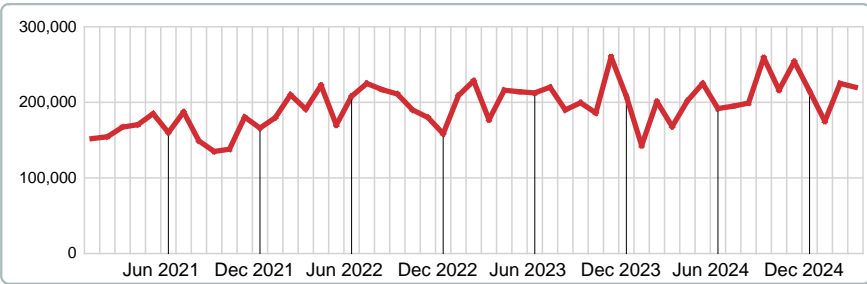
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 184,650

High Nov 2023 260,000 Low Sep 2021 135,000

Median Sold Price at Closing this month at **220,000**
above the 5 yr MAR average of **184,650**

JAN

175,000

FEB

225,000

28.57%

MAR

220,000

-2.22%

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	2		7.14%	75,000	75,000	75,000	0	0
\$75,001 - \$150,000	4		14.29%	102,500	99,950	95,000	150,000	0
\$150,001 - \$175,000	3		10.71%	174,000	0	174,000	0	0
\$175,001 - \$250,000	8		28.57%	214,750	232,000	214,750	200,000	0
\$250,001 - \$300,000	3		10.71%	265,000	0	265,000	0	0
\$300,001 - \$600,000	5		17.86%	335,000	0	335,000	359,500	0
\$600,001 and up	3		10.71%	640,500	0	630,000	0	640,500
Median Sold Price		220,000			99,950	225,000	260,000	640,500
Total Closed Units		28	100%	220,000	4	19	4	1
Total Closed Volume		7,265,300			506.90K	5.05M	1.07M	640.50K

March 2025



Area Delimited by County Of Mayes - Residential Property Type

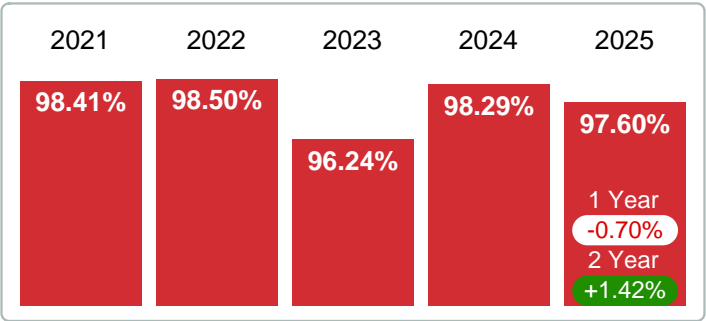
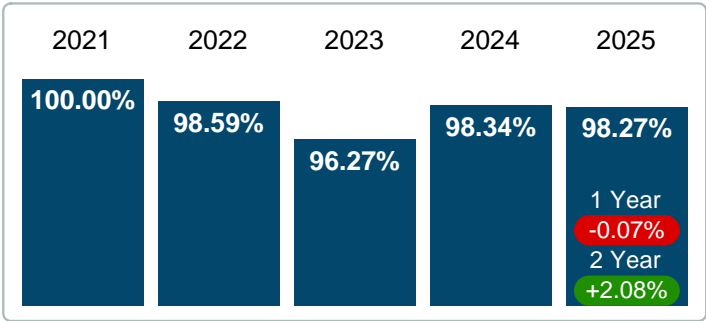


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

MARCH

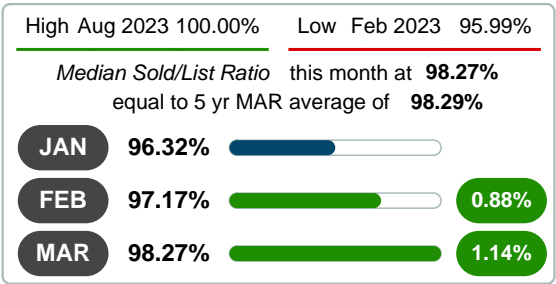
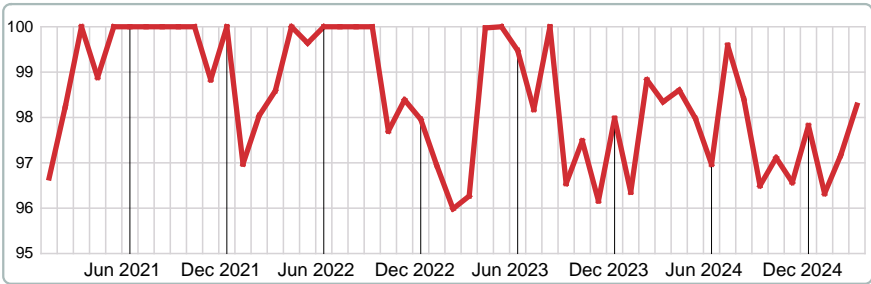
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 98.29%



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	2	7.14%	89.52%	85.23%	93.81%	0.00%	0.00%
\$75,001 - \$150,000	4	14.29%	100.00%	100.00%	100.00%	100.00%	0.00%
\$150,001 - \$175,000	3	10.71%	100.00%	0.00%	100.00%	0.00%	0.00%
\$175,001 - \$250,000	8	28.57%	98.98%	100.00%	98.98%	95.92%	0.00%
\$250,001 - \$300,000	3	10.71%	98.18%	0.00%	98.18%	0.00%	0.00%
\$300,001 - \$600,000	5	17.86%	92.75%	0.00%	91.36%	96.38%	0.00%
\$600,001 and up	3	10.71%	91.50%	0.00%	95.28%	0.00%	91.50%
Median Sold/List Ratio		98.27%		100.00%	98.18%	97.96%	91.50%
Total Closed Units		28	100%	4	19	4	1
Total Closed Volume		7,265,300		506.90K	5.05M	1.07M	640.50K

March 2025



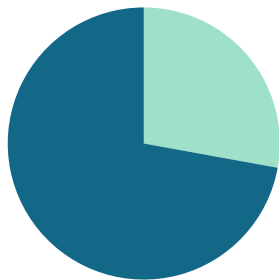
Area Delimited by County Of Mayes - Residential Property Type



MARKET SUMMARY

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

INVENTORY



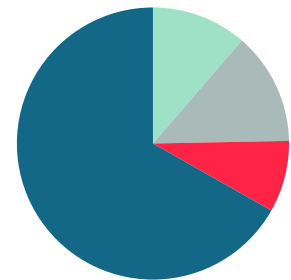
Inventory

New Listings	61 = 27.85%
Start Inventory	158
Total Inventory Units	219
Volume	\$85,794,804

Market Activity

Closed Sales	28 = 11.34%
Pending Sales	33 = 13.36%
Other Off Market	21 = 8.50%
Active Inventory	165 = 66.80%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	25	28	12.00%	71	76	7.04%
Pending Sales	39	33	-15.38%	98	96	-2.04%
New Listings	51	61	19.61%	159	157	-1.26%
Median List Price	170,000	222,500	30.88%	200,000	225,000	12.50%
Median Sale Price	168,000	220,000	30.95%	195,000	222,500	14.10%
Median Percent of Selling Price to List Price	98.34%	98.27%	-0.07%	98.29%	97.60%	-0.70%
Median Days on Market to Sale	22.00	31.00	40.91%	25.00	39.00	56.00%
Monthly Inventory	165	165	0.00%	165	165	0.00%
Months Supply of Inventory	4.76	4.77	0.24%	4.76	4.77	0.24%

Absorption: Last 12 months, an Average of 35 Sales/Month

Inventory on March 31, 2025 = 165

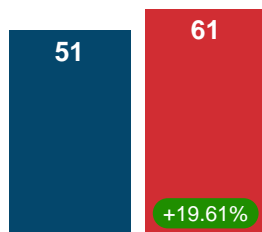
2024

2025

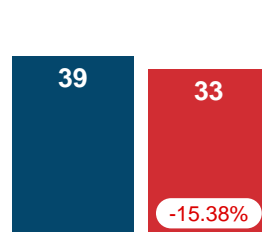
MARCH MARKET

MEDIAN PRICES

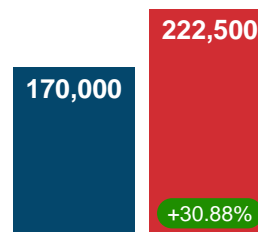
New Listings



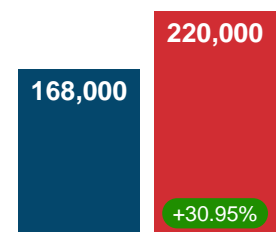
Pending Listings



List Price



Sale Price



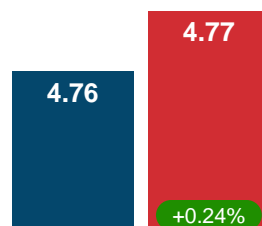
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

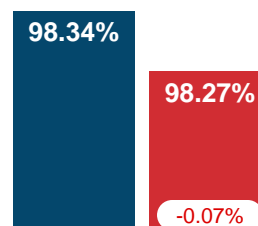
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

