

March 2025



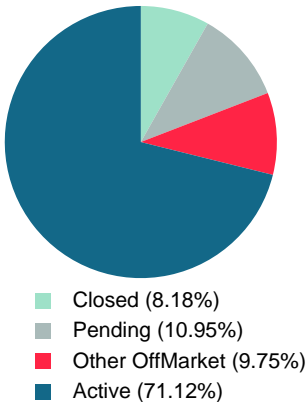
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	March 2025	+/- %
Closed Listings	79	68	-13.92%
Pending Listings	103	91	-11.65%
New Listings	175	209	19.43%
Median List Price	199,900	205,000	2.55%
Median Sale Price	179,900	195,500	8.67%
Median Percent of Selling Price to List Price	94.38%	97.20%	3.00%
Median Days on Market to Sale	76.00	53.00	-30.26%
End of Month Inventory	476	591	24.16%
Months Supply of Inventory	5.50	7.47	35.93%



Absorption: Last 12 months, an Average of **79** Sales/Month
Active Inventory as of March 31, 2025 = **591**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2025 rose **24.16%** to 591 existing homes available for sale. Over the last 12 months this area has had an average of 79 closed sales per month. This represents an unsold inventory index of **7.47** 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 **8.67%** in March 2025 to \$195,500 versus the previous year at \$179,900.

Median Days on Market Shortens

The median number of **53.00** days that homes spent on the market before selling decreased by 23.00 days or **30.26%** in March 2025 compared to last year's same month at **76.00** DOM.

Sales Success for March 2025 is Positive

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

There were 209 New Listings in March 2025, up **19.43%** from last year at 175. Furthermore, there were 68 Closed Listings this month versus last year at 79, a **-13.92%** decrease.

Closed versus Listed trends yielded a **32.5%** ratio, down from previous year's, March 2024, at **45.1%**, a **27.93%** downswing. This will certainly create pressure on an increasing Monthly 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



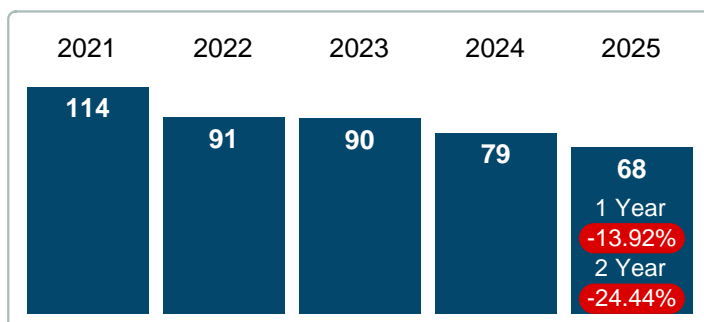
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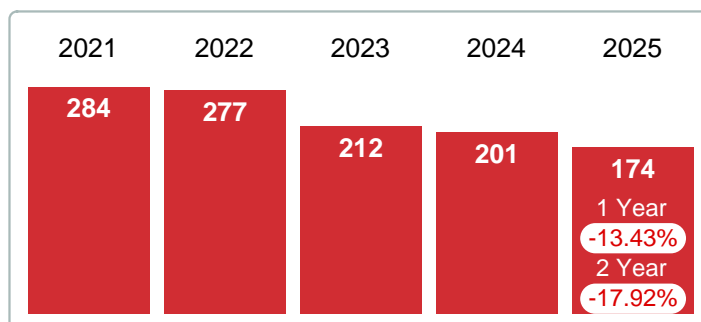
CLOSED LISTINGS

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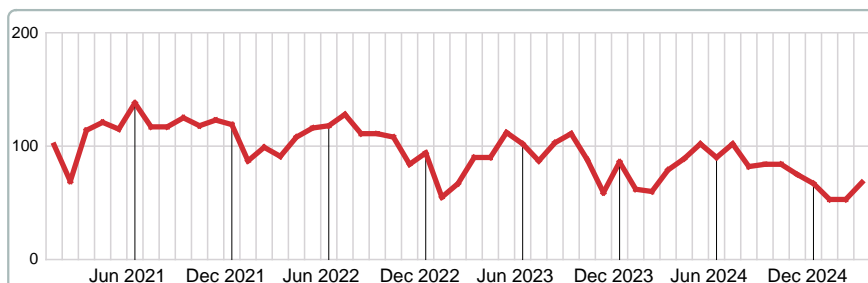
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 88

High Jun 2021 138 Low Feb 2025 53

Closed Listings this month at **68**
below the 5 yr MAR average of **88**

JAN	53		
FEB	53		0.00%
MAR	68		28.30%

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	6	8.82%	48.0	3	2	0	1
\$75,001 - \$100,000	4	5.88%	117.0	1	3	0	0
\$100,001 - \$150,000	14	20.59%	64.0	6	7	1	0
\$150,001 - \$225,000	17	25.00%	32.0	2	14	1	0
\$225,001 - \$350,000	11	16.18%	35.0	1	9	1	0
\$350,001 - \$550,000	8	11.76%	128.0	0	6	2	0
\$550,001 and up	8	11.76%	81.5	0	3	3	2
Total Closed Units	68			13	44	8	3
Total Closed Volume	19,623,200	100%	53.0	1.59M	11.06M	4.32M	2.66M
Median Closed Price	\$195,500			\$116,000	\$202,500	\$411,500	\$1,230,000

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

March 2025



Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type

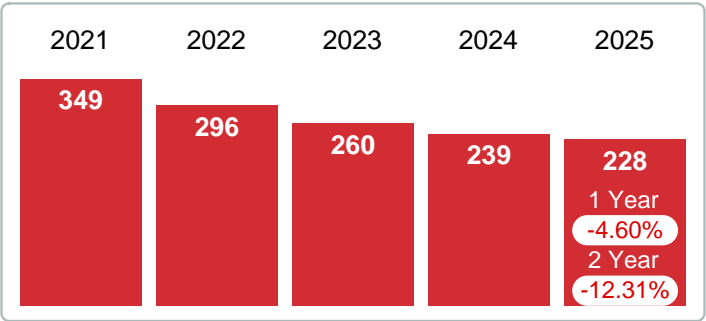
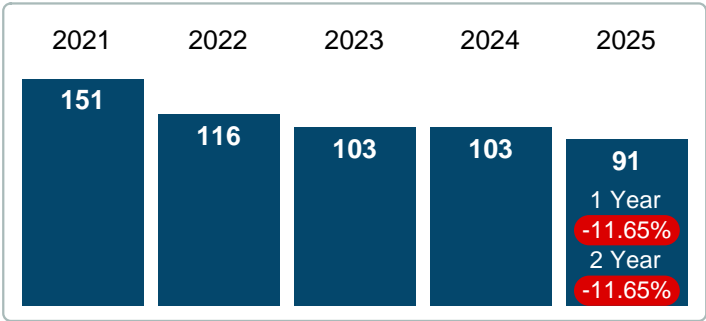


PENDING LISTINGS

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MARCH

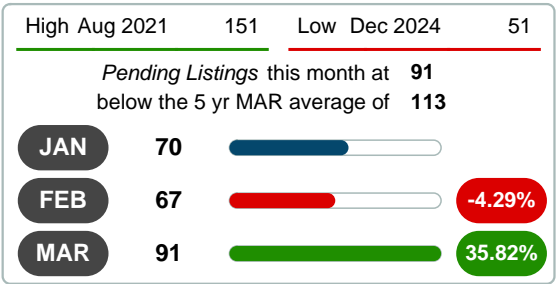
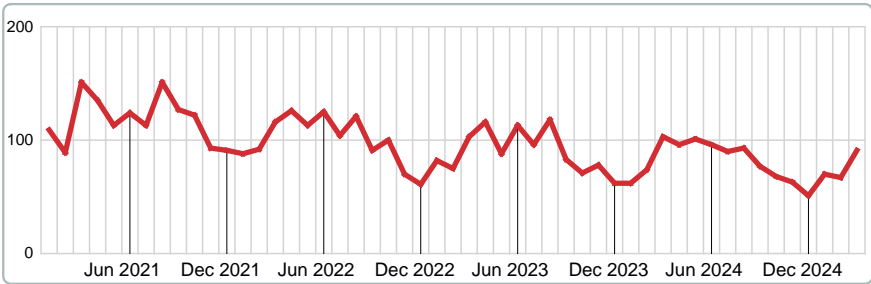
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 113



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	8			8.79%	36.0	4	4	0	0
\$75,001 - \$125,000	12			13.19%	65.5	4	7	1	0
\$125,001 - \$150,000	12			13.19%	102.5	2	9	1	0
\$150,001 - \$225,000	23			25.27%	46.0	3	16	4	0
\$225,001 - \$275,000	10			10.99%	42.5	3	6	1	0
\$275,001 - \$450,000	16			17.58%	50.0	0	6	9	1
\$450,001 and up	10			10.99%	77.0	1	4	4	1
Total Pending Units				91		17	52	20	2
Total Pending Volume				23,766,760	100%	2.68M	10.76M	8.76M	1.57M
Median Listing Price				\$189,500		\$129,900	\$179,950	\$299,450	\$787,450

March 2025



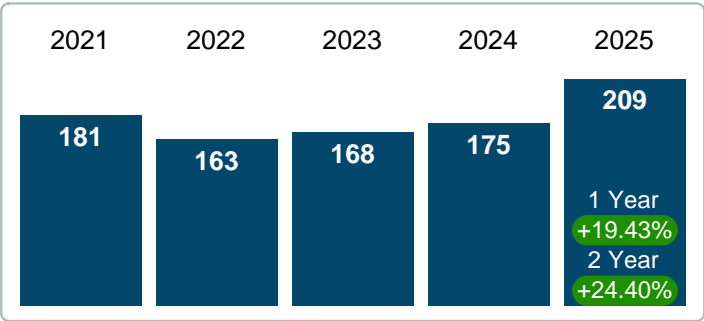
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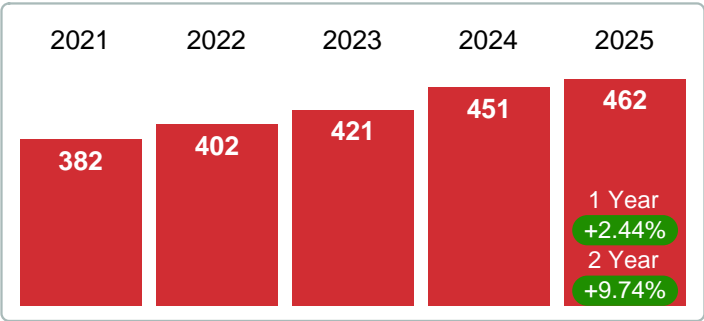
NEW LISTINGS

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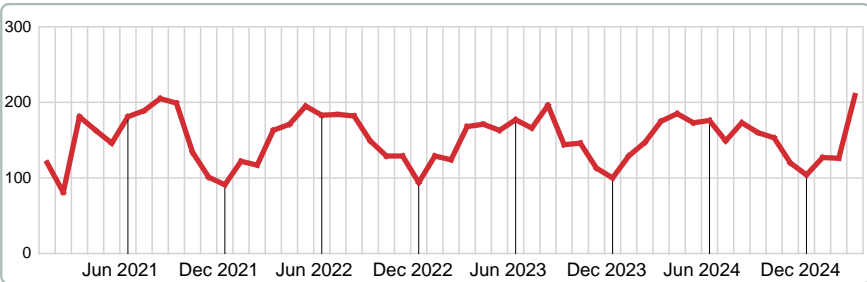
MARCH



YEAR TO DATE (YTD)

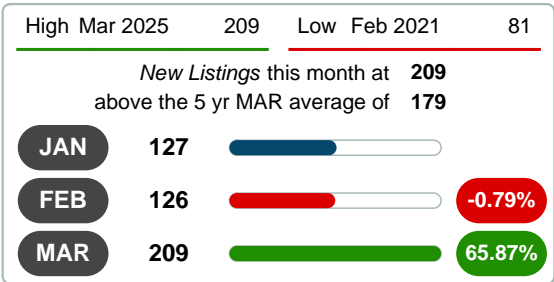


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 179



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$75,000 and less	21	10.05%
\$75,001 - \$125,000	20	9.57%
\$125,001 - \$175,000	29	13.88%
\$175,001 - \$275,000	57	27.27%
\$275,001 - \$375,000	31	14.83%
\$375,001 - \$775,000	30	14.35%
\$775,001 and up	21	10.05%
Total New Listed Units	209	
Total New Listed Volume	72,768,149	100%
Median New Listed Listing Price	\$225,000	

1-2 Beds	3 Beds	4 Beds	5+ Beds
15	6	0	0
8	12	0	0
9	17	3	0
10	37	10	0
3	17	8	3
3	10	13	4
1	8	6	6
49	107	40	13
8.15M	32.05M	17.75M	14.82M
\$132,500	\$219,000	\$364,000	\$749,000

March 2025



Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type

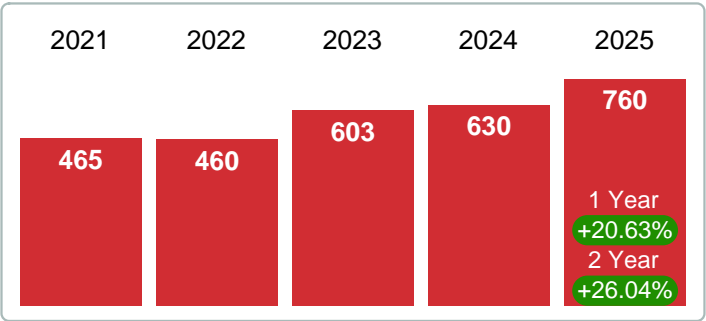
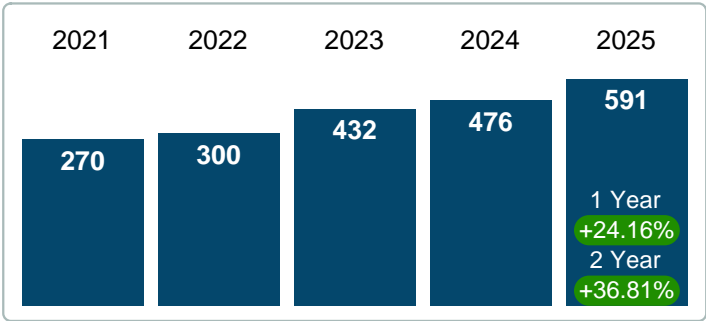


ACTIVE INVENTORY

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END OF MARCH

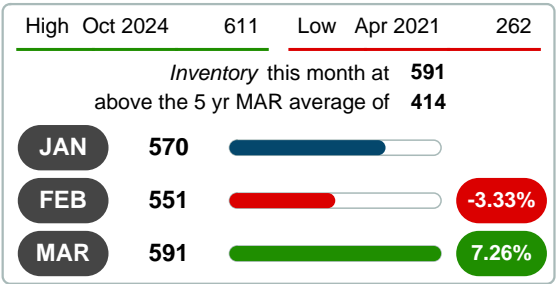
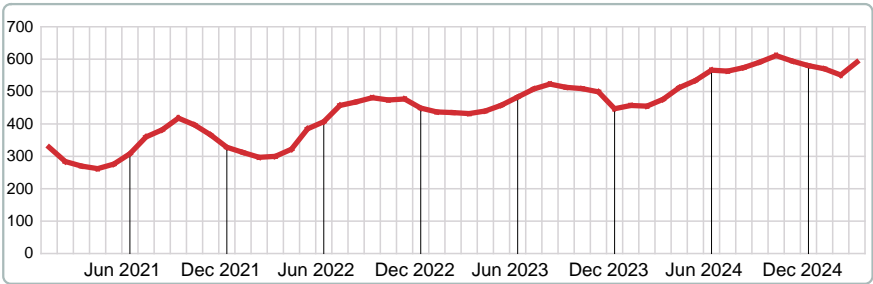
ACTIVE DURING MARCH



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 414



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	39		6.60%	70.0	19	18	2	0
\$75,001 - \$125,000	57		9.64%	63.0	19	36	1	1
\$125,001 - \$175,000	85		14.38%	81.0	26	48	9	2
\$175,001 - \$325,000	184		31.13%	55.0	27	117	34	6
\$325,001 - \$475,000	90		15.23%	75.5	14	52	20	4
\$475,001 - \$775,000	71		12.01%	77.0	5	27	28	11
\$775,001 and up	65		11.00%	83.0	3	24	20	18
Total Active Inventory by Units					113	322	114	42
Total Active Inventory by Volume					24.10M	111.20M	54.81M	39.30M
Median Active Inventory Listing Price					\$155,000	\$229,450	\$397,450	\$604,000

March 2025



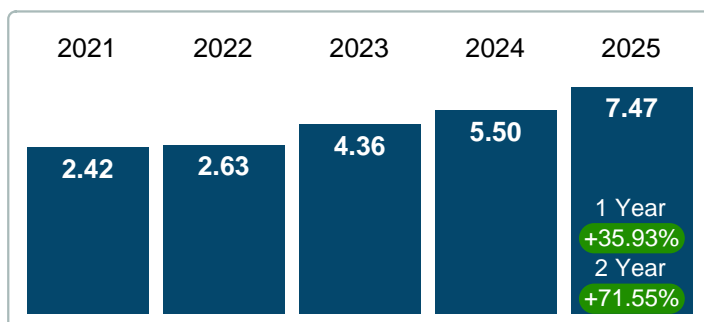
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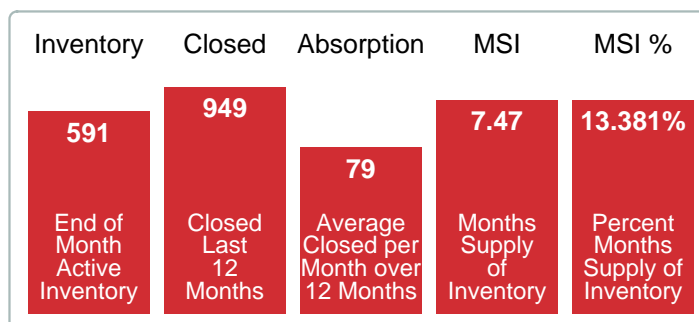
MONTHS SUPPLY of INVENTORY (MSI)

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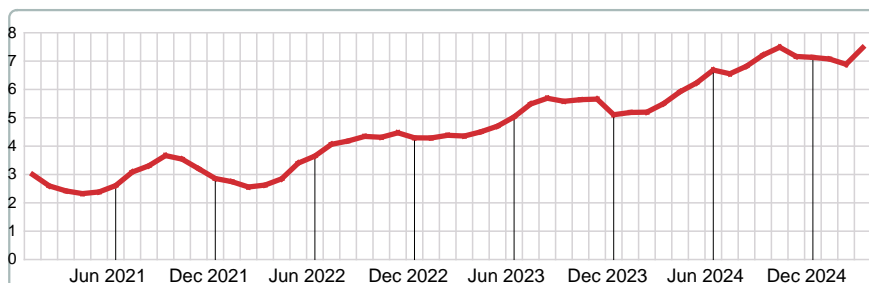
MSI FOR MARCH



INDICATORS FOR MARCH 2025



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 4.48

High Oct 2024 7.49 Low Apr 2021 2.33

Months Supply this month at **7.47**
above the 5 yr MAR average of **4.48**



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	39	6.60%	4.14	3.93	4.80	3.00	0.00
\$75,001 - \$125,000	57	9.64%	4.62	4.56	4.80	1.50	0.00
\$125,001 - \$175,000	85	14.38%	5.13	8.00	4.24	4.91	12.00
\$175,001 - \$325,000	184	31.13%	7.43	11.17	6.53	8.33	18.00
\$325,001 - \$475,000	90	15.23%	11.74	12.00	12.73	9.23	16.00
\$475,001 - \$775,000	71	12.01%	13.74	15.00	11.17	16.80	14.67
\$775,001 and up	65	11.00%	20.53	0.00	36.00	12.63	19.64
Market Supply of Inventory (MSI)			7.47	6.99	6.76	9.00	16.26
Total Active Inventory by Units		100%	7.47	113	322	114	42

March 2025



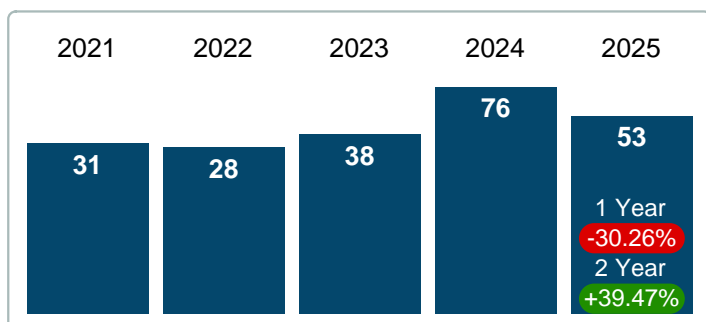
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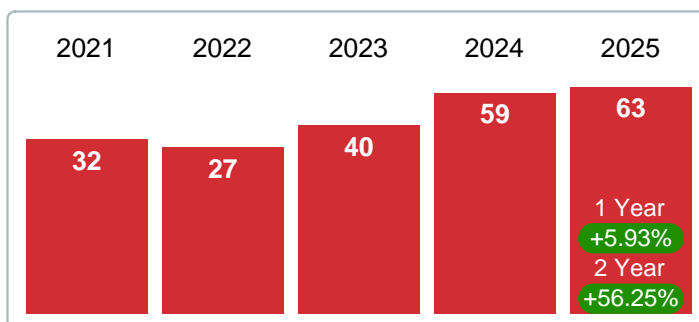
MEDIAN DAYS ON MARKET TO SALE

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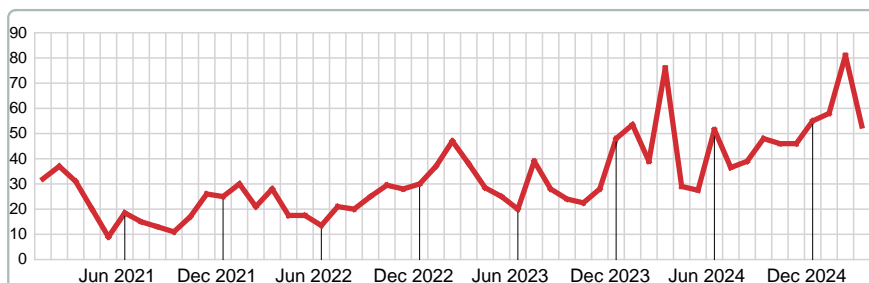
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 45

High Feb 2025 81 Low May 2021 9

Median Days on Market to Sale this month at 53
above the 5 yr MAR average of 45

JAN	58	
FEB	81	39.66%
MAR	53	-34.57%

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	6			8.82%	48	20	65	0	349
\$75,001 - \$100,000	4			5.88%	117	1	141	0	0
\$100,001 - \$150,000	14			20.59%	64	91	57	9	0
\$150,001 - \$225,000	17			25.00%	32	60	28	122	0
\$225,001 - \$350,000	11			16.18%	35	3	42	12	0
\$350,001 - \$550,000	8			11.76%	128	0	145	80	0
\$550,001 and up	8			11.76%	82	0	82	145	8
Median Closed DOM					53	32	68	77	15
Total Closed Units				100%	53.0	13	44	8	3
Total Closed Volume					19,623,200	1.59M	11.06M	4.32M	2.66M

March 2025



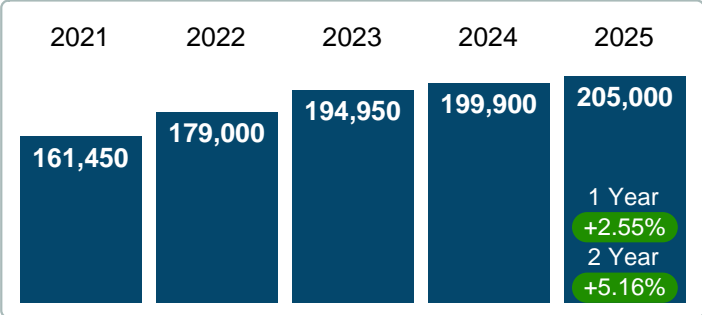
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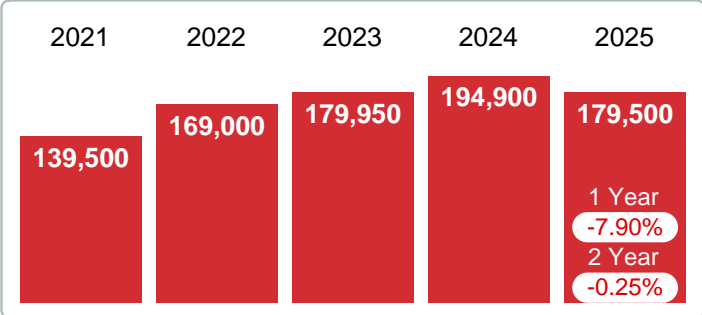
MEDIAN LIST PRICE AT CLOSING

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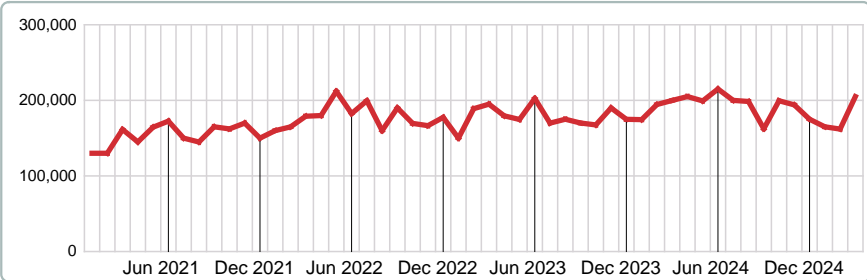
MARCH



YEAR TO DATE (YTD)

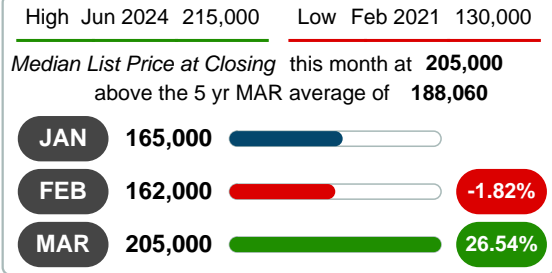


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 188,060



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	5		7.35%	41,000	41,000	49,950	0	0
\$75,001 - \$100,000	2		2.94%	89,700	99,500	0	0	79,900
\$100,001 - \$150,000	17		25.00%	125,000	117,000	139,900	135,000	0
\$150,001 - \$225,000	16		23.53%	194,450	166,950	205,000	170,000	0
\$225,001 - \$350,000	12		17.65%	292,000	229,450	299,000	312,000	0
\$350,001 - \$550,000	8		11.76%	457,500	0	464,500	444,950	0
\$550,001 and up	8		11.76%	987,000	0	660,000	1,075,000	1,305,000
Median List Price		205,000			117,000	209,000	444,950	1,230,000
Total Closed Units		68	100%	205,000	13	44	8	3
Total Closed Volume		20,395,890			1.64M	11.53M	4.54M	2.69M

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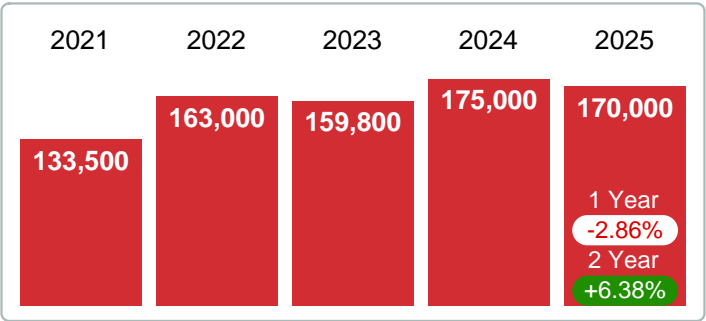
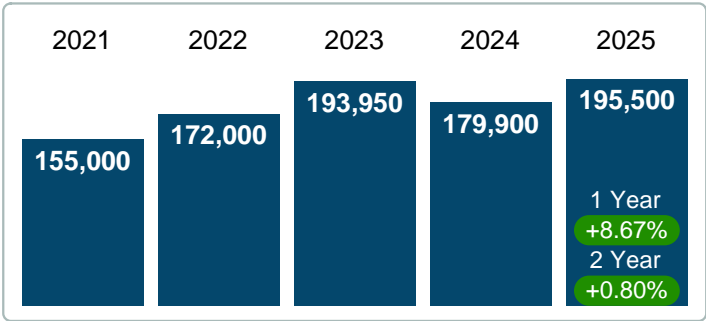


MEDIAN SOLD PRICE AT CLOSING

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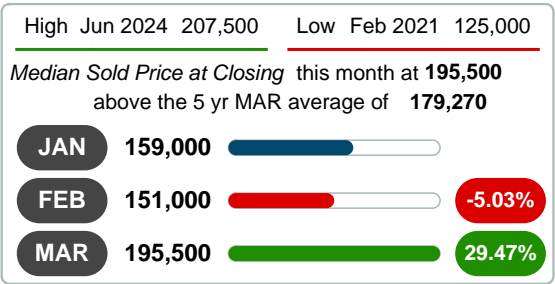
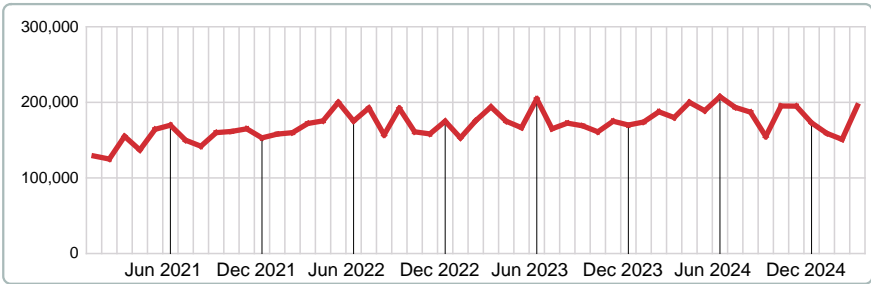
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 179,270



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	6		8.82%	48,000	41,000	43,750	0	75,000
\$75,001 - \$100,000	4		5.88%	92,500	98,000	90,000	0	0
\$100,001 - \$150,000	14		20.59%	127,500	116,000	130,000	133,000	0
\$150,001 - \$225,000	17		25.00%	190,000	194,500	191,000	170,000	0
\$225,001 - \$350,000	11		16.18%	280,000	229,000	280,000	297,500	0
\$350,001 - \$550,000	8		11.76%	431,500	0	437,500	411,500	0
\$550,001 and up	8		11.76%	975,000	0	660,000	1,075,000	1,290,000
Median Sold Price				195,500	116,000	202,500	411,500	1,230,000
Total Closed Units			100%	195,500	13	44	8	3
Total Closed Volume				19,623,200	1.59M	11.06M	4.32M	2.66M

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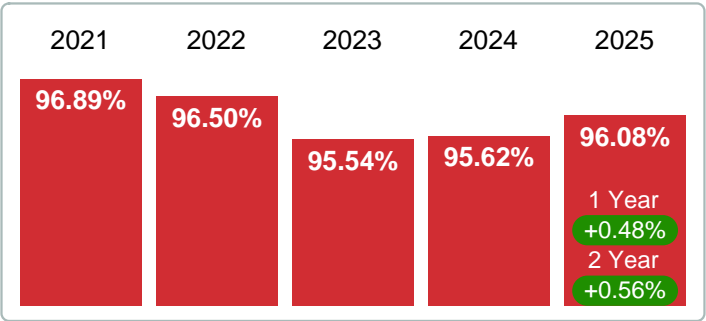
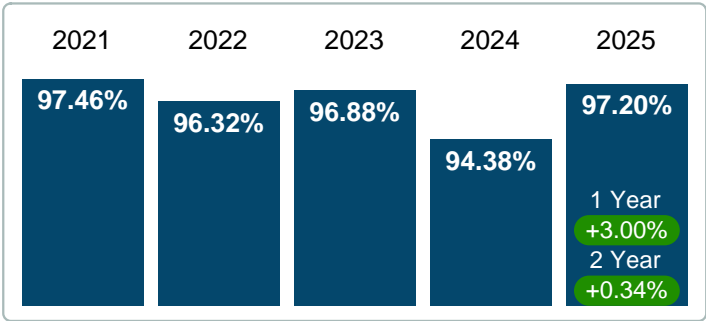


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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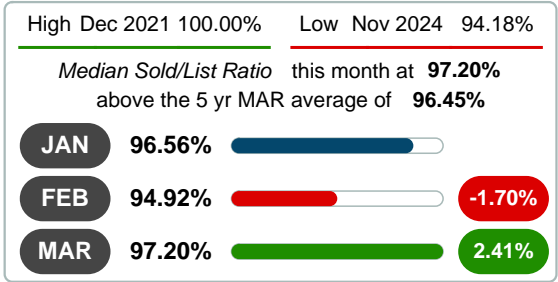
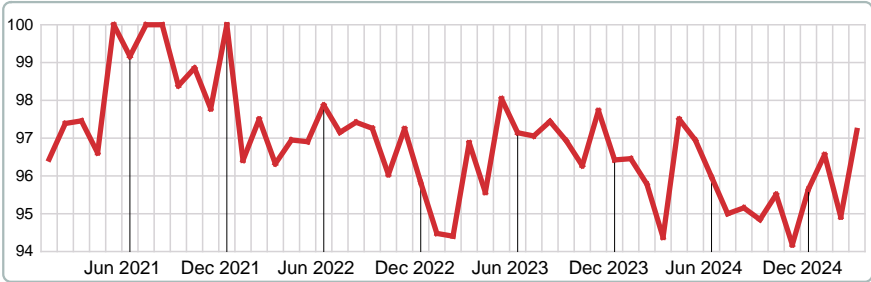
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 96.45%



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	<div><div>6</div><div></div></div>	8.82%	91.01%	91.67%	88.51%	0.00%	93.87%
\$75,001 - \$100,000	<div><div>4</div><div></div></div>	5.88%	84.47%	98.49%	82.57%	0.00%	0.00%
\$100,001 - \$150,000	<div><div>14</div><div></div></div>	20.59%	98.91%	97.57%	100.00%	98.52%	0.00%
\$150,001 - \$225,000	<div><div>17</div><div></div></div>	25.00%	95.69%	95.67%	95.65%	100.00%	0.00%
\$225,001 - \$350,000	<div><div>11</div><div></div></div>	16.18%	95.35%	100.00%	94.08%	95.35%	0.00%
\$350,001 - \$550,000	<div><div>8</div><div></div></div>	11.76%	97.25%	0.00%	97.29%	92.25%	0.00%
\$550,001 and up	<div><div>8</div><div></div></div>	11.76%	98.91%	0.00%	97.33%	100.00%	98.91%
Median Sold/List Ratio	97.20%	100%	97.20%	98.49%	96.20%	97.97%	97.83%
Total Closed Units	68			13	44	8	3
Total Closed Volume	19,623,200			1.59M	11.06M	4.32M	2.66M

March 2025



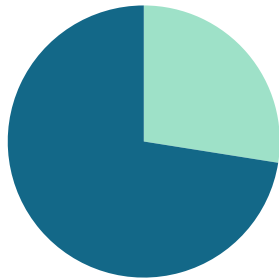
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY



Inventory

New Listings
209 = 27.50%

Start Inventory
551

Total Inventory Units
760

Volume
\$281,005,965

Market Activity

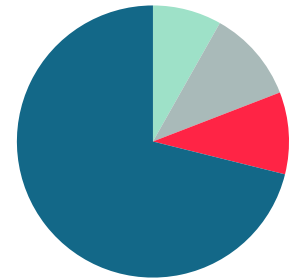
Closed Sales
68 = 8.18%

Pending Sales
91 = 10.95%

Other Off Market
81 = 9.75%

Active Inventory
591 = 71.12%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	79	68	-13.92%	201	174	-13.43%
Pending Sales	103	91	-11.65%	239	228	-4.60%
New Listings	175	209	19.43%	451	462	2.44%
Median List Price	199,900	205,000	2.55%	194,900	179,500	-7.90%
Median Sale Price	179,900	195,500	8.67%	175,000	170,000	-2.86%
Median Percent of Selling Price to List Price	94.38%	97.20%	3.00%	95.62%	96.08%	0.48%
Median Days on Market to Sale	76.00	53.00	-30.26%	59.00	62.50	5.93%
Monthly Inventory	476	591	24.16%	476	591	24.16%
Months Supply of Inventory	5.50	7.47	35.93%	5.50	7.47	35.93%

Absorption: Last 12 months, an Average of **79** Sales/Month

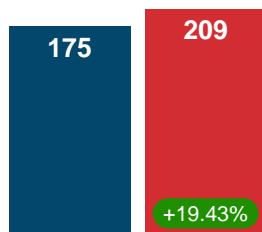
Inventory on March 31, 2025 = **591**

2024 **2025**

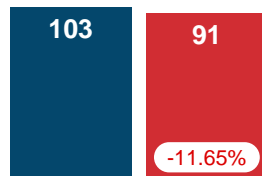
MARCH MARKET

MEDIAN PRICES

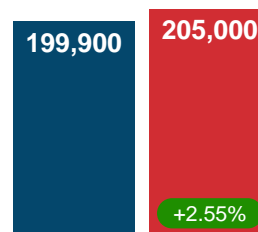
New Listings



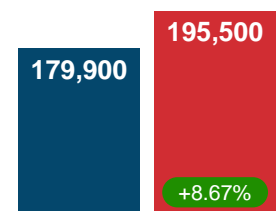
Pending Listings



List Price



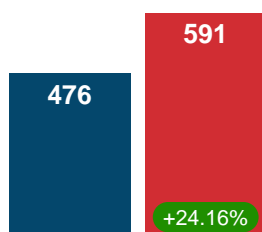
Sale Price



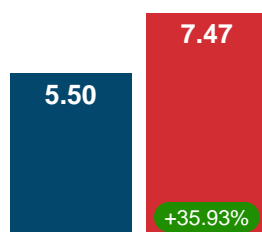
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

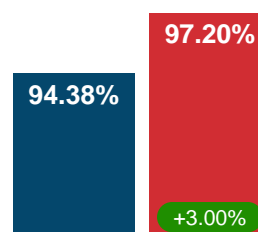
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

