

March 2025



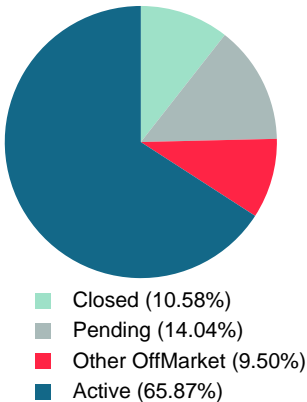
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	March 2025	+/- %
Closed Listings	60	49	-18.33%
Pending Listings	59	65	10.17%
New Listings	105	106	0.95%
Average List Price	212,421	228,233	7.44%
Average Sale Price	203,465	218,530	7.40%
Average Percent of Selling Price to List Price	94.45%	94.50%	0.05%
Average Days on Market to Sale	51.22	58.92	15.04%
End of Month Inventory	258	305	18.22%
Months Supply of Inventory	4.44	5.64	27.14%



**Absorption:** Last 12 months, an Average of **54** Sales/Month  
**Active Inventory** as of March 31, 2025 = **305**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2025 rose **18.22%** to 305 existing homes available for sale. Over the last 12 months this area has had an average of 54 closed sales per month. This represents an unsold inventory index of **5.64** 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 **7.40%** in March 2025 to \$218,530 versus the previous year at \$203,465.

Average Days on Market Lengthens

The average number of **58.92** days that homes spent on the market before selling increased by 7.70 days or **15.04%** in March 2025 compared to last year's same month at **51.22** 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 106 New Listings in March 2025, up **0.95%** from last year at 105. Furthermore, there were 49 Closed Listings this month versus last year at 60, a **-18.33%** decrease.

Closed versus Listed trends yielded a **46.2%** ratio, down from previous year's, March 2024, at **57.1%**, a **19.10%** 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



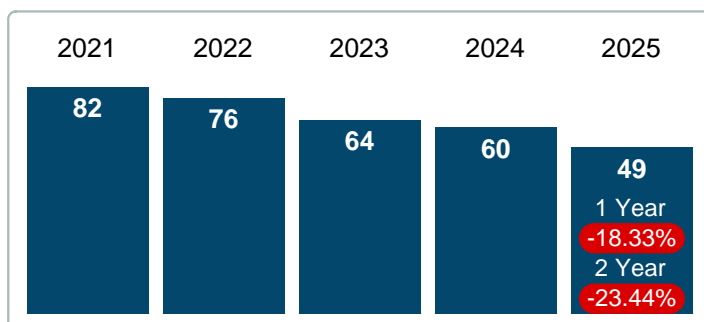
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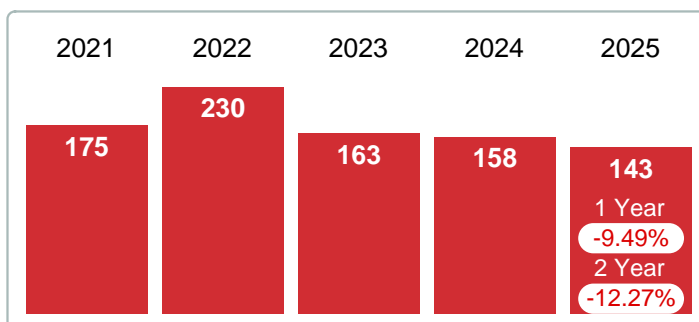
### CLOSED LISTINGS

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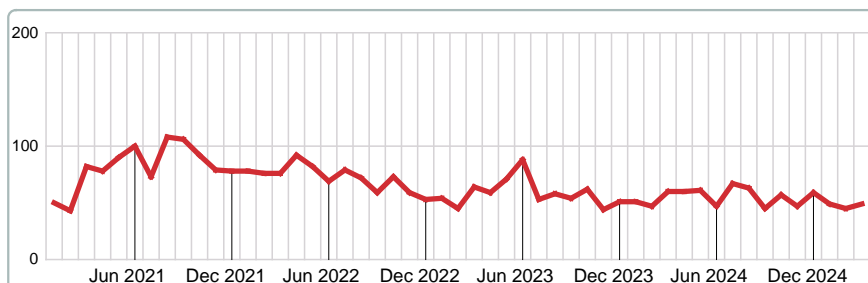
#### MARCH



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year MAR AVG = 66

High Aug 2021 108 Low Feb 2021 43

Closed Listings this month at **49**  
below the 5 yr MAR average of **66**



#### 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	4		8.16%	46.3	1	2	1	0
\$75,001 - \$100,000	7		14.29%	83.3	4	2	0	1
\$100,001 - \$125,000	3		6.12%	66.3	0	2	1	0
\$125,001 - \$225,000	15		30.61%	45.3	2	13	0	0
\$225,001 - \$325,000	8		16.33%	51.8	0	6	2	0
\$325,001 - \$400,000	6		12.24%	88.5	1	5	0	0
\$400,001 and up	6		12.24%	49.2	1	3	2	0
Total Closed Units			49		9	33	6	1
Total Closed Volume			10,707,954	100%	1.51M	7.53M	1.59M	80.00K
Average Closed Price			\$218,530		\$167,722	\$228,197	\$264,658	\$80,000

Contact: MLS Technology Inc.

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## March 2025



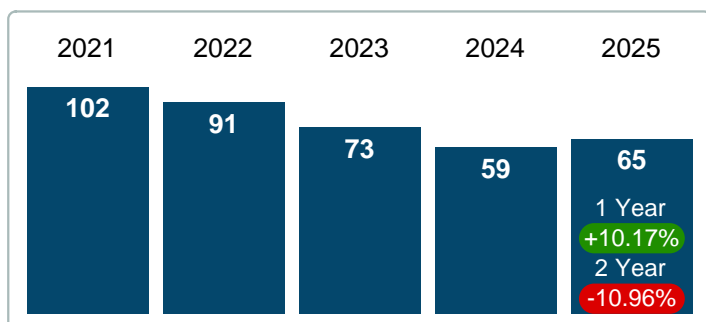
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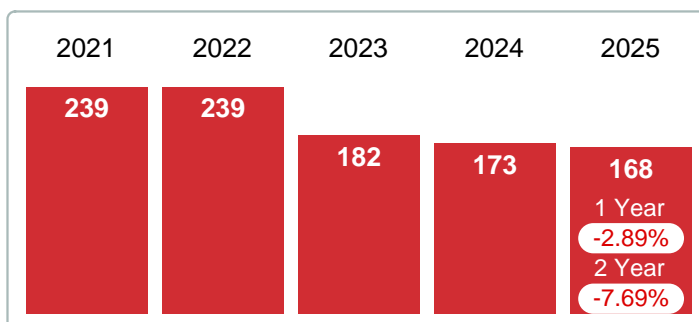
### PENDING LISTINGS

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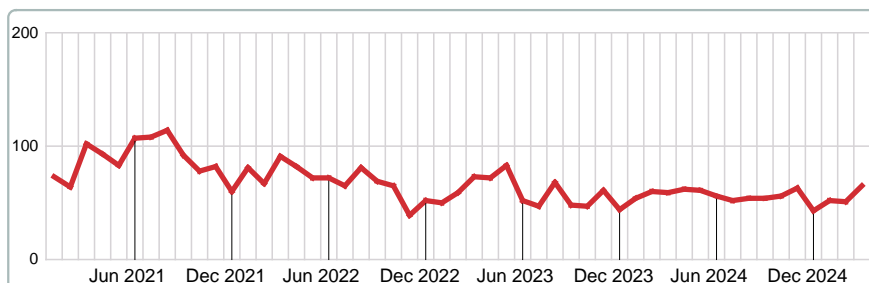
#### MARCH



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year MAR AVG = 78

High Aug 2021 114 Low Nov 2022 39

Pending Listings this month at **65**  
below the 5 yr MAR average of **78**

JAN	52	
FEB	51	-1.92%
MAR	65	27.45%

#### 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	8	12.31%	84.1	1	5	2	0
\$100,001 - \$125,000	2	3.08%	6.5	0	1	1	0
\$125,001 - \$150,000	12	18.46%	118.2	6	6	0	0
\$150,001 - \$250,000	19	29.23%	81.9	2	15	2	0
\$250,001 - \$275,000	5	7.69%	83.6	0	3	2	0
\$275,001 - \$375,000	10	15.38%	58.4	0	7	2	1
\$375,001 and up	9	13.85%	65.6	0	6	2	1
Total Pending Units	65			9	43	11	2
Total Pending Volume	15,136,014	100%	48.8	1.26M	9.99M	2.72M	1.17M
Average Listing Price	\$260,188			\$140,383	\$232,249	\$246,897	\$585,000

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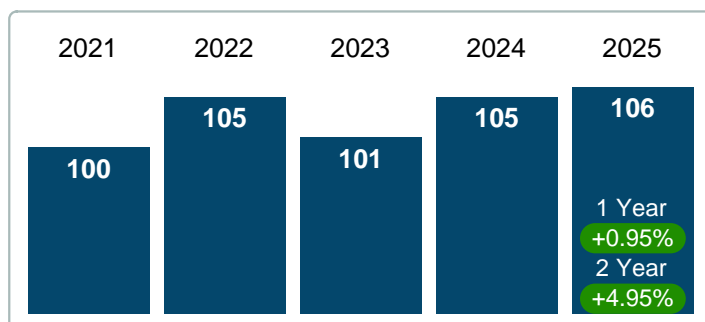
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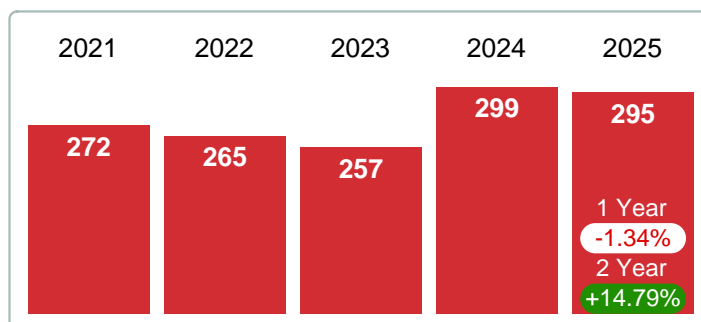
### NEW LISTINGS

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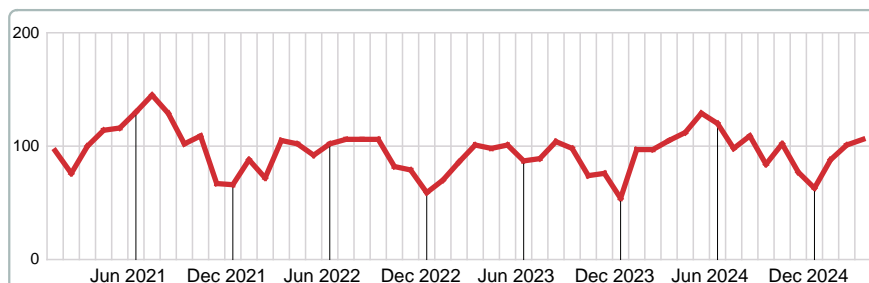
#### MARCH



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year MAR AVG = 103

High Jul 2021 145 Low Dec 2023 54

New Listings this month at **106**  
above the 5 yr MAR average of **103**

JAN	88	
FEB	101	14.77%
MAR	106	4.95%

#### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$75,000 and less	8	7.55%
\$75,001 - \$100,000	10	9.43%
\$100,001 - \$150,000	15	14.15%
\$150,001 - \$275,000	32	30.19%
\$275,001 - \$375,000	16	15.09%
\$375,001 - \$475,000	10	9.43%
\$475,001 and up	15	14.15%
Total New Listed Units	106	
Total New Listed Volume	29,246,889	100%
Average New Listed Listing Price	\$328,000	

1-2 Beds	3 Beds	4 Beds	5+ Beds
5	3	0	0
3	7	0	0
6	8	1	0
8	22	2	0
0	12	4	0
0	6	3	1
0	10	4	1
22	68	14	2
3.01M	19.46M	5.68M	1.10M
\$136,623	\$286,195	\$405,707	\$550,000

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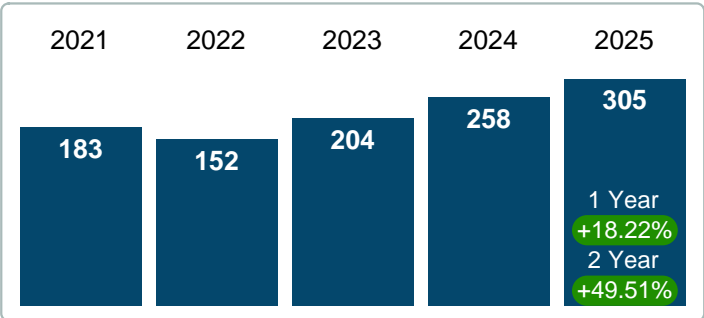
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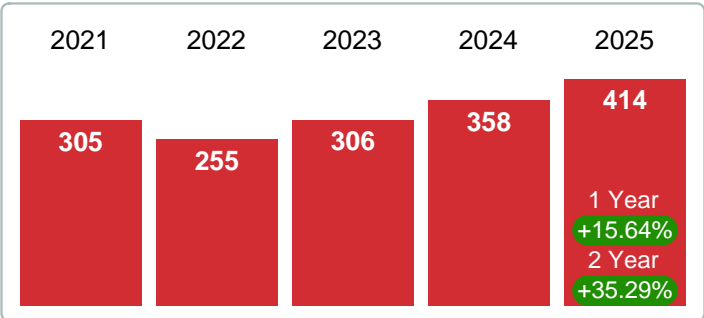
ACTIVE INVENTORY

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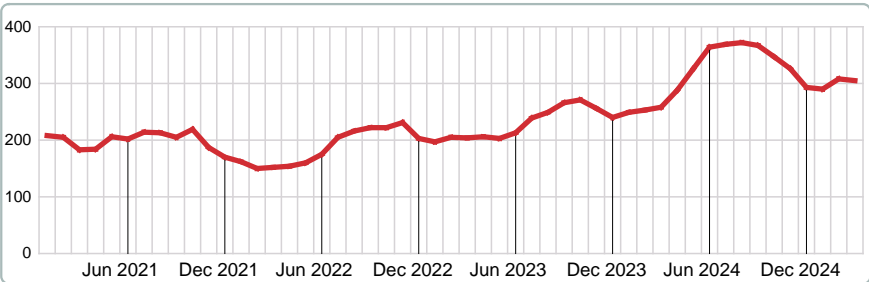
END OF MARCH



ACTIVE DURING MARCH

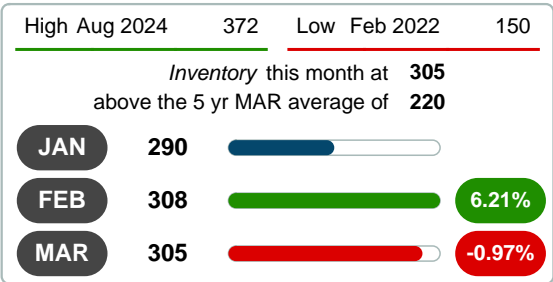


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 220



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	16			5.25%	66.8	13	3	0	0
\$75,001 - \$125,000	46			15.08%	78.3	18	26	1	1
\$125,001 - \$175,000	43			14.10%	78.2	13	26	4	0
\$175,001 - \$300,000	80			26.23%	86.0	10	57	13	0
\$300,001 - \$425,000	51			16.72%	94.3	4	35	9	3
\$425,001 - \$675,000	39			12.79%	79.0	3	17	13	6
\$675,001 and up	30			9.84%	96.7	4	10	12	4
Total Active Inventory by Units					305	65	174	52	14
Total Active Inventory by Volume					111,004,986	17.87M	54.26M	31.15M	7.73M
Average Active Inventory Listing Price					\$363,951	\$274,857	\$311,833	\$599,113	\$551,890

March 2025



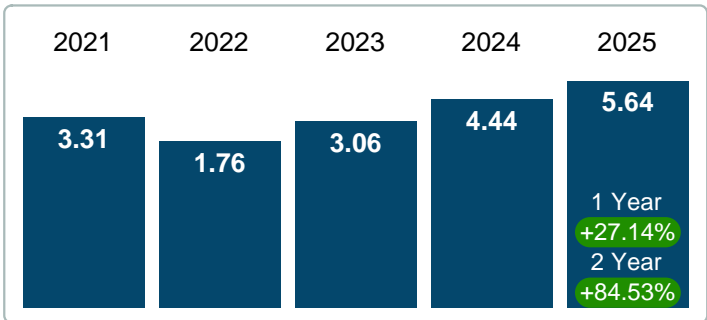
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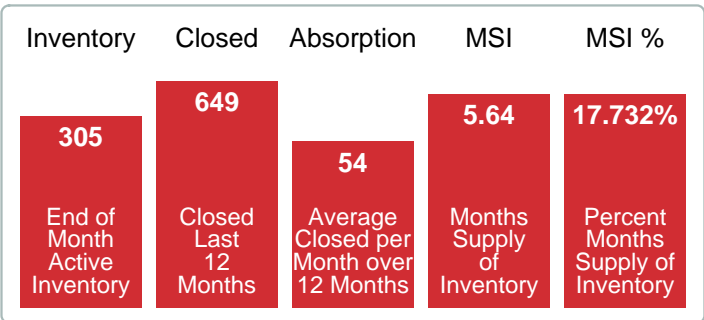
MONTHS SUPPLY of INVENTORY (MSI)

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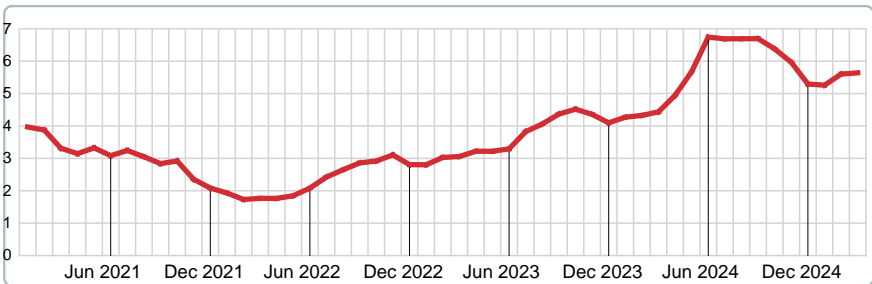
MSI FOR MARCH



INDICATORS FOR MARCH 2025

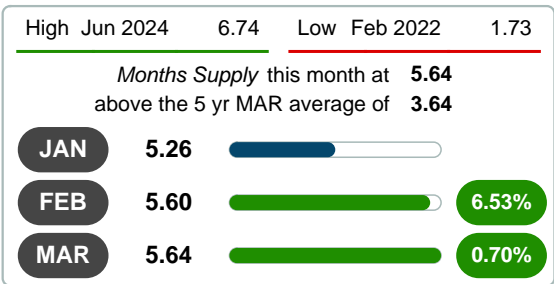


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 3.64



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	16	5.25%	2.53	3.90	1.20	0.00	0.00
\$75,001 - \$125,000	46	15.08%	5.58	4.32	8.00	1.71	4.00
\$125,001 - \$175,000	43	14.10%	4.03	4.59	3.85	3.69	0.00
\$175,001 - \$300,000	80	26.23%	4.62	10.00	4.33	4.33	0.00
\$300,001 - \$425,000	51	16.72%	7.95	6.00	8.94	6.00	9.00
\$425,001 - \$675,000	39	12.79%	9.36	18.00	9.71	6.78	18.00
\$675,001 and up	30	9.84%	32.73	0.00	30.00	36.00	16.00
Market Supply of Inventory (MSI)			5.64	5.34	5.49	5.89	9.88
Total Active Inventory by Units		100%	5.64	65	174	52	14

## March 2025



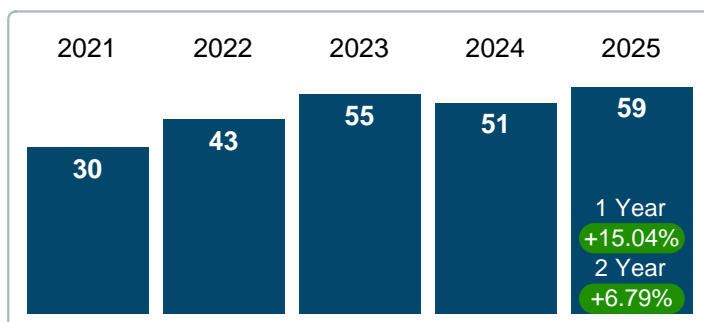
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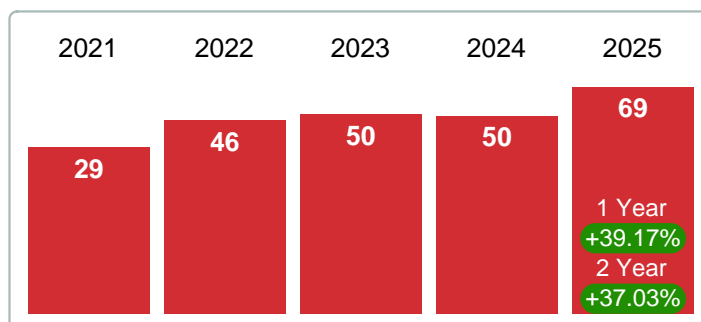
### AVERAGE DAYS ON MARKET TO SALE

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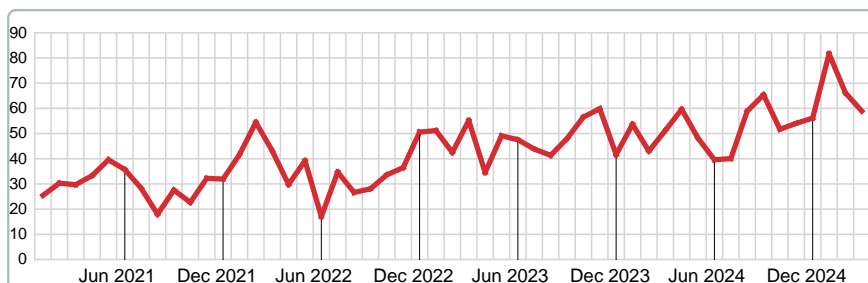
#### MARCH



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year MAR AVG = 48

High Jan 2025 82 Low Jun 2022 17

Average Days on Market to Sale this month at 59  
above the 5 yr MAR average of 48

JAN	82		
FEB	66		-19.05%
MAR	59		-10.91%

#### 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	4		8.16%	46	152	9	15	0
\$75,001 - \$100,000	7		14.29%	83	71	146	0	8
\$100,001 - \$125,000	3		6.12%	66	0	99	1	0
\$125,001 - \$225,000	15		30.61%	45	61	43	0	0
\$225,001 - \$325,000	8		16.33%	52	0	36	101	0
\$325,001 - \$400,000	6		12.24%	89	15	103	0	0
\$400,001 and up	6		12.24%	49	12	63	47	0
Average Closed DOM		59			65	60	52	8
Total Closed Units		49	100%	59	9	33	6	1
Total Closed Volume		10,707,954			1.51M	7.53M	1.59M	80.00K



March 2025



Area Delimited by Counties Carter, Love, Murray - Residential Property Type

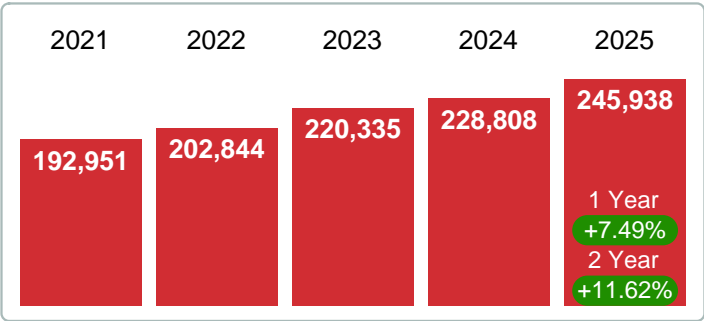
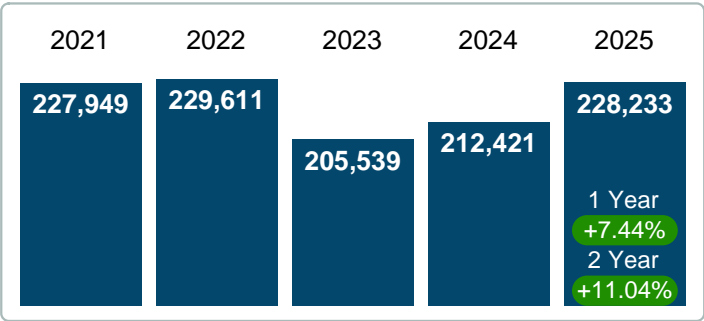


AVERAGE LIST PRICE AT CLOSING

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MARCH

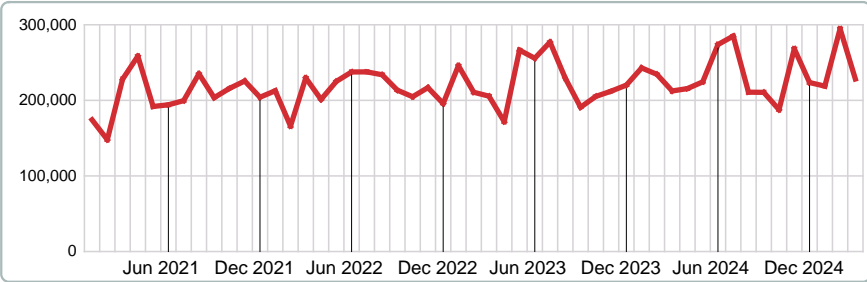
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 220,751



High Feb 2025 294,722    Low Feb 2021 147,958

Average List Price at Closing this month at **228,233**  
above the 5 yr MAR average of **220,751**

JAN

218,841

FEB

294,722

34.67%

MAR

228,233

-22.56%

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	3		6.12%	65,333	52,000	72,000	138,000	0
\$75,001 - \$100,000	4		8.16%	95,125	106,750	137,500	0	90,000
\$100,001 - \$125,000	4		8.16%	117,250	0	117,000	110,000	0
\$125,001 - \$225,000	17		34.69%	164,994	153,500	178,723	0	0
\$225,001 - \$325,000	9		18.37%	258,744	0	253,133	279,950	0
\$325,001 - \$400,000	5		10.20%	355,180	349,000	371,280	0	0
\$400,001 and up	7		14.29%	461,200	425,000	485,000	459,450	0
Average List Price		228,233			173,333	236,564	287,800	90,000
Total Closed Units		49	100%	228,233	9	33	6	1
Total Closed Volume		11,183,403			1.56M	7.81M	1.73M	90.00K



March 2025



Area Delimited by Counties Carter, Love, Murray - Residential Property Type

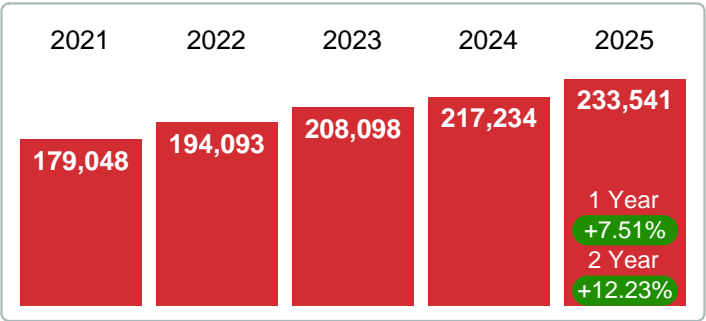
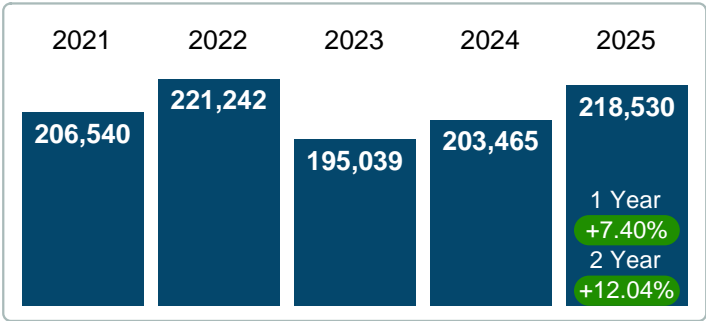


AVERAGE SOLD PRICE AT CLOSING

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MARCH

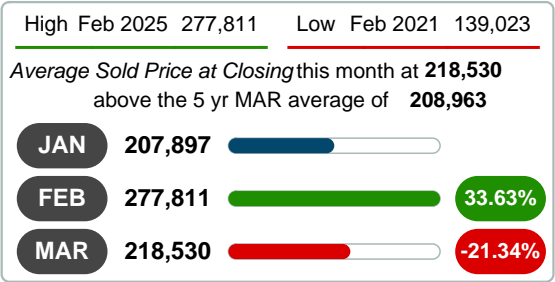
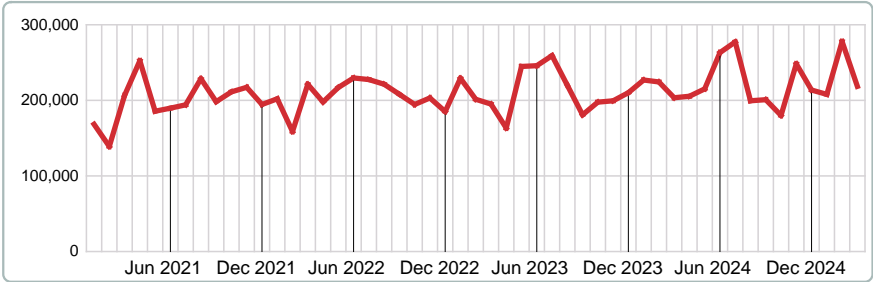
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 208,963



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	4		8.16%	54,763	41,500	68,000	41,550	0
\$75,001 - \$100,000	7		14.29%	94,143	98,500	92,500	0	80,000
\$100,001 - \$125,000	3		6.12%	114,667	0	117,000	110,000	0
\$125,001 - \$225,000	15		30.61%	171,800	152,000	174,846	0	0
\$225,001 - \$325,000	8		16.33%	256,300	0	251,333	271,200	0
\$325,001 - \$400,000	6		12.24%	357,417	345,000	359,900	0	0
\$400,001 and up	6		12.24%	452,333	425,000	465,000	447,000	0
Average Sold Price				218,530	167,722	228,197	264,658	80,000
Total Closed Units			100%	218,530	9	33	6	1
Total Closed Volume				10,707,954	1.51M	7.53M	1.59M	80.00K

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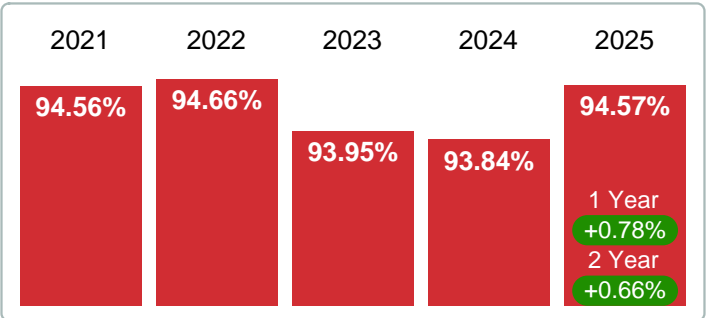
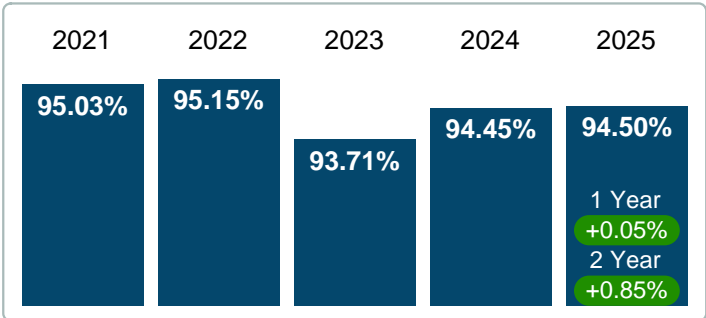


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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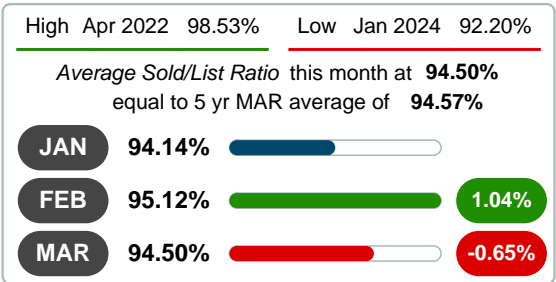
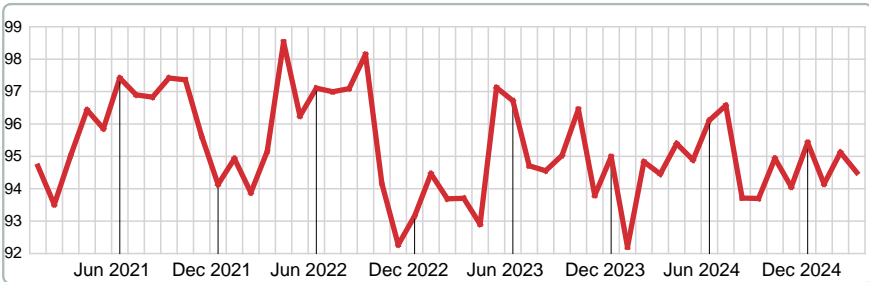
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 94.57%



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	4	<div><div></div></div>	8.16%	74.73%	79.81%	94.49%	30.11%	0.00%
\$75,001 - \$100,000	7	<div><div></div></div>	14.29%	86.03%	94.33%	68.00%	0.00%	88.89%
\$100,001 - \$125,000	3	<div><div></div></div>	6.12%	100.00%	0.00%	100.00%	100.00%	0.00%
\$125,001 - \$225,000	15	<div><div></div></div>	30.61%	98.21%	99.05%	98.08%	0.00%	0.00%
\$225,001 - \$325,000	8	<div><div></div></div>	16.33%	98.82%	0.00%	99.29%	97.40%	0.00%
\$325,001 - \$400,000	6	<div><div></div></div>	12.24%	97.33%	98.85%	97.03%	0.00%	0.00%
\$400,001 and up	6	<div><div></div></div>	12.24%	96.95%	100.00%	95.79%	97.17%	0.00%
Average Sold/List Ratio		94.50%	100%	94.50%	94.90%	96.01%	86.54%	88.89%
Total Closed Units		49			9	33	6	1
Total Closed Volume		10,707,954			1.51M	7.53M	1.59M	80.00K

# March 2025



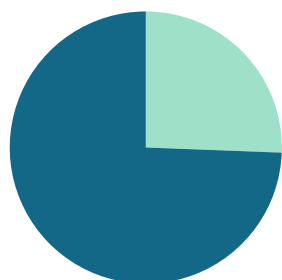
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY



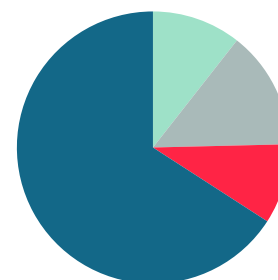
### Inventory

New Listings	106 = 25.60%
Start Inventory	308
Total Inventory Units	414
Volume	\$142,698,797

### Market Activity

Closed Sales	49 = 10.58%
Pending Sales	65 = 14.04%
Other Off Market	44 = 9.50%
Active Inventory	305 = 65.87%

### MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	60	49	-18.33%	158	143	-9.49%
Pending Sales	59	65	10.17%	173	168	-2.89%
New Listings	105	106	0.95%	299	295	-1.34%
Average List Price	212,421	228,233	7.44%	228,808	245,938	7.49%
Average Sale Price	203,465	218,530	7.40%	217,234	233,541	7.51%
Average Percent of Selling Price to List Price	94.45%	94.50%	0.05%	93.84%	94.57%	0.78%
Average Days on Market to Sale	51.22	58.92	15.04%	49.58	68.99	39.17%
Monthly Inventory	258	305	18.22%	258	305	18.22%
Months Supply of Inventory	4.44	5.64	27.14%	4.44	5.64	27.14%

Absorption: Last 12 months, an Average of 54 Sales/Month

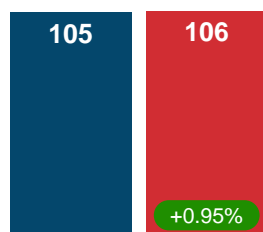
Inventory on March 31, 2025 = 305

2024	2025
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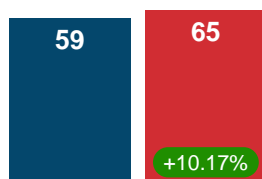
### MARCH MARKET

### AVERAGE PRICES

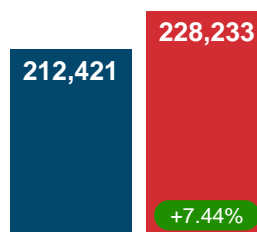
#### New Listings



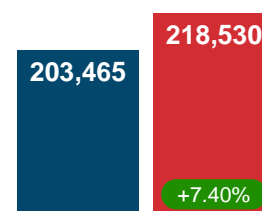
#### Pending Listings



#### List Price



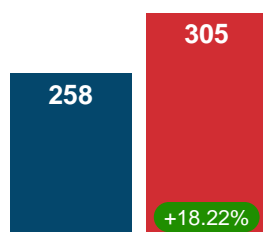
#### Sale Price



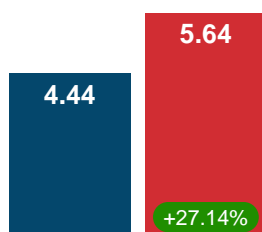
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

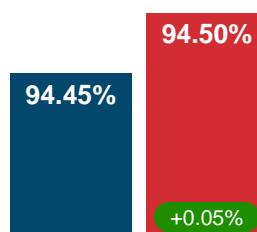
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

