

March 2025



Area Delimited by County Of Sequoyah - Residential Property Type

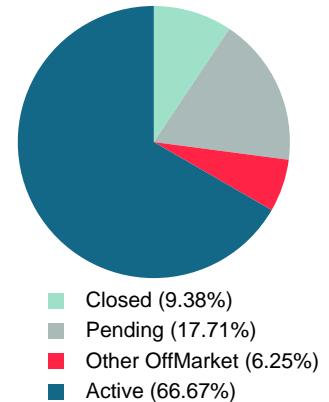


MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	March 2025	+/- %
Closed Listings	12	9	-25.00%
Pending Listings	11	17	54.55%
New Listings	21	20	-4.76%
Median List Price	174,450	285,000	63.37%
Median Sale Price	163,750	275,000	67.94%
Median Percent of Selling Price to List Price	97.92%	93.61%	-4.40%
Median Days on Market to Sale	94.50	107.00	13.23%
End of Month Inventory	69	64	-7.25%
Months Supply of Inventory	7.33	6.45	-11.92%

Absorption: Last 12 months, an Average of **10** Sales/Month
Active Inventory as of March 31, 2025 = **64**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of March 2025 decreased **7.25%** to 64 existing homes available for sale. Over the last 12 months this area has had an average of 10 closed sales per month. This represents an unsold inventory index of **6.45** 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 **67.94%** in March 2025 to \$275,000 versus the previous year at \$163,750.

Median Days on Market Lengthens

The median number of **107.00** days that homes spent on the market before selling increased by 12.50 days or **13.23%** in March 2025 compared to last year's same month at **94.50** 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 20 New Listings in March 2025, down **4.76%** from last year at 21. Furthermore, there were 9 Closed Listings this month versus last year at 12, a **-25.00%** decrease.

Closed versus Listed trends yielded a **45.0%** ratio, down from previous year's, March 2024, at **57.1%**, a **21.25%** downswing. This will certainly create pressure on a decreasing 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

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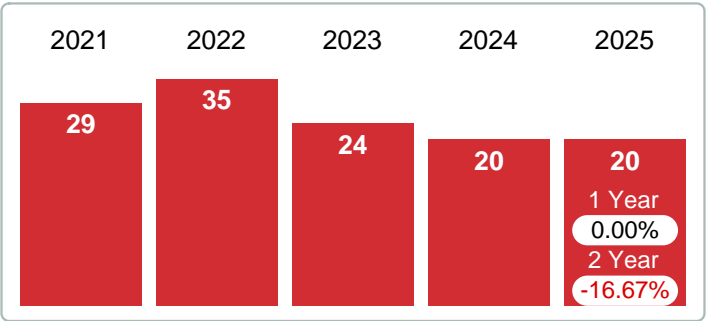
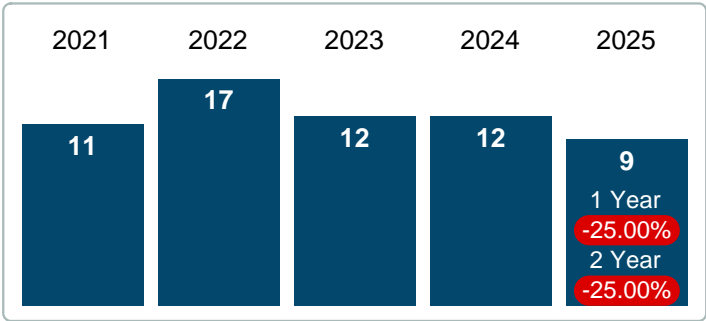


CLOSED LISTINGS

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

MARCH

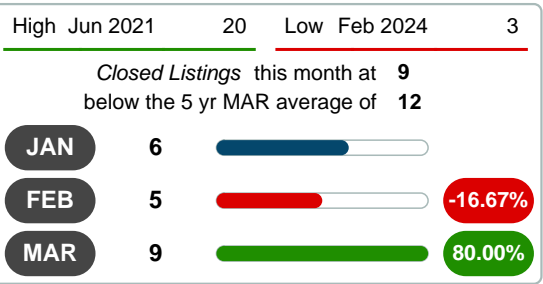
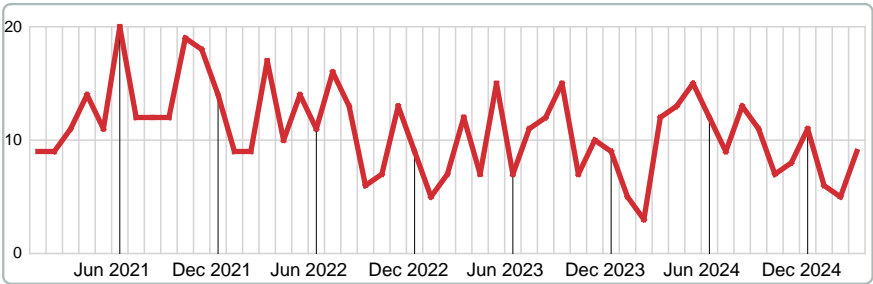
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 12



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	0			0.00%	0.0	0	0	0	0
\$75,001 - \$100,000	2			22.22%	117.0	0	2	0	0
\$100,001 - \$125,000	1			11.11%	121.0	1	0	0	0
\$125,001 - \$275,000	2			22.22%	70.5	1	1	0	0
\$275,001 - \$475,000	1			11.11%	107.0	0	1	0	0
\$475,001 - \$1,250,000	3			33.33%	81.0	0	2	1	0
\$1,250,001 and up	0			0.00%	81.0	0	0	0	0
Total Closed Units				9		2	6	1	0
Total Closed Volume				3,290,000	100%	261.00K	1.78M	1.25M	0.00B
Median Closed Price				\$275,000		\$130,500	\$280,000	\$1,250,000	\$0

March 2025



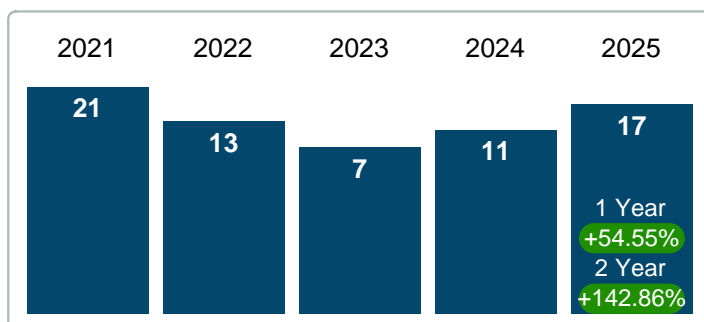
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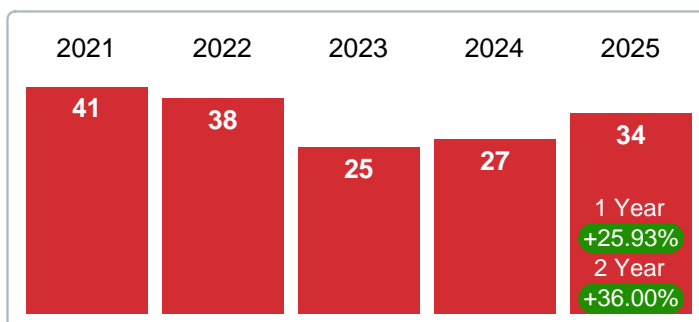
PENDING LISTINGS

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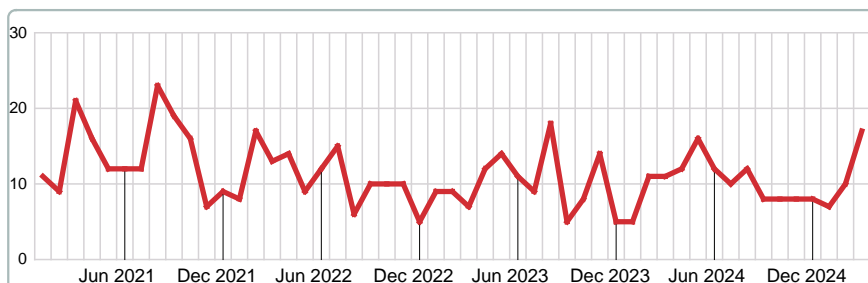
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 14

High Aug 2021 23 Low Jan 2024 5

Pending Listings this month at 17
above the 5 yr MAR average of 14

JAN	7	
FEB	10	42.86%
MAR	17	70.00%

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	5.88%	109.0	1	0	0	0
\$75,001 - \$125,000	2	11.76%	89.0	1	1	0	0
\$125,001 - \$150,000	3	17.65%	111.0	0	3	0	0
\$150,001 - \$200,000	5	29.41%	25.0	0	3	2	0
\$200,001 - \$250,000	2	11.76%	22.0	0	2	0	0
\$250,001 - \$475,000	2	11.76%	85.5	1	0	1	0
\$475,001 and up	2	11.76%	82.5	0	1	1	0
Total Pending Units	17			3	10	4	0
Total Pending Volume	4,076,500	100%	58.0	409.40K	1.98M	1.69M	0.00B
Median Listing Price	\$185,000			\$80,900	\$174,950	\$262,500	\$0

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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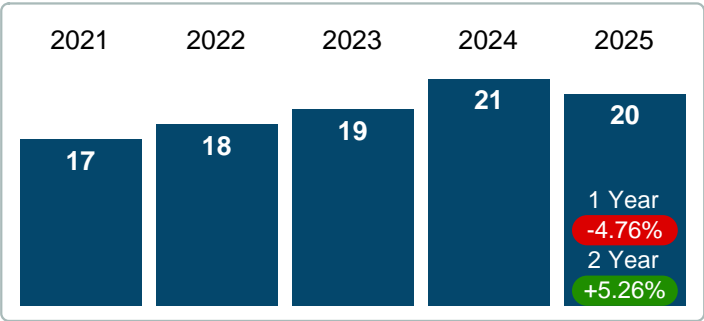
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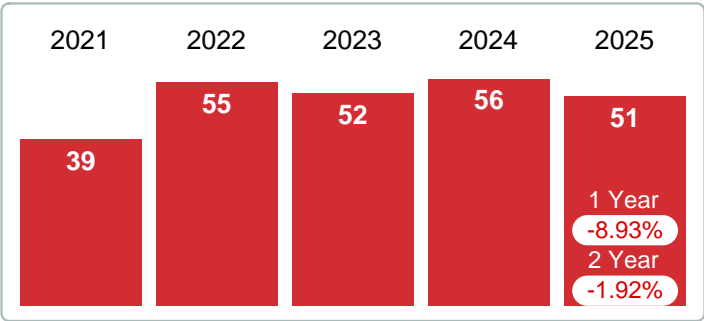
NEW LISTINGS

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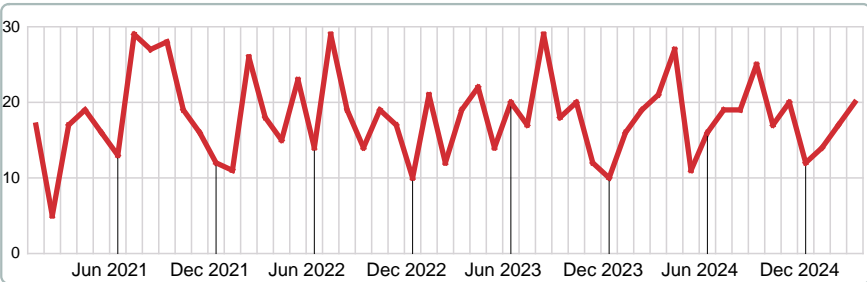
MARCH



YEAR TO DATE (YTD)

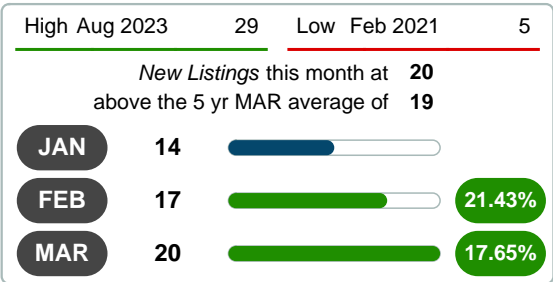


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 19



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$75,000 and less	3	15.00%
\$75,001 - \$125,000	0	0.00%
\$125,001 - \$175,000	3	15.00%
\$175,001 - \$225,000	5	25.00%
\$225,001 - \$275,000	4	20.00%
\$275,001 - \$375,000	3	15.00%
\$375,001 and up	2	10.00%
Total New Listed Units	20	
Total New Listed Volume	4,430,898	100%
Median New Listed Listing Price	\$212,250	

1-2 Beds	3 Beds	4 Beds	5+ Beds
2	1	0	0
0	0	0	0
2	1	0	0
1	2	2	0
0	3	1	0
1	0	1	1
0	1	1	0
6	8	5	1
972.00K	1.77M	1.40M	295.00K
\$152,500	\$212,000	\$249,500	\$295,000

March 2025



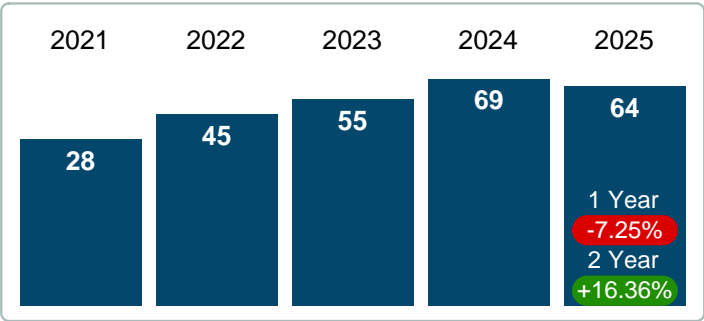
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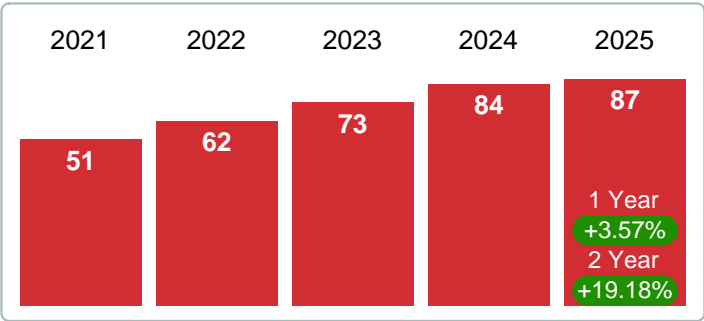
ACTIVE INVENTORY

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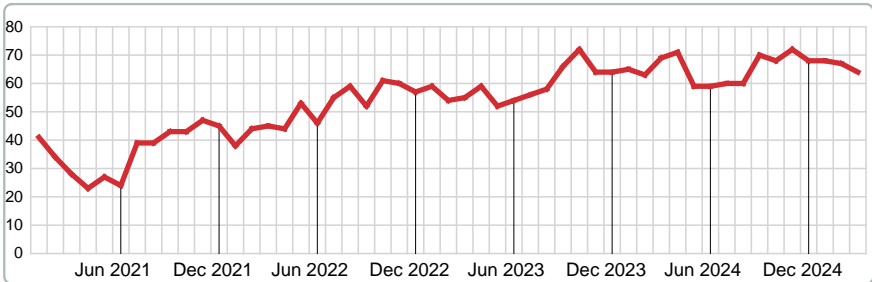
END OF MARCH



ACTIVE DURING MARCH

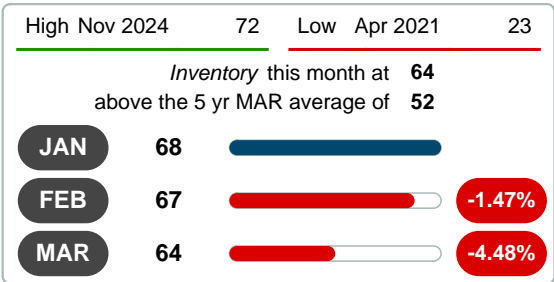


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 52



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	5			7.81%	14.0	4	1	0	0
\$75,001 - \$150,000	7			10.94%	65.0	2	5	0	0
\$150,001 - \$200,000	12			18.75%	46.0	2	10	0	0
\$200,001 - \$300,000	16			25.00%	47.5	2	7	6	1
\$300,001 - \$375,000	9			14.06%	58.0	2	4	2	1
\$375,001 - \$525,000	8			12.50%	90.5	1	4	2	1
\$525,001 and up	7			10.94%	139.0	0	3	1	3
Total Active Inventory by Units					64	13	34	11	6
Total Active Inventory by Volume					20,025,198	2.38M	9.84M	4.17M	3.63M
Median Active Inventory Listing Price					\$249,750	\$160,000	\$229,500	\$299,000	\$482,250

March 2025



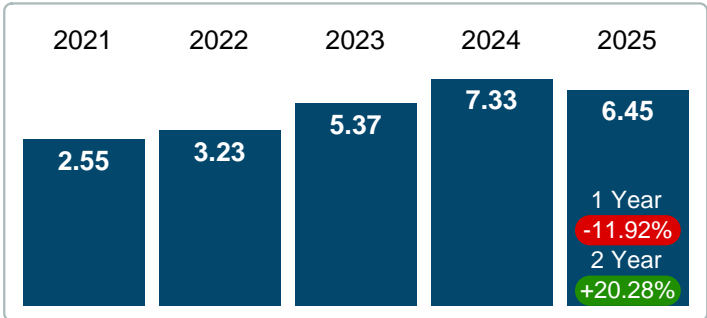
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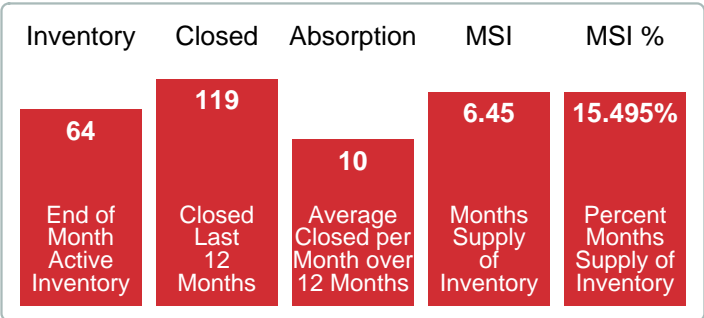
MONTHS SUPPLY of INVENTORY (MSI)

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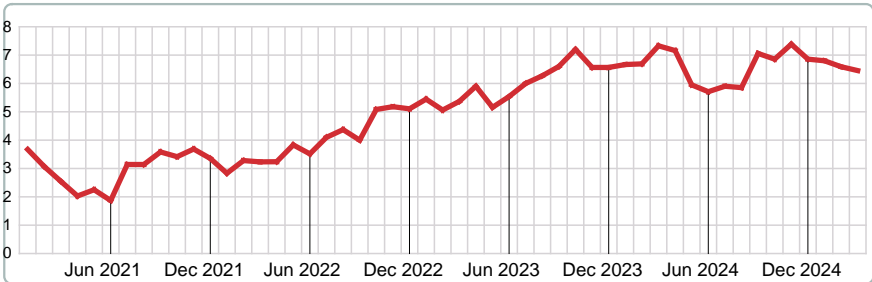
MSI FOR MARCH



INDICATORS FOR MARCH 2025

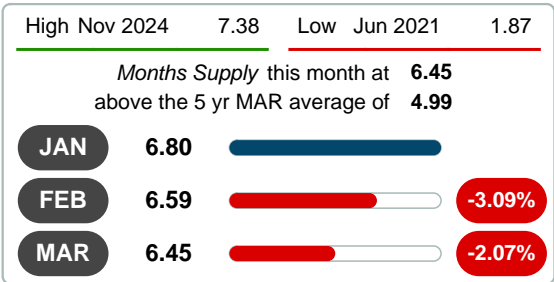


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 4.99



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	5			7.81%	4.62	8.00	2.00	0.00	0.00
\$75,001 - \$150,000	7			10.94%	2.21	1.71	2.50	0.00	0.00
\$150,001 - \$200,000	12			18.75%	6.86	6.00	8.57	0.00	0.00
\$200,001 - \$300,000	16			25.00%	8.73	8.00	9.33	9.00	6.00
\$300,001 - \$375,000	9			14.06%	15.43	24.00	16.00	8.00	0.00
\$375,001 - \$525,000	8			12.50%	9.60	12.00	6.86	24.00	12.00
\$525,001 and up	7			10.94%	10.50	0.00	18.00	3.00	18.00
Market Supply of Inventory (MSI)					6.45	5.38	6.28	6.60	14.40
Total Active Inventory by Units				100%	64	13	34	11	6

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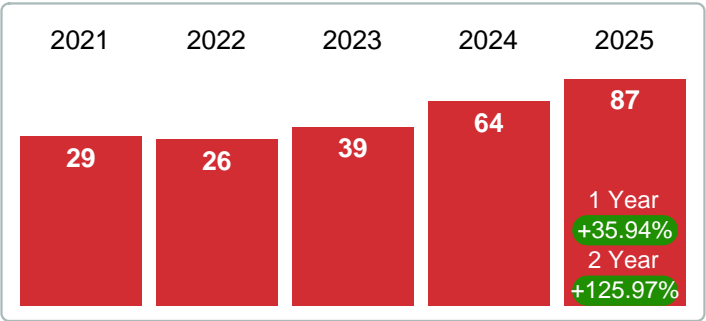
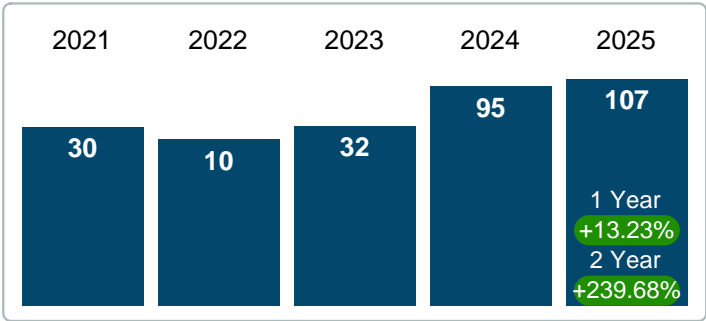


MEDIAN DAYS ON MARKET TO SALE

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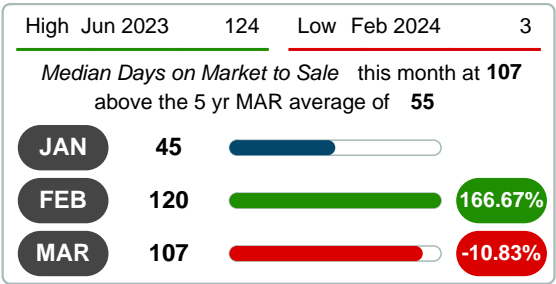
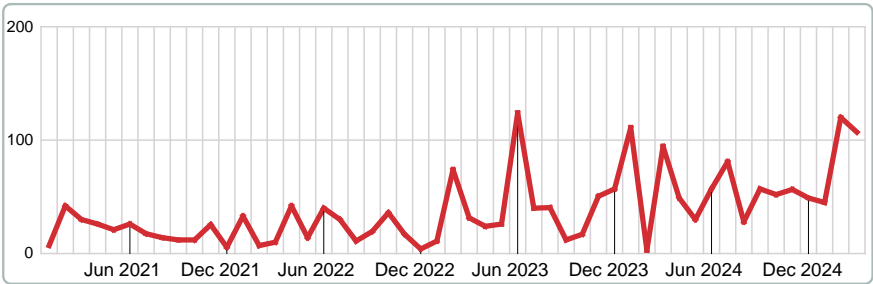
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 55



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	0		0.00%	139	0	0	0	0
\$75,001 - \$100,000	2		22.22%	117	0	117	0	0
\$100,001 - \$125,000	1		11.11%	121	121	0	0	0
\$125,001 - \$275,000	2		22.22%	71	111	30	0	0
\$275,001 - \$475,000	1		11.11%	107	0	107	0	0
\$475,001 - \$1,250,000	3		33.33%	81	0	42	145	0
\$1,250,001 and up	0		0.00%	81	0	0	0	0
Median Closed DOM				107	116	87	145	0
Total Closed Units			100%	107.0	2	6	1	
Total Closed Volume				3,290,000	261.00K	1.78M	1.25M	0.00B

March 2025



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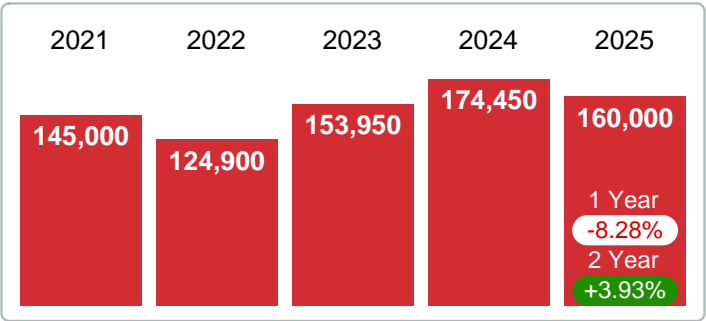
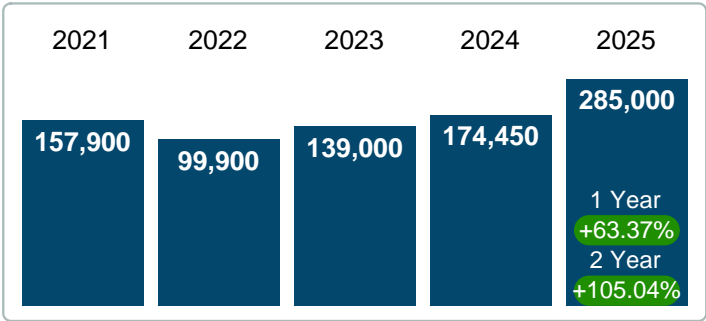


MEDIAN LIST PRICE AT CLOSING

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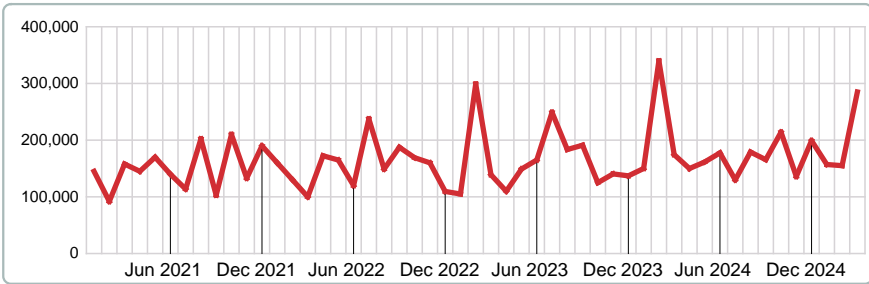
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 171,250



High Feb 2024 339,900 Low Feb 2021 92,000

Median List Price at Closing this month at **285,000**
above the 5 yr MAR average of **171,250**

JAN

157,000

FEB

154,999

-1.27%

MAR

285,000

83.87%

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%	81	0	0	0	0
\$75,001 - \$100,000	0			0.00%	81	0	0	0	0
\$100,001 - \$125,000	2			22.22%	113,000	116,000	110,000	0	0
\$125,001 - \$275,000	2			22.22%	147,450	154,900	140,000	0	0
\$275,001 - \$475,000	2			22.22%	292,450	0	292,450	0	0
\$475,001 - \$1,250,000	2			22.22%	527,000	0	527,000	0	0
\$1,250,001 and up	1			11.11%	1,380,000	0	0	1,380,000	0
Median List Price					285,000	135,450	292,450	1,380,000	0
Total Closed Units				100%	285,000	2	6	1	
Total Closed Volume					3,539,800	270.90K	1.89M	1.38M	0.00B

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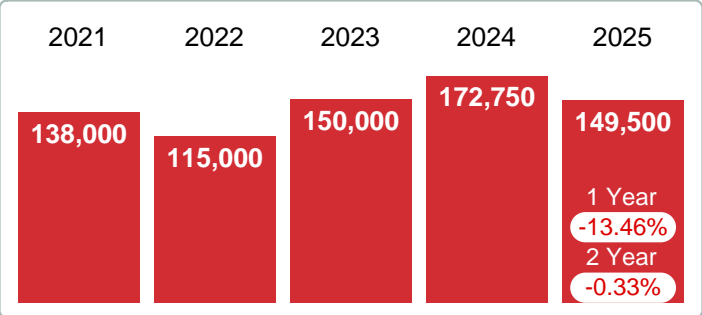
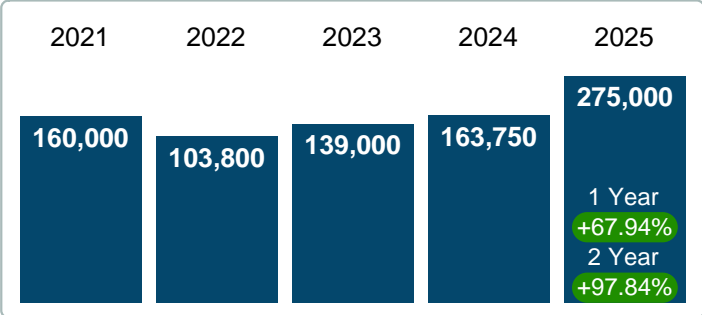


MEDIAN SOLD PRICE AT CLOSING

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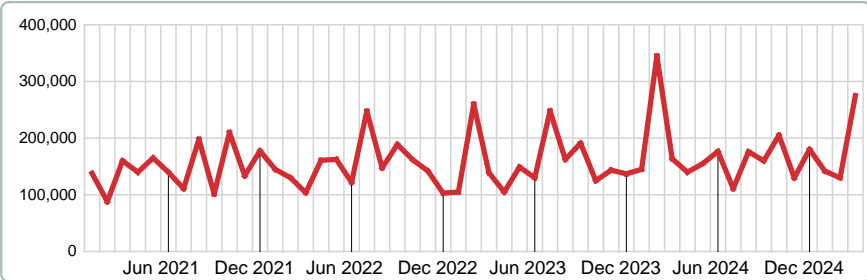
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 168,310



High Feb 2024 344,900 Low Feb 2021 88,000

Median Sold Price at Closing this month at **275,000**
above the 5 yr MAR average of **168,310**

JAN

141,950

FEB

130,000

-8.42%

MAR

275,000

111.54%

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	0	0.00%	1,380,000	0	0	0	0
\$75,001 - \$100,000	2	22.22%	92,500	0	92,500	0	0
\$100,001 - \$125,000	1	11.11%	116,000	116,000	0	0	0
\$125,001 - \$275,000	2	22.22%	210,000	145,000	275,000	0	0
\$275,001 - \$475,000	1	11.11%	285,000	0	285,000	0	0
\$475,001 - \$1,250,000	3	33.33%	555,000	0	517,000	1,250,000	0
\$1,250,001 and up	0	0.00%	555,000	0	0	0	0
Median Sold Price			275,000	130,500	280,000	1,250,000	0
Total Closed Units		100%	275,000	2	6	1	
Total Closed Volume			3,290,000	261.00K	1.78M	1.25M	0.00B

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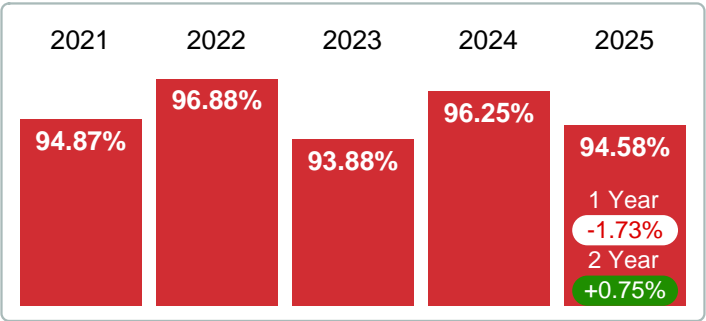
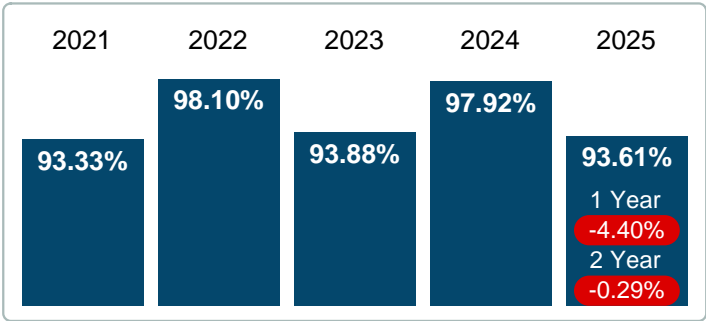


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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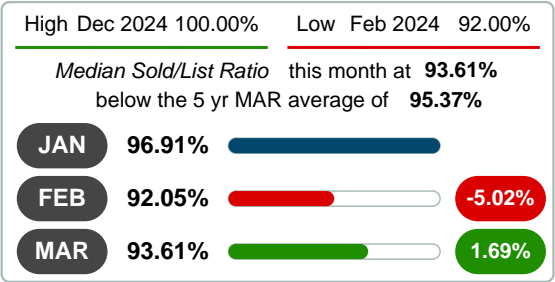
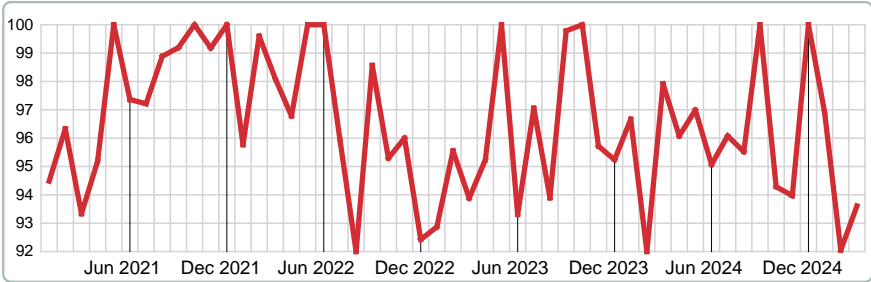
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 95.37%



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	0	0.00%	55.00%	0.00%	0.00%	0.00%	0.00%
\$75,001 - \$100,000	2	22.22%	75.32%	0.00%	75.32%	0.00%	0.00%
\$100,001 - \$125,000	1	11.11%	100.00%	100.00%	0.00%	0.00%	0.00%
\$125,001 - \$275,000	2	22.22%	92.65%	93.61%	91.70%	0.00%	0.00%
\$275,001 - \$475,000	1	11.11%	100.00%	0.00%	100.00%	0.00%	0.00%
\$475,001 - \$1,250,000	3	33.33%	96.52%	0.00%	98.26%	90.58%	0.00%
\$1,250,001 and up	0	0.00%	96.52%	0.00%	0.00%	0.00%	0.00%
Median Sold/List Ratio		93.61%		96.80%	94.11%	90.58%	0.00%
Total Closed Units		9	100%	2	6	1	
Total Closed Volume		3,290,000		261.00K	1.78M	1.25M	0.00B

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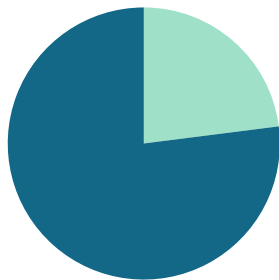
Area Delimited by County Of Sequoyah - Residential Property Type



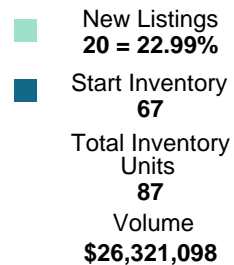
MARKET SUMMARY

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

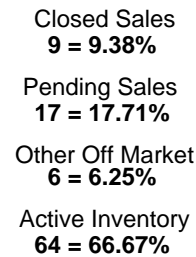
INVENTORY



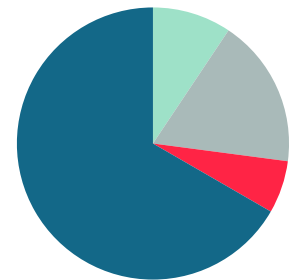
Inventory



Market Activity



MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	12	9	-25.00%	20	20	0.00%
Pending Sales	11	17	54.55%	27	34	25.93%
New Listings	21	20	-4.76%	56	51	-8.93%
Median List Price	174,450	285,000	63.37%	174,450	160,000	-8.28%
Median Sale Price	163,750	275,000	67.94%	172,750	149,500	-13.46%
Median Percent of Selling Price to List Price	97.92%	93.61%	-4.40%	96.25%	94.58%	-1.73%
Median Days on Market to Sale	94.50	107.00	13.23%	64.00	87.00	35.94%
Monthly Inventory	69	64	-7.25%	69	64	-7.25%
Months Supply of Inventory	7.33	6.45	-11.92%	7.33	6.45	-11.92%

Absorption: Last 12 months, an Average of 10 Sales/Month

Inventory on March 31, 2025 = 64

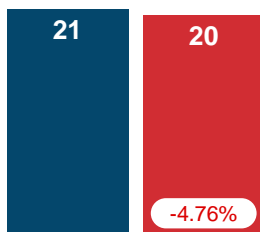
2024

2025

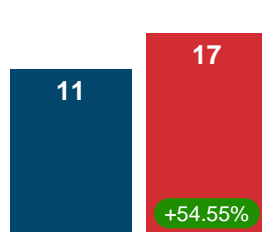
MARCH MARKET

MEDIAN PRICES

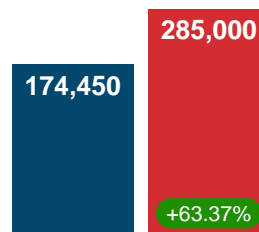
New Listings



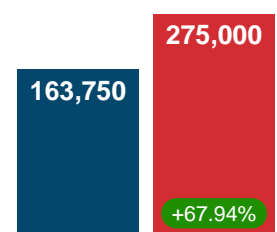
Pending Listings



List Price



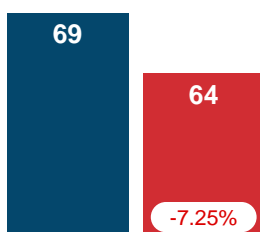
Sale Price



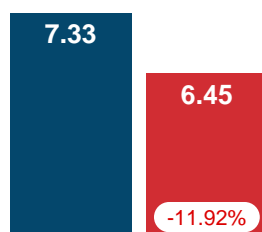
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

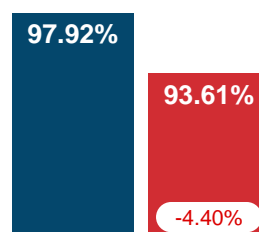
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

