

March 2025



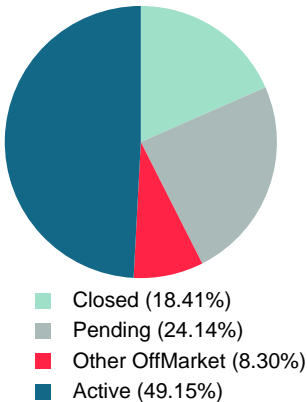
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	March 2025	+/- %
Closed Listings	717	708	-1.26%
Pending Listings	844	928	9.95%
New Listings	1,043	1,171	12.27%
Average List Price	329,418	331,358	0.59%
Average Sale Price	321,598	326,336	1.47%
Average Percent of Selling Price to List Price	98.11%	98.63%	0.53%
Average Days on Market to Sale	43.26	45.39	4.94%
End of Month Inventory	1,547	1,890	22.17%
Months Supply of Inventory	2.28	2.69	18.07%



Absorption: Last 12 months, an Average of **703** Sales/Month
Active Inventory as of March 31, 2025 = **1,890**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2025 rose **22.17%** to 1,890 existing homes available for sale. Over the last 12 months this area has had an average of 703 closed sales per month. This represents an unsold inventory index of **2.69** 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 **1.47%** in March 2025 to \$326,336 versus the previous year at \$321,598.

Average Days on Market Lengthens

The average number of **45.39** days that homes spent on the market before selling increased by 2.14 days or **4.94%** in March 2025 compared to last year's same month at **43.26** 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 1,171 New Listings in March 2025, up **12.27%** from last year at 1,043. Furthermore, there were 708 Closed Listings this month versus last year at 717, a **-1.26%** decrease.

Closed versus Listed trends yielded a **60.5%** ratio, down from previous year's, March 2024, at **68.7%**, a **12.05%** 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

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Area Delimited by County Of Tulsa - Residential Property Type

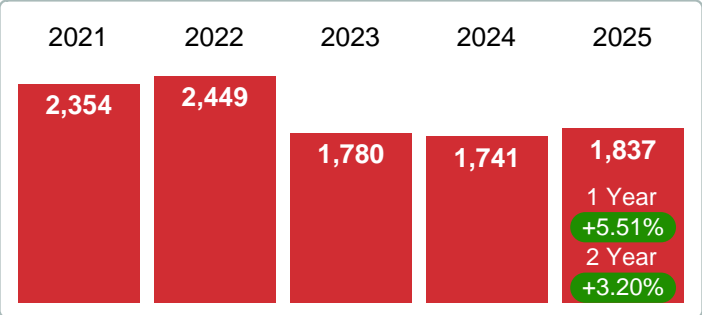
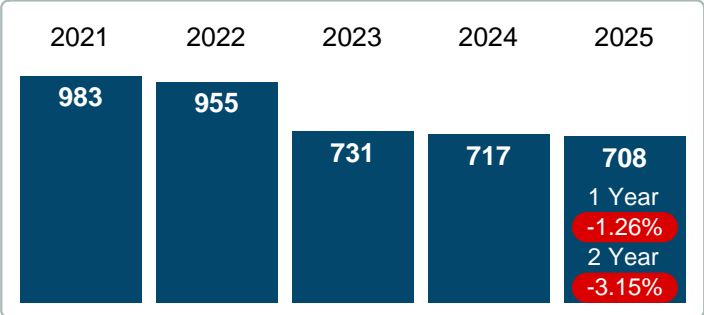


CLOSED LISTINGS

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

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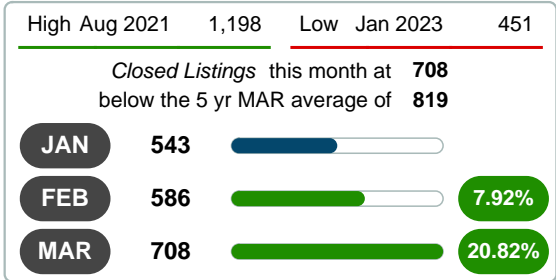
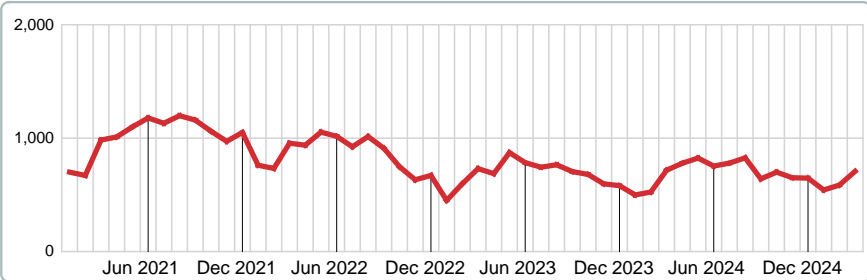
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 819



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	56		7.91%	48.4	26	27	3	0
\$125,001 - \$175,000	68		9.60%	27.3	23	40	5	0
\$175,001 - \$225,000	110		15.54%	40.5	12	81	17	0
\$225,001 - \$300,000	169		23.87%	36.6	12	118	36	3
\$300,001 - \$400,000	140		19.77%	54.2	10	60	63	7
\$400,001 - \$550,000	93		13.14%	58.0	4	25	53	11
\$550,001 and up	72		10.17%	54.9	1	15	42	14
Total Closed Units	708				88	366	219	35
Total Closed Volume	231,045,882			100%	17.10M	99.52M	91.45M	22.97M
Average Closed Price	\$326,336				\$194,361	\$271,914	\$417,595	\$656,236

March 2025



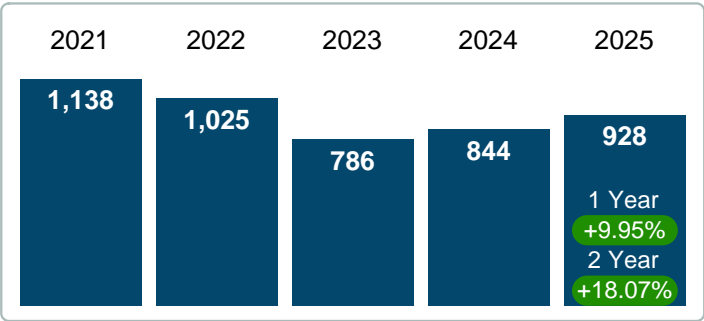
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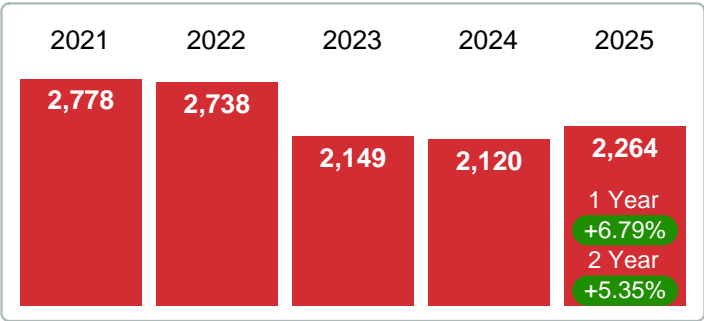
PENDING LISTINGS

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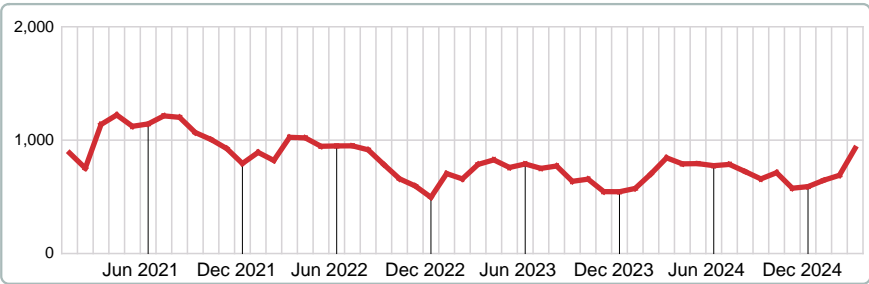
MARCH



YEAR TO DATE (YTD)

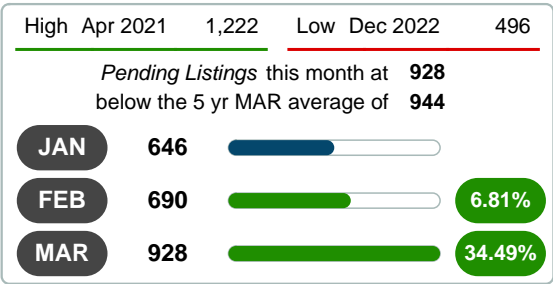


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 944



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	67		7.22%	38.0	39	25	3	0
\$125,001 - \$175,000	88		9.48%	47.3	23	56	9	0
\$175,001 - \$250,000	206		22.20%	38.2	26	159	21	0
\$250,001 - \$325,000	197		21.23%	38.0	8	123	63	3
\$325,001 - \$400,000	158		17.03%	48.9	8	61	75	14
\$400,001 - \$525,000	110		11.85%	64.4	4	34	59	13
\$525,001 and up	102		10.99%	69.7	2	19	53	28
Total Pending Units				928	110	477	283	58
Total Pending Volume				310,258,430	20.59M	131.78M	115.89M	41.99M
Average Listing Price				\$346,289	\$187,199	\$276,266	\$409,516	\$724,041

March 2025



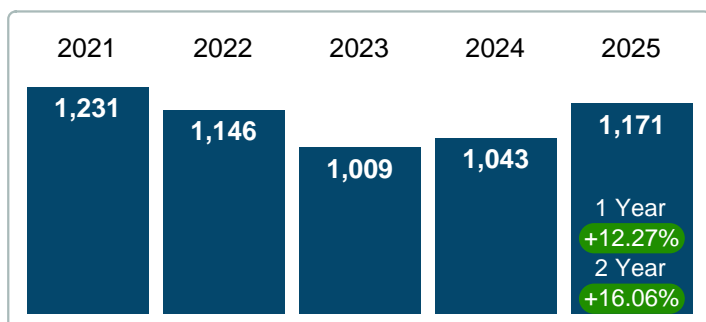
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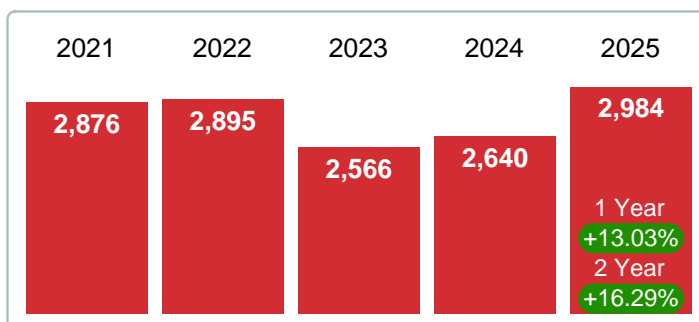
NEW LISTINGS

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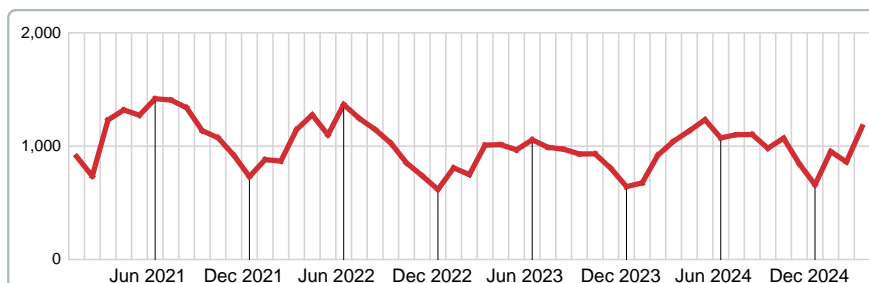
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 1,120

High Jun 2021 1,418 Low Dec 2022 618

New Listings this month at **1,171**
above the 5 yr MAR average of **1,120**

JAN	952		
FEB	861		-9.56%
MAR	1,171		36.00%

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$150,000 and less	106	9.05%
\$150,001 - \$200,000	118	10.08%
\$200,001 - \$250,000	177	15.12%
\$250,001 - \$350,000	314	26.81%
\$350,001 - \$450,000	173	14.77%
\$450,001 - \$600,000	160	13.66%
\$600,001 and up	123	10.50%
Total New Listed Units	1,171	
Total New Listed Volume	438,056,781	100%
Average New Listed Listing Price	\$382,637	

1-2 Beds	3 Beds	4 Beds	5+ Beds
44	57	5	0
23	80	15	0
14	140	22	1
18	177	108	11
11	72	74	16
2	55	85	18
2	19	61	41
114	600	370	87
25.69M	181.23M	168.48M	62.66M
\$225,358	\$302,045	\$455,341	\$720,261

March 2025



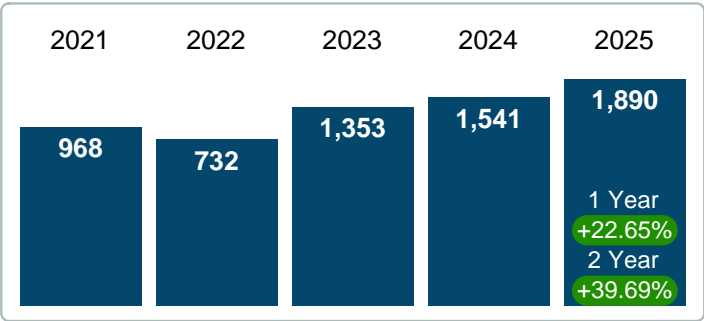
Area Delimited by County Of Tulsa - Residential Property Type



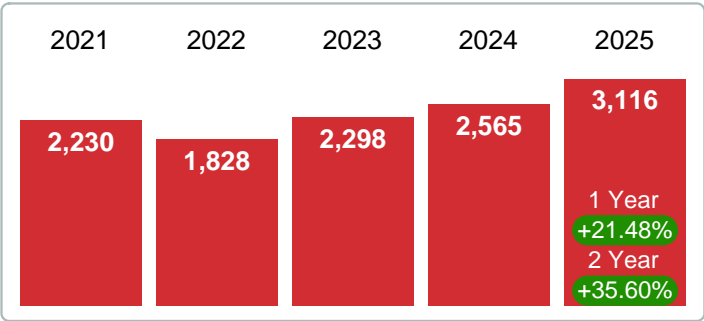
ACTIVE INVENTORY

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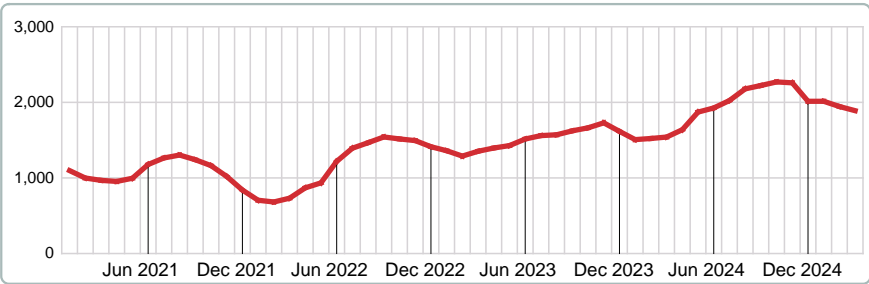
END OF MARCH



ACTIVE DURING MARCH

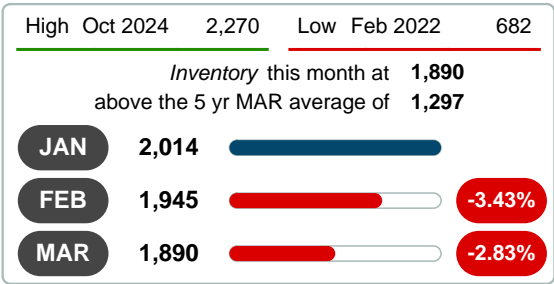


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 1,297



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	182			9.63%	129.5	91	81	10	0
\$150,001 - \$225,000	227			12.01%	55.7	46	141	38	2
\$225,001 - \$275,000	221			11.69%	54.5	23	152	44	2
\$275,001 - \$425,000	537			28.41%	57.0	33	243	231	30
\$425,001 - \$550,000	297			15.71%	73.9	18	129	121	29
\$550,001 - \$725,000	226			11.96%	82.0	3	38	151	34
\$725,001 and up	200			10.58%	91.3	9	23	99	69
Total Active Inventory by Units					1,890	223	807	694	166
Total Active Inventory by Volume					838,238,196	62.31M	270.02M	361.67M	144.25M
Average Active Inventory Listing Price					\$443,512	\$279,418	\$334,591	\$521,133	\$868,956

March 2025



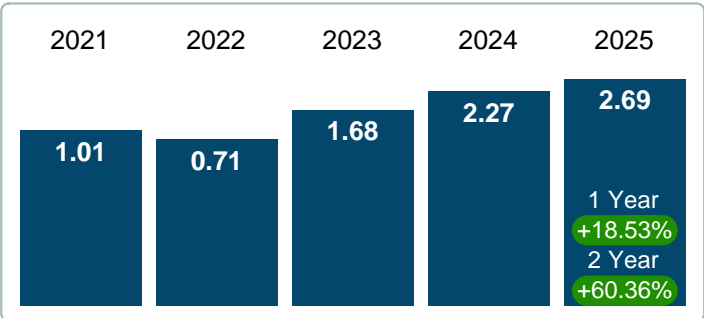
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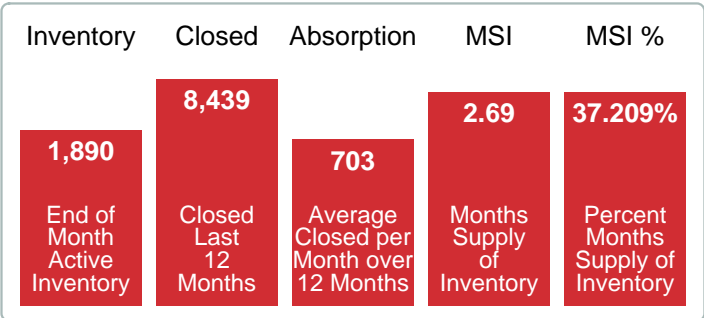
MONTHS SUPPLY of INVENTORY (MSI)

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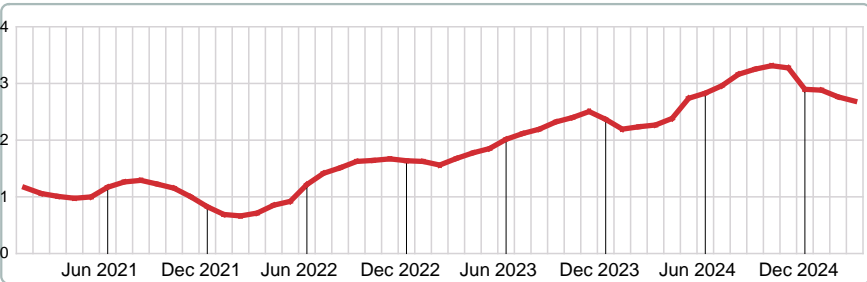
MSI FOR MARCH



INDICATORS FOR MARCH 2025

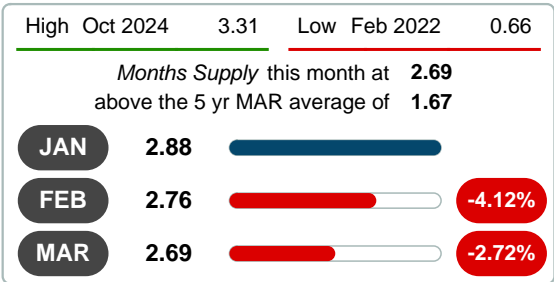


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 1.67



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	182			9.63%	1.92	2.00	1.80	2.45	0.00
\$150,001 - \$225,000	227			12.01%	1.53	2.01	1.28	2.67	1.85
\$225,001 - \$275,000	221			11.69%	1.86	2.73	1.74	2.11	0.96
\$275,001 - \$425,000	537			28.41%	2.64	3.70	2.67	2.52	2.67
\$425,001 - \$550,000	297			15.71%	4.39	6.17	6.88	3.15	3.87
\$550,001 - \$725,000	226			11.96%	5.51	6.00	4.47	6.10	4.69
\$725,001 and up	200			10.58%	6.72	18.00	5.41	6.16	7.74
Market Supply of Inventory (MSI)					2.69	2.49	2.21	3.30	4.30
Total Active Inventory by Units				100%	2.69	223	807	694	166

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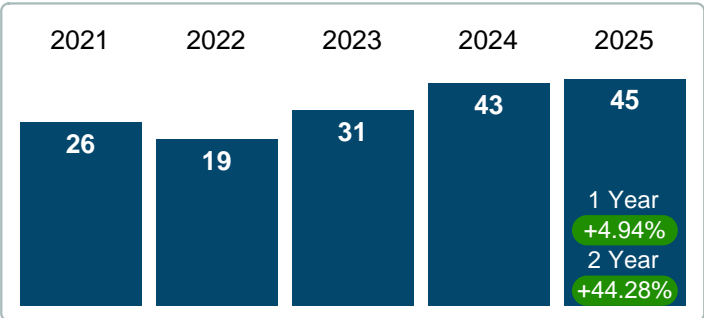
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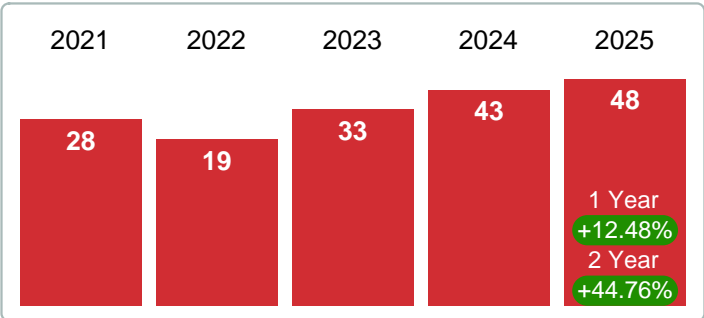
AVERAGE DAYS ON MARKET TO SALE

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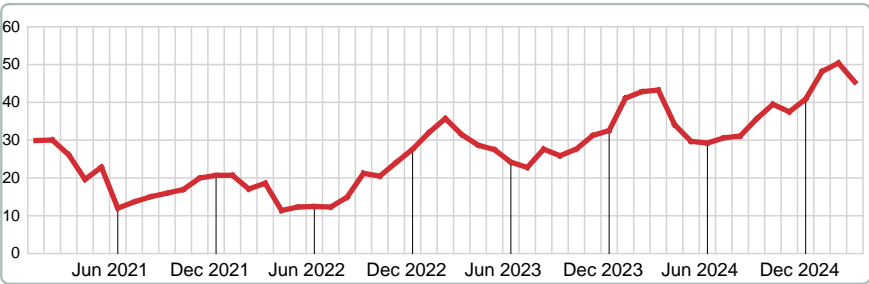
MARCH



YEAR TO DATE (YTD)

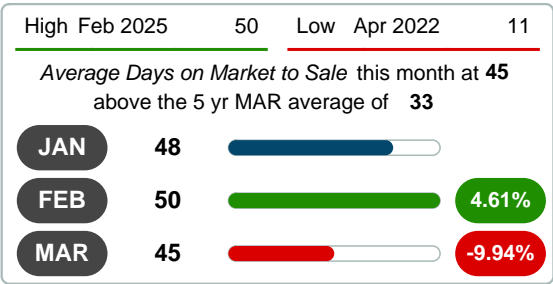


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 33



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	56			7.91%	48	52	45	55	0
\$125,001 - \$175,000	68			9.60%	27	30	26	23	0
\$175,001 - \$225,000	110			15.54%	40	35	39	52	0
\$225,001 - \$300,000	169			23.87%	37	42	37	33	30
\$300,001 - \$400,000	140			19.77%	54	77	48	56	52
\$400,001 - \$550,000	93			13.14%	58	1	74	58	41
\$550,001 and up	72			10.17%	55	172	42	63	36
Average Closed DOM					45	44	42	53	40
Total Closed Units				100%	45	88	366	219	35
Total Closed Volume					231,045,882	17.10M	99.52M	91.45M	22.97M

March 2025



Area Delimited by County Of Tulsa - Residential Property Type

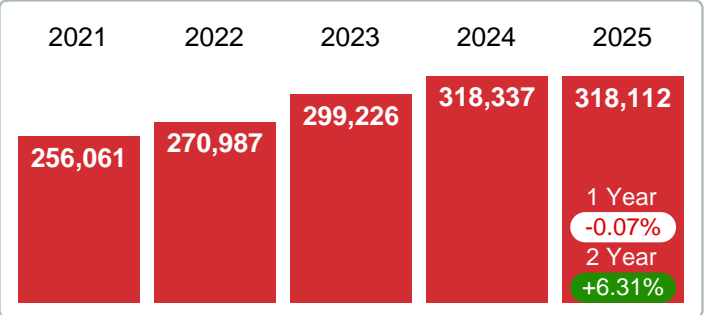
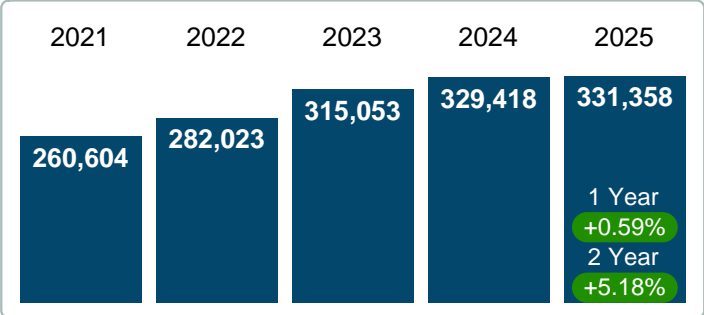


AVERAGE LIST PRICE AT CLOSING

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MARCH

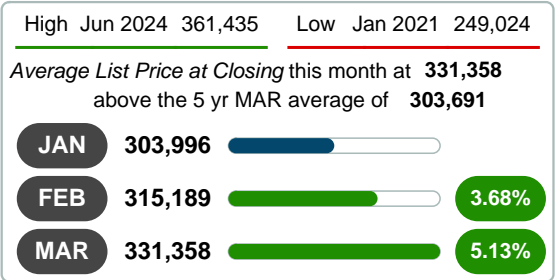
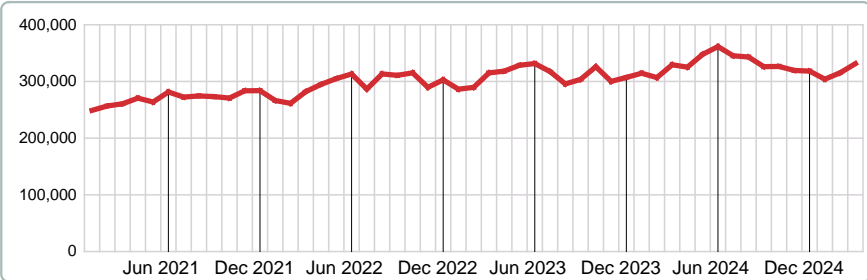
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 303,691



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	51			7.20%	90,619	95,369	97,263	88,000	0
\$125,001 - \$175,000	69			9.75%	153,661	148,952	162,580	165,160	0
\$175,001 - \$225,000	110			15.54%	202,842	214,858	201,893	205,624	0
\$225,001 - \$300,000	172			24.29%	266,679	261,042	263,446	282,629	271,667
\$300,001 - \$400,000	139			19.63%	348,115	349,295	345,283	355,065	364,213
\$400,001 - \$550,000	96			13.56%	473,541	439,750	477,064	479,414	440,164
\$550,001 and up	71			10.03%	807,714	625,000	814,873	707,120	1,087,764
Average List Price					331,358	198,787	277,147	421,174	669,571
Total Closed Units				100%	331,358	88	366	219	35
Total Closed Volume					234,601,252	17.49M	101.44M	92.24M	23.43M

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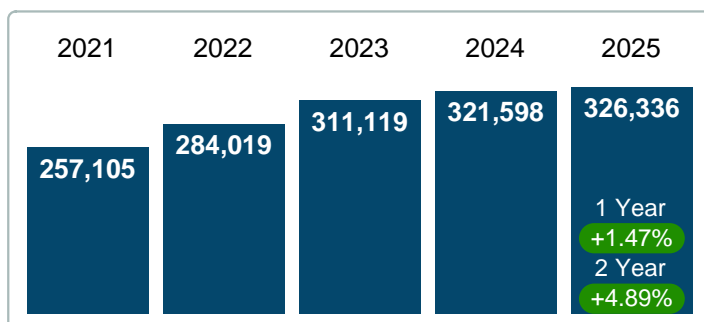
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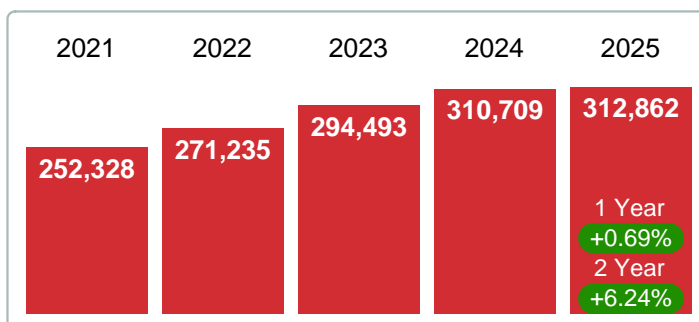
AVERAGE SOLD PRICE AT CLOSING

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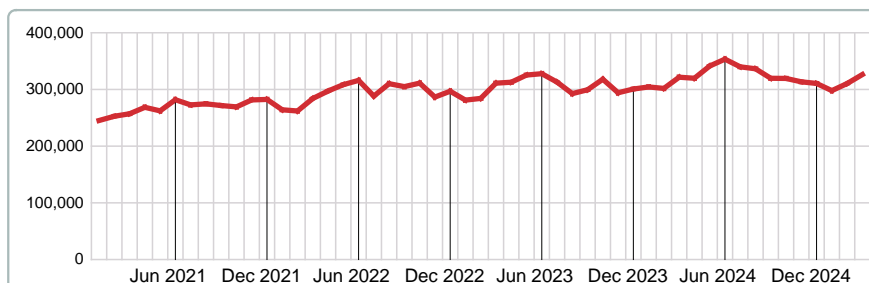
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 300,036

High Jun 2024 353,432 Low Jan 2021 245,216

Average Sold Price at Closing this month at **326,336**
above the 5 yr MAR average of **300,036**

JAN	297,942		
FEB	310,407	4.18%	
MAR	326,336	5.13%	

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	56	7.91%	91,545	89,915	94,063	83,000	0
\$125,001 - \$175,000	68	9.60%	153,846	146,422	158,511	150,680	0
\$175,001 - \$225,000	110	15.54%	201,736	207,333	201,297	199,876	0
\$225,001 - \$300,000	169	23.87%	263,754	257,799	260,196	277,294	265,000
\$300,001 - \$400,000	140	19.77%	345,336	337,665	339,696	350,384	359,213
\$400,001 - \$550,000	93	13.14%	465,932	457,875	460,421	475,881	433,445
\$550,001 and up	72	10.17%	791,859	608,500	782,660	708,918	1,063,634
Average Sold Price			326,336	194,361	271,914	417,595	656,236
Total Closed Units		100%	326,336	88	366	219	35
Total Closed Volume			231,045,882	17.10M	99.52M	91.45M	22.97M

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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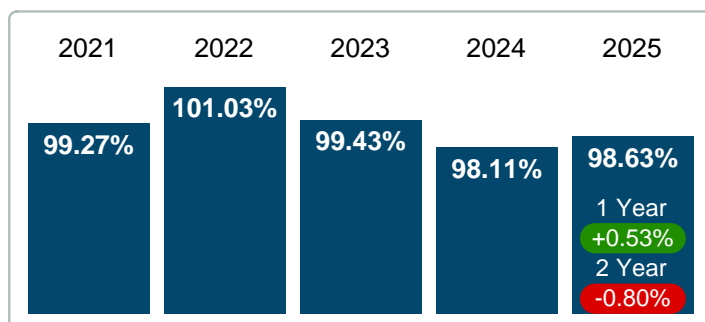
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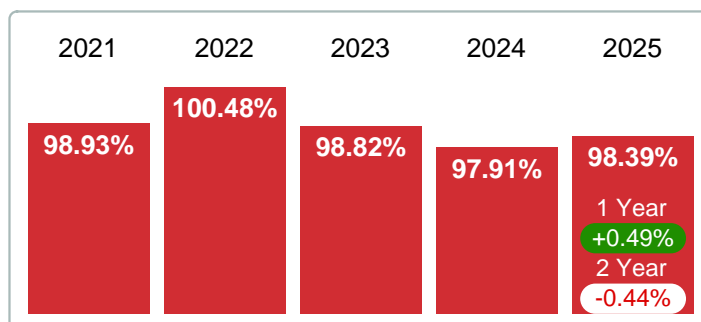
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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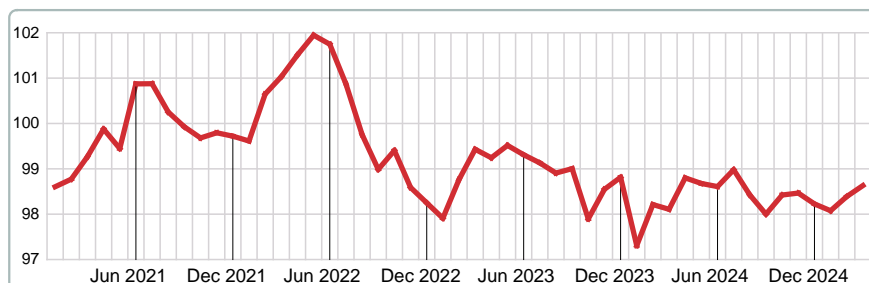
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YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 99.29%

High May 2022 101.95% Low Jan 2024 97.31%

Average Sold/List Ratio this month at **98.63%**
equal to 5 yr MAR average of **99.29%**

JAN	98.08%		
FEB	98.39%		0.32%
MAR	98.63%		0.25%

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	56	7.91%	96.01%	94.59%	97.47%	95.16%	0.00%
\$125,001 - \$175,000	68	9.60%	97.54%	98.37%	97.76%	91.96%	0.00%
\$175,001 - \$225,000	110	15.54%	99.69%	96.56%	100.57%	97.69%	0.00%
\$225,001 - \$300,000	169	23.87%	98.73%	99.55%	98.87%	98.09%	97.43%
\$300,001 - \$400,000	140	19.77%	98.63%	96.99%	98.72%	98.79%	98.67%
\$400,001 - \$550,000	93	13.14%	98.82%	105.30%	96.95%	99.28%	98.52%
\$550,001 and up	72	10.17%	99.62%	97.36%	96.79%	100.99%	98.71%
Average Sold/List Ratio		98.60%		97.32%	98.78%	98.92%	98.53%
Total Closed Units		708	100%	88	366	219	35
Total Closed Volume		231,045,882		17.10M	99.52M	91.45M	22.97M

March 2025



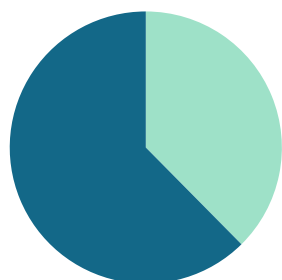
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY



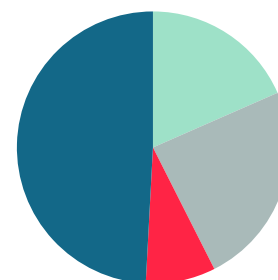
Inventory

New Listings	1,171 = 37.59%
Start Inventory	1,944
Total Inventory Units	3,115
Volume	\$1,261,324,161

Market Activity

Closed Sales	708 = 18.41%
Pending Sales	928 = 24.14%
Other Off Market	319 = 8.30%
Active Inventory	1,890 = 49.15%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	717	708	-1.26%	1,741	1,837	5.51%
Pending Sales	844	928	9.95%	2,120	2,264	6.79%
New Listings	1,043	1,171	12.27%	2,640	2,984	13.03%
Average List Price	329,418	331,358	0.59%	318,337	318,112	-0.07%
Average Sale Price	321,598	326,336	1.47%	310,709	312,862	0.69%
Average Percent of Selling Price to List Price	98.11%	98.63%	0.53%	97.91%	98.39%	0.49%
Average Days on Market to Sale	43.26	45.39	4.94%	42.51	47.81	12.48%
Monthly Inventory	1,547	1,890	22.17%	1,547	1,890	22.17%
Months Supply of Inventory	2.28	2.69	18.07%	2.28	2.69	18.07%

Absorption: Last 12 months, an Average of 703 Sales/Month

Inventory on March 31, 2025 = 1,890

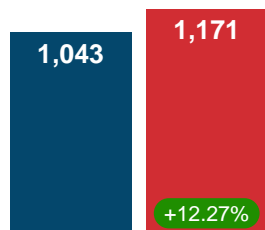
2024

2025

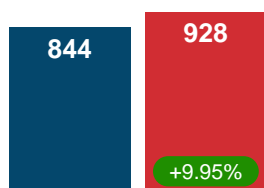
MARCH MARKET

AVERAGE PRICES

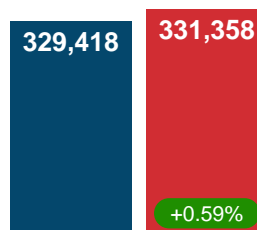
New Listings



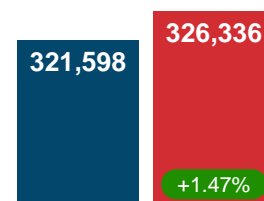
Pending Listings



List Price



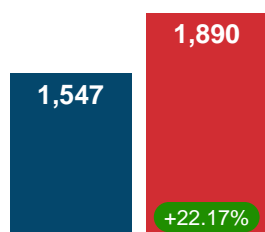
Sale Price



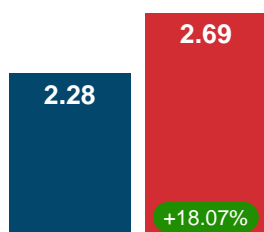
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

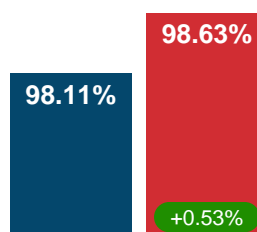
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

