

March 2025



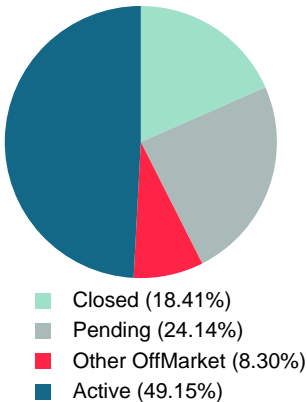
Area Delimited by County Of Tulsa - Residential Property Type



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%
Median List Price	275,000	285,000	3.64%
Median Sale Price	271,000	278,450	2.75%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	15.00	21.00	40.00%
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.

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 **2.75%** in March 2025 to \$278,450 versus the previous year at \$271,000.

Median Days on Market Lengthens

The median number of **21.00** days that homes spent on the market before selling increased by 6.00 days or **40.00%** in March 2025 compared to last year's same month at **15.00** 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 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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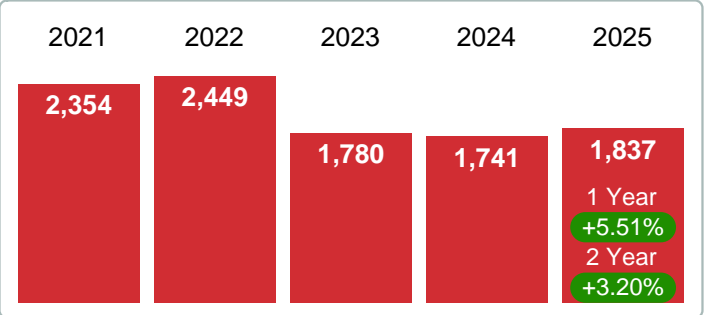
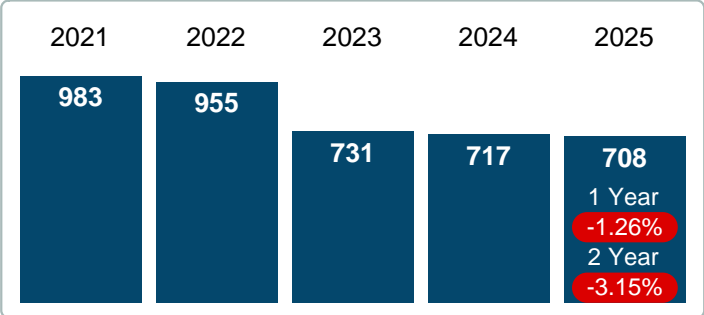


CLOSED LISTINGS

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MARCH

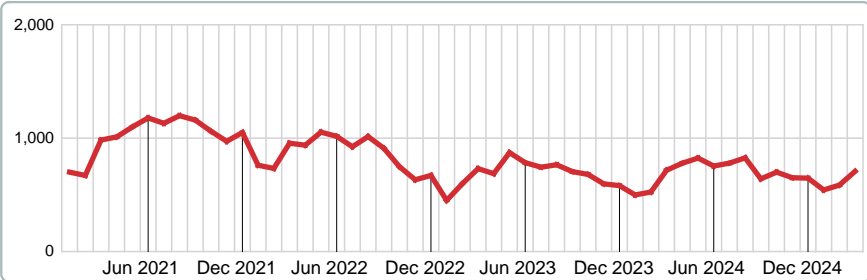
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

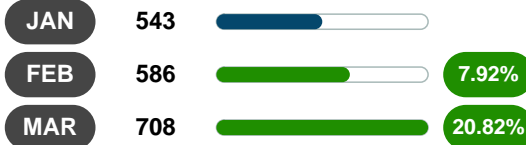
3 MONTHS

5 year MAR AVG = 819



High Aug 2021 1,198 Low Jan 2023 451

Closed Listings this month at 708
below the 5 yr MAR average of 819



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	56	7.91%	21.0	26	27	3	0
\$125,001 - \$175,000	68	9.60%	12.5	23	40	5	0
\$175,001 - \$225,000	110	15.54%	16.0	12	81	17	0
\$225,001 - \$300,000	169	23.87%	18.0	12	118	36	3
\$300,001 - \$400,000	140	19.77%	34.5	10	60	63	7
\$400,001 - \$550,000	93	13.14%	21.0	4	25	53	11
\$550,001 and up	72	10.17%	26.5	1	15	42	14
Total Closed Units	708			88	366	219	35
Total Closed Volume	231,045,882	100%	21.0	17.10M	99.52M	91.45M	22.97M
Median Closed Price	\$278,450			\$159,500	\$248,750	\$376,839	\$435,000

March 2025



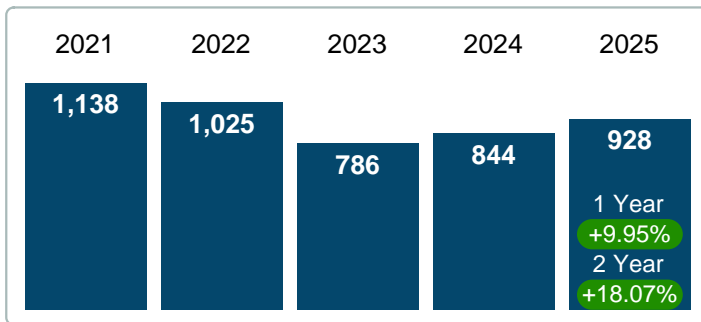
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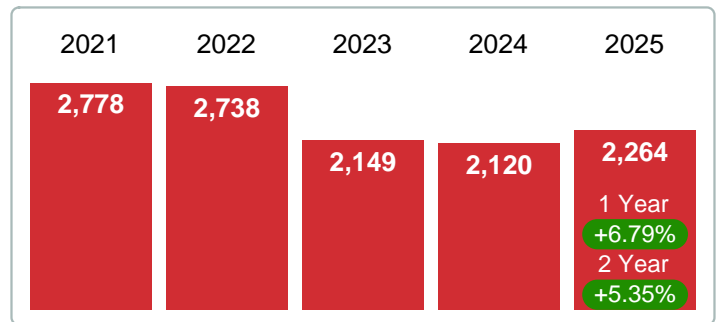
PENDING LISTINGS

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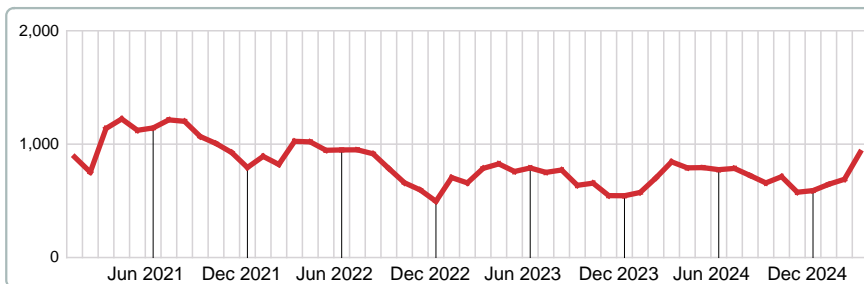
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 944

High Apr 2021 1,222 Low Dec 2022 496

Pending Listings this month at **928**
below the 5 yr MAR average of **944**

JAN	646	
FEB	690	6.81%
MAR	928	34.49%

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	67	7.22%	25.0	39	25	3	0
\$125,001 - \$175,000	88	9.48%	28.0	23	56	9	0
\$175,001 - \$250,000	206	22.20%	15.5	26	159	21	0
\$250,001 - \$325,000	197	21.23%	20.0	8	123	63	3
\$325,001 - \$400,000	158	17.03%	26.5	8	61	75	14
\$400,001 - \$525,000	110	11.85%	34.5	4	34	59	13
\$525,001 and up	102	10.99%	38.0	2	19	53	28
Total Pending Units	928			110	477	283	58
Total Pending Volume	310,258,430	100%	23.0	20.59M	131.78M	115.89M	41.99M
Median Listing Price	\$289,900			\$157,000	\$250,000	\$369,300	\$514,500

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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Area Delimited by County Of Tulsa - Residential Property Type

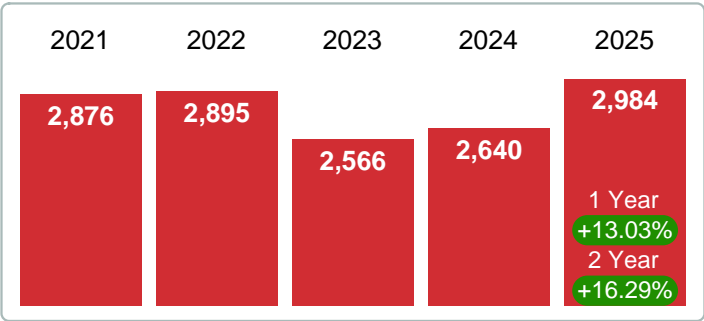
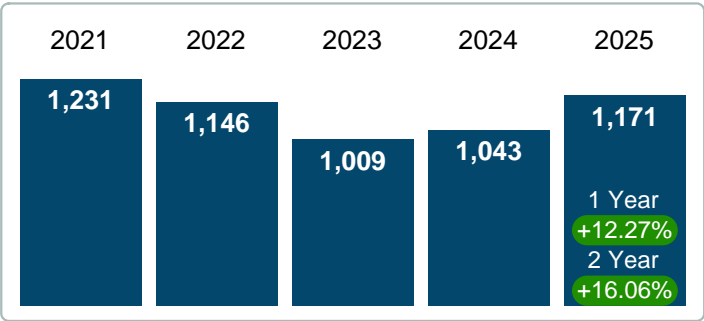


NEW LISTINGS

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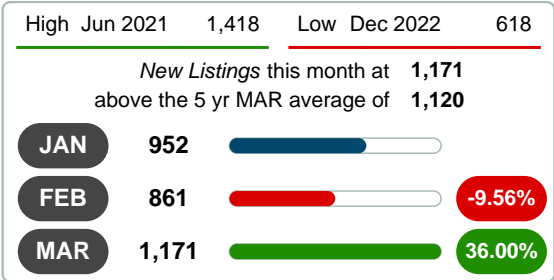
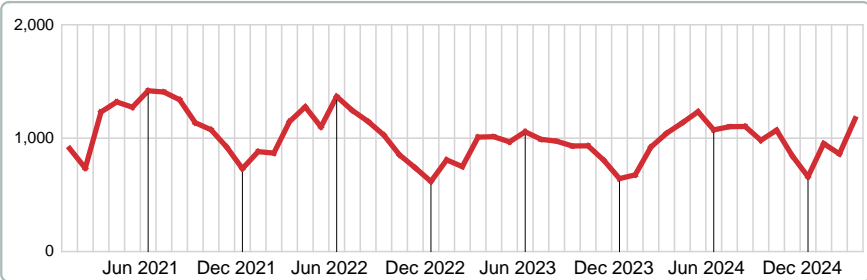
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 1,120



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%
Median New Listed Listing Price	\$309,900	

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
\$184,950	\$260,000	\$399,648	\$585,000

March 2025



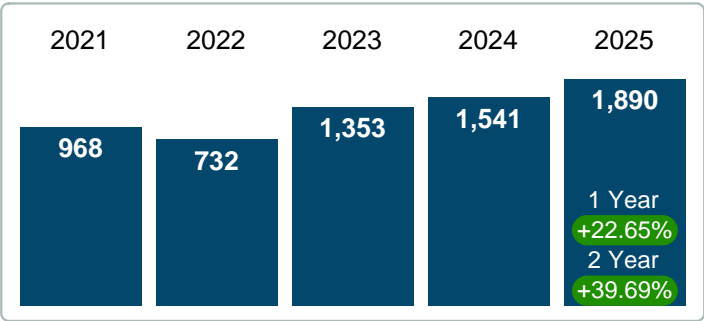
Area Delimited by County Of Tulsa - Residential Property Type



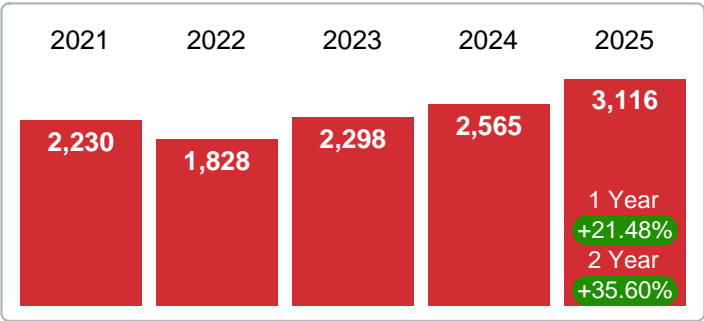
ACTIVE INVENTORY

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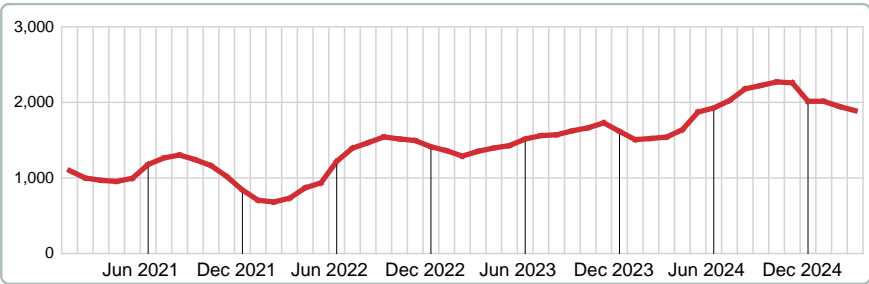
END OF MARCH



ACTIVE DURING MARCH

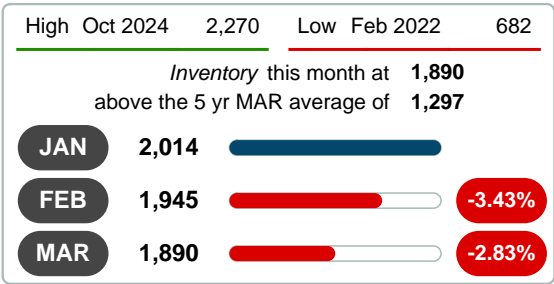


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 1,297



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	182			9.63%	56.0	91	81	10	0
\$150,001 - \$225,000	227			12.01%	31.0	46	141	38	2
\$225,001 - \$275,000	221			11.69%	29.0	23	152	44	2
\$275,001 - \$425,000	537			28.41%	39.0	33	243	231	30
\$425,001 - \$550,000	297			15.71%	52.0	18	129	121	29
\$550,001 - \$725,000	226			11.96%	59.0	3	38	151	34
\$725,001 and up	200			10.58%	71.0	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
Median Active Inventory Listing Price					\$350,000	\$189,000	\$289,500	\$449,700	\$641,950

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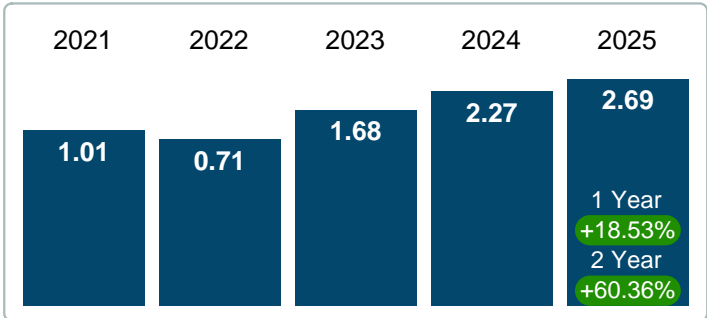
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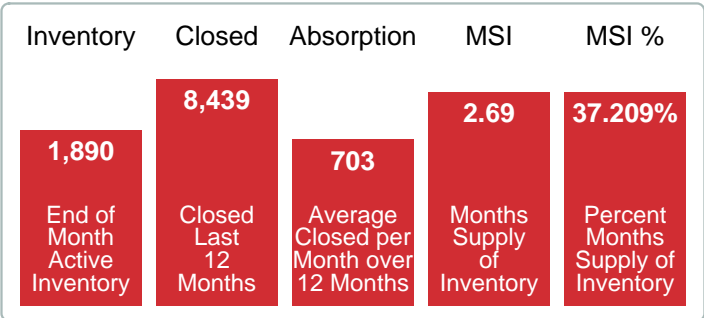
MONTHS SUPPLY of INVENTORY (MSI)

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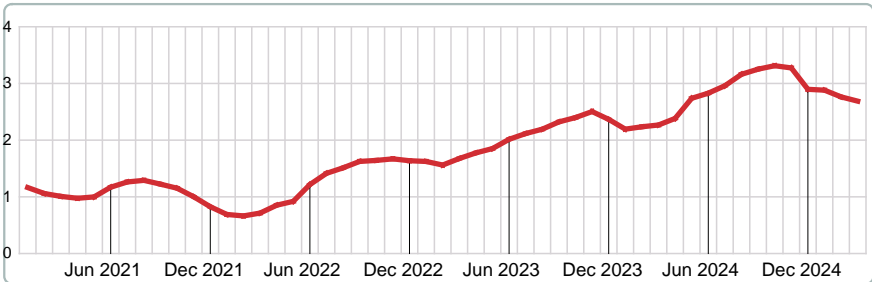
MSI FOR MARCH



INDICATORS FOR MARCH 2025

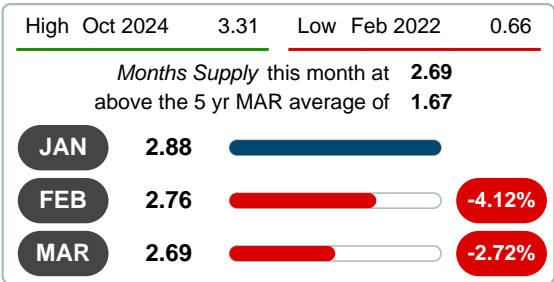


5 YEAR MARKET ACTIVITY TRENDS



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

March 2025



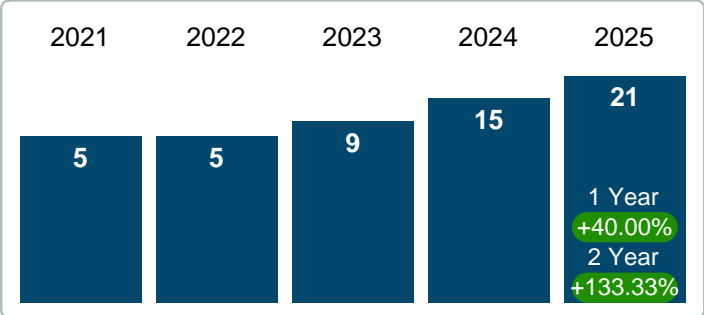
Area Delimited by County Of Tulsa - Residential Property Type



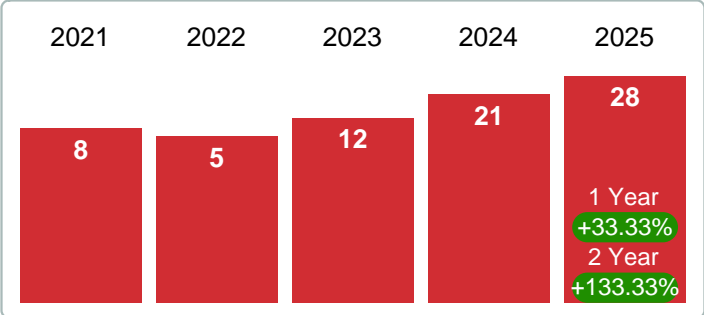
MEDIAN DAYS ON MARKET TO SALE

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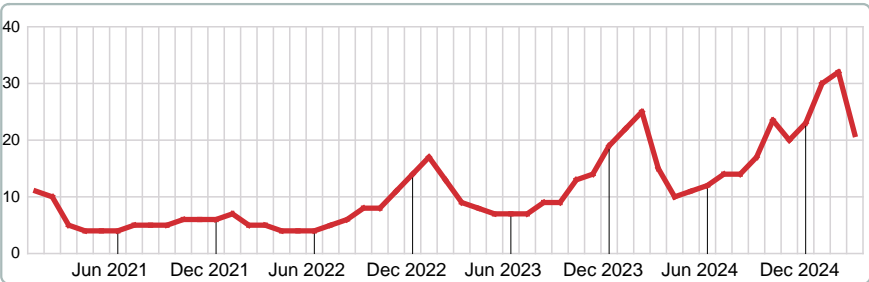
MARCH



YEAR TO DATE (YTD)

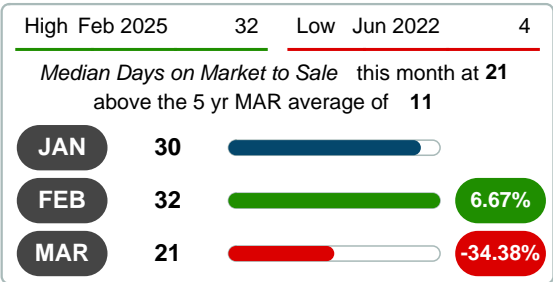


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 11



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
\$125,000 and less	56	7.91%	21	39	14	42	0
\$125,001 - \$175,000	68	9.60%	13	7	14	17	0
\$175,001 - \$225,000	110	15.54%	16	26	14	37	0
\$225,001 - \$300,000	169	23.87%	18	7	20	18	24
\$300,001 - \$400,000	140	19.77%	35	57	27	35	50
\$400,001 - \$550,000	93	13.14%	21	1	31	28	20
\$550,001 and up	72	10.17%	27	172	31	29	10
Median Closed DOM	21			12	19	28	17
Total Closed Units	708			88	366	219	35
Total Closed Volume	231,045,882			17.10M	99.52M	91.45M	22.97M

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Area Delimited by County Of Tulsa - Residential Property Type

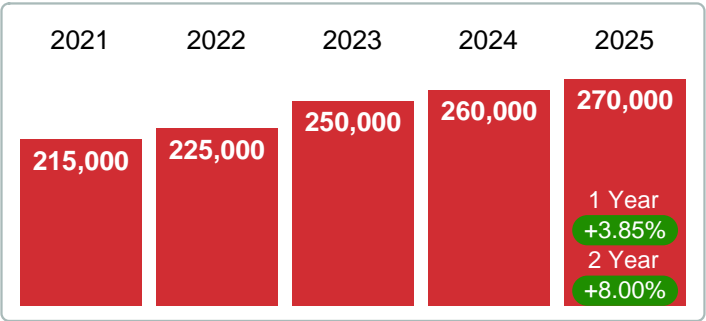
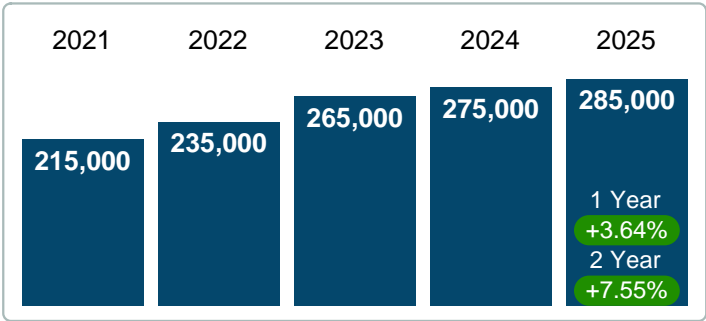


MEDIAN LIST PRICE AT CLOSING

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MARCH

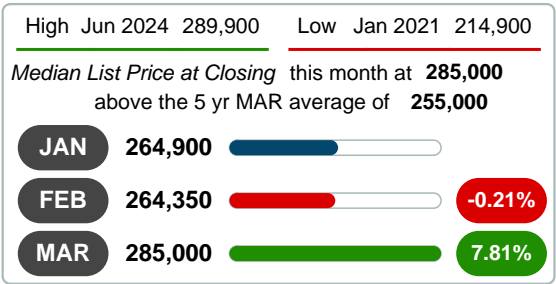
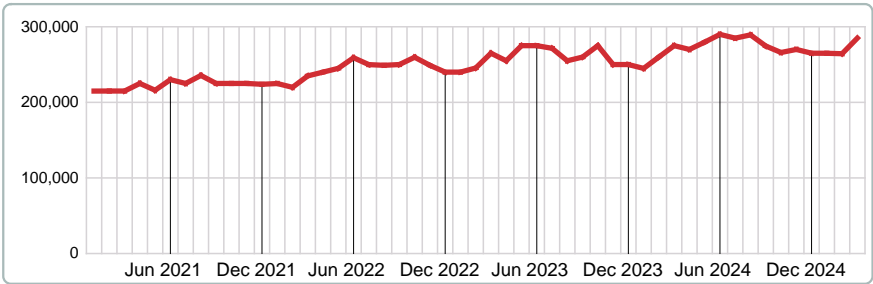
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 255,000



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
\$125,000 and less	51		7.20%	99,000	89,000	99,000	99,000	0
\$125,001 - \$175,000	69		9.75%	153,000	144,950	160,000	156,450	0
\$175,001 - \$225,000	110		15.54%	204,450	210,000	200,000	207,700	0
\$225,001 - \$300,000	172		24.29%	269,000	250,000	259,000	289,000	275,000
\$300,001 - \$400,000	139		19.63%	345,000	329,571	339,000	354,451	367,500
\$400,001 - \$550,000	96		13.56%	467,450	460,000	462,500	484,950	425,000
\$550,001 and up	71		10.03%	665,000	625,000	714,900	649,000	804,750
Median List Price		285,000			160,000	249,900	389,500	449,000
Total Closed Units		708	100%	285,000	88	366	219	35
Total Closed Volume		234,601,252			17.49M	101.44M	92.24M	23.43M

March 2025



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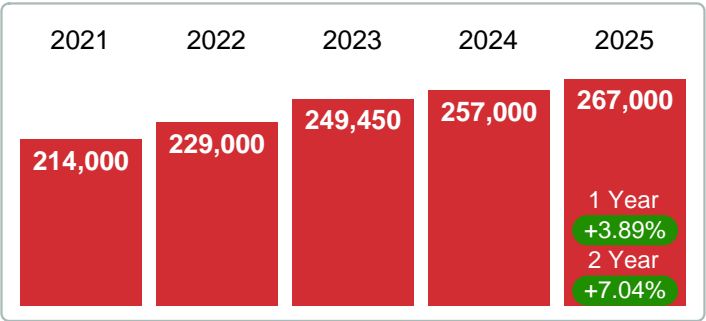
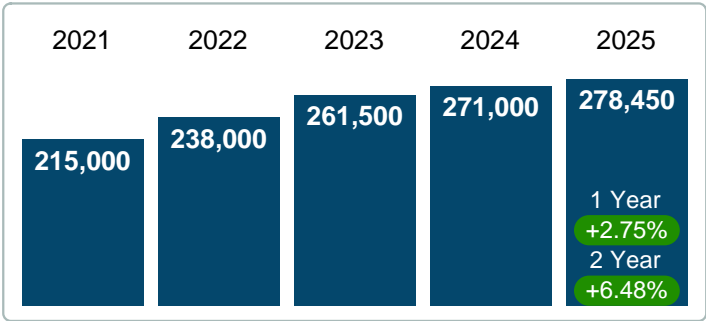


MEDIAN SOLD PRICE AT CLOSING

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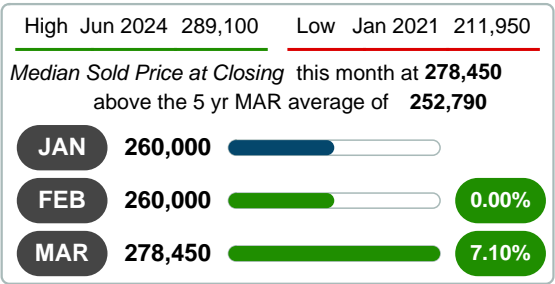
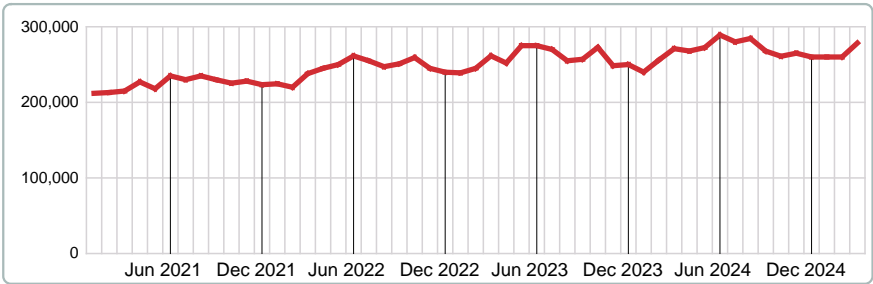
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 252,790



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
\$125,000 and less	56	7.91%	98,750	92,000	115,000	88,500	0
\$125,001 - \$175,000	68	9.60%	154,500	140,000	160,000	152,000	0
\$175,001 - \$225,000	110	15.54%	204,000	205,000	200,500	199,000	0
\$225,001 - \$300,000	169	23.87%	263,000	251,000	257,750	285,000	275,000
\$300,001 - \$400,000	140	19.77%	339,563	327,500	330,000	346,451	365,000
\$400,001 - \$550,000	93	13.14%	457,000	458,250	460,000	475,000	423,400
\$550,001 and up	72	10.17%	666,500	608,500	714,900	640,000	799,750
Median Sold Price			278,450	159,500	248,750	376,839	435,000
Total Closed Units		100%	708	88	366	219	35
Total Closed Volume			231,045,882	17.10M	99.52M	91.45M	22.97M

March 2025



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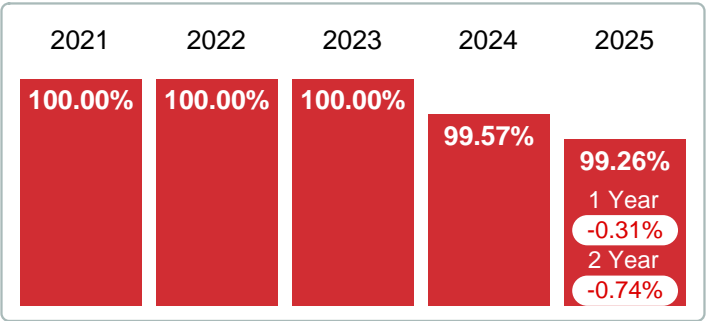
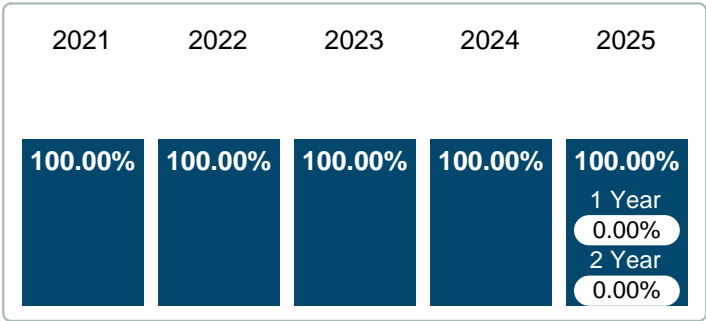


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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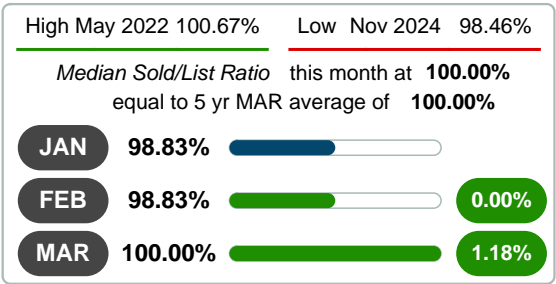
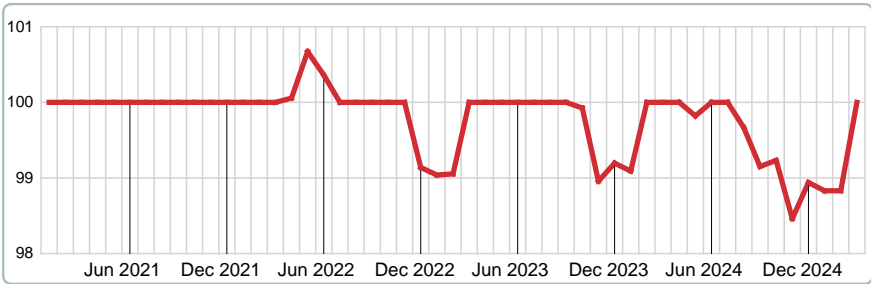
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 100.00%



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
\$125,000 and less	56	7.91%	96.56%	95.94%	97.08%	96.09%	0.00%
\$125,001 \$175,000	68	9.60%	98.47%	99.28%	98.47%	93.10%	0.00%
\$175,001 \$225,000	110	15.54%	100.00%	97.20%	100.00%	98.85%	0.00%
\$225,001 \$300,000	169	23.87%	100.00%	97.70%	100.00%	100.00%	98.28%
\$300,001 \$400,000	140	19.77%	100.00%	98.05%	100.00%	100.00%	98.65%
\$400,001 \$550,000	93	13.14%	100.00%	100.00%	98.92%	100.00%	98.80%
\$550,001 and up	72	10.17%	99.17%	97.36%	98.26%	99.83%	99.17%
Median Sold/List Ratio		100.00%		97.58%	100.00%	100.00%	98.81%
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



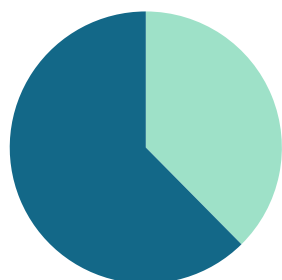
Area Delimited by County Of Tulsa - Residential Property Type



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

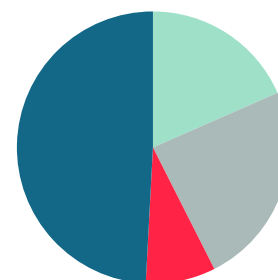
Closed Sales
708 = 18.41%

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%
Median List Price	275,000	285,000	3.64%	260,000	270,000	3.85%
Median Sale Price	271,000	278,450	2.75%	257,000	267,000	3.89%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	99.57%	99.26%	-0.31%
Median Days on Market to Sale	15.00	21.00	40.00%	21.00	28.00	33.33%
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/MonthInventory on March 31, 2025 = **1,890**

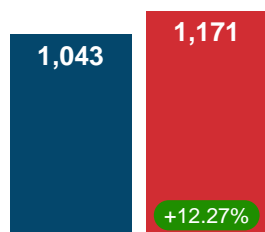
2024

2025

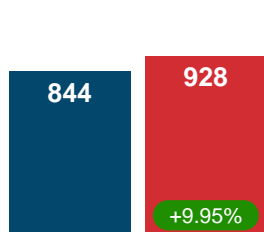
MARCH MARKET

MEDIAN PRICES

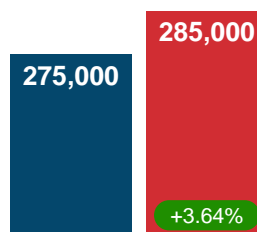
New Listings



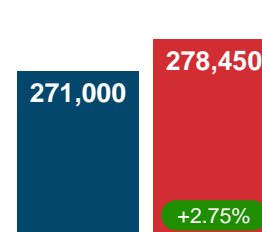
Pending Listings



List Price



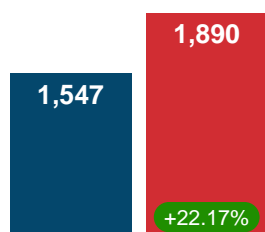
Sale Price



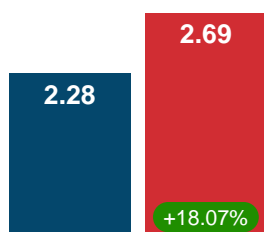
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

