

April 2025



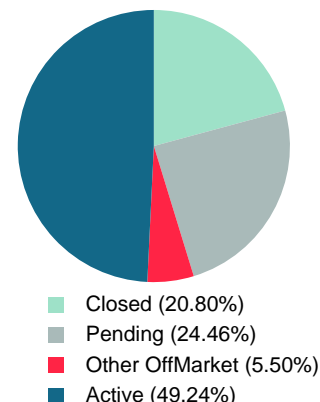
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on May 13, 2025 for MLS Technology Inc.

| Compared Metrics | 2024 | April 2025 | +/- % |
|--|---------|------------|--------|
| Closed Listings | 69 | 68 | -1.45% |
| Pending Listings | 59 | 80 | 35.59% |
| New Listings | 90 | 97 | 7.78% |
| Average List Price | 256,703 | 270,553 | 5.40% |
| Average Sale Price | 247,932 | 259,434 | 4.64% |
| Average Percent of Selling Price to List Price | 97.82% | 96.19% | -1.66% |
| Average Days on Market to Sale | 34.51 | 37.57 | 8.89% |
| End of Month Inventory | 141 | 161 | 14.18% |
| Months Supply of Inventory | 2.26 | 2.71 | 19.62% |



Absorption: Last 12 months, an Average of 60 Sales/Month
Active Inventory as of April 30, 2025 = 161

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2025 rose **14.18%** to 161 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **2.71** 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 **4.64%** in April 2025 to \$259,434 versus the previous year at \$247,932.

Average Days on Market Lengthens

The average number of **37.57** days that homes spent on the market before selling increased by 3.07 days or **8.89%** in April 2025 compared to last year's same month at **34.51** DOM.

Sales Success for April 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 97 New Listings in April 2025, up **7.78%** from last year at 90. Furthermore, there were 68 Closed Listings this month versus last year at 69, a **-1.45%** decrease.

Closed versus Listed trends yielded a **70.1%** ratio, down from previous year's, April 2024, at **76.7%**, a **8.56%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

| | |
|--|----|
| Closed Listings | 2 |
| Pending Listings | 3 |
| New Listings | 4 |
| Inventory | 5 |
| Months Supply of Inventory | 6 |
| Average Days on Market to Sale | 7 |
| Average List Price at Closing | 8 |
| Average Sale Price at Closing | 9 |
| Average Percent of Selling Price to List Price | 10 |
| Market Summary | 11 |

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

April 2025



Area Delimited by County Of Creek - Residential Property Type

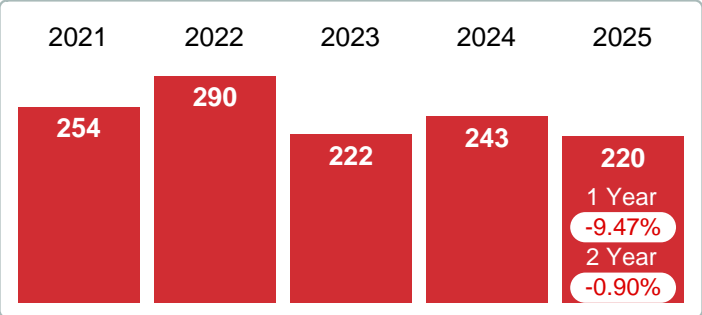
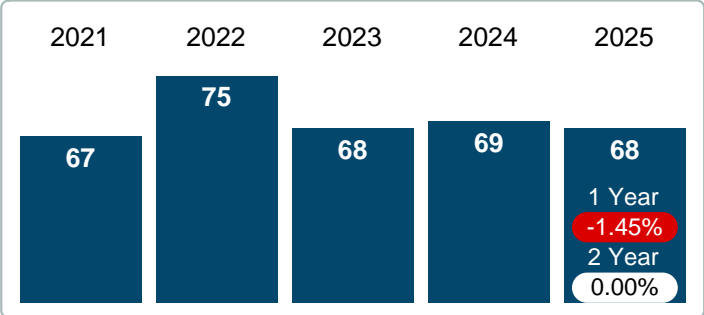


CLOSED LISTINGS

Report produced on May 13, 2025 for MLS Technology Inc.

APRIL

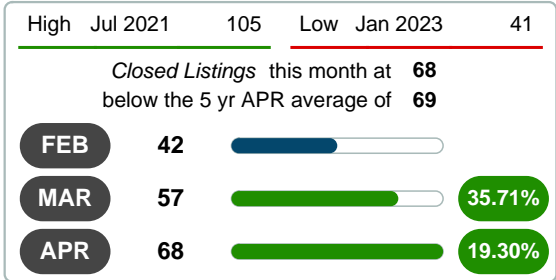
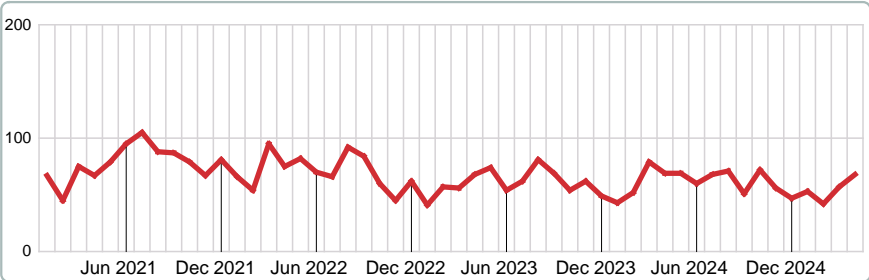
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 69



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range | | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|----|--|------------|-------|-----------|-----------|-----------|-----------|
| \$100,000 and less | 5 | | 7.35% | 20.4 | 3 | 1 | 0 | 1 |
| \$100,001 - \$150,000 | 7 | | 10.29% | 41.6 | 4 | 3 | 0 | 0 |
| \$150,001 - \$200,000 | 12 | | 17.65% | 24.2 | 1 | 9 | 2 | 0 |
| \$200,001 - \$250,000 | 17 | | 25.00% | 32.8 | 1 | 11 | 5 | 0 |
| \$250,001 - \$325,000 | 11 | | 16.18% | 58.2 | 1 | 8 | 2 | 0 |
| \$325,001 - \$425,000 | 8 | | 11.76% | 27.6 | 1 | 5 | 1 | 1 |
| \$425,001 and up | 8 | | 11.76% | 56.6 | 0 | 1 | 5 | 2 |
| Total Closed Units | | | 68 | | 11 | 38 | 15 | 4 |
| Total Closed Volume | | | 17,641,494 | 100% | 1.75M | 9.15M | 4.98M | 1.77M |
| Average Closed Price | | | \$259,434 | | \$159,155 | \$240,717 | \$331,903 | \$441,250 |

April 2025



Area Delimited by County Of Creek - Residential Property Type

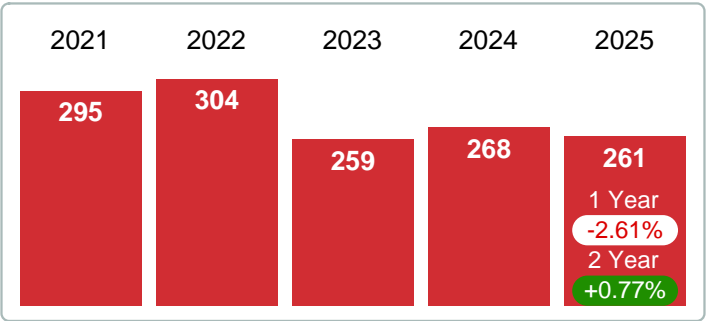
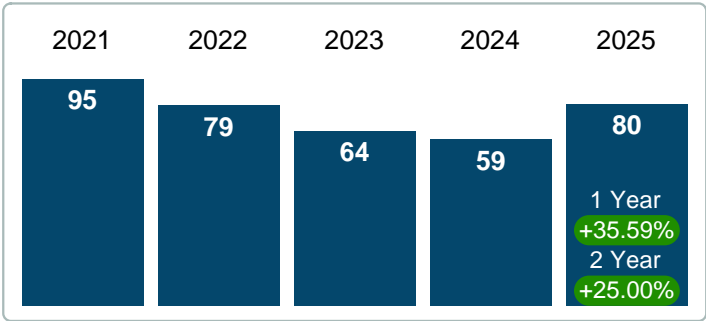


PENDING LISTINGS

Report produced on May 13, 2025 for MLS Technology Inc.

APRIL

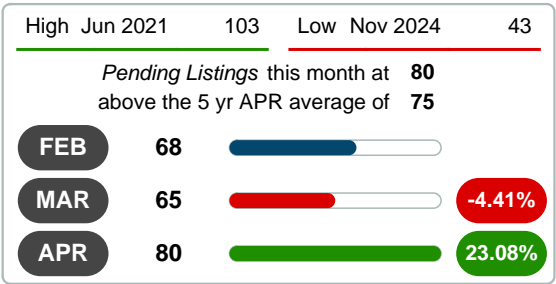
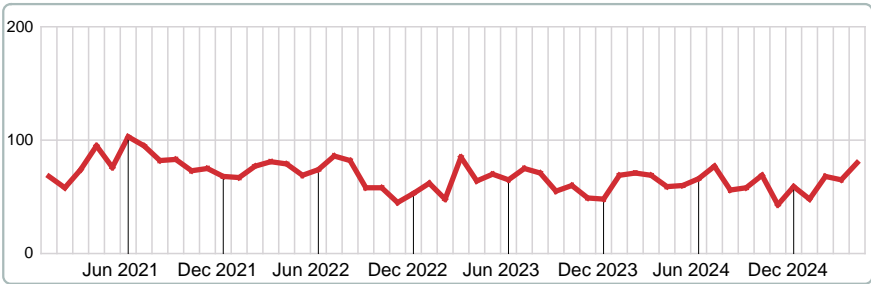
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 75



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 | 9 | <div></div> | | 11.25% | 7.9 | 4 | 4 | 1 | 0 |
| \$125,001 - \$150,000 | 5 | <div></div> | | 6.25% | 10.0 | 2 | 2 | 1 | 0 |
| \$150,001 - \$200,000 | 13 | <div></div> | | 16.25% | 27.9 | 3 | 9 | 1 | 0 |
| \$200,001 - \$300,000 | 24 | <div></div> | | 30.00% | 28.7 | 2 | 15 | 7 | 0 |
| \$300,001 - \$375,000 | 11 | <div></div> | | 13.75% | 42.5 | 0 | 9 | 2 | 0 |
| \$375,001 - \$575,000 | 10 | <div></div> | | 12.50% | 82.0 | 0 | 4 | 6 | 0 |
| \$575,001 and up | 8 | <div></div> | | 10.00% | 67.6 | 0 | 2 | 5 | 1 |
| Total Pending Units | | 80 | | 100% | 34.3 | 11 | 45 | 23 | 1 |
| Total Pending Volume | | 24,589,820 | | | | 1.66M | 12.29M | 8.89M | 1.75M |
| Average Listing Price | | \$277,888 | | | | \$150,835 | \$273,054 | \$386,661 | \$1,750,000 |

April 2025



Area Delimited by County Of Creek - Residential Property Type

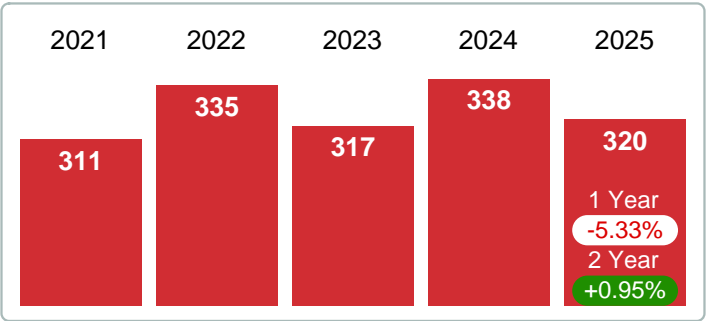
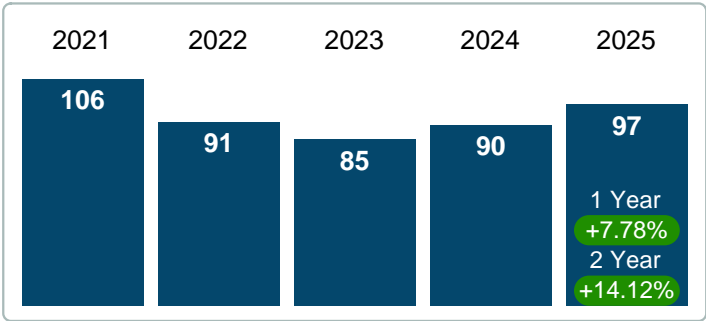


NEW LISTINGS

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APRIL

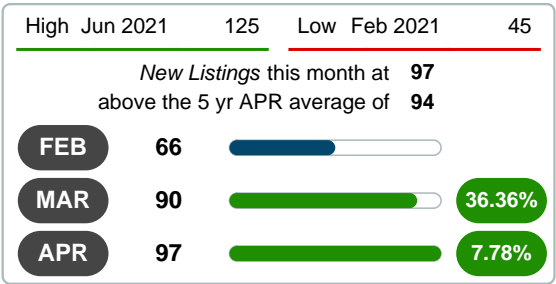
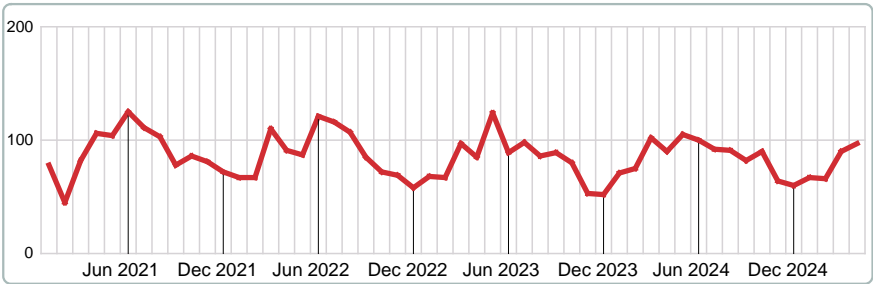
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 94



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of New Listings by Price Range | | | % |
|---|------------|--|--------|
| \$125,000 and less | 10 | | 10.31% |
| \$125,001 - \$150,000 | 6 | | 6.19% |
| \$150,001 - \$200,000 | 15 | | 15.46% |
| \$200,001 - \$275,000 | 28 | | 28.87% |
| \$275,001 - \$375,000 | 16 | | 16.49% |
| \$375,001 - \$600,000 | 12 | | 12.37% |
| \$600,001 and up | 10 | | 10.31% |
| Total New Listed Units | 97 | | |
| Total New Listed Volume | 30,644,990 | | 100% |
| Average New Listed Listing Price | \$211,950 | | |

| 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|-----------|-----------|-----------|-----------|
| 5 | 5 | 0 | 0 |
| 3 | 2 | 1 | 0 |
| 4 | 9 | 2 | 0 |
| 2 | 21 | 4 | 1 |
| 2 | 10 | 3 | 1 |
| 1 | 5 | 3 | 3 |
| 1 | 3 | 4 | 2 |
| 18 | 55 | 17 | 7 |
| 4.12M | 15.73M | 6.85M | 3.94M |
| \$228,738 | \$286,045 | \$403,029 | \$563,386 |

April 2025



Area Delimited by County Of Creek - Residential Property Type

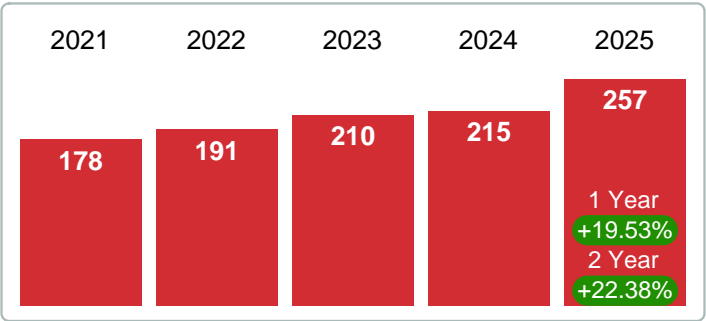
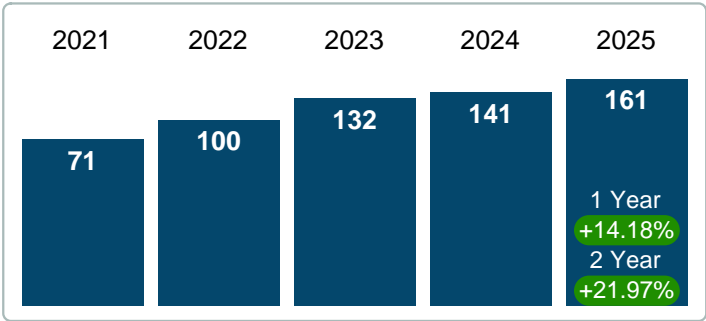


ACTIVE INVENTORY

Report produced on May 13, 2025 for MLS Technology Inc.

END OF APRIL

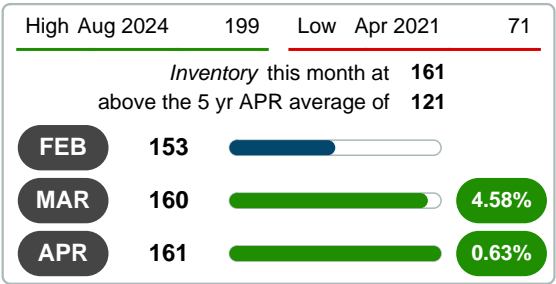
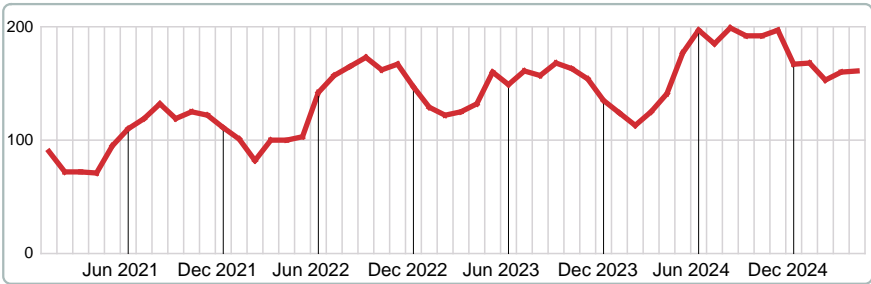
ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 121



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 | 14 | | 8.70% | 74.0 | 8 | 6 | 0 | 0 |
| \$150,001 - \$175,000 | 10 | | 6.21% | 56.6 | 2 | 7 | 1 | 0 |
| \$175,001 - \$225,000 | 31 | | 19.25% | 68.8 | 5 | 19 | 6 | 1 |
| \$225,001 - \$325,000 | 40 | | 24.84% | 73.6 | 1 | 28 | 8 | 3 |
| \$325,001 - \$475,000 | 28 | | 17.39% | 85.0 | 2 | 16 | 7 | 3 |
| \$475,001 - \$750,000 | 20 | | 12.42% | 45.5 | 0 | 7 | 9 | 4 |
| \$750,001 and up | 18 | | 11.18% | 98.5 | 3 | 3 | 6 | 6 |
| Total Active Inventory by Units | | | | 161 | 21 | 86 | 37 | 17 |
| Total Active Inventory by Volume | | | | 69,323,724 | 5.74M | 28.64M | 22.67M | 12.27M |
| Average Active Inventory Listing Price | | | | \$430,582 | \$273,309 | \$333,075 | \$612,704 | \$721,747 |

April 2025



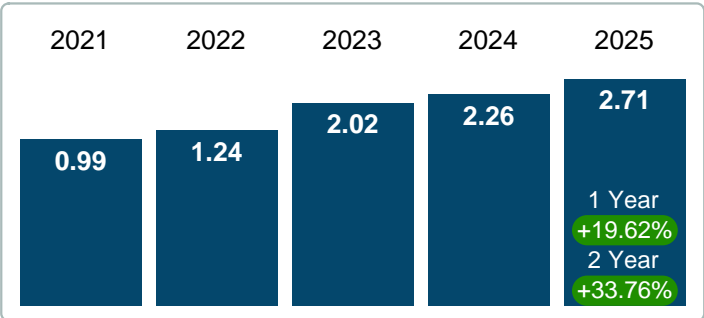
Area Delimited by County Of Creek - Residential Property Type



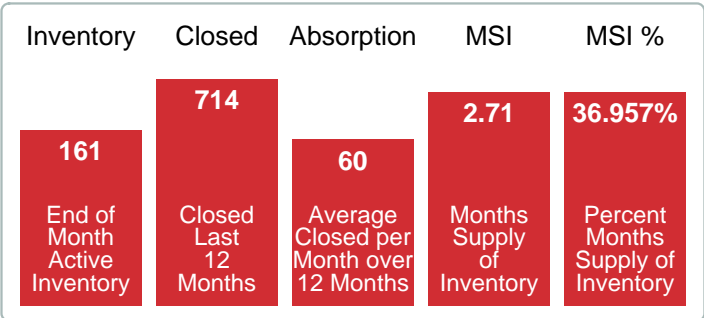
MONTHS SUPPLY of INVENTORY (MSI)

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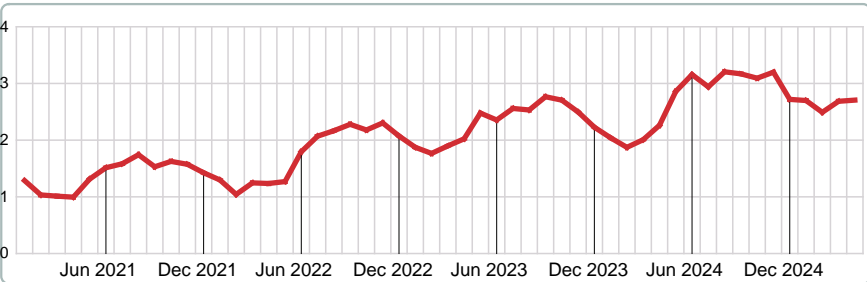
MSI FOR APRIL



INDICATORS FOR APRIL 2025

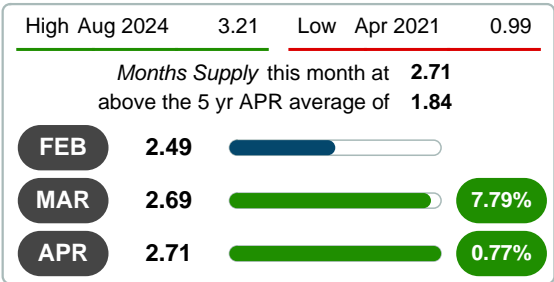


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 1.84



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

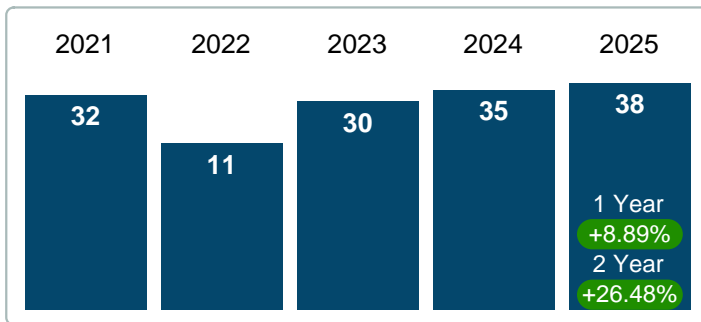
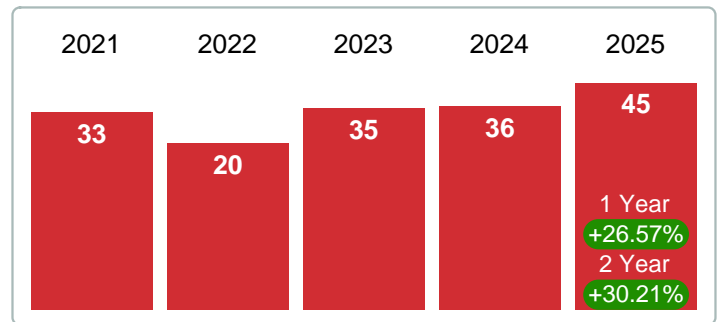
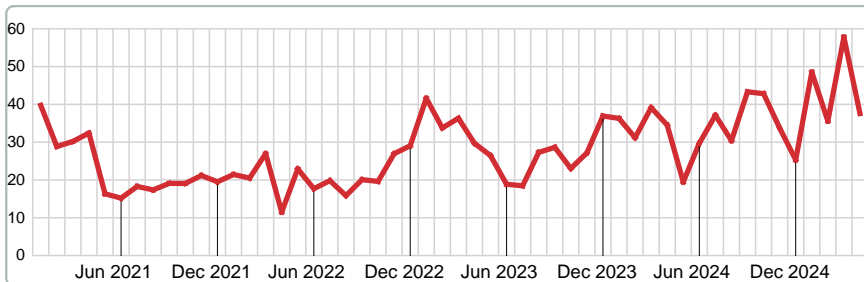
| Distribution of Active Inventory by Price Range and MSI | | % | MSI | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|---|----|--------|-------|----------|--------|--------|---------|
| \$150,000 and less | 14 | 8.70% | 1.02 | 1.41 | 0.84 | 0.00 | 0.00 |
| \$150,001 - \$175,000 | 10 | 6.21% | 1.88 | 2.18 | 1.75 | 2.40 | 0.00 |
| \$175,001 - \$225,000 | 31 | 19.25% | 2.31 | 5.45 | 1.82 | 3.13 | 6.00 |
| \$225,001 - \$325,000 | 40 | 24.84% | 2.45 | 1.50 | 2.73 | 1.81 | 3.00 |
| \$325,001 - \$475,000 | 28 | 17.39% | 4.73 | 8.00 | 5.33 | 3.11 | 7.20 |
| \$475,001 - \$750,000 | 20 | 12.42% | 6.15 | 0.00 | 8.40 | 5.40 | 6.00 |
| \$750,001 and up | 18 | 11.18% | 12.00 | 0.00 | 6.00 | 12.00 | 12.00 |
| Market Supply of Inventory (MSI) | | | 2.71 | 2.47 | 2.38 | 3.10 | 5.83 |
| Total Active Inventory by Units | | 100% | 2.71 | 21 | 86 | 37 | 17 |

April 2025

Area Delimited by County Of Creek - Residential Property Type

**AVERAGE DAYS ON MARKET TO SALE**

Report produced on May 13, 2025 for MLS Technology Inc.

APRIL**YEAR TO DATE (YTD)****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year APR AVG = 29**

High Mar 2025 58 Low Apr 2022 11

Average Days on Market to Sale this month at **38**
above the 5 yr APR average of **29**

| | | | |
|-----|----|--|---------|
| FEB | 36 | | |
| MAR | 58 | | 62.30% |
| APR | 38 | | -34.96% |

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 |
|---|------------|--------|-------|----------|--------|--------|---------|
| \$100,000 and less | 5 | 7.35% | 20 | 24 | 9 | 0 | 20 |
| \$100,001 - \$150,000 | 7 | 10.29% | 42 | 41 | 43 | 0 | 0 |
| \$150,001 - \$200,000 | 12 | 17.65% | 24 | 2 | 15 | 76 | 0 |
| \$200,001 - \$250,000 | 17 | 25.00% | 33 | 21 | 37 | 26 | 0 |
| \$250,001 - \$325,000 | 11 | 16.18% | 58 | 117 | 49 | 65 | 0 |
| \$325,001 - \$425,000 | 8 | 11.76% | 28 | 15 | 38 | 9 | 7 |
| \$425,001 and up | 8 | 11.76% | 57 | 0 | 6 | 75 | 37 |
| Average Closed DOM | 38 | | | 36 | 33 | 53 | 25 |
| Total Closed Units | 68 | 100% | 38 | 11 | 38 | 15 | 4 |
| Total Closed Volume | 17,641,494 | | | 1.75M | 9.15M | 4.98M | 1.77M |

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

April 2025



Area Delimited by County Of Creek - Residential Property Type

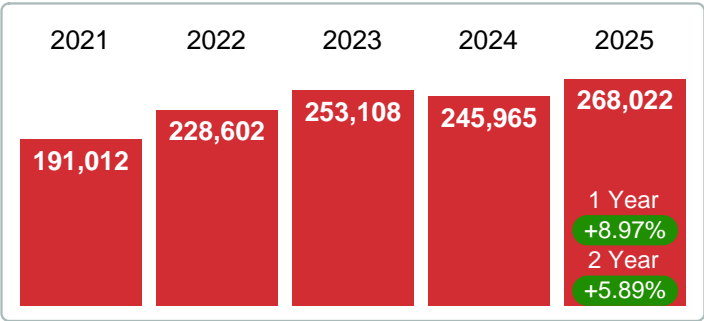
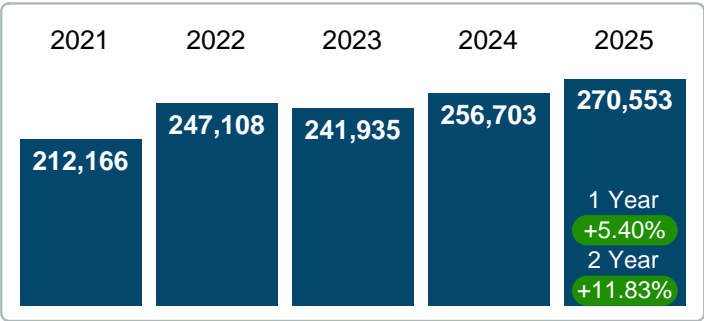


AVERAGE LIST PRICE AT CLOSING

Report produced on May 13, 2025 for MLS Technology Inc.

APRIL

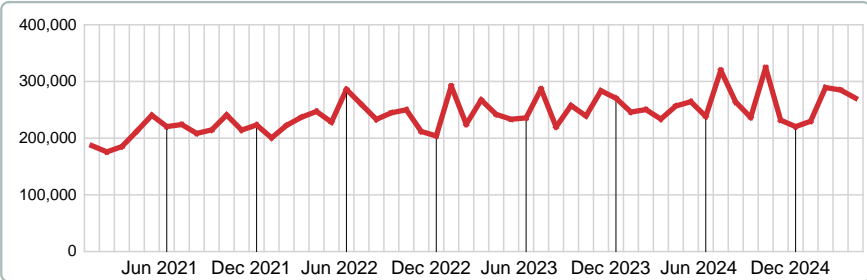
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 245,693



High Oct 2024 324,392 Low Feb 2021 175,794

Average List Price at Closing this month at **270,553**
above the 5 yr APR average of **245,693**

FEB

289,199

MAR

284,947

-1.47%

APR

270,553

-5.05%

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 |
|--|----|--|--------|------------|----------|---------|---------|---------|
| \$100,000 and less | 4 | | 5.88% | 74,475 | 72,667 | 79,900 | 0 | 415,000 |
| \$100,001 \$150,000 | 5 | | 7.35% | 130,840 | 134,400 | 145,500 | 0 | 0 |
| \$150,001 \$200,000 | 13 | | 19.12% | 172,123 | 250,000 | 175,978 | 166,950 | 0 |
| \$200,001 \$250,000 | 18 | | 26.47% | 227,218 | 235,000 | 223,284 | 232,780 | 0 |
| \$250,001 \$325,000 | 10 | | 14.71% | 277,590 | 259,000 | 275,850 | 312,500 | 0 |
| \$325,001 \$425,000 | 9 | | 13.24% | 370,311 | 339,000 | 395,760 | 350,000 | 370,000 |
| \$425,001 and up | 9 | | 13.24% | 556,589 | 0 | 580,000 | 520,980 | 687,200 |
| Average List Price | | | | 270,553 | 167,145 | 245,314 | 338,513 | 539,850 |
| Total Closed Units | | | 100% | 270,553 | 11 | 38 | 15 | 4 |
| Total Closed Volume | | | | 18,397,619 | 1.84M | 9.32M | 5.08M | 2.16M |

April 2025



Area Delimited by County Of Creek - Residential Property Type

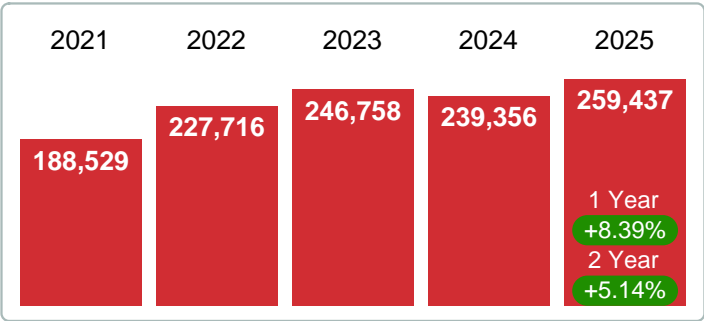
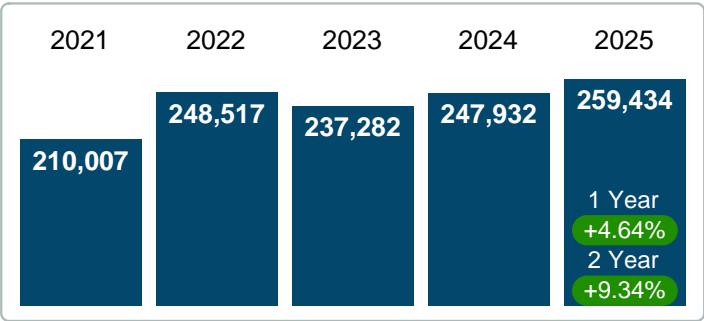


AVERAGE SOLD PRICE AT CLOSING

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APRIL

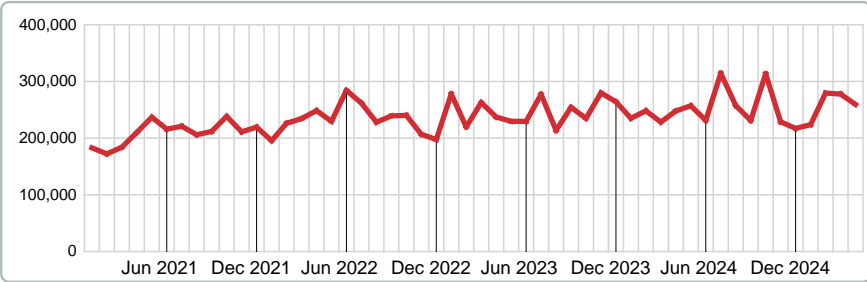
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 240,634



High Jul 2024 314,368 Low Feb 2021 172,253

Average Sold Price at Closing this month at **259,434**
above the 5 yr APR average of **240,634**

FEB

279,450

MAR

277,844

-0.57%

APR

259,434

-6.63%

AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

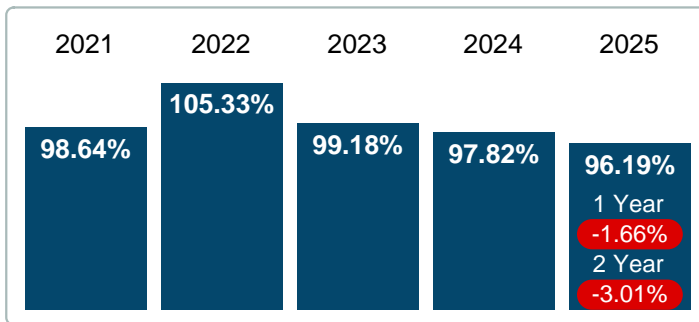
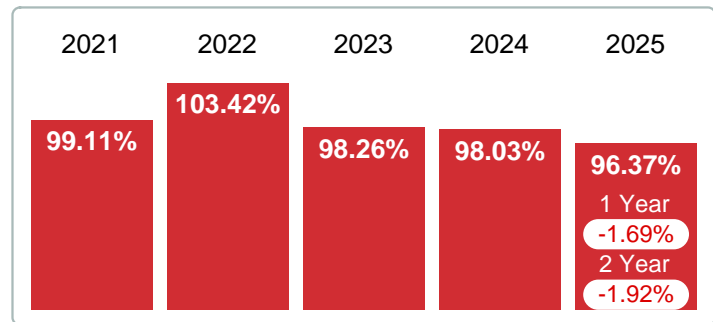
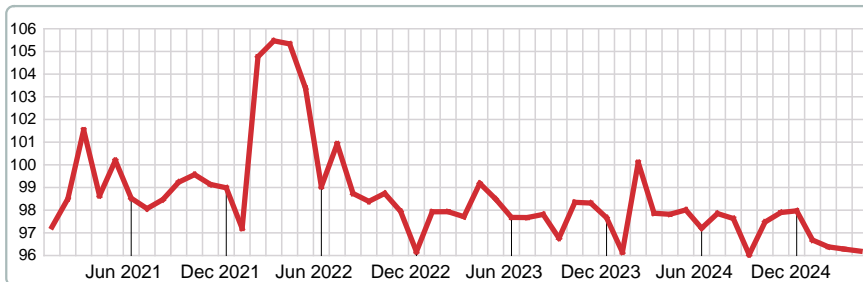
| Distribution of Average Sold Price at Closing by Price Range | | | | % | AV Sale | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|----|--|--|--------|------------|----------|---------|---------|---------|
| \$100,000 and less | 5 | | | 7.35% | 66,200 | 58,667 | 70,000 | 0 | 85,000 |
| \$100,001 \$150,000 | 7 | | | 10.29% | 134,243 | 129,925 | 140,000 | 0 | 0 |
| \$150,001 \$200,000 | 12 | | | 17.65% | 174,192 | 200,000 | 174,822 | 158,450 | 0 |
| \$200,001 \$250,000 | 17 | | | 25.00% | 223,803 | 232,000 | 220,513 | 229,400 | 0 |
| \$250,001 \$325,000 | 11 | | | 16.18% | 278,209 | 260,000 | 273,163 | 307,500 | 0 |
| \$325,001 \$425,000 | 8 | | | 11.76% | 370,706 | 363,000 | 381,580 | 339,750 | 355,000 |
| \$425,001 and up | 8 | | | 11.76% | 556,238 | 0 | 565,000 | 511,980 | 662,500 |
| Average Sold Price | | | | | 259,434 | 159,155 | 240,717 | 331,903 | 441,250 |
| Total Closed Units | | | | 100% | 259,434 | 11 | 38 | 15 | 4 |
| Total Closed Volume | | | | | 17,641,494 | 1.75M | 9.15M | 4.98M | 1.77M |

April 2025

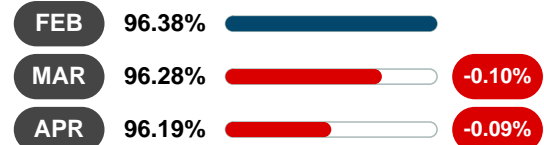
Area Delimited by County Of Creek - Residential Property Type

**AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE**

Report produced on May 13, 2025 for MLS Technology Inc.

APRIL**YEAR TO DATE (YTD)****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year APR AVG = 99.43%**

High Mar 2022 105.47% Low Sep 2024 96.04%

Average Sold/List Ratio this month at **96.19%**
below the 5 yr APR average of **99.43%****AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE**

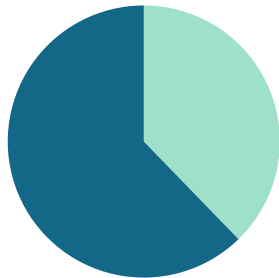
| Distribution of Sold/List Ratio by Price Range | | % | AV S/L% | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|----|------------|---------|----------|--------|--------|---------|
| \$100,000 and less | 5 | 7.35% | 71.38% | 82.94% | 87.61% | 0.00% | 20.48% |
| \$100,001 to \$150,000 | 7 | 10.29% | 97.08% | 97.15% | 97.00% | 0.00% | 0.00% |
| \$150,001 to \$200,000 | 12 | 17.65% | 97.11% | 80.00% | 99.49% | 94.97% | 0.00% |
| \$200,001 to \$250,000 | 17 | 25.00% | 98.85% | 98.72% | 98.94% | 98.70% | 0.00% |
| \$250,001 to \$325,000 | 11 | 16.18% | 99.09% | 100.39% | 99.06% | 98.57% | 0.00% |
| \$325,001 to \$425,000 | 8 | 11.76% | 97.93% | 107.08% | 96.66% | 97.07% | 95.95% |
| \$425,001 and up | 8 | 11.76% | 98.17% | 0.00% | 97.41% | 98.65% | 97.34% |
| Average Sold/List Ratio | | 96.20% | | 93.05% | 98.30% | 98.06% | 77.78% |
| Total Closed Units | | 68 | 100% | 11 | 38 | 15 | 4 |
| Total Closed Volume | | 17,641,494 | | 1.75M | 9.15M | 4.98M | 1.77M |

April 2025

Area Delimited by County Of Creek - Residential Property Type

**MARKET SUMMARY**

Report produced on May 13, 2025 for MLS Technology Inc.

INVENTORY**Inventory**

New Listings
97 = 37.74%

Start Inventory
160

Total Inventory Units
257

Volume
\$99,208,942

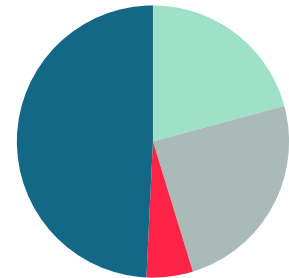
Market Activity

Closed Sales
68 = 20.80%

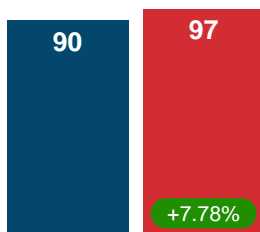
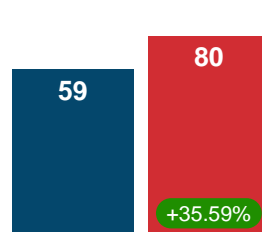
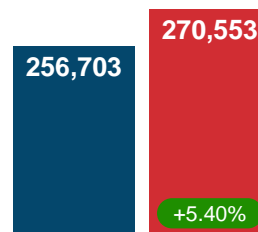
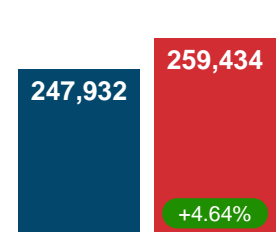
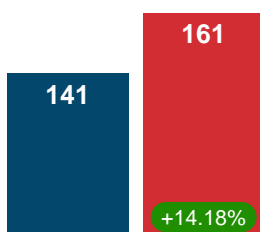
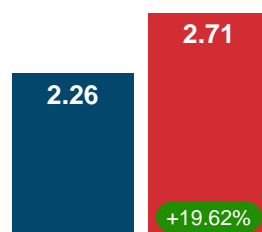
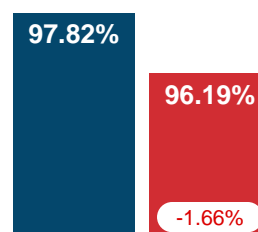
Pending Sales
80 = 24.46%

Other Off Market
18 = 5.50%

Active Inventory
161 = 49.24%

MARKET ACTIVITY

| Compared Metrics | April | | | Year to Date | | |
|--|---------|---------|--------|--------------|---------|--------|
| | 2024 | 2025 | +/-% | 2024 | 2025 | +/-% |
| Closed Sales | 69 | 68 | -1.45% | 243 | 220 | -9.47% |
| Pending Sales | 59 | 80 | 35.59% | 268 | 261 | -2.61% |
| New Listings | 90 | 97 | 7.78% | 338 | 320 | -5.33% |
| Average List Price | 256,703 | 270,553 | 5.40% | 245,965 | 268,022 | 8.97% |
| Average Sale Price | 247,932 | 259,434 | 4.64% | 239,356 | 259,437 | 8.39% |
| Average Percent of Selling Price to List Price | 97.82% | 96.19% | -1.66% | 98.03% | 96.37% | -1.69% |
| Average Days on Market to Sale | 34.51 | 37.57 | 8.89% | 35.60 | 45.06 | 26.57% |
| Monthly Inventory | 141 | 161 | 14.18% | 141 | 161 | 14.18% |
| Months Supply of Inventory | 2.26 | 2.71 | 19.62% | 2.26 | 2.71 | 19.62% |

Absorption: Last 12 months, an Average of **60** Sales/Month**Inventory** on April 30, 2025 = **161****2024** **2025****APRIL 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**