

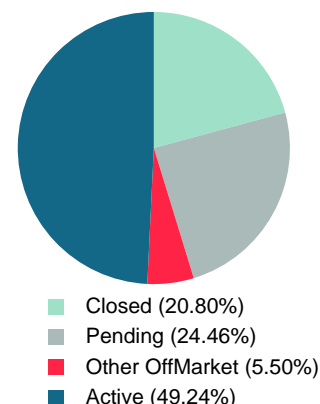
**April 2025**

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%
Median List Price	190,000	232,450	22.34%
Median Sale Price	185,000	225,000	21.62%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	9.00	14.00	55.56%
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.

**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 **21.62%** in April 2025 to \$225,000 versus the previous year at \$185,000.

**Median Days on Market Lengthens**

The median number of **14.00** days that homes spent on the market before selling increased by 5.00 days or **55.56%** in April 2025 compared to last year's same month at **9.00** DOM.

**Sales Success for April 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 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**

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

**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

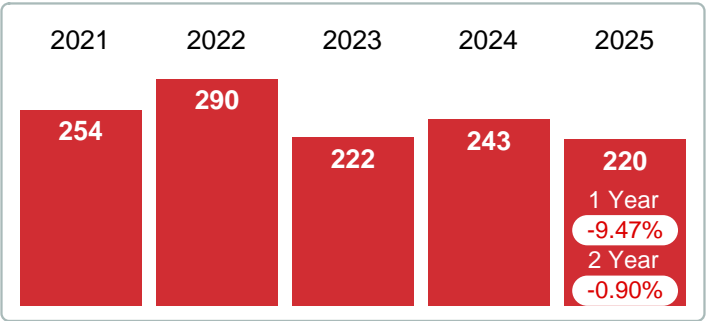
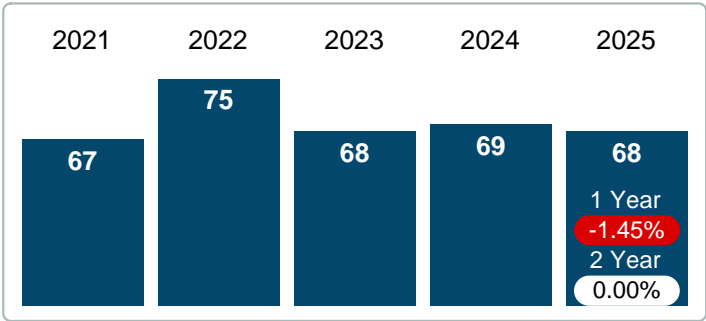


CLOSED LISTINGS

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

APRIL

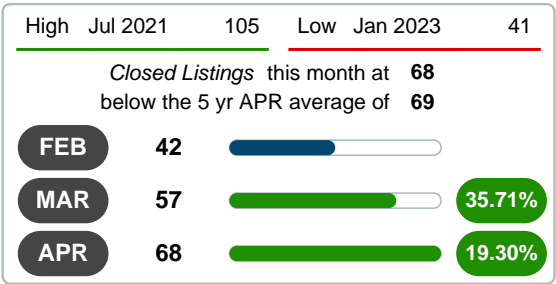
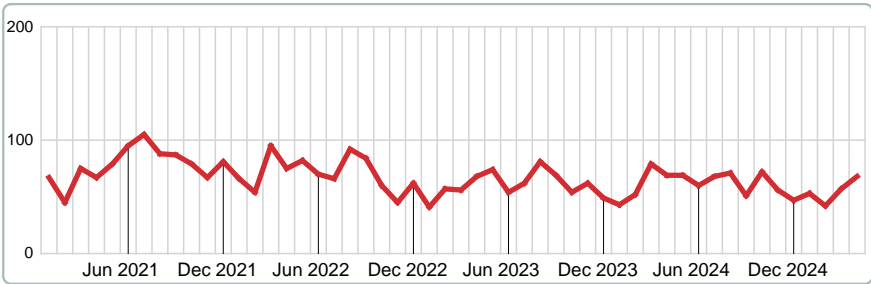
YEAR TO DATE (YTD)



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				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5			7.35%	17.0	3	1	0	1
\$100,001 - \$150,000	7			10.29%	6.0	4	3	0	0
\$150,001 - \$200,000	12			17.65%	11.0	1	9	2	0
\$200,001 - \$250,000	17			25.00%	16.0	1	11	5	0
\$250,001 - \$325,000	11			16.18%	42.0	1	8	2	0
\$325,001 - \$425,000	8			11.76%	14.0	1	5	1	1
\$425,001 and up	8			11.76%	20.0	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
Median Closed Price				\$225,000		\$135,000	\$220,000	\$300,000	\$400,000

April 2025



Area Delimited by County Of Creek - Residential Property Type

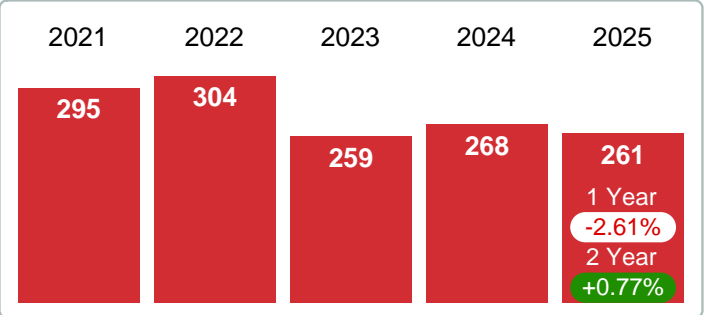
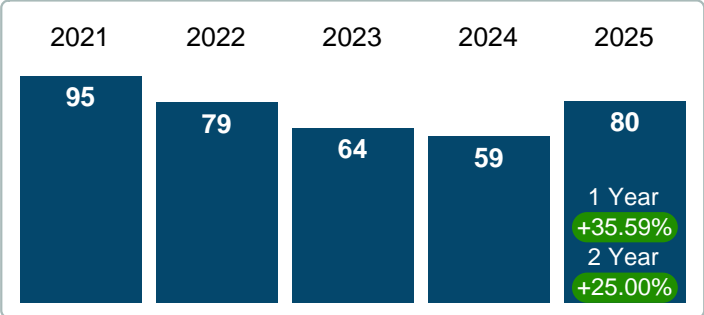


PENDING LISTINGS

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

APRIL

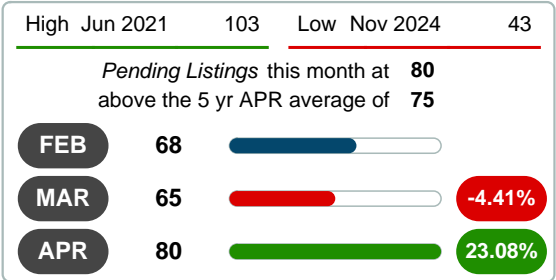
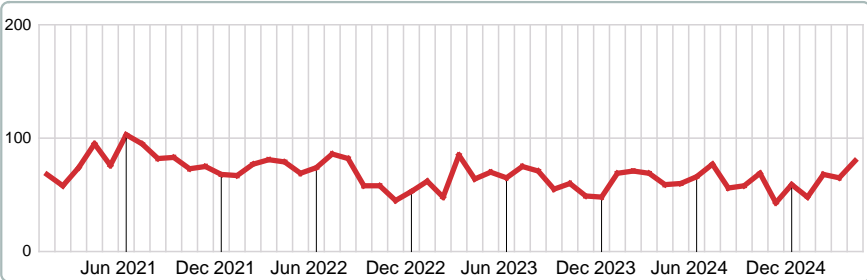
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 75



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

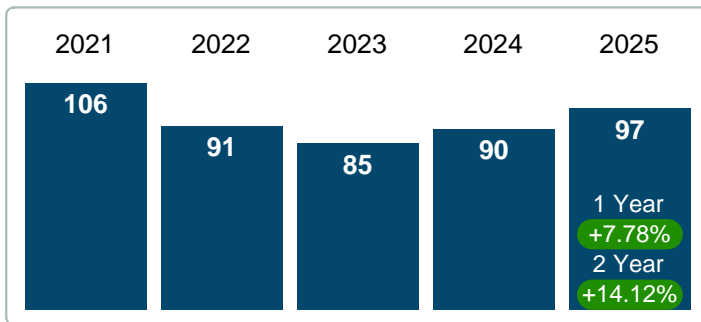
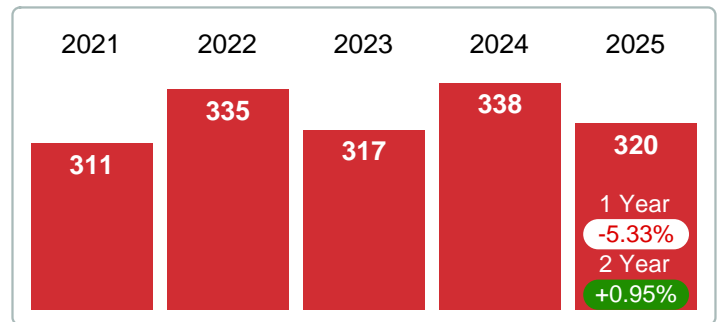
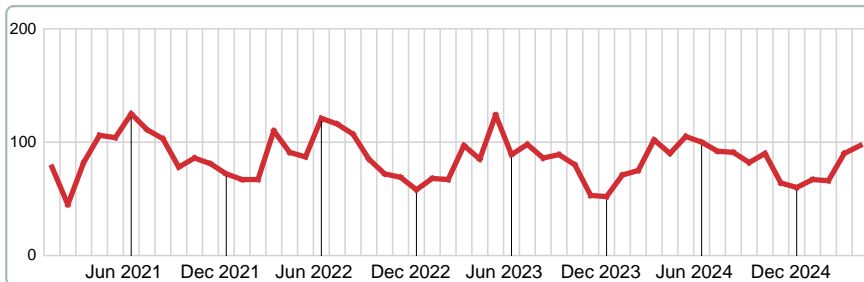
Distribution of Pending Listings by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9			11.25%	7.0	4	4	1	0
\$125,001 - \$150,000	5			6.25%	9.0	2	2	1	0
\$150,001 - \$200,000	13			16.25%	11.0	3	9	1	0
\$200,001 - \$300,000	24			30.00%	17.5	2	15	7	0
\$300,001 - \$375,000	11			13.75%	8.0	0	9	2	0
\$375,001 - \$575,000	10			12.50%	67.5	0	4	6	0
\$575,001 and up	8			10.00%	51.5	0	2	5	1
Total Pending Units	80					11	45	23	1
Total Pending Volume	24,589,820				100%	1.66M	12.29M	8.89M	1.75M
Median Listing Price	\$253,950					\$149,900	\$259,000	\$350,000	\$1,750,000

**April 2025**

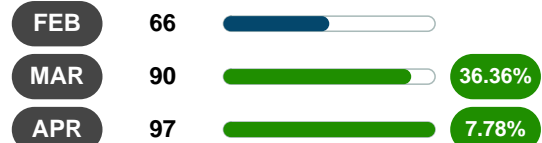
Area Delimited by County Of Creek - Residential Property Type

**NEW 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 = 94**

High Jun 2021 125 Low Feb 2021 45

New Listings this month at **97**  
above the 5 yr APR average of **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%
Median New Listed Listing Price	\$250,000	

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
\$175,000	\$249,900	\$304,900	\$489,000

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

April 2025



Area Delimited by County Of Creek - Residential Property Type

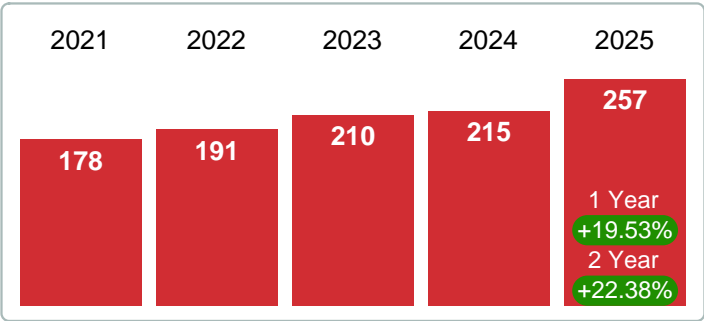
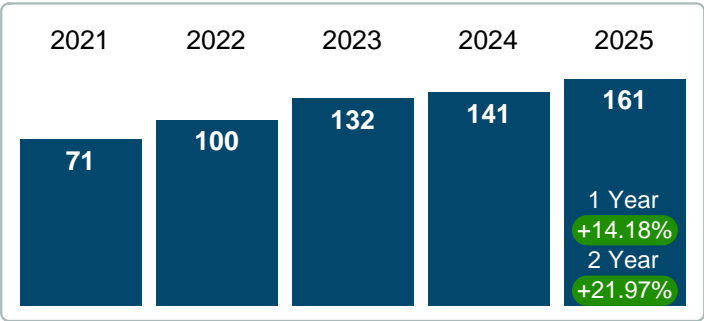


ACTIVE INVENTORY

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

END OF APRIL

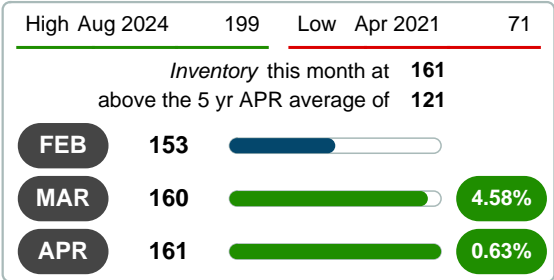
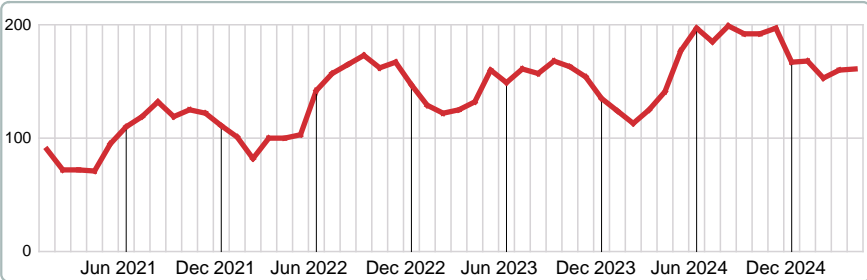
ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 121



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range			%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	14		8.70%	26.0	8	6	0	0
\$150,001 - \$175,000	10		6.21%	50.5	2	7	1	0
\$175,001 - \$225,000	31		19.25%	41.0	5	19	6	1
\$225,001 - \$325,000	40		24.84%	38.0	1	28	8	3
\$325,001 - \$475,000	28		17.39%	77.0	2	16	7	3
\$475,001 - \$750,000	20		12.42%	26.5	0	7	9	4
\$750,001 and up	18		11.18%	63.0	3	3	6	6
Total Active Inventory by Units					21	86	37	17
Total Active Inventory by Volume					5.74M	28.64M	22.67M	12.27M
Median Active Inventory Listing Price					\$180,000	\$270,000	\$399,900	\$524,999

April 2025



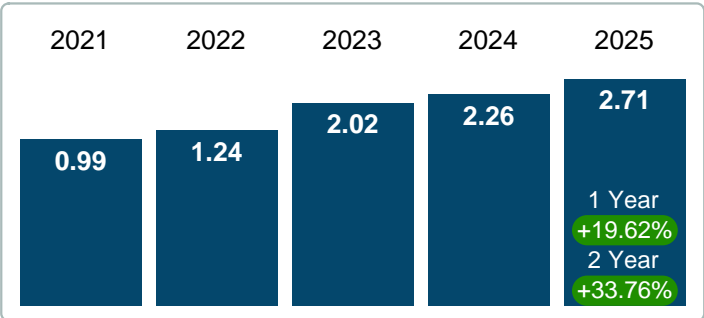
Area Delimited by County Of Creek - Residential Property Type



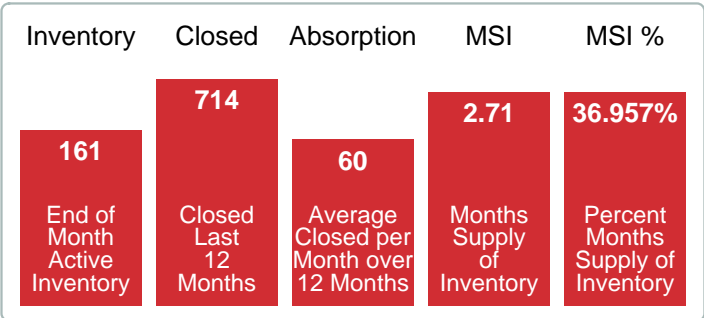
MONTHS SUPPLY of INVENTORY (MSI)

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

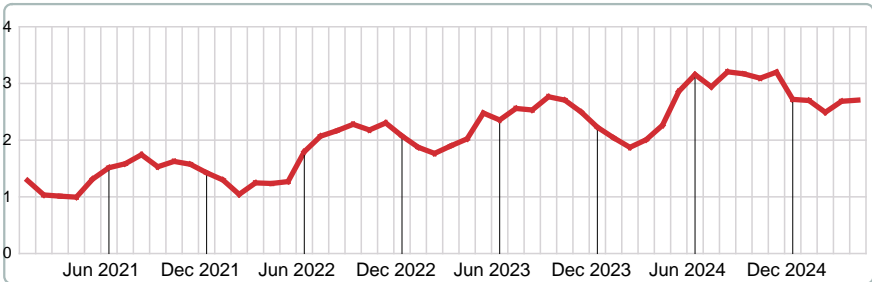
MSI FOR APRIL



INDICATORS FOR APRIL 2025

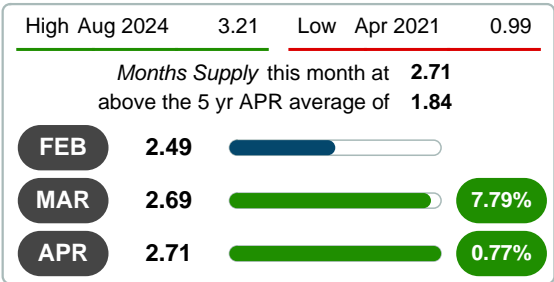


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 1.84



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

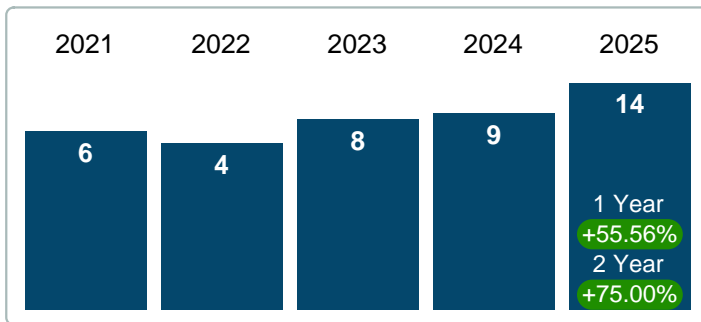
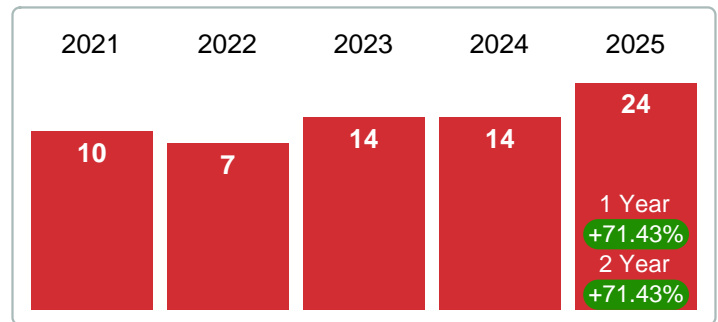
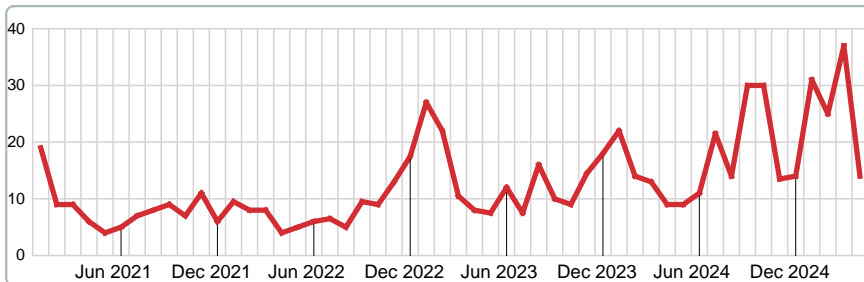
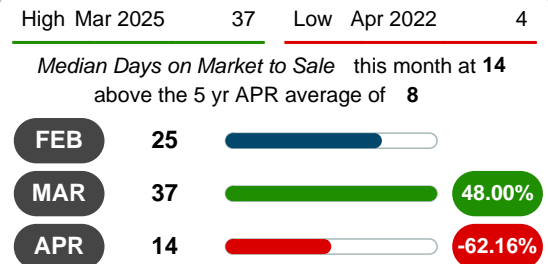
Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	14	8.70%	1.02	1.41	0.84	0.00	0.00
\$150,001 - \$175,000	10	6.21%	1.88	2.18	1.75	2.40	0.00
\$175,001 - \$225,000	31	19.25%	2.31	5.45	1.82	3.13	6.00
\$225,001 - \$325,000	40	24.84%	2.45	1.50	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

**MEDIAN 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 = 8****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
\$100,000 and less	5	7.35%	17	17	9	0	20
\$100,001 - \$150,000	7	10.29%	6	4	47	0	0
\$150,001 - \$200,000	12	17.65%	11	2	11	76	0
\$200,001 - \$250,000	17	25.00%	16	21	16	13	0
\$250,001 - \$325,000	11	16.18%	42	117	32	65	0
\$325,001 - \$425,000	8	11.76%	14	15	19	9	7
\$425,001 and up	8	11.76%	20	0	6	22	37
Median Closed DOM			14	15	13	17	17
Total Closed Units		100%	14.0	11	38	15	4
Total Closed Volume			17,641,494	1.75M	9.15M	4.98M	1.77M

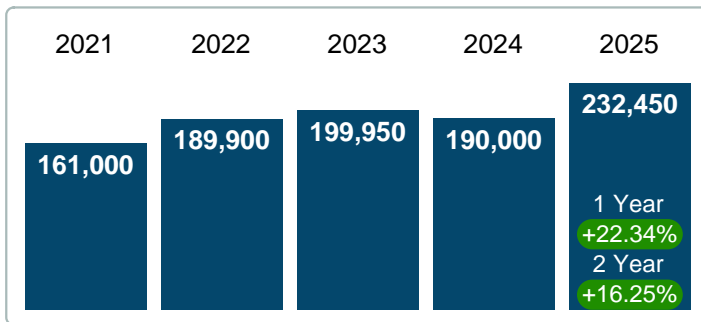
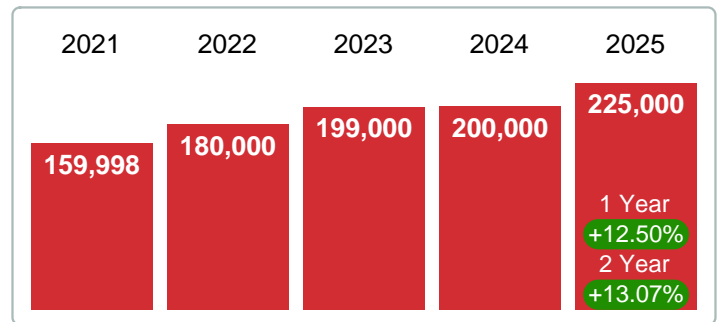
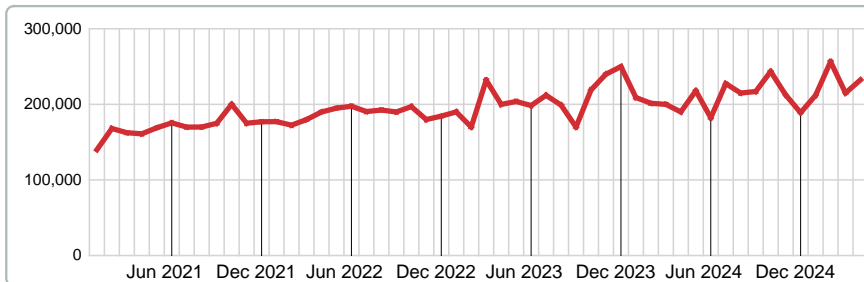


**April 2025**

Area Delimited by County Of Creek - Residential Property Type

**MEDIAN 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 = 194,660**

High Feb 2025 256,450 Low Jan 2021 140,000  
 Median List Price at Closing this month at **232,450**  
 above the 5 yr APR average of **194,660**

**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
\$100,000 and less	4	5.88%	79,450	79,000	79,900	0	0
\$100,001 - \$150,000	5	7.35%	122,900	122,900	135,750	0	0
\$150,001 - \$200,000	13	19.12%	169,000	154,900	169,700	166,950	0
\$200,001 - \$250,000	18	26.47%	227,000	242,500	220,000	229,000	0
\$250,001 - \$325,000	10	14.71%	275,000	259,000	275,000	295,000	0
\$325,001 - \$425,000	9	13.24%	370,000	339,000	389,900	340,000	392,500
\$425,001 and up	9	13.24%	490,000	0	515,000	490,000	687,200
Median List Price	232,450			139,900	222,450	295,000	430,000
Total Closed Units	68			11	38	15	4
Total Closed Volume	18,397,619			1.84M	9.32M	5.08M	2.16M

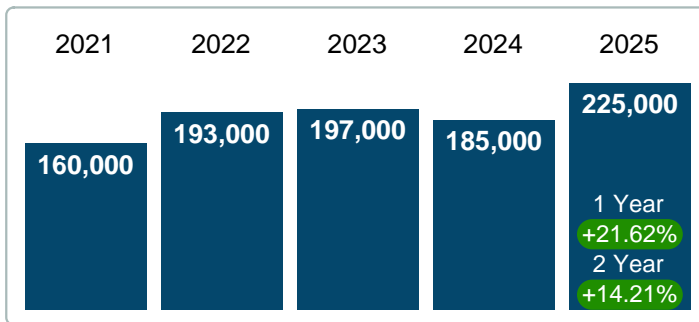
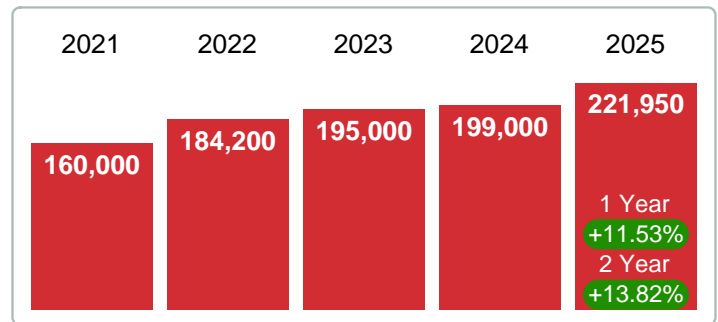
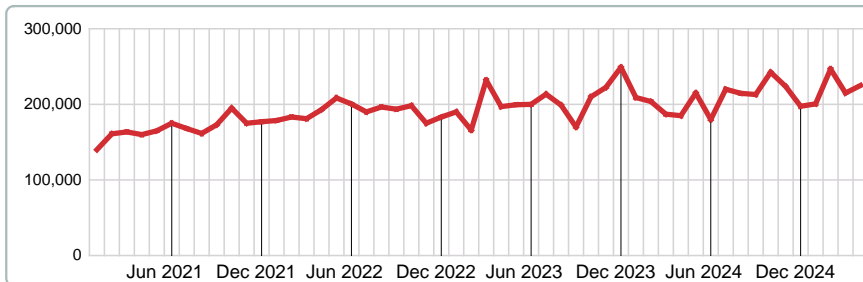


**April 2025**

Area Delimited by County Of Creek - Residential Property Type

**MEDIAN SOLD 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 = 192,000**

High Dec 2023 249,000 Low Jan 2021 140,000

Median Sold Price at Closing this month at **225,000**  
above the 5 yr APR average of **192,000****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
\$100,000 and less	5	7.35%	63,000	63,000	70,000	0	85,000
\$100,001 - \$150,000	7	10.29%	135,000	128,950	140,000	0	0
\$150,001 - \$200,000	12	17.65%	169,950	200,000	170,000	158,450	0
\$200,001 - \$250,000	17	25.00%	220,000	232,000	220,000	230,000	0
\$250,001 - \$325,000	11	16.18%	270,000	260,000	268,750	307,500	0
\$325,001 - \$425,000	8	11.76%	371,000	363,000	380,000	339,750	355,000
\$425,001 and up	8	11.76%	520,000	0	565,000	490,000	662,500
Median Sold Price	225,000			135,000	220,000	300,000	400,000
Total Closed Units	68			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

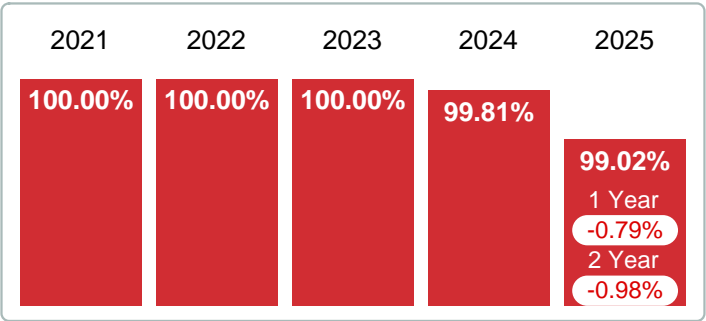
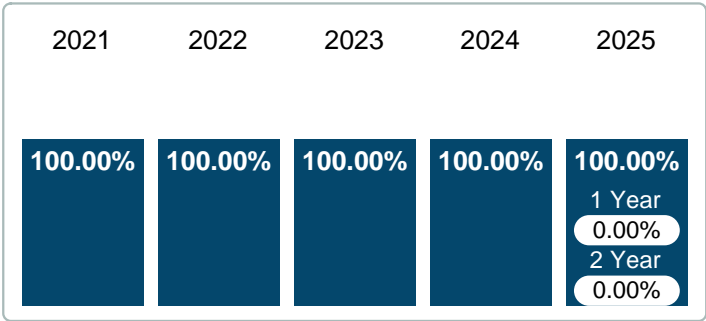


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

APRIL

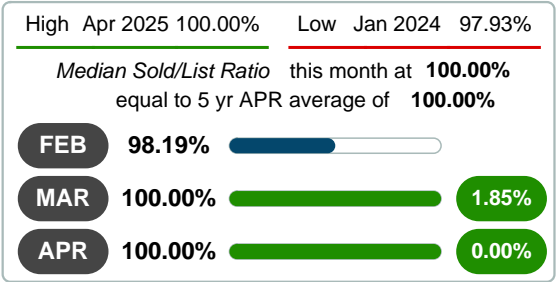
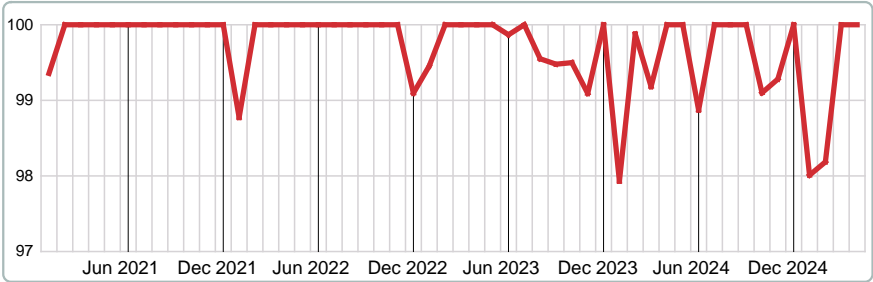
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 100.00%



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

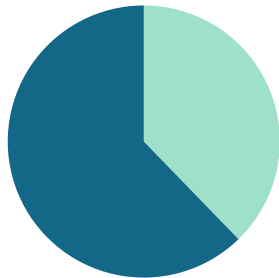
Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	<div><div>5</div><div></div></div>	7.35%	78.75%	78.75%	87.61%	0.00%	20.48%
\$100,001 \$150,000	<div><div>7</div><div></div></div>	10.29%	100.00%	100.00%	93.96%	0.00%	0.00%
\$150,001 \$200,000	<div><div>12</div><div></div></div>	17.65%	100.00%	80.00%	100.00%	94.97%	0.00%
\$200,001 \$250,000	<div><div>17</div><div></div></div>	25.00%	98.93%	98.72%	100.00%	96.84%	0.00%
\$250,001 \$325,000	<div><div>11</div><div></div></div>	16.18%	100.00%	100.39%	100.00%	98.57%	0.00%
\$325,001 \$425,000	<div><div>8</div><div></div></div>	11.76%	97.14%	107.08%	97.20%	97.07%	95.95%
\$425,001 and up	<div><div>8</div><div></div></div>	11.76%	100.00%	0.00%	97.41%	100.00%	97.34%
Median Sold/List Ratio	100.00%	100%	100.00%	100.00%	100.00%	100.00%	95.32%
Total Closed Units	68			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**

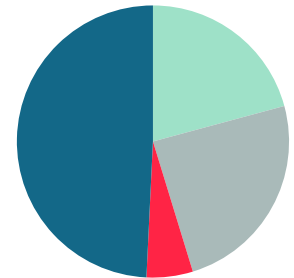
**Market Activity**

Closed Sales  
**68 = 20.80%**

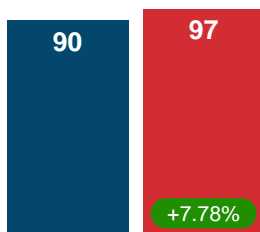
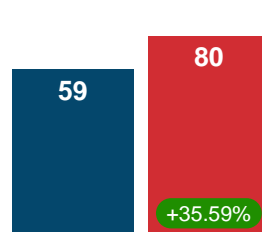
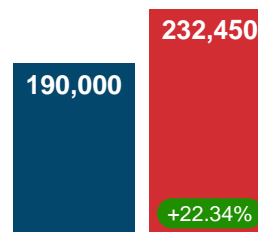
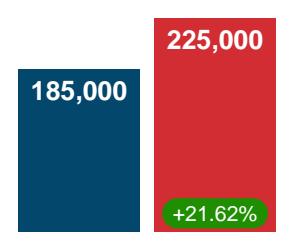
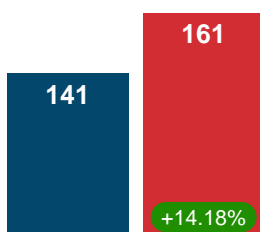
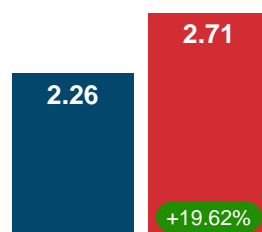
Pending Sales  
**80 = 24.46%**

Other Off Market  
**18 = 5.50%**

Active Inventory  
**161 = 49.24%**

**MARKET ACTIVITY**

Compared Metrics	2024	April 2025	+/-%	2024	Year to Date 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%
Median List Price	190,000	232,450	22.34%	200,000	225,000	12.50%
Median Sale Price	185,000	225,000	21.62%	199,000	221,950	11.53%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	99.81%	99.02%	-0.79%
Median Days on Market to Sale	9.00	14.00	55.56%	14.00	24.00	71.43%
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****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****+0.00%****Days on Market**