

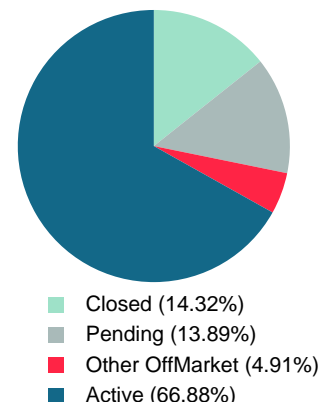
**April 2025**

Area Delimited by Counties Carter, Love, Murray - Residential Property Type

**MONTHLY INVENTORY ANALYSIS**

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

Compared Metrics	2024	April 2025	+/- %
Closed Listings	60	67	11.67%
Pending Listings	62	65	4.84%
New Listings	112	92	-17.86%
Average List Price	215,536	245,331	13.82%
Average Sale Price	205,416	235,324	14.56%
Average Percent of Selling Price to List Price	95.39%	95.91%	0.54%
Average Days on Market to Sale	59.62	57.96	-2.79%
End of Month Inventory	288	313	8.68%
Months Supply of Inventory	4.94	5.73	15.80%



**Absorption:** Last 12 months, an Average of **55** Sales/Month  
**Active Inventory** as of April 30, 2025 = **313**

**Analysis Wrap-Up****Months Supply of Inventory (MSI) Increases**

The total housing inventory at the end of April 2025 rose **8.68%** to 313 existing homes available for sale. Over the last 12 months this area has had an average of 55 closed sales per month. This represents an unsold inventory index of **5.73** 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 **14.56%** in April 2025 to \$235,324 versus the previous year at \$205,416.

**Average Days on Market Shortens**

The average number of **57.96** days that homes spent on the market before selling decreased by 1.66 days or **2.79%** in April 2025 compared to last year's same month at **59.62** DOM.

**Sales Success for April 2025 is Positive**

Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 92 New Listings in April 2025, down **17.86%** from last year at 112. Furthermore, there were 67 Closed Listings this month versus last year at 60, a **11.67%** increase.

Closed versus Listed trends yielded a **72.8%** ratio, up from previous year's, April 2024, at **53.6%**, a **35.94%** upswing. 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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 Counties Carter, Love, Murray - Residential Property Type

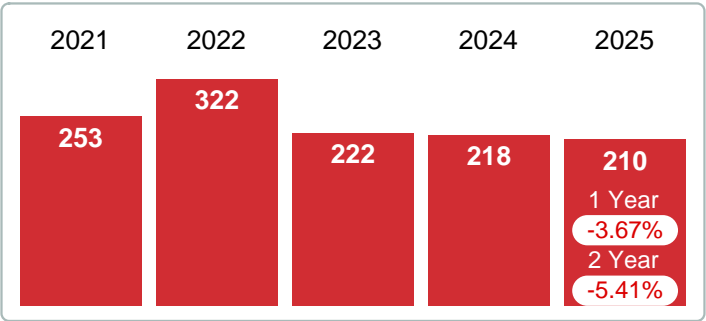
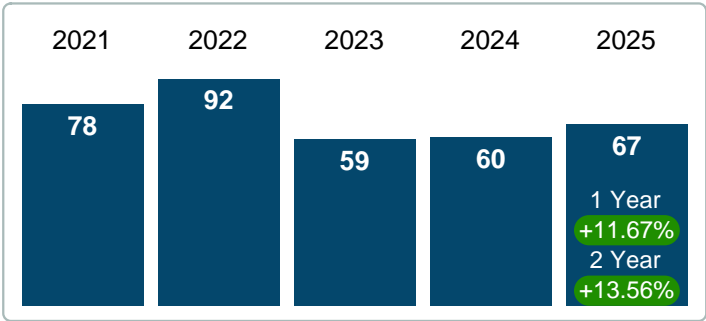


CLOSED LISTINGS

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

APRIL

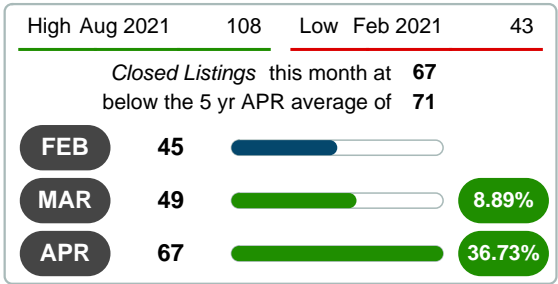
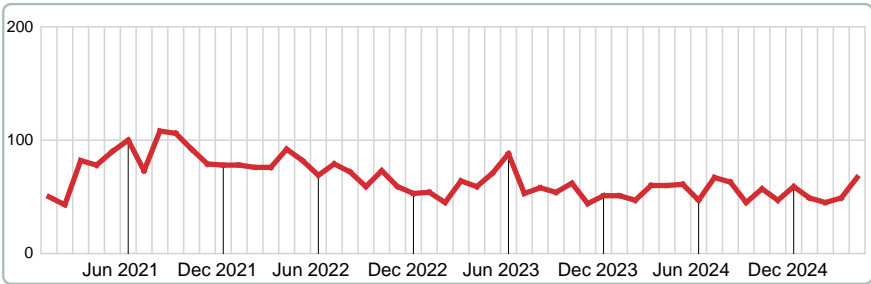
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 71



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4		5.97%	59.0	2	2	0	0
\$50,001 - \$100,000	11		16.42%	55.1	3	7	1	0
\$100,001 - \$125,000	3		4.48%	34.3	0	2	1	0
\$125,001 - \$225,000	23		34.33%	70.3	9	13	1	0
\$225,001 - \$275,000	9		13.43%	61.2	0	6	3	0
\$275,001 - \$450,000	9		13.43%	61.1	0	7	2	0
\$450,001 and up	8		11.94%	27.6	0	5	2	1
Total Closed Units	67				14	42	10	1
Total Closed Volume	15,766,700			100%	1.73M	10.24M	2.99M	795.00K
Average Closed Price	\$235,324				\$123,857	\$243,898	\$299,400	\$795,000

April 2025



Area Delimited by Counties Carter, Love, Murray - Residential Property Type

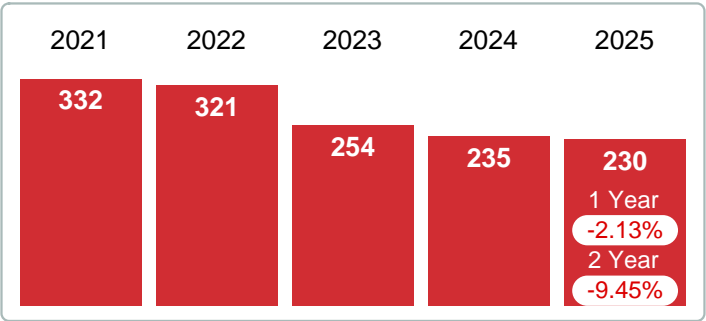
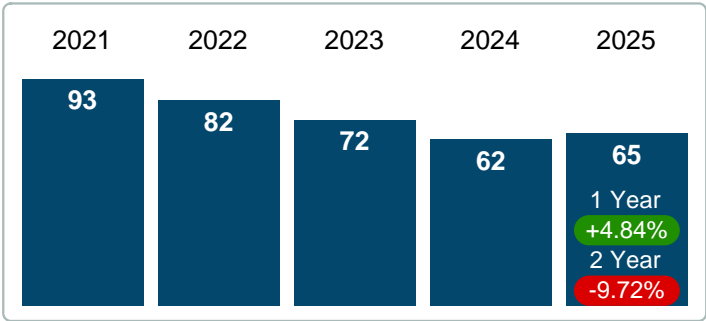


PENDING LISTINGS

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

APRIL

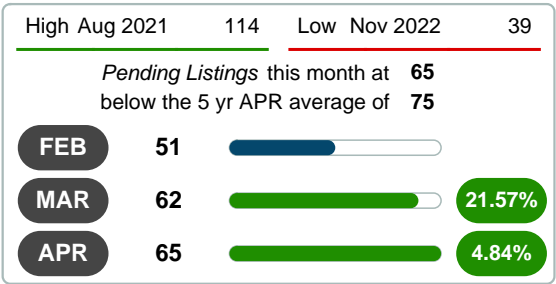
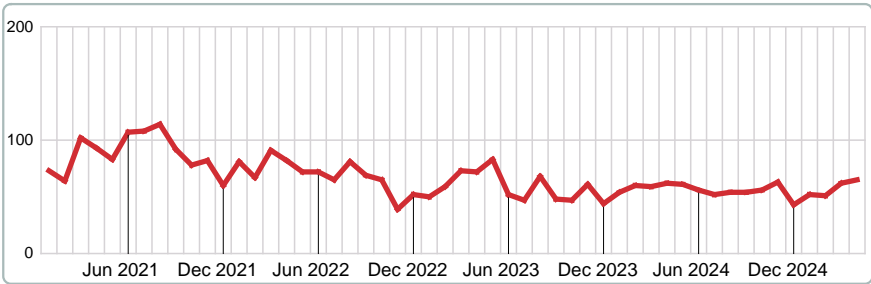
YEAR TO DATE (YTD)



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
\$75,000 and less	5		7.69%	28.0	4	1	0	0
\$75,001 - \$125,000	10		15.38%	30.6	2	8	0	0
\$125,001 - \$150,000	7		10.77%	88.4	2	4	1	0
\$150,001 - \$250,000	17		26.15%	47.5	3	12	2	0
\$250,001 - \$350,000	8		12.31%	56.3	0	5	2	1
\$350,001 - \$450,000	12		18.46%	87.8	0	9	2	1
\$450,001 and up	6		9.23%	9.2	0	3	2	1
Total Pending Units				65	11	42	9	3
Total Pending Volume				16,093,200	1.30M	10.55M	3.06M	1.19M
Average Listing Price				\$246,467	\$117,882	\$251,124	\$340,100	\$396,133

April 2025



Area Delimited by Counties Carter, Love, Murray - Residential Property Type

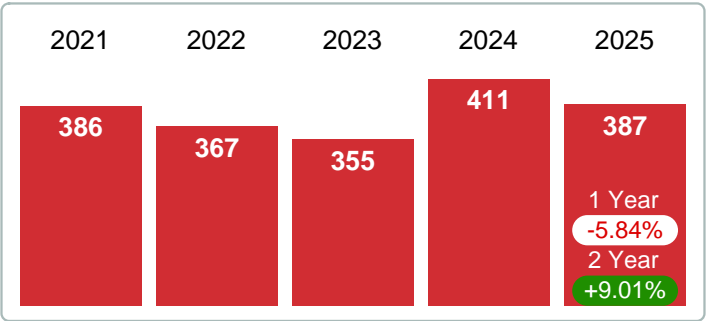
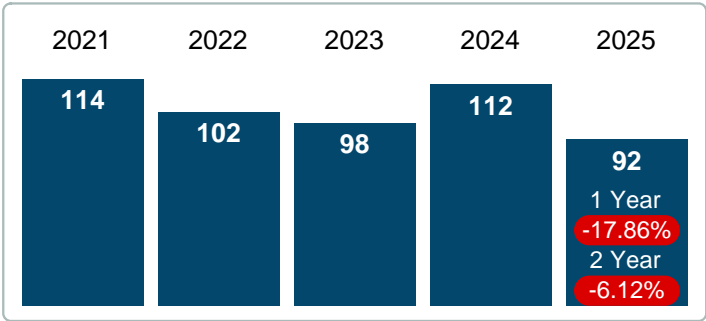


NEW LISTINGS

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

APRIL

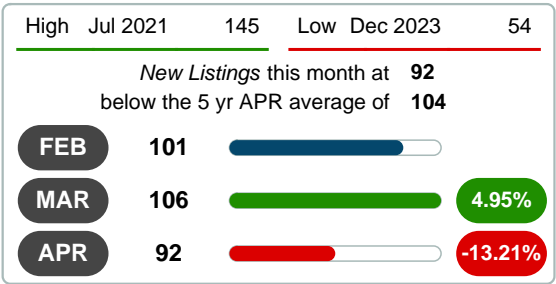
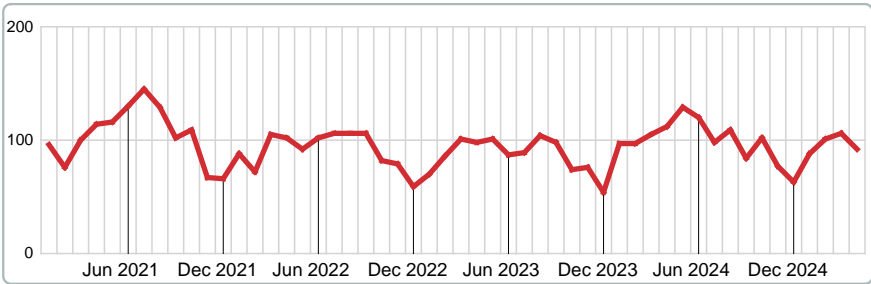
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 104



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$100,000 and less	8	8.70%
\$100,001 - \$125,000	5	5.43%
\$125,001 - \$200,000	21	22.83%
\$200,001 - \$275,000	19	20.65%
\$275,001 - \$475,000	20	21.74%
\$475,001 - \$625,000	10	10.87%
\$625,001 and up	9	9.78%
Total New Listed Units	92	
Total New Listed Volume	28,743,971	100%
Average New Listed Listing Price	\$385,000	

1-2 Beds	3 Beds	4 Beds	5+ Beds
3	5	0	0
2	3	0	0
4	12	5	0
1	13	5	0
2	12	4	2
2	2	3	3
0	3	4	2
14	50	21	7
3.12M	13.96M	7.82M	3.85M
\$222,671	\$279,124	\$372,522	\$549,629

April 2025



Area Delimited by Counties Carter, Love, Murray - Residential Property Type

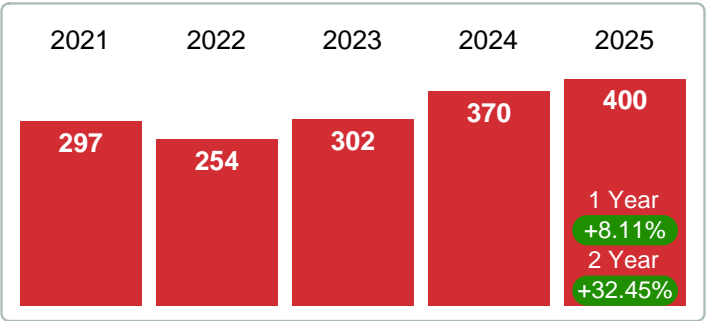
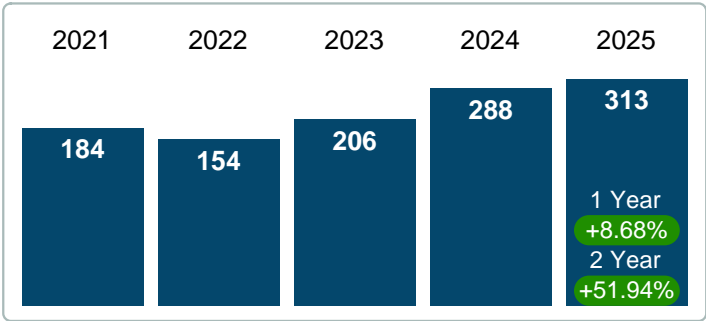


ACTIVE INVENTORY

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

END OF APRIL

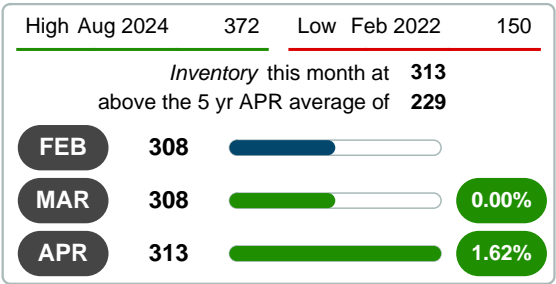
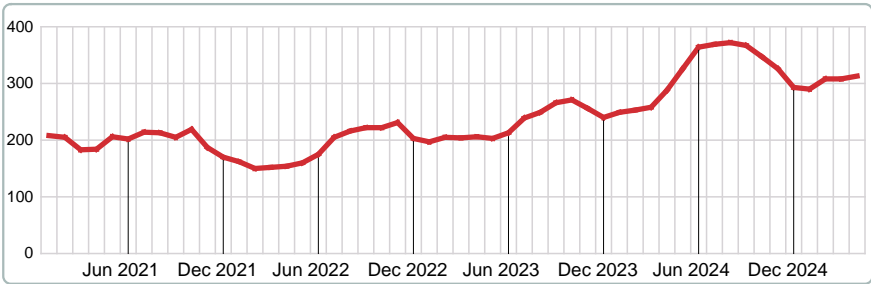
ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 229



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

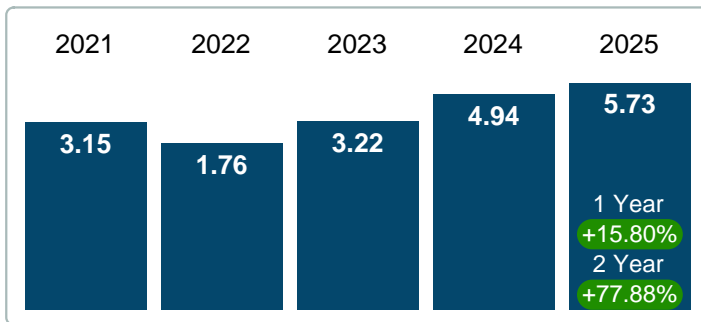
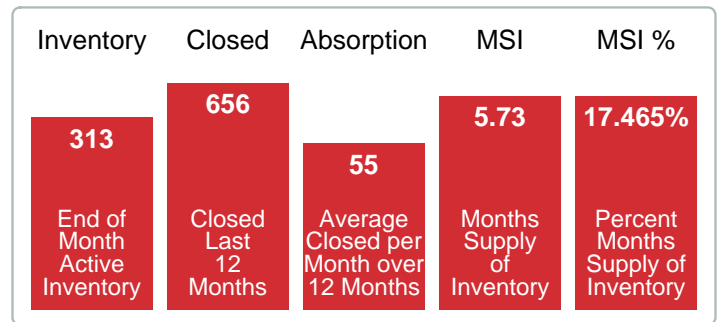
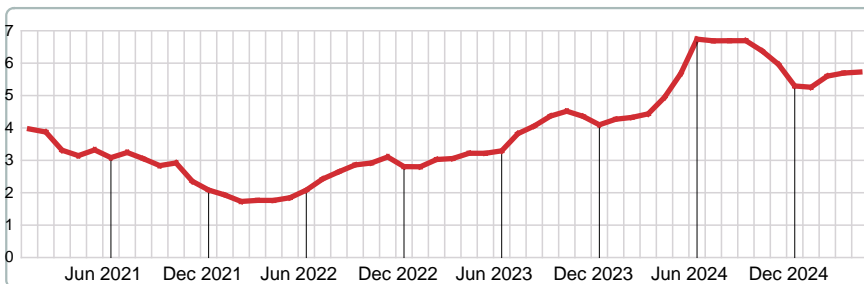
Distribution of Inventory by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	13			4.15%	112.5	9	3	1	0
\$75,001 - \$125,000	46			14.70%	99.9	20	24	1	1
\$125,001 - \$175,000	46			14.70%	69.2	14	26	6	0
\$175,001 - \$300,000	86			27.48%	93.0	10	58	18	0
\$300,001 - \$475,000	51			16.29%	95.6	4	35	8	4
\$475,001 - \$675,000	37			11.82%	85.9	5	10	13	9
\$675,001 and up	34			10.86%	112.2	4	12	14	4
Total Active Inventory by Units					313	66	168	61	18
Total Active Inventory by Volume					117,085,551	18.89M	53.71M	34.17M	10.32M
Average Active Inventory Listing Price					\$374,075	\$286,189	\$319,697	\$560,124	\$573,359

**April 2025**

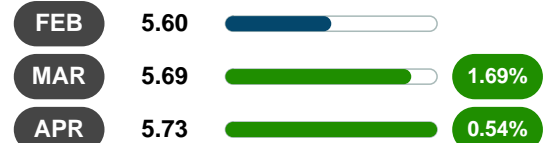
Area Delimited by Counties Carter, Love, Murray - Residential Property Type

**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 = 3.76**

High Jun 2024 6.74 Low Feb 2022 1.73

Months Supply this month at **5.73**  
above the 5 yr APR average of **3.76****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	13	4.15%	1.93	2.57	1.09	2.40	0.00
\$75,001 - \$125,000	46	14.70%	5.69	5.22	7.02	1.50	6.00
\$125,001 - \$175,000	46	14.70%	4.18	4.42	3.85	5.54	0.00
\$175,001 - \$300,000	86	27.48%	5.06	9.23	4.52	6.17	0.00
\$300,001 - \$475,000	51	16.29%	6.44	6.00	7.24	3.69	16.00
\$475,001 - \$675,000	37	11.82%	13.88	0.00	10.91	9.18	27.00
\$675,001 and up	34	10.86%	27.20	0.00	20.57	42.00	12.00
Market Supply of Inventory (MSI)			5.73	5.39	5.24	6.78	13.50
Total Active Inventory by Units		100%	5.73	66	168	61	18

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

# April 2025



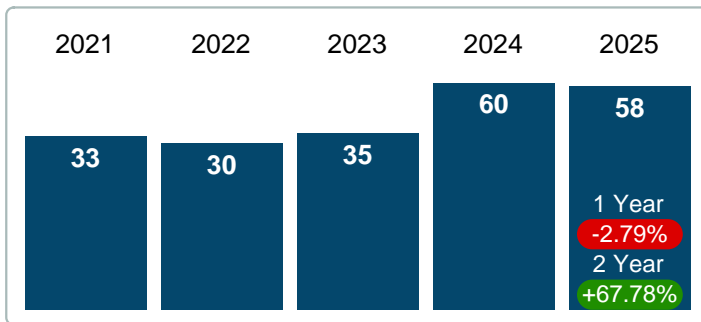
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



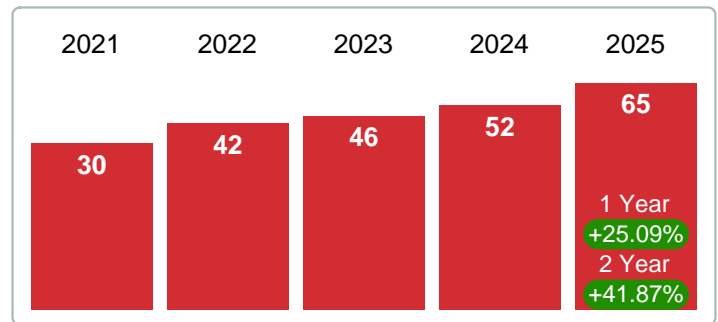
## AVERAGE DAYS ON MARKET TO SALE

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

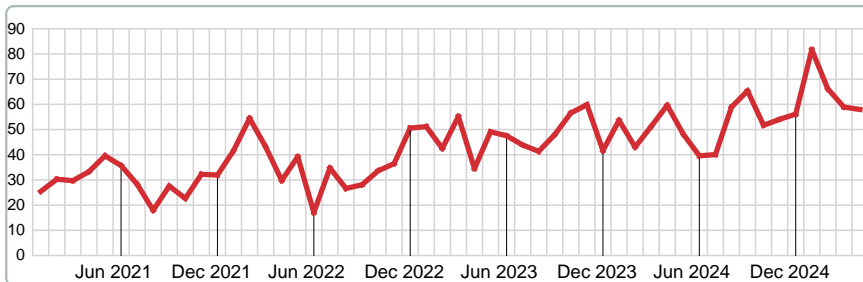
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 43

High Jan 2025 82 Low Jun 2022 17

Average Days on Market to Sale this month at 58  
above the 5 yr APR average of 43

FEB	66		
MAR	59		-10.91%
APR	58		-1.63%

### 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
\$50,000 and less	4		5.97%	59	32	87	0	0
\$50,001 - \$100,000	11		16.42%	55	36	69	16	0
\$100,001 - \$125,000	3		4.48%	34	0	14	76	0
\$125,001 - \$225,000	23		34.33%	70	33	96	72	0
\$225,001 - \$275,000	9		13.43%	61	0	80	23	0
\$275,001 - \$450,000	9		13.43%	61	0	64	51	0
\$450,001 and up	8		11.94%	28	0	17	32	70
Average Closed DOM		58			33	70	40	70
Total Closed Units		67	100%	58	14	42	10	1
Total Closed Volume		15,766,700			1.73M	10.24M	2.99M	795.00K

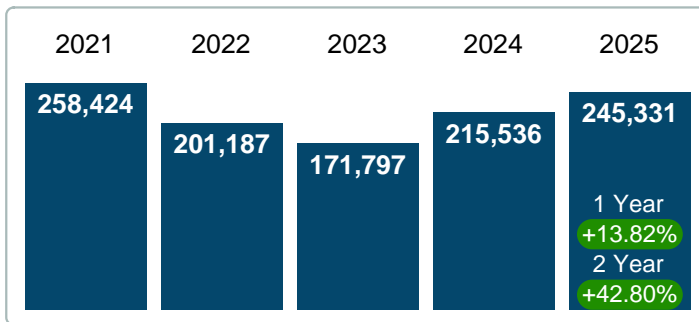
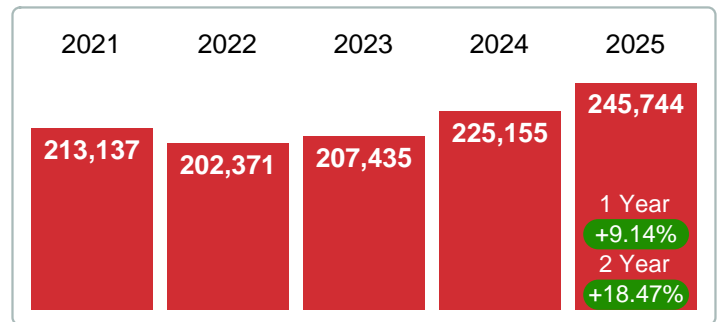
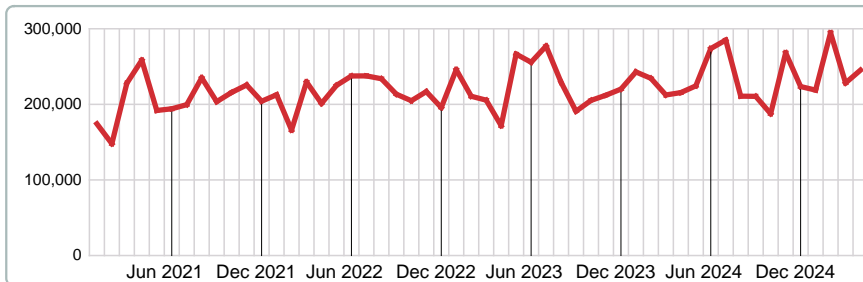


**April 2025**

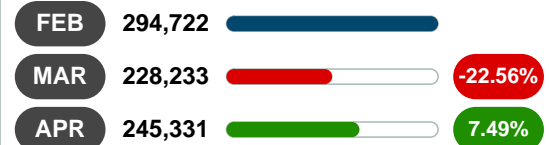
Area Delimited by Counties Carter, Love, Murray - Residential Property Type

**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 = 218,455**

High Feb 2025 294,722 Low Feb 2021 147,958  
 Average List Price at Closing this month at **245,331**  
 above the 5 yr APR average of **218,455**

**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
\$50,000 and less	4	5.97%	36,675	36,200	42,750	0	0
\$50,001 - \$100,000	10	14.93%	82,080	104,833	79,443	79,000	0
\$100,001 - \$125,000	2	2.99%	117,500	0	122,450	120,000	0
\$125,001 - \$225,000	25	37.31%	166,022	162,161	171,169	196,000	0
\$225,001 - \$275,000	7	10.45%	255,986	0	259,817	263,333	0
\$275,001 - \$450,000	11	16.42%	333,755	0	334,900	385,000	0
\$450,001 and up	8	11.94%	702,613	0	721,600	568,950	875,000
Average List Price			245,331	131,882	252,926	309,290	875,000
Total Closed Units		100%	245,331	14	42	10	1
Total Closed Volume			16,437,150	1.85M	10.62M	3.09M	875.00K

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

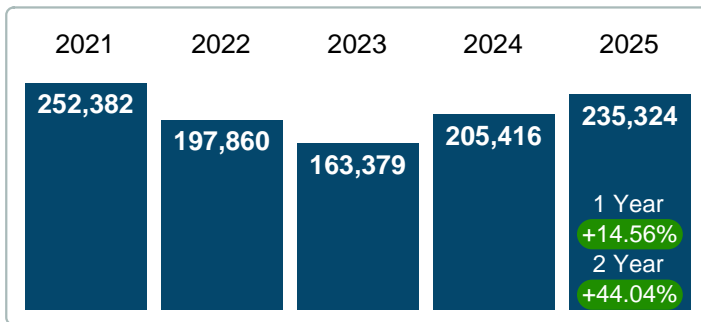
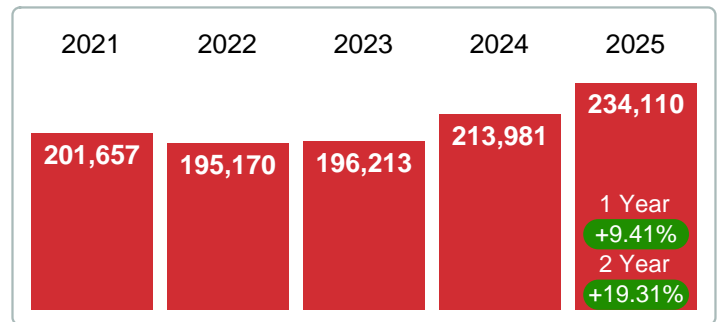
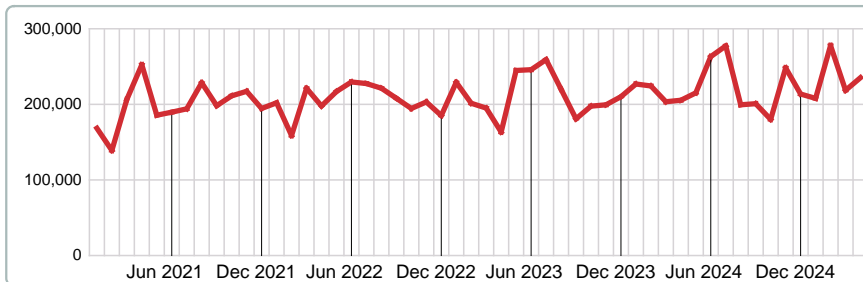


**April 2025**

Area Delimited by Counties Carter, Love, Murray - Residential Property Type

**AVERAGE 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 = 210,872**

High Feb 2025 277,811 Low Feb 2021 139,023

Average Sold Price at Closing this month at **235,324**  
above the 5 yr APR average of **210,872****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
\$50,000 and less	4		5.97%	35,750	31,500	40,000	0	0
\$50,001 - \$100,000	11		16.42%	76,227	85,000	73,571	68,500	0
\$100,001 - \$125,000	3		4.48%	115,833	0	118,750	110,000	0
\$125,001 - \$225,000	23		34.33%	165,470	157,333	168,754	196,000	0
\$225,001 - \$275,000	9		13.43%	248,522	0	244,950	255,667	0
\$275,001 - \$450,000	9		13.43%	343,111	0	329,714	390,000	0
\$450,001 and up	8		11.94%	663,400	0	687,940	536,250	795,000
Average Sold Price				235,324	123,857	243,898	299,400	795,000
Total Closed Units			100%	235,324	14	42	10	1
Total Closed Volume				15,766,700	1.73M	10.24M	2.99M	795.00K

April 2025



Area Delimited by Counties Carter, Love, Murray - Residential Property Type

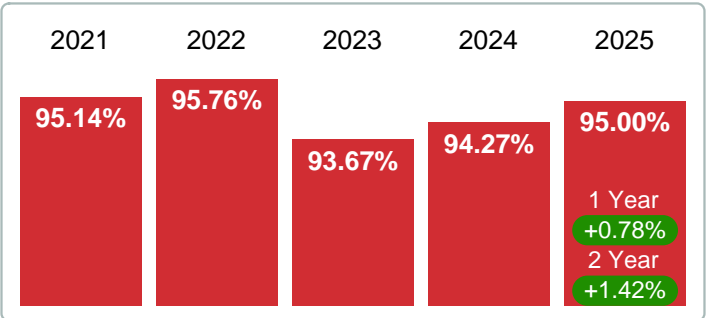
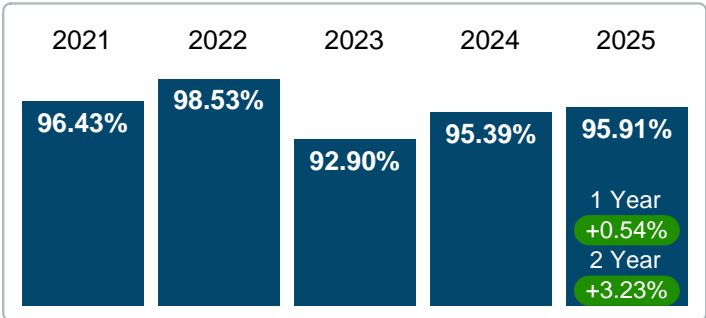


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

APRIL

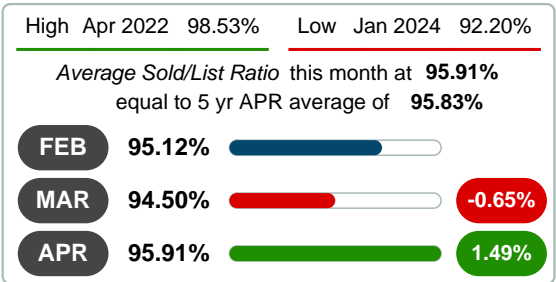
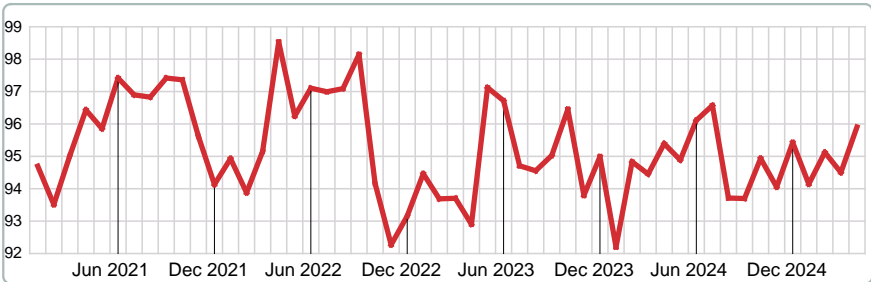
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 95.83%



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

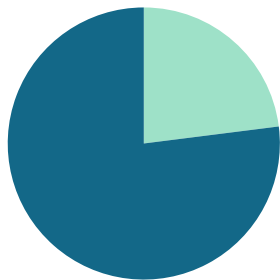
Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	5.97%	91.54%	85.42%	97.65%	0.00%	0.00%
\$50,001 - \$100,000	11	16.42%	91.62%	83.40%	95.84%	86.71%	0.00%
\$100,001 - \$125,000	3	4.48%	95.32%	0.00%	97.15%	91.67%	0.00%
\$125,001 - \$225,000	23	34.33%	97.89%	97.00%	98.35%	100.00%	0.00%
\$225,001 - \$275,000	9	13.43%	95.29%	0.00%	94.31%	97.24%	0.00%
\$275,001 - \$450,000	9	13.43%	99.37%	0.00%	98.74%	101.56%	0.00%
\$450,001 and up	8	11.94%	95.29%	0.00%	96.62%	94.19%	90.86%
Average Sold/List Ratio		95.90%		92.43%	97.12%	96.16%	90.86%
Total Closed Units		67	100%	14	42	10	1
Total Closed Volume		15,766,700		1.73M	10.24M	2.99M	795.00K

**April 2025**

Area Delimited by Counties Carter, Love, Murray - Residential Property Type

**MARKET SUMMARY**

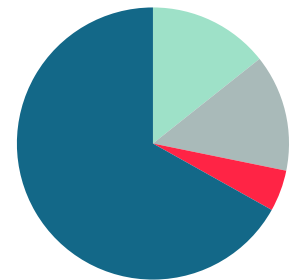
Report produced on May 13, 2025 for MLS Technology Inc.

**INVENTORY****Inventory**

New Listings	92 = 23.00%
Start Inventory	308
Total Inventory Units	400
Volume	\$138,824,801

**Market Activity**

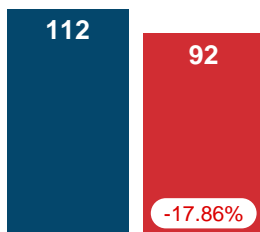
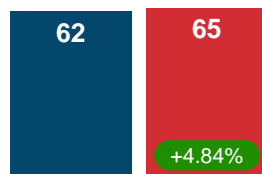
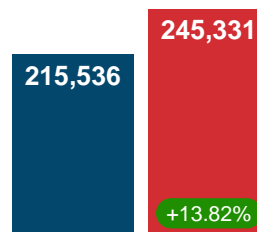
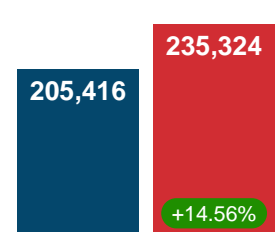
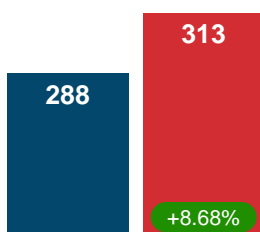
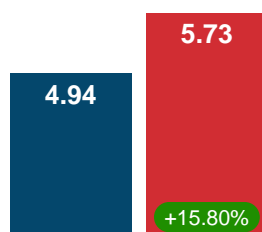
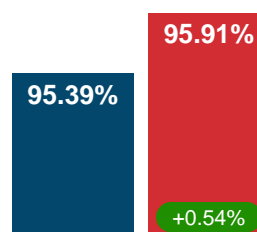
Closed Sales	67 = 14.32%
Pending Sales	65 = 13.89%
Other Off Market	23 = 4.91%
Active Inventory	313 = 66.88%

**MARKET ACTIVITY**

Compared Metrics	April			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	60	67	11.67%	218	210	-3.67%
Pending Sales	62	65	4.84%	235	230	-2.13%
New Listings	112	92	-17.86%	411	387	-5.84%
Average List Price	215,536	245,331	13.82%	225,155	245,744	9.14%
Average Sale Price	205,416	235,324	14.56%	213,981	234,110	9.41%
Average Percent of Selling Price to List Price	95.39%	95.91%	0.54%	94.27%	95.00%	0.78%
Average Days on Market to Sale	59.62	57.96	-2.79%	52.34	65.47	25.09%
Monthly Inventory	288	313	8.68%	288	313	8.68%
Months Supply of Inventory	4.94	5.73	15.80%	4.94	5.73	15.80%

**Absorption:** Last 12 months, an Average of 55 Sales/Month**Inventory** on April 30, 2025 = 313

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**