

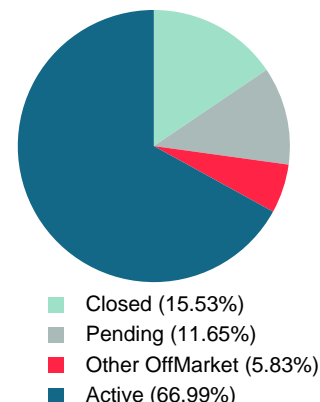
**April 2025**

Area Delimited by County Of Sequoyah - Residential Property Type

**MONTHLY INVENTORY ANALYSIS**

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

Compared Metrics	2024	April 2025	+/- %
Closed Listings	13	16	23.08%
Pending Listings	12	12	0.00%
New Listings	27	21	-22.22%
Median List Price	149,900	164,950	10.04%
Median Sale Price	140,000	164,977	17.84%
Median Percent of Selling Price to List Price	96.08%	95.46%	-0.65%
Median Days on Market to Sale	49.00	52.00	6.12%
End of Month Inventory	71	69	-2.82%
Months Supply of Inventory	7.16	6.79	-5.21%



**Absorption:** Last 12 months, an Average of **10** Sales/Month  
**Active Inventory** as of April 30, 2025 = **69**

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

The total housing inventory at the end of April 2025 decreased **2.82%** to 69 existing homes available for sale. Over the last 12 months this area has had an average of 10 closed sales per month. This represents an unsold inventory index of **6.79** 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 **17.84%** in April 2025 to \$164,977 versus the previous year at \$140,000.

**Median Days on Market Lengthens**

The median number of **52.00** days that homes spent on the market before selling increased by 3.00 days or **6.12%** in April 2025 compared to last year's same month at **49.00** 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 strong this month.

There were 21 New Listings in April 2025, down **22.22%** from last year at 27. Furthermore, there were 16 Closed Listings this month versus last year at 13, a **23.08%** increase.

Closed versus Listed trends yielded a **76.2%** ratio, up from previous year's, April 2024, at **48.1%**, a **58.24%** upswing. This will certainly create pressure on a decreasing 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 Sequoyah - Residential Property Type

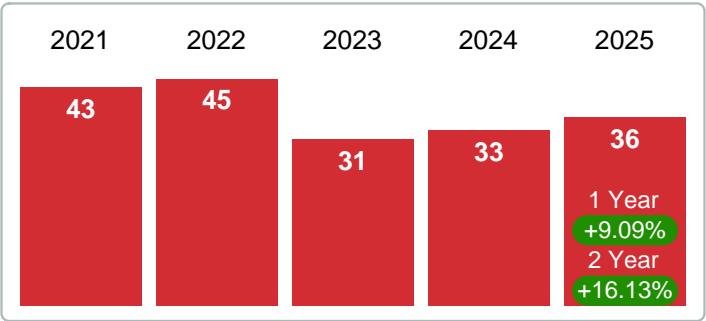
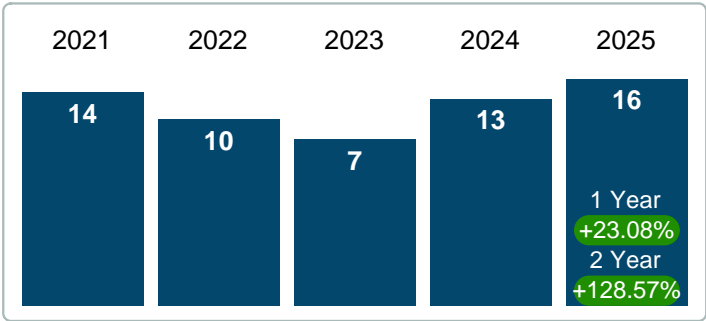


CLOSED LISTINGS

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

APRIL

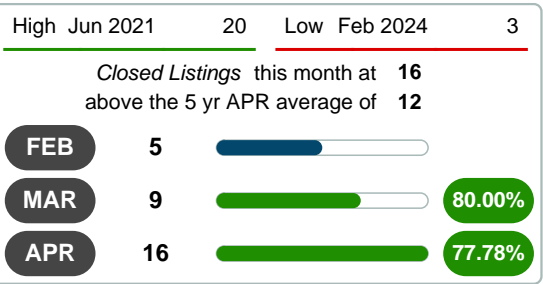
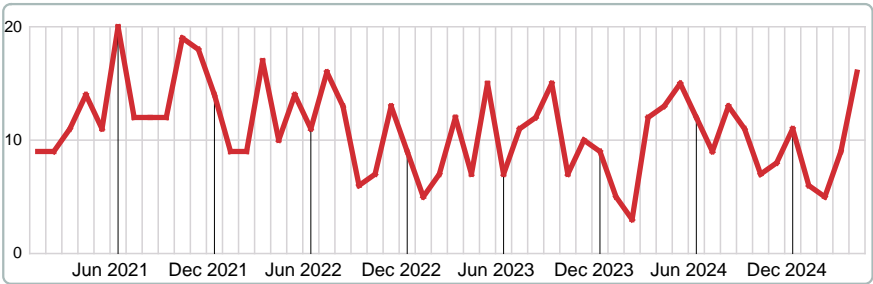
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 12



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	12.50%	91.5	0	2	0	0
\$75,001 - \$125,000	2	12.50%	127.0	1	0	1	0
\$125,001 - \$125,000	0	0.00%	127.0	0	0	0	0
\$125,001 - \$175,000	7	43.75%	46.0	0	6	1	0
\$175,001 - \$200,000	2	12.50%	9.5	0	1	1	0
\$200,001 - \$225,000	1	6.25%	5.0	0	1	0	0
\$225,001 and up	2	12.50%	85.5	1	0	1	0
Total Closed Units	16			2	10	4	0
Total Closed Volume	2,539,853	100%	52.0	311.90K	1.43M	800.00K	0.00B
Median Closed Price	\$164,977			\$155,950	\$150,727	\$187,500	\$0



April 2025



Area Delimited by County Of Sequoyah - Residential Property Type

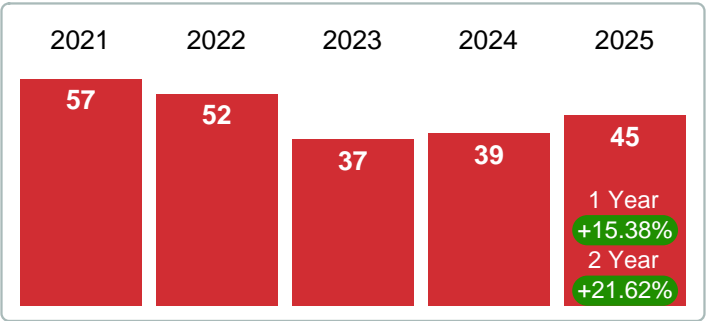
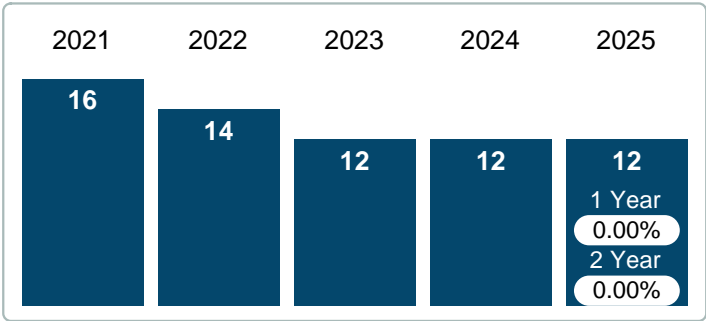


PENDING LISTINGS

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

APRIL

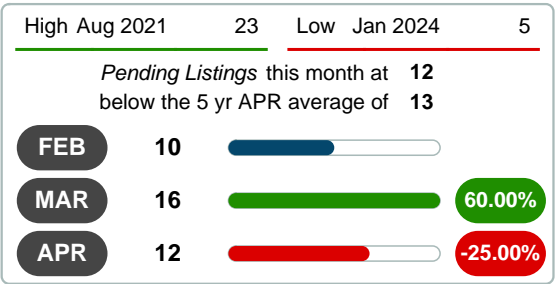
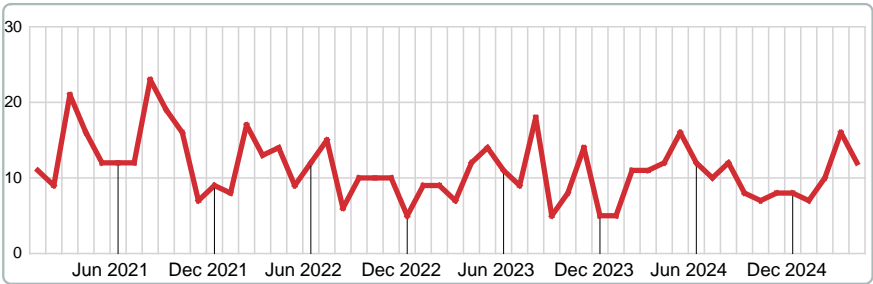
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 13



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	1			8.33%	40.0	0	1	0	0
\$100,001 - \$125,000	1			8.33%	77.0	0	1	0	0
\$125,001 - \$150,000	1			8.33%	48.0	1	0	0	0
\$150,001 - \$225,000	3			25.00%	3.0	0	3	0	0
\$225,001 - \$375,000	4			33.33%	51.0	0	3	1	0
\$375,001 - \$625,000	0			0.00%	51.0	0	0	0	0
\$625,001 and up	2			16.67%	155.5	0	1	0	1
Total Pending Units					12	1	9	1	1
Total Pending Volume					3,471,500	145.00K	2.43M	249.50K	649.00K
Median Listing Price					\$231,500	\$145,000	\$223,000	\$249,500	\$649,000



April 2025



Area Delimited by County Of Sequoyah - Residential Property Type

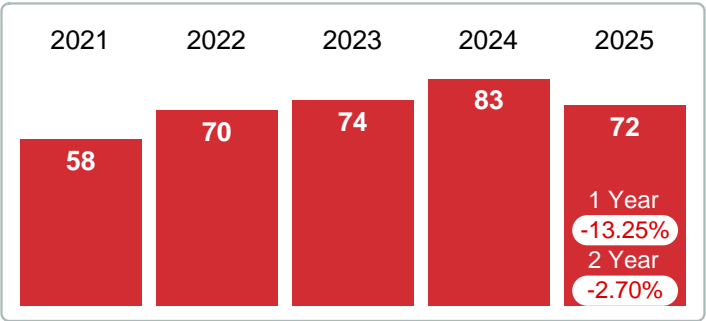
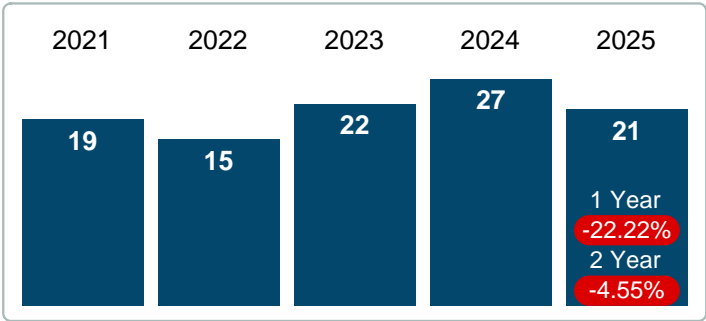


NEW LISTINGS

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

APRIL

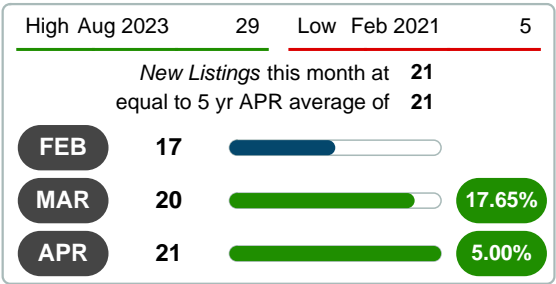
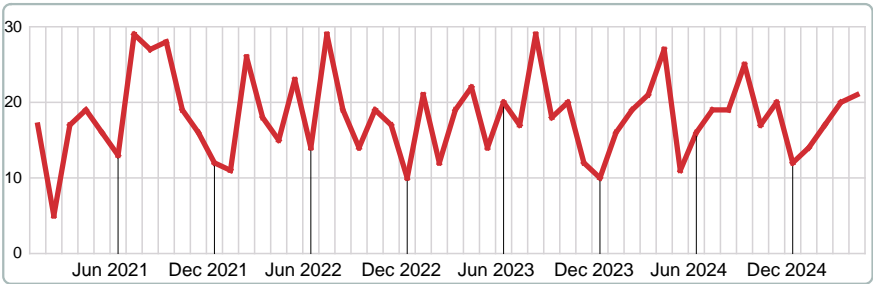
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 21



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$75,000 and less	0	0.00%
\$75,001 - \$75,000	0	0.00%
\$75,001 - \$150,000	7	33.33%
\$150,001 - \$225,000	6	28.57%
\$225,001 - \$325,000	2	9.52%
\$325,001 - \$450,000	3	14.29%
\$450,001 and up	3	14.29%
Total New Listed Units	21	
Total New Listed Volume	5,169,799	100%
Median New Listed Listing Price	\$217,500	

1-2 Beds	3 Beds	4 Beds	5+ Beds
0	0	0	0
0	0	0	0
7	0	0	0
0	6	0	0
0	0	2	0
0	3	0	0
0	2	1	0
7	11	3	0
698.00K	3.49M	982.50K	0.00B
\$80,000	\$223,000	\$272,500	\$0



April 2025



Area Delimited by County Of Sequoyah - Residential Property Type

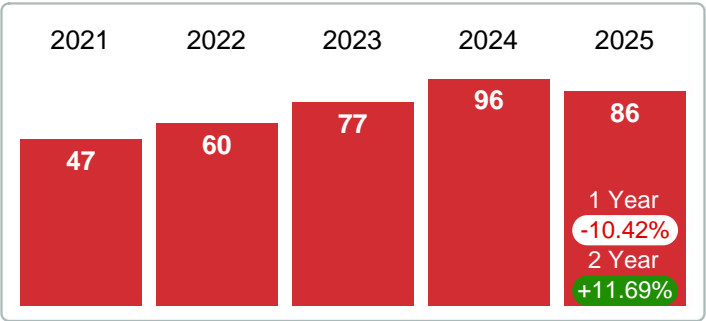
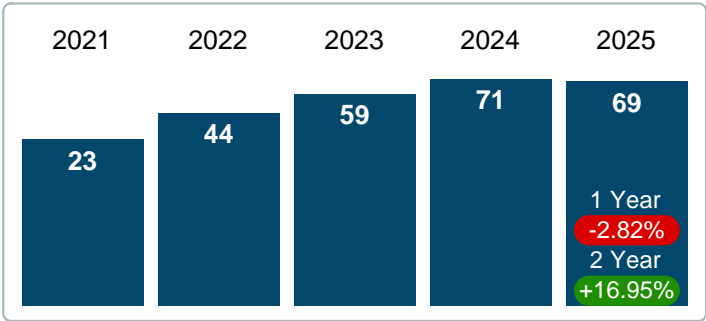


ACTIVE INVENTORY

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

END OF APRIL

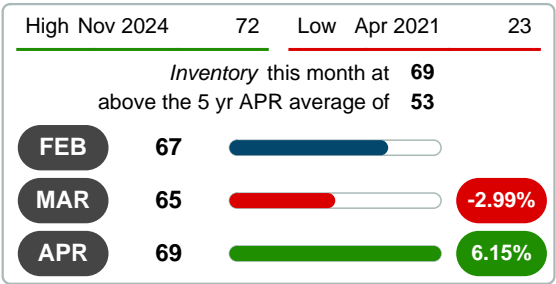
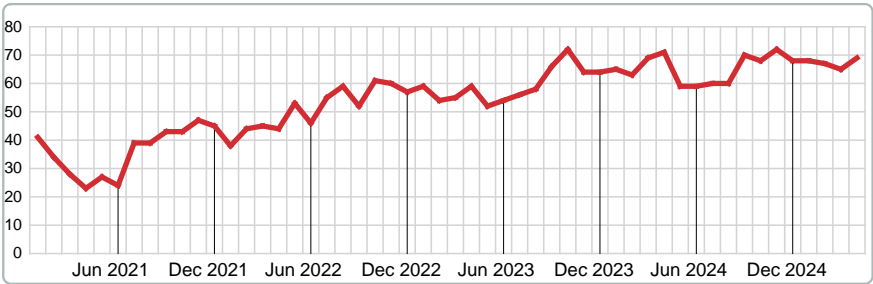
ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 53



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range			%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4		5.80%	95.5	4	0	0	0
\$75,001 - \$125,000	9		13.04%	9.0	6	3	0	0
\$125,001 - \$175,000	6		8.70%	41.0	3	3	0	0
\$175,001 - \$250,000	20		28.99%	74.5	3	13	4	0
\$250,001 - \$350,000	14		20.29%	62.5	2	6	4	2
\$350,001 - \$500,000	9		13.04%	111.0	1	4	3	1
\$500,001 and up	7		10.14%	105.0	0	6	0	1
Total Active Inventory by Units			69		19	35	11	4
Total Active Inventory by Volume			19,183,944	100%	2.92M	10.82M	3.21M	2.24M
Median Active Inventory Listing Price			\$219,500		\$88,000	\$220,000	\$269,000	\$374,750



April 2025



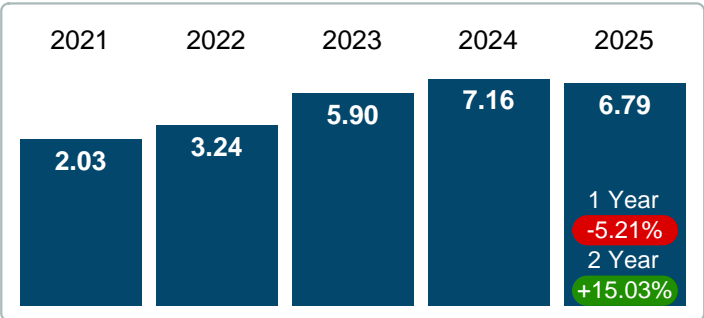
Area Delimited by County Of Sequoyah - Residential Property Type



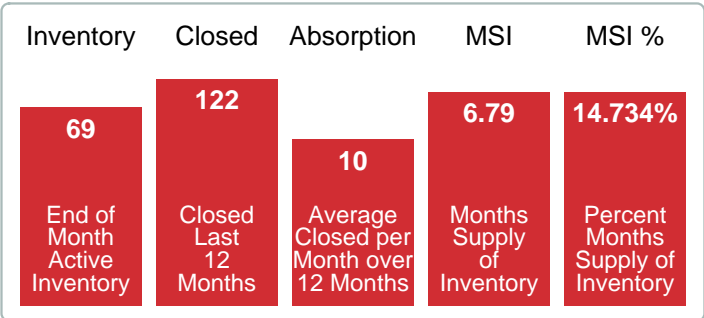
MONTHS SUPPLY of INVENTORY (MSI)

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

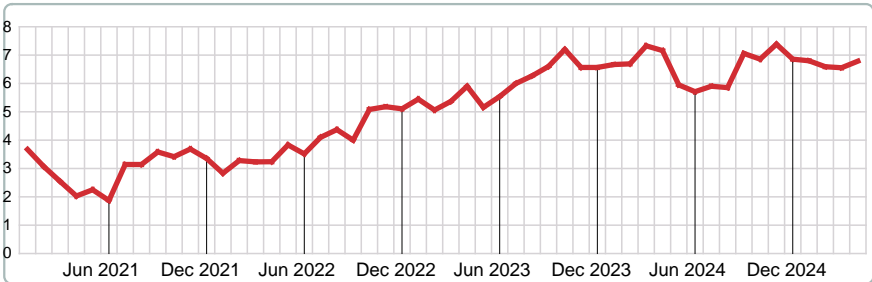
MSI FOR APRIL



INDICATORS FOR APRIL 2025

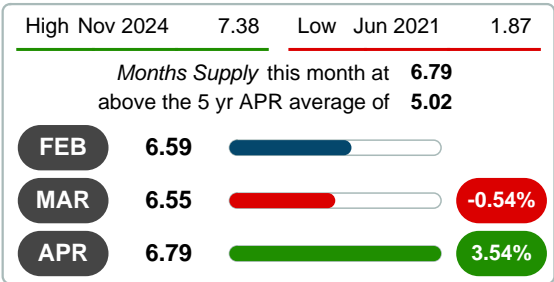


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 5.02



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	4		5.80%	3.20	8.00	0.00	0.00	0.00
\$75,001 - \$125,000	9		13.04%	5.40	9.00	3.27	0.00	0.00
\$125,001 - \$175,000	6		8.70%	2.12	6.00	1.38	0.00	0.00
\$175,001 - \$250,000	20		28.99%	11.43	7.20	17.33	8.00	0.00
\$250,001 - \$350,000	14		20.29%	11.20	0.00	10.29	6.00	0.00
\$350,001 - \$500,000	9		13.04%	9.82	6.00	6.86	36.00	12.00
\$500,001 and up	7		10.14%	14.00	0.00	36.00	0.00	12.00
Market Supply of Inventory (MSI)				6.79	8.44	6.00	6.00	16.00
Total Active Inventory by Units			100%	6.79	19	35	11	4



April 2025



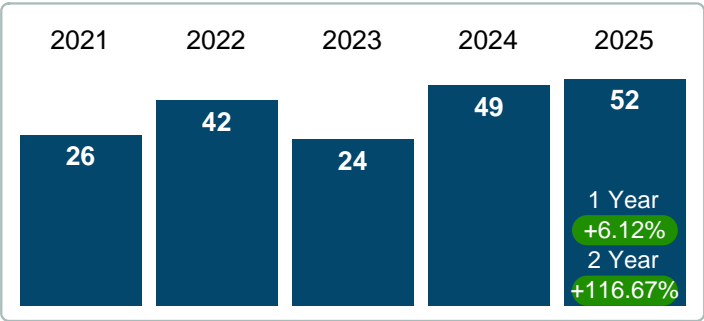
Area Delimited by County Of Sequoyah - Residential Property Type



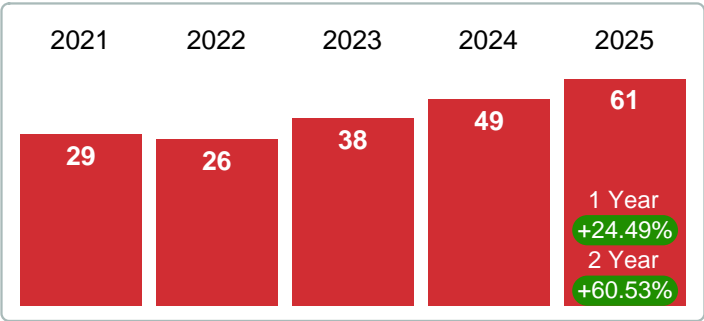
MEDIAN DAYS ON MARKET TO SALE

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

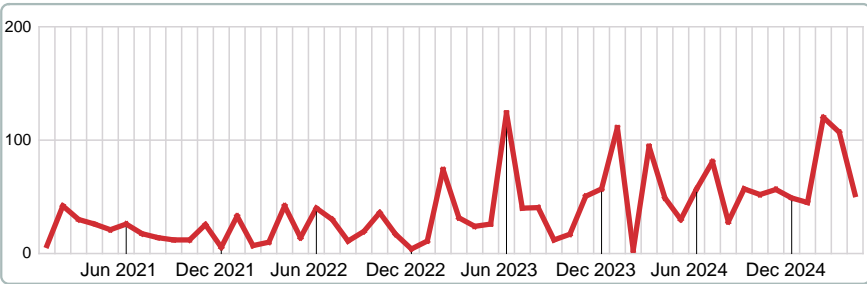
APRIL



YEAR TO DATE (YTD)

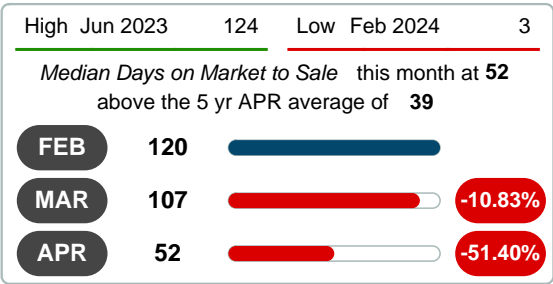


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 39



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
\$75,000 and less	2			12.50%	92	0	92	0	0
\$75,001 - \$125,000	2			12.50%	127	58	0	196	0
\$125,001 - \$125,000	0			0.00%	127	0	0	0	0
\$125,001 - \$175,000	7			43.75%	46	0	46	10	0
\$175,001 - \$200,000	2			12.50%	10	0	5	14	0
\$200,001 - \$225,000	1			6.25%	5	0	5	0	0
\$225,001 and up	2			12.50%	86	58	0	113	0
Median Closed DOM			52			58	46	64	0
Total Closed Units			16	100%	52.0	2	10	4	
Total Closed Volume			2,539,853			311.90K	1.43M	800.00K	0.00B



April 2025



Area Delimited by County Of Sequoyah - Residential Property Type

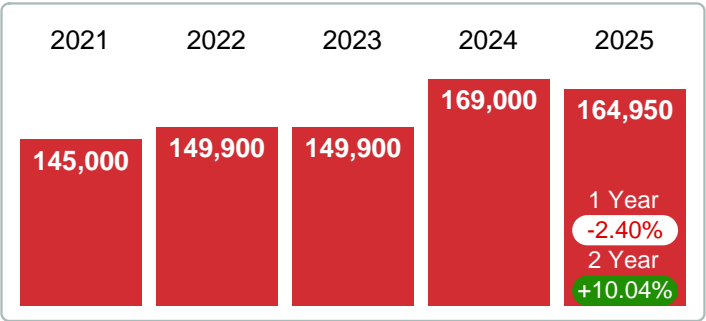
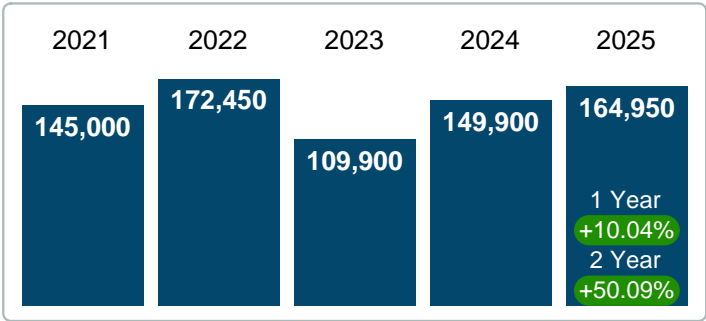


MEDIAN LIST PRICE AT CLOSING

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

APRIL

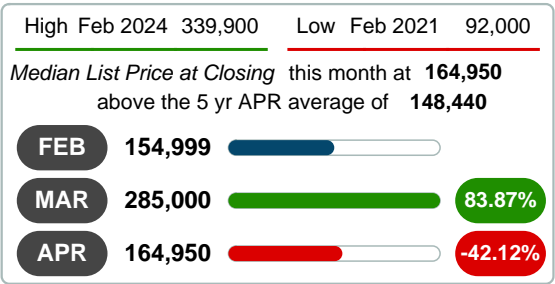
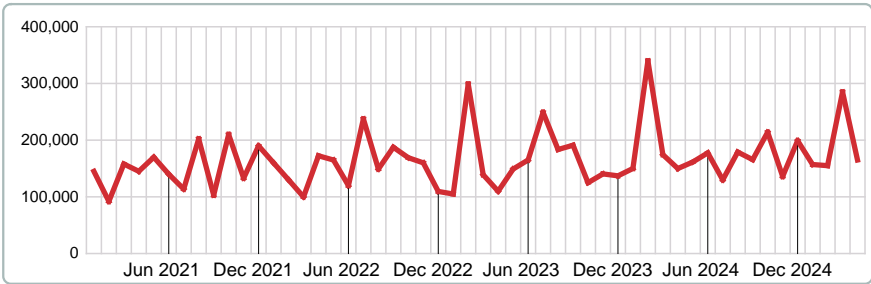
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 148,440



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
\$75,000 and less	1	6.25%	35,000	0	35,000	0	0
\$75,001 - \$125,000	2	12.50%	80,400	80,900	79,900	0	0
\$125,001 - \$175,000	6	37.50%	142,950	0	143,900	135,000	0
\$175,001 - \$200,000	4	25.00%	192,200	0	189,750	194,950	0
\$200,001 - \$225,000	0	0.00%	192,200	0	0	0	0
\$225,001 and up	3	18.75%	255,000	255,000	229,500	325,000	0
Median List Price			164,950	167,950	154,400	194,950	0
Total Closed Units		100%	164,950	2	10	4	
Total Closed Volume			2,655,400	335.90K	1.47M	849.90K	0.00B



April 2025



Area Delimited by County Of Sequoyah - Residential Property Type

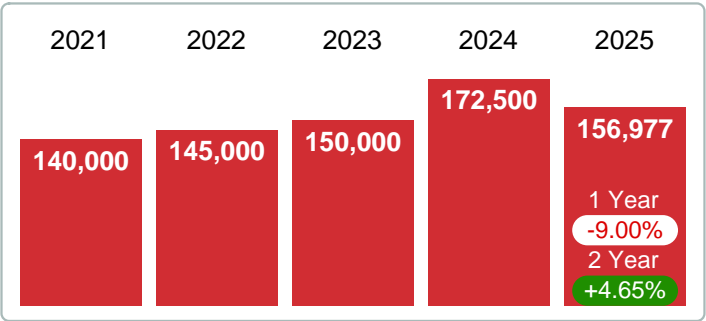
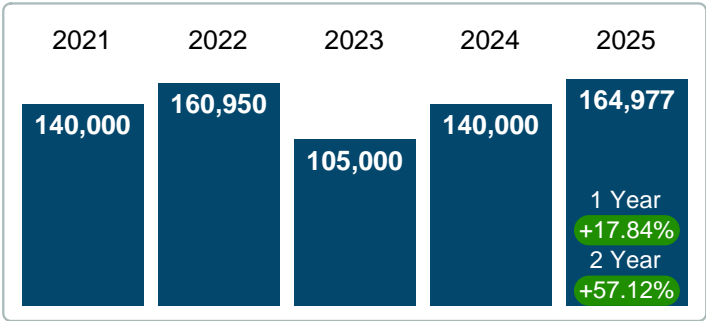


MEDIAN SOLD PRICE AT CLOSING

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

APRIL

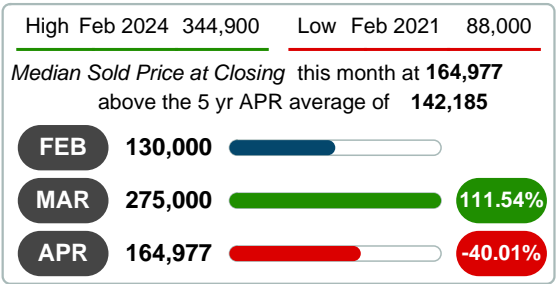
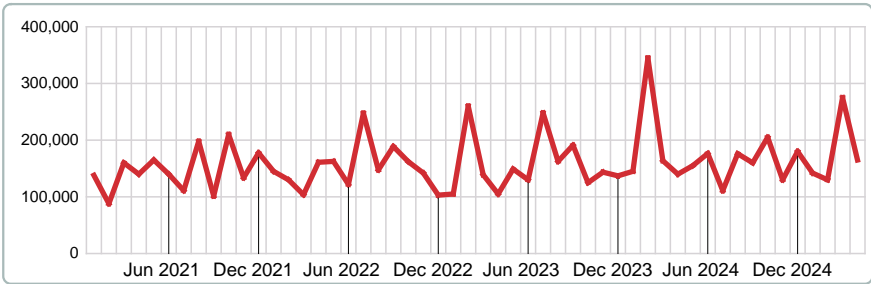
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 142,185



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
\$75,000 and less	2	12.50%	51,500	0	51,500	0	0
\$75,001 - \$125,000	2	12.50%	100,950	76,900	0	125,000	0
\$125,001 - \$175,000	7	43.75%	159,953	0	150,727	175,000	0
\$175,001 - \$200,000	2	12.50%	195,000	0	190,000	200,000	0
\$200,001 - \$225,000	1	6.25%	220,000	0	220,000	0	0
\$225,001 and up	2	12.50%	267,500	235,000	0	300,000	0
Median Sold Price			164,977	155,950	150,727	187,500	0
Total Closed Units		100%	16	2	10	4	
Total Closed Volume			2,539,853	311.90K	1.43M	800.00K	0.00B



April 2025



Area Delimited by County Of Sequoyah - Residential Property Type

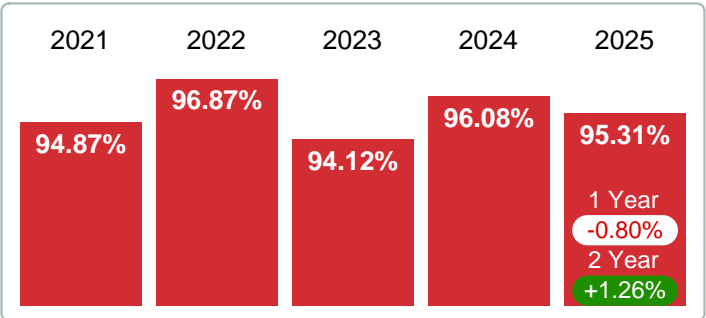
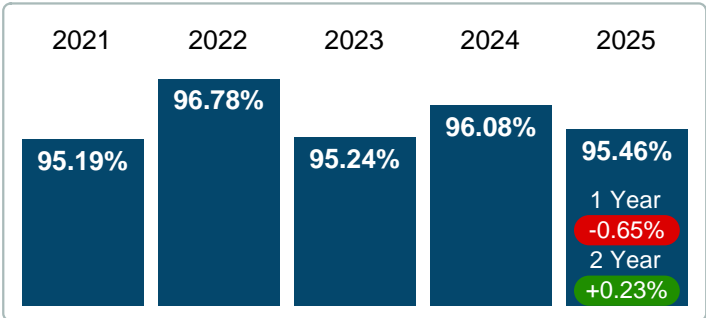


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

APRIL

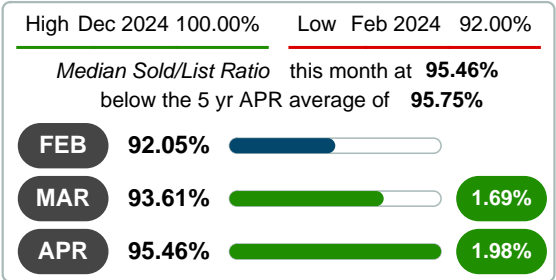
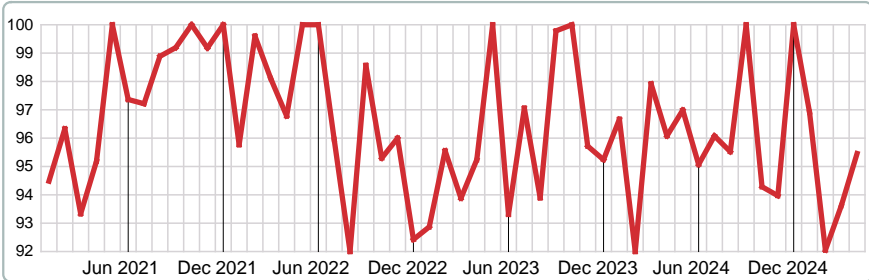
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 95.75%



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
\$75,000 and less	2	12.50%	86.93%	0.00%	86.93%	0.00%	0.00%
\$75,001 - \$125,000	2	12.50%	93.82%	95.06%	0.00%	92.59%	0.00%
\$125,001 - \$125,000	0	0.00%	93.82%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$175,000	7	43.75%	98.33%	0.00%	98.99%	92.15%	0.00%
\$175,001 - \$200,000	2	12.50%	98.84%	0.00%	97.69%	100.00%	0.00%
\$200,001 - \$225,000	1	6.25%	95.86%	0.00%	95.86%	0.00%	0.00%
\$225,001 and up	2	12.50%	92.23%	92.16%	0.00%	92.31%	0.00%
Median Sold/List Ratio		95.46%		93.61%	97.34%	92.45%	0.00%
Total Closed Units		16	100%	2	10	4	
Total Closed Volume		2,539,853		311.90K	1.43M	800.00K	0.00B



April 2025



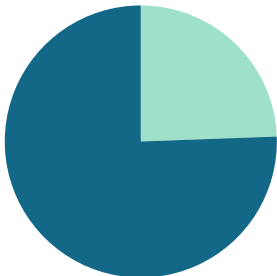
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY



Inventory

New Listings

21 = 24.42%

Start Inventory

65

Total Inventory Units

86

Volume

\$24,932,944

Market Activity

Closed Sales

16 = 15.53%

Pending Sales

12 = 11.65%

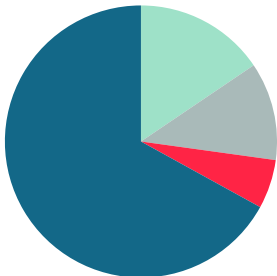
Other Off Market

6 = 5.83%

Active Inventory

69 = 66.99%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	13	16	23.08%	33	36	9.09%
Pending Sales	12	12	0.00%	39	45	15.38%
New Listings	27	21	-22.22%	83	72	-13.25%
Median List Price	149,900	164,950	10.04%	169,000	164,950	-2.40%
Median Sale Price	140,000	164,977	17.84%	172,500	156,977	-9.00%
Median Percent of Selling Price to List Price	96.08%	95.46%	-0.65%	96.08%	95.31%	-0.80%
Median Days on Market to Sale	49.00	52.00	6.12%	49.00	61.00	24.49%
Monthly Inventory	71	69	-2.82%	71	69	-2.82%
Months Supply of Inventory	7.16	6.79	-5.21%	7.16	6.79	-5.21%

Absorption: Last 12 months, an Average of 10 Sales/Month

Inventory on April 30, 2025 = 69

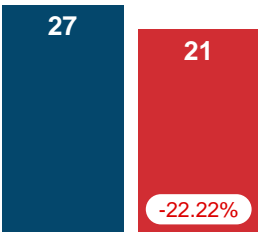
2024

2025

APRIL MARKET

MEDIAN PRICES

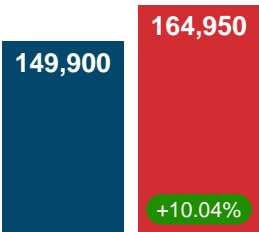
New Listings



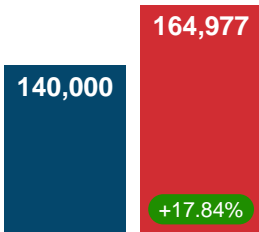
Pending Listings



List Price



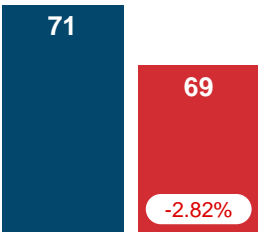
Sale Price



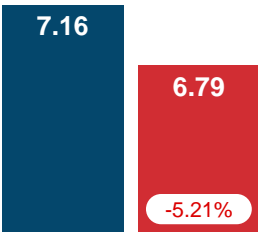
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

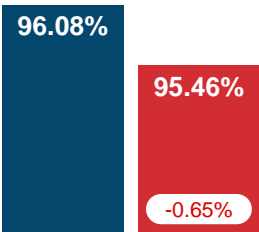
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

