

April 2025



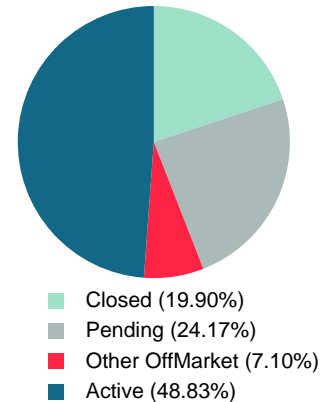
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	April 2025	+/- %
Closed Listings	779	774	-0.64%
Pending Listings	791	940	18.84%
New Listings	1,135	1,167	2.82%
Average List Price	325,244	308,438	-5.17%
Average Sale Price	319,756	304,002	-4.93%
Average Percent of Selling Price to List Price	98.80%	98.46%	-0.35%
Average Days on Market to Sale	34.09	43.29	26.97%
End of Month Inventory	1,643	1,899	15.58%
Months Supply of Inventory	2.39	2.70	13.01%



Absorption: Last 12 months, an Average of **703** Sales/Month
Active Inventory as of April 30, 2025 = **1,899**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2025 rose **15.58%** to 1,899 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 **2.70** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **4.93%** in April 2025 to \$304,002 versus the previous year at \$319,756.

Average Days on Market Lengthens

The average number of **43.29** days that homes spent on the market before selling increased by 9.20 days or **26.97%** in April 2025 compared to last year's same month at **34.09** DOM.

Sales Success for April 2025 is Positive

Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 1,167 New Listings in April 2025, up **2.82%** from last year at 1,135. Furthermore, there were 774 Closed Listings this month versus last year at 779, a **-0.64%** decrease.

Closed versus Listed trends yielded a **66.3%** ratio, down from previous year's, April 2024, at **68.6%**, a **3.37%** 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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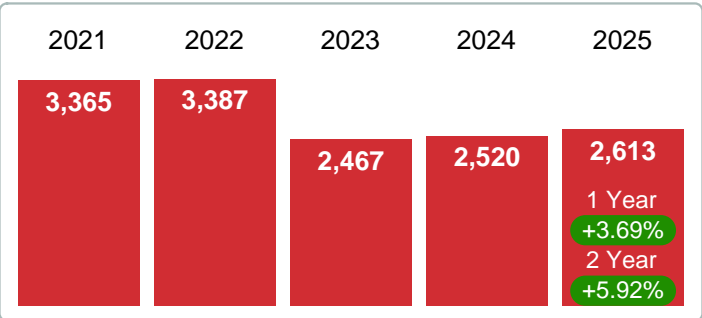
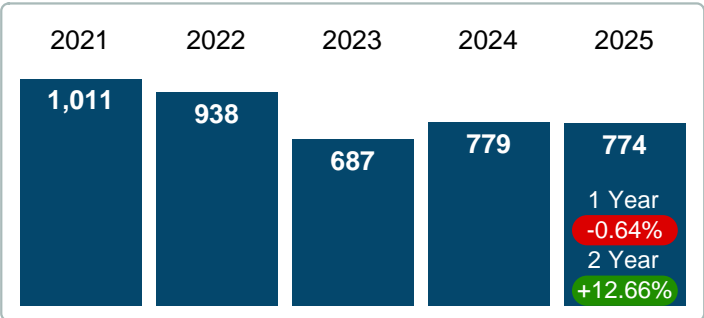


CLOSED LISTINGS

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APRIL

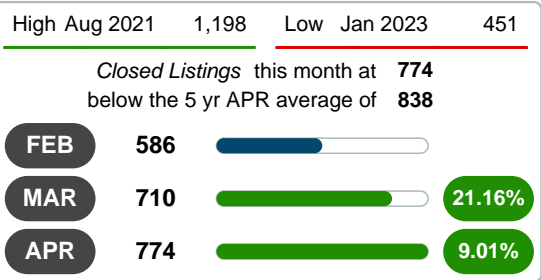
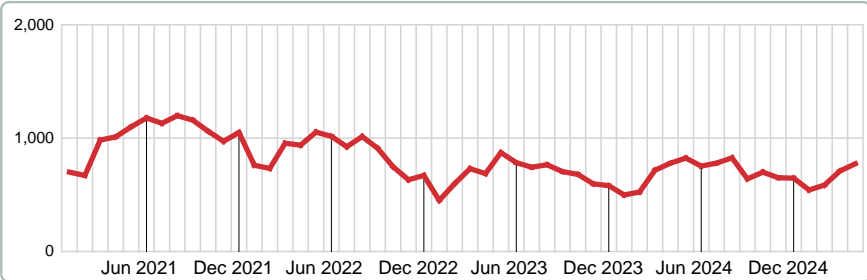
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 838



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

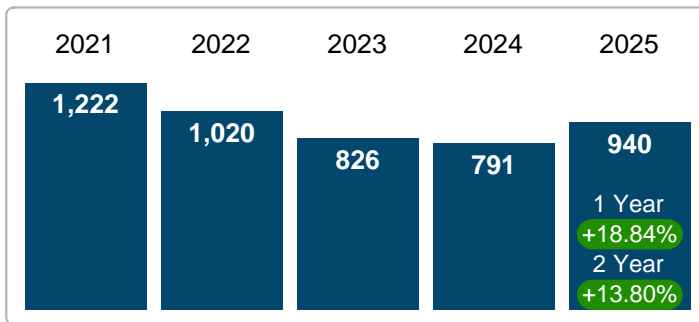
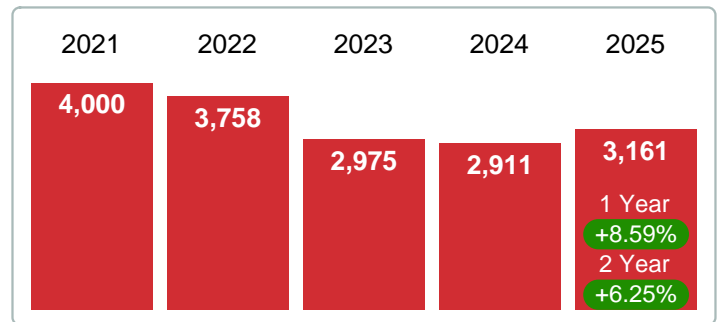
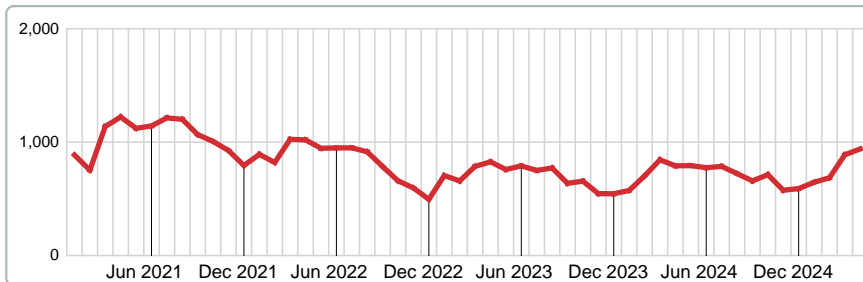
Distribution of Closed Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	60		7.75%	28.8	30	25	5	0
\$125,001 - \$175,000	76		9.82%	41.7	19	51	6	0
\$175,001 - \$225,000	113		14.60%	37.3	15	85	13	0
\$225,001 - \$300,000	201		25.97%	34.4	11	138	50	2
\$300,001 - \$375,000	144		18.60%	42.6	5	61	68	10
\$375,001 - \$475,000	101		13.05%	64.8	3	32	53	13
\$475,001 and up	79		10.21%	60.7	1	20	45	13
Total Closed Units				774	84	412	240	38
Total Closed Volume				235,297,300	14.42M	109.68M	90.94M	20.26M
Average Closed Price				\$304,002	\$171,654	\$266,210	\$378,907	\$533,211

April 2025

Area Delimited by County Of Tulsa - 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 = 960**

High Apr 2021 1,222 Low Dec 2022 496

Pending Listings this month at **940**
below the 5 yr APR average of **960**

**PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE**

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	88	9.36%	28.0	38	47	3	0
\$150,001 - \$200,000	125	13.30%	34.1	28	78	19	0
\$200,001 - \$225,000	77	8.19%	29.7	11	58	7	1
\$225,001 - \$300,000	241	25.64%	34.5	19	164	55	3
\$300,001 - \$400,000	195	20.74%	44.4	8	82	96	9
\$400,001 - \$575,000	119	12.66%	48.2	0	39	67	13
\$575,001 and up	95	10.11%	48.2	0	13	55	27
Total Pending Units		940		104	481	302	53
Total Pending Volume		315,064,501	100%	18.87M	131.32M	129.57M	35.30M
Average Listing Price		\$262,144		\$181,441	\$273,011	\$429,045	\$666,126

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

April 2025



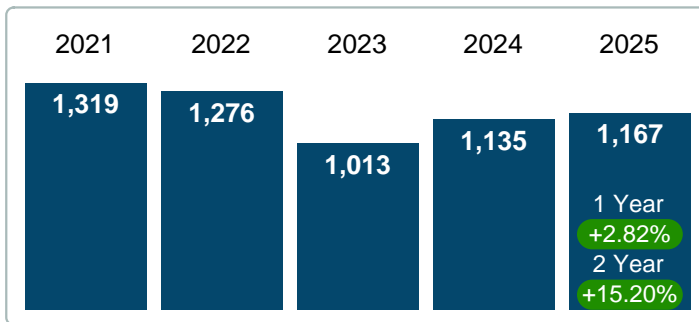
Area Delimited by County Of Tulsa - Residential Property Type



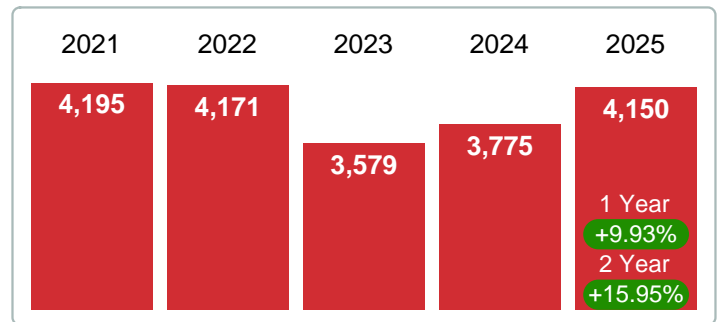
NEW LISTINGS

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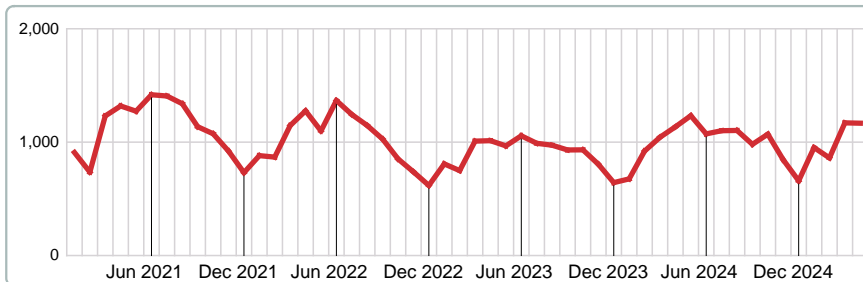
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 1,182

High Jun 2021 1,418 Low Dec 2022 618

New Listings this month at **1,167**
below the 5 yr APR average of **1,182**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$150,000 and less	112	9.60%
\$150,001 - \$200,000	136	11.65%
\$200,001 - \$250,000	184	15.77%
\$250,001 - \$325,000	240	20.57%
\$325,001 - \$450,000	224	19.19%
\$450,001 - \$625,000	143	12.25%
\$625,001 and up	128	10.97%
Total New Listed Units	1,167	
Total New Listed Volume	445,097,202	100%
Average New Listed Listing Price	\$250,995	

1-2 Beds	3 Beds	4 Beds	5+ Beds
59	52	1	0
32	87	17	0
18	143	22	1
16	146	65	13
15	83	111	15
2	39	81	21
2	19	61	46
144	569	358	96
29.79M	162.54M	174.95M	77.82M
\$206,848	\$285,653	\$488,700	\$810,623

April 2025



Area Delimited by County Of Tulsa - Residential Property Type

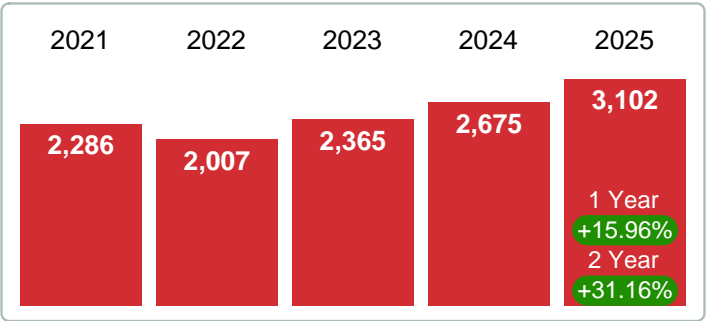
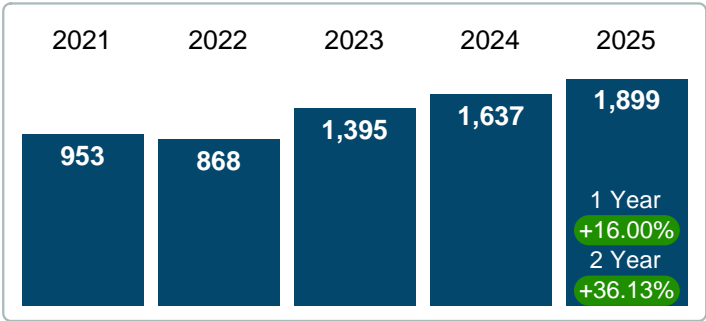


ACTIVE INVENTORY

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END OF APRIL

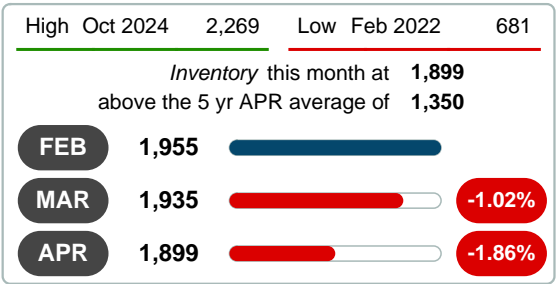
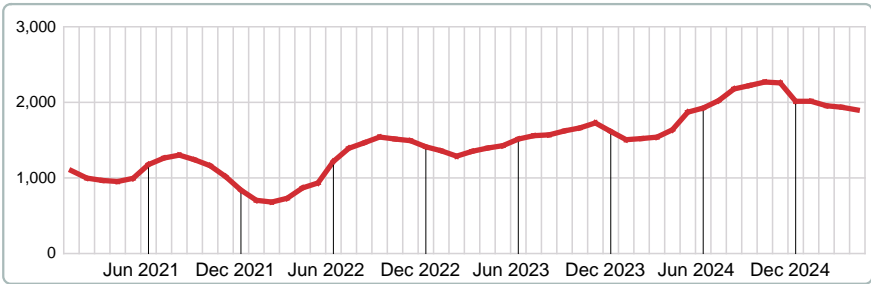
ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 1,350



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	169			8.90%	106.7	102	62	5	0
\$150,001 - \$225,000	229			12.06%	47.1	46	151	30	2
\$225,001 - \$275,000	213			11.22%	46.3	26	155	29	3
\$275,001 - \$425,000	532			28.01%	53.6	32	226	235	39
\$425,001 - \$550,000	318			16.75%	67.1	12	136	134	36
\$550,001 - \$725,000	236			12.43%	83.4	5	43	150	38
\$725,001 and up	202			10.64%	86.0	8	23	99	72
Total Active Inventory by Units					1,899	231	796	682	190
Total Active Inventory by Volume					866,076,980	60.26M	272.67M	368.21M	164.94M
Average Active Inventory Listing Price					\$456,070	\$260,876	\$342,549	\$539,891	\$868,104

April 2025



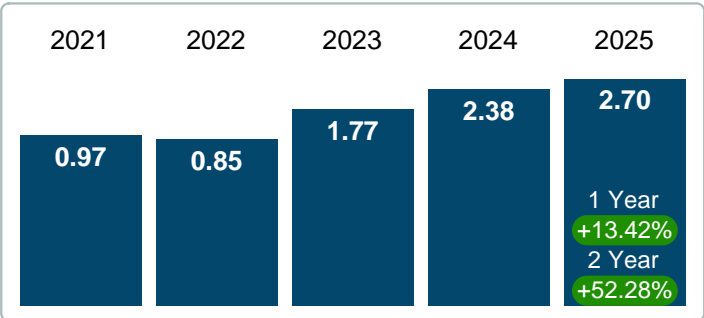
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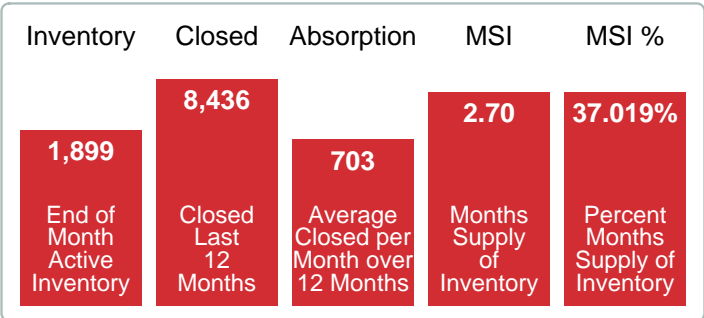
MONTHS SUPPLY of INVENTORY (MSI)

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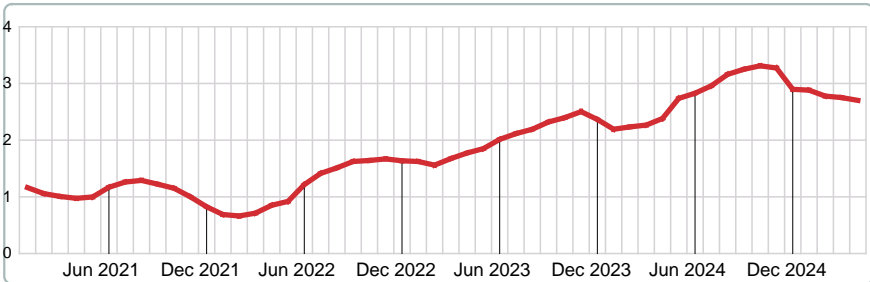
MSI FOR APRIL



INDICATORS FOR APRIL 2025

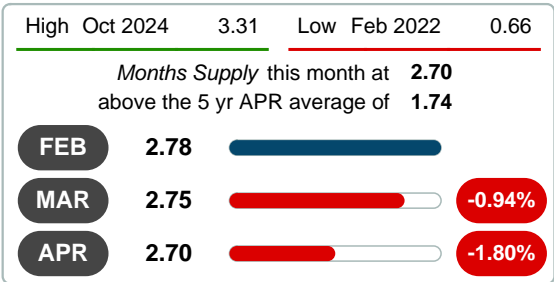


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 1.74



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	169			8.90%	1.77	2.27	1.37	1.07	0.00
\$150,001 - \$225,000	229			12.06%	1.56	2.02	1.39	2.11	2.18
\$225,001 - \$275,000	213			11.22%	1.81	3.12	1.80	1.39	1.57
\$275,001 - \$425,000	532			28.01%	2.56	3.66	2.40	2.52	3.30
\$425,001 - \$550,000	318			16.75%	4.77	4.50	7.81	3.47	4.55
\$550,001 - \$725,000	236			12.43%	5.91	10.00	4.82	6.32	5.63
\$725,001 and up	202			10.64%	6.95	19.20	5.31	6.42	8.07
Market Supply of Inventory (MSI)					2.70	2.61	2.18	3.24	4.90
Total Active Inventory by Units				100%	2.70	231	796	682	190

April 2025



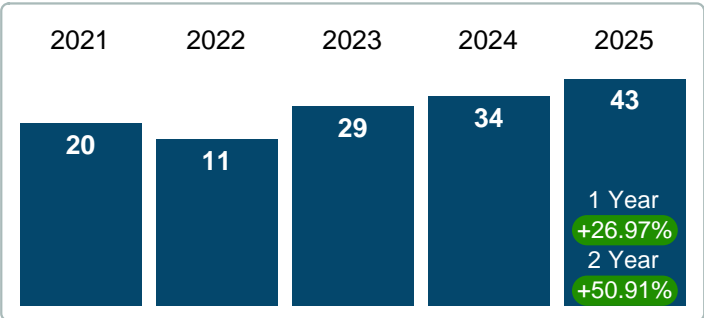
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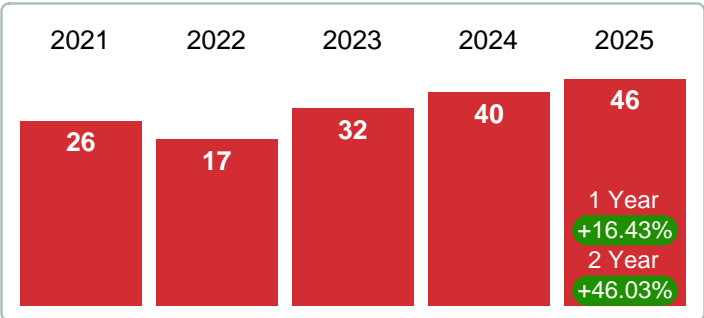
AVERAGE DAYS ON MARKET TO SALE

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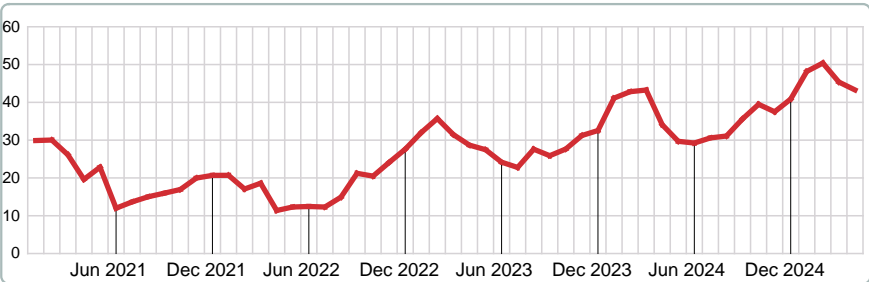
APRIL



YEAR TO DATE (YTD)

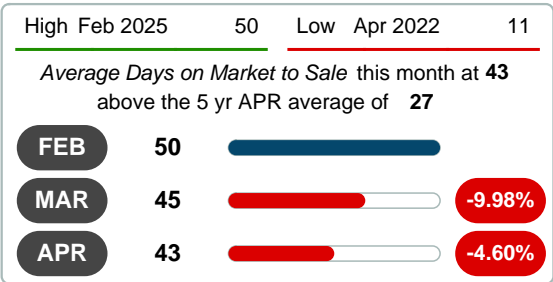


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 27



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
\$125,000 and less	60			7.75%	29	41	17	16	0
\$125,001 - \$175,000	76			9.82%	42	53	37	47	0
\$175,001 - \$225,000	113			14.60%	37	21	36	66	0
\$225,001 - \$300,000	201			25.97%	34	30	35	35	12
\$300,001 - \$375,000	144			18.60%	43	57	37	48	31
\$375,001 - \$475,000	101			13.05%	65	53	66	60	82
\$475,001 and up	79			10.21%	61	45	50	63	70
Average Closed DOM	43					40	38	51	61
Total Closed Units	774				100%	84	412	240	38
Total Closed Volume	235,297,300					14.42M	109.68M	90.94M	20.26M

April 2025



Area Delimited by County Of Tulsa - Residential Property Type

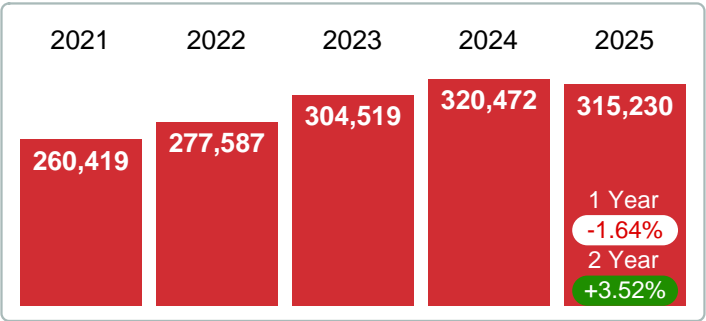
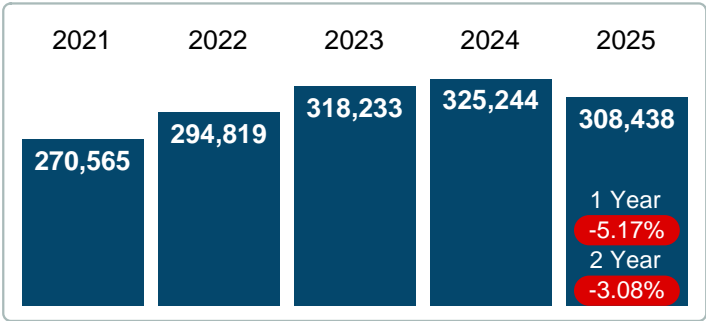


AVERAGE LIST PRICE AT CLOSING

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APRIL

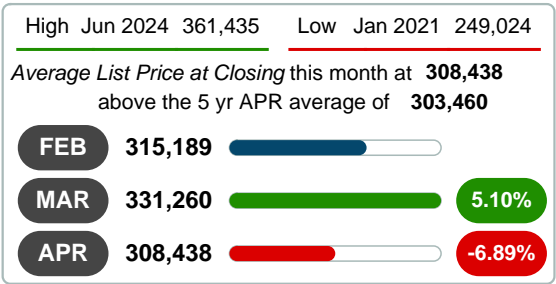
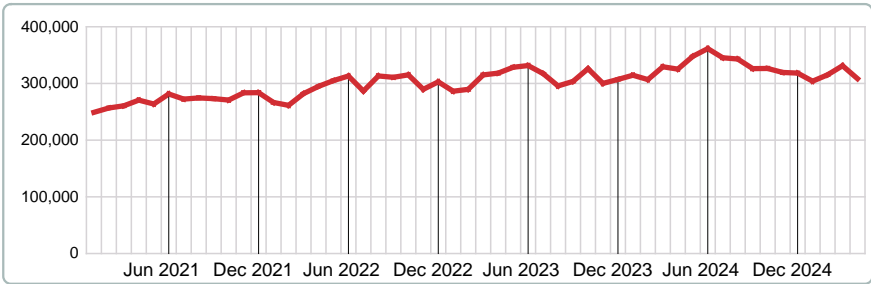
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 303,460



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
\$125,000 and less	56	7.24%	88,830	78,845	104,164	115,782	0
\$125,001 - \$175,000	76	9.82%	154,379	152,426	158,929	150,333	0
\$175,001 - \$225,000	114	14.73%	202,034	206,893	203,972	206,367	0
\$225,001 - \$300,000	204	26.36%	267,184	257,155	265,439	275,025	297,450
\$300,001 - \$375,000	133	17.18%	335,077	346,985	336,363	337,484	353,411
\$375,001 - \$475,000	109	14.08%	420,232	424,633	415,583	429,117	432,892
\$475,001 and up	82	10.59%	659,950	547,500	639,651	632,151	837,185
Average List Price			308,438	175,594	270,115	383,558	543,158
Total Closed Units		100%	308,438	84	412	240	38
Total Closed Volume			238,731,176	14.75M	111.29M	92.05M	20.64M

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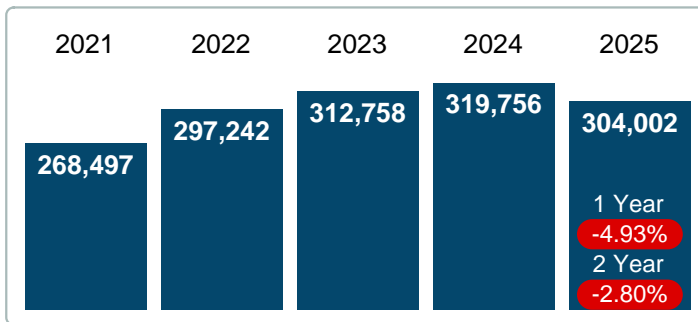
Area Delimited by County Of Tulsa - Residential Property Type



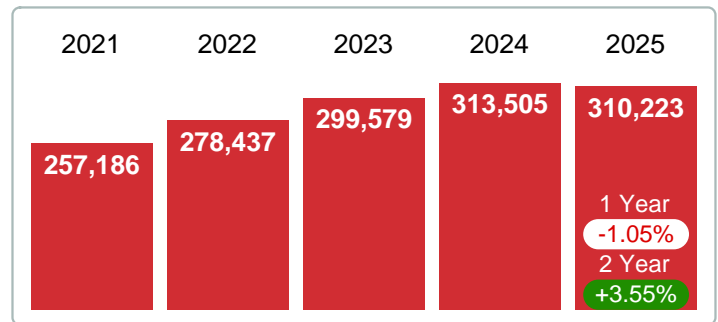
AVERAGE SOLD PRICE AT CLOSING

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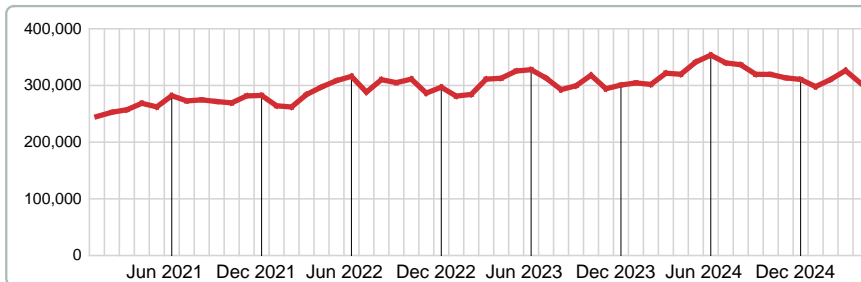
APRIL



YEAR TO DATE (YTD)



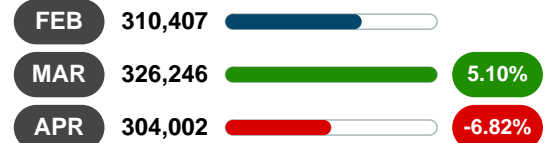
5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 300,451

High Jun 2024 353,432 Low Jan 2021 245,216

Average Sold Price at Closing this month at **304,002**
above the 5 yr APR average of **300,451**

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
\$125,000 and less	60	7.75%	86,907	74,998	98,160	102,100	0
\$125,001 - \$175,000	76	9.82%	153,833	152,597	155,548	143,167	0
\$175,001 - \$225,000	113	14.60%	202,029	201,811	202,327	200,336	0
\$225,001 - \$300,000	201	25.97%	265,696	254,914	263,364	273,234	297,450
\$300,001 - \$375,000	144	18.60%	333,709	336,985	330,502	333,858	350,613
\$375,001 - \$475,000	101	13.05%	419,095	415,500	409,031	423,039	428,615
\$475,001 and up	79	10.21%	655,376	507,000	624,996	626,195	814,539
Average Sold Price	304,002			171,654	266,210	378,907	533,211
Total Closed Units	774			84	412	240	38
Total Closed Volume	235,297,300			14.42M	109.68M	90.94M	20.26M

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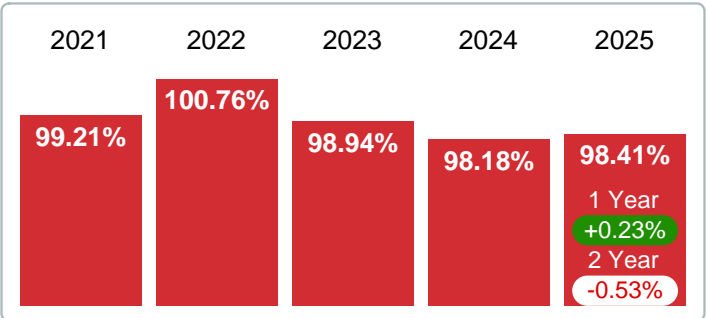
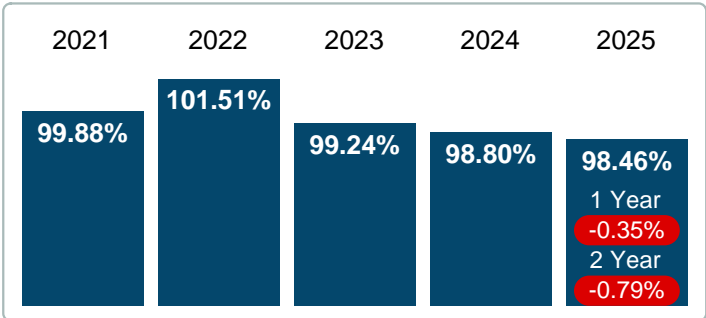


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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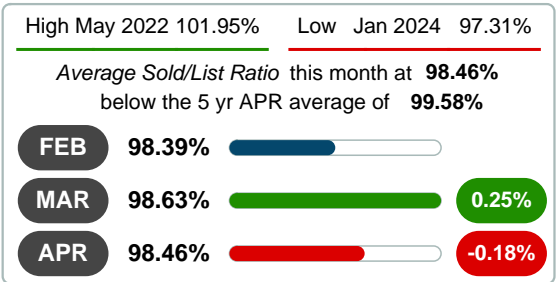
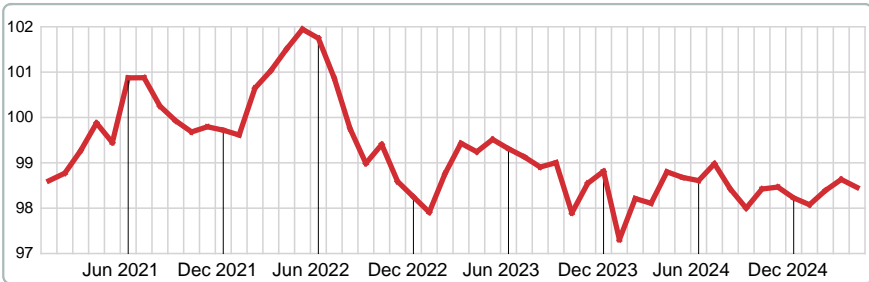
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 99.58%



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

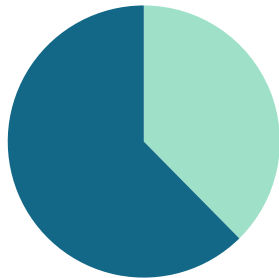
Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	60	7.75%	93.36%	93.68%	93.65%	89.98%	0.00%
\$125,001 - \$175,000	76	9.82%	98.44%	100.11%	98.17%	95.39%	0.00%
\$175,001 - \$225,000	113	14.60%	98.85%	97.64%	99.28%	97.43%	0.00%
\$225,001 - \$300,000	201	25.97%	99.40%	99.26%	99.35%	99.56%	100.00%
\$300,001 - \$375,000	144	18.60%	98.76%	97.44%	98.36%	99.15%	99.21%
\$375,001 - \$475,000	101	13.05%	98.63%	97.97%	98.46%	98.64%	99.12%
\$475,001 and up	79	10.21%	98.61%	92.60%	98.17%	99.10%	98.04%
Average Sold/List Ratio		98.50%		96.94%	98.57%	98.74%	98.82%
Total Closed Units		774	100%	84	412	240	38
Total Closed Volume		235,297,300		14.42M	109.68M	90.94M	20.26M

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Area Delimited by County Of Tulsa - Residential Property Type

**MARKET SUMMARY**

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

INVENTORY**Inventory**

New Listings
1,167 = 37.61%

Start Inventory
1,936

Total Inventory Units
3,103

Volume
\$1,286,515,440

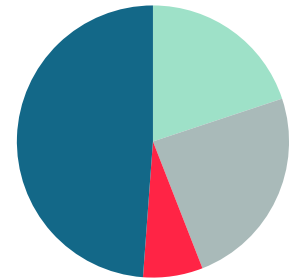
Market Activity

Closed Sales
774 = 19.90%

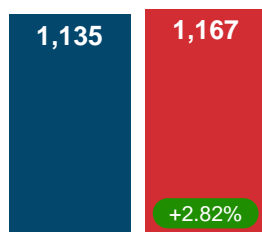
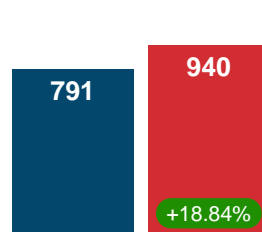
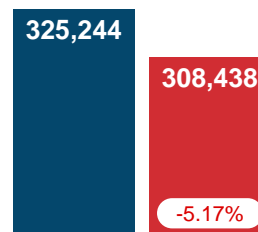
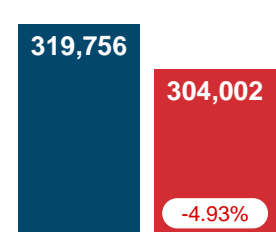
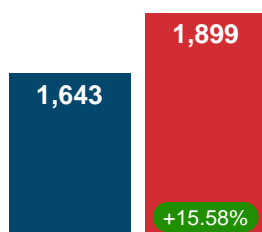
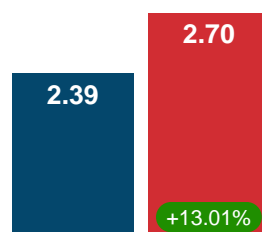
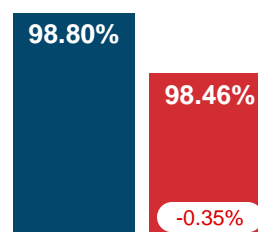
Pending Sales
940 = 24.17%

Other Off Market
276 = 7.10%

Active Inventory
1,899 = 48.83%

MARKET ACTIVITY

Compared Metrics	April			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	779	774	-0.64%	2,520	2,613	3.69%
Pending Sales	791	940	18.84%	2,911	3,161	8.59%
New Listings	1,135	1,167	2.82%	3,775	4,150	9.93%
Average List Price	325,244	308,438	-5.17%	320,472	315,230	-1.64%
Average Sale Price	319,756	304,002	-4.93%	313,505	310,223	-1.05%
Average Percent of Selling Price to List Price	98.80%	98.46%	-0.35%	98.18%	98.41%	0.23%
Average Days on Market to Sale	34.09	43.29	26.97%	39.91	46.47	16.43%
Monthly Inventory	1,643	1,899	15.58%	1,643	1,899	15.58%
Months Supply of Inventory	2.39	2.70	13.01%	2.39	2.70	13.01%

Absorption: Last 12 months, an Average of **703** Sales/Month**Inventory** on April 30, 2025 = **1,899****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**