

April 2025



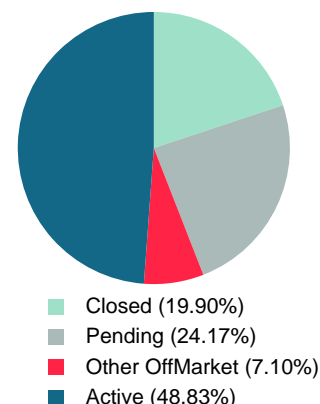
Area Delimited by County Of Tulsa - Residential Property Type



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%
Median List Price	270,000	279,950	3.69%
Median Sale Price	267,900	280,000	4.52%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	10.00	20.00	100.00%
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.

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 **4.52%** in April 2025 to \$280,000 versus the previous year at \$267,900.

Median Days on Market Lengthens

The median number of **20.00** days that homes spent on the market before selling increased by 10.00 days or **100.00%** in April 2025 compared to last year's same month at **10.00** 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 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

April 2025



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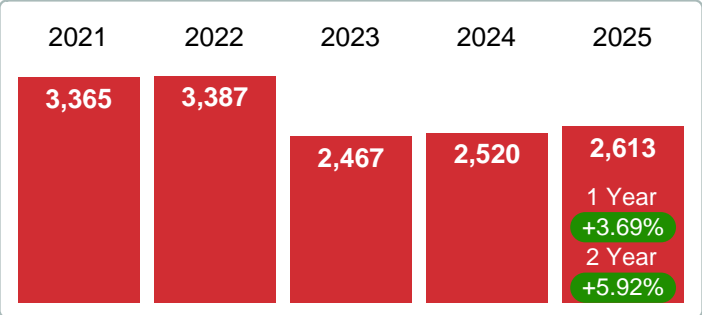
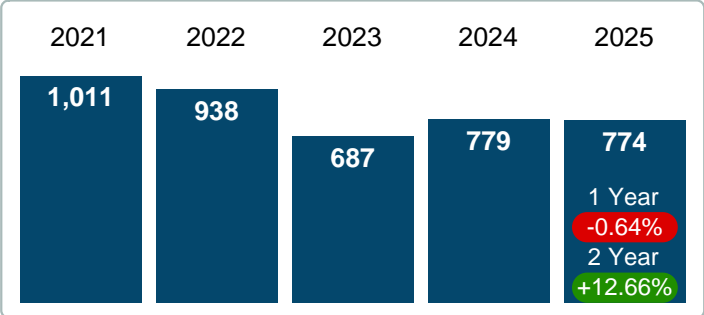


CLOSED LISTINGS

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

APRIL

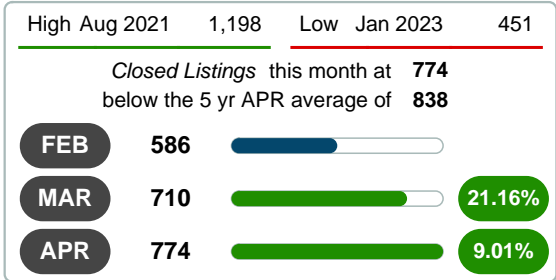
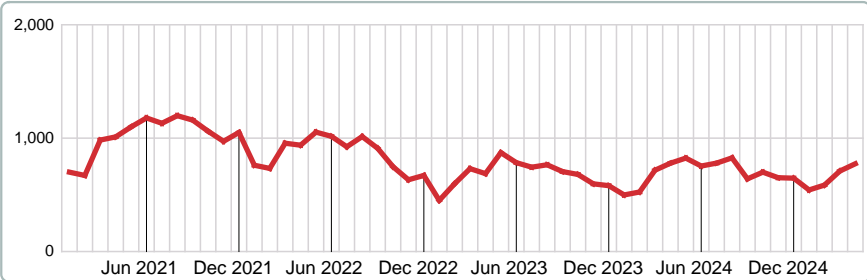
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 838



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

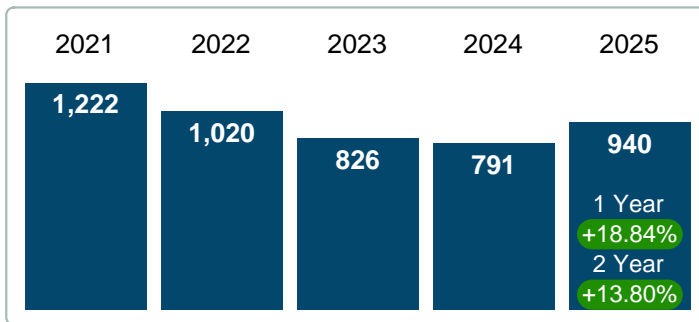
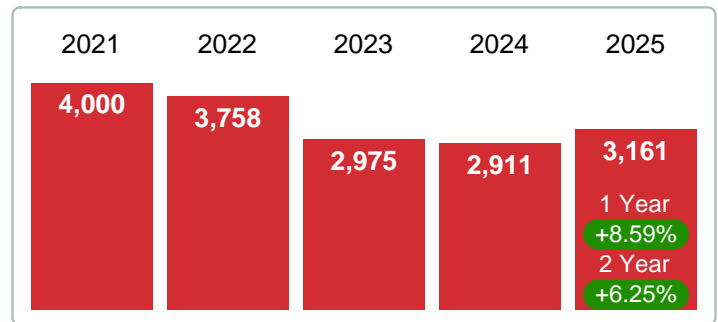
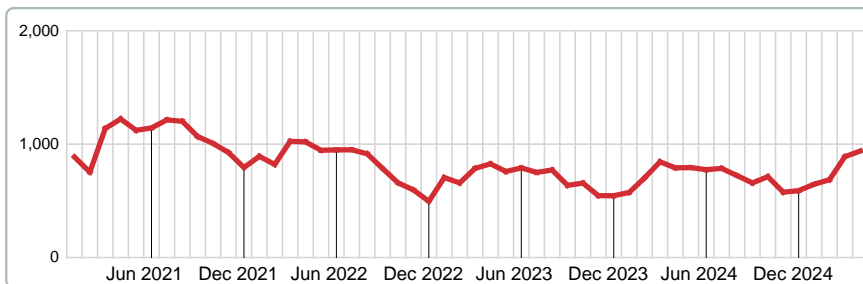
Distribution of Closed Listings by Price Range			%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	60		7.75%	17.5	30	25	5	0
\$125,001 - \$175,000	76		9.82%	24.5	19	51	6	0
\$175,001 - \$225,000	113		14.60%	16.0	15	85	13	0
\$225,001 - \$300,000	201		25.97%	16.0	11	138	50	2
\$300,001 - \$375,000	144		18.60%	22.5	5	61	68	10
\$375,001 - \$475,000	101		13.05%	34.0	3	32	53	13
\$475,001 and up	79		10.21%	34.0	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
Median Closed Price				\$280,000	\$157,125	\$250,500	\$340,000	\$430,050

April 2025

Area Delimited by County Of Tulsa - Residential Property Type

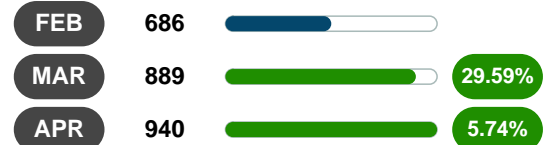
**PENDING LISTINGS**

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	88	9.36%	13.5	38	47	3	0
\$150,001 - \$200,000	125	13.30%	12.0	28	78	19	0
\$200,001 - \$225,000	77	8.19%	15.0	11	58	7	1
\$225,001 - \$300,000	241	25.64%	14.0	19	164	55	3
\$300,001 - \$400,000	195	20.74%	25.0	8	82	96	9
\$400,001 - \$575,000	119	12.66%	22.0	0	39	67	13
\$575,001 and up	95	10.11%	26.0	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
Median Listing Price		\$282,000		\$174,950	\$250,000	\$374,500	\$600,000

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

April 2025



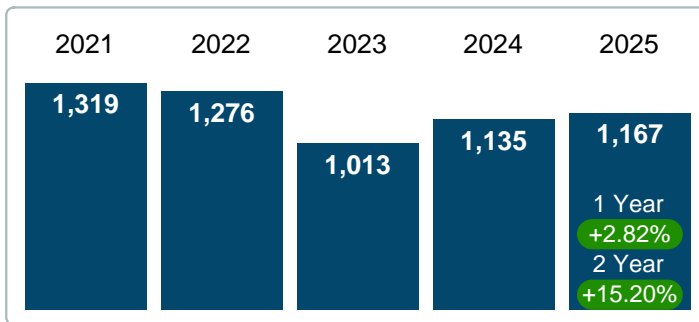
Area Delimited by County Of Tulsa - Residential Property Type



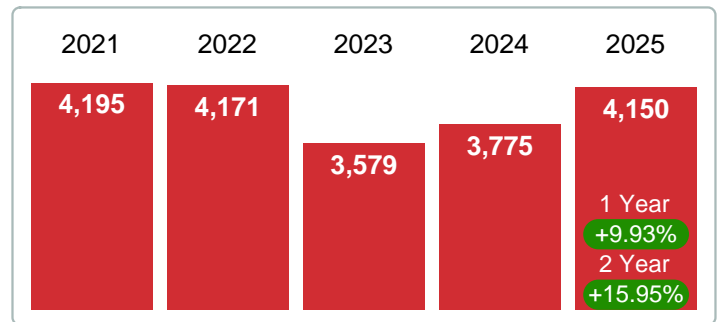
NEW LISTINGS

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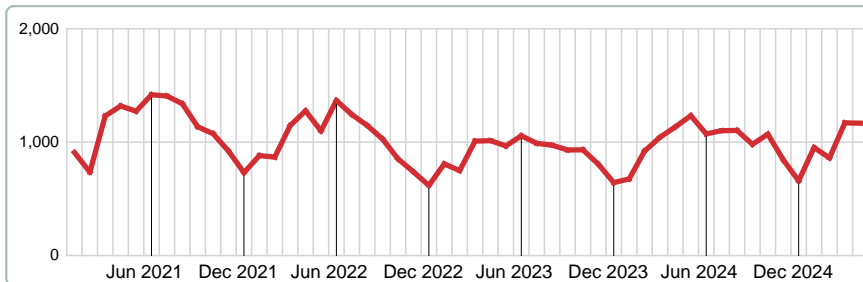
APRIL



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%
Median New Listed Listing Price	\$299,900	

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
\$170,000	\$254,000	\$400,000	\$617,450

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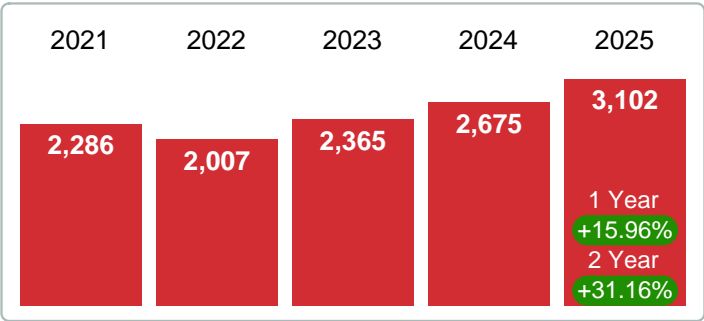
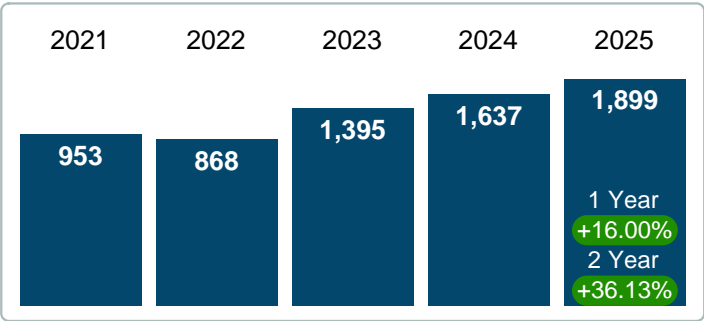


ACTIVE INVENTORY

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

END OF APRIL

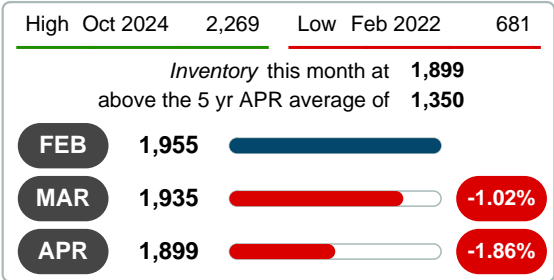
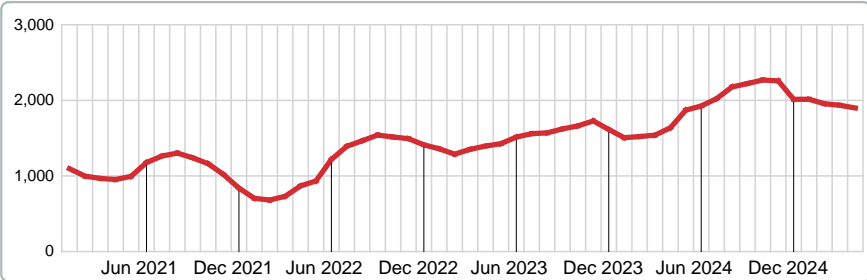
ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 1,350



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

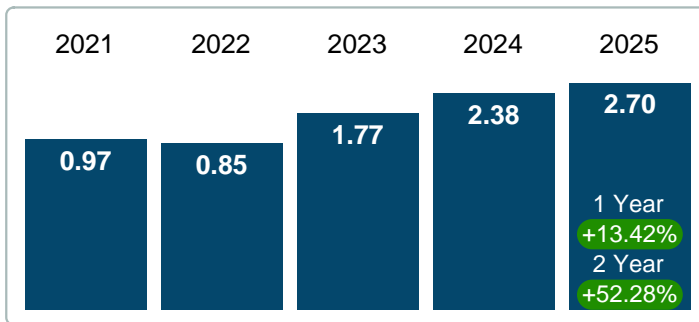
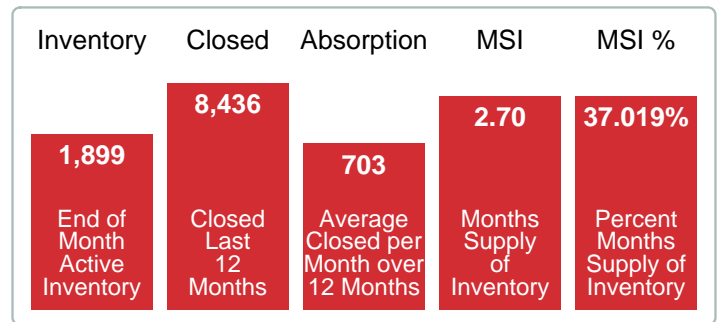
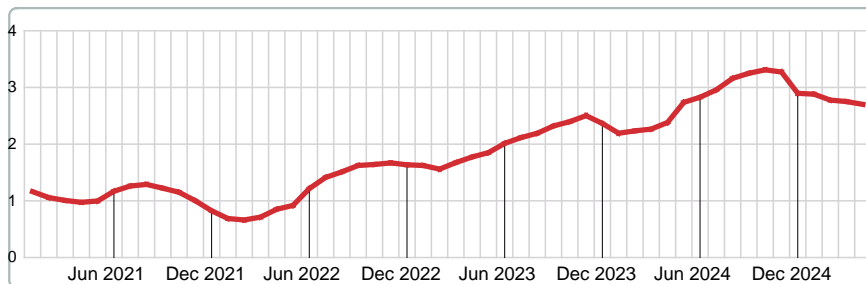
Distribution of Inventory by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	169			8.90%	50.0	102	62	5	0
\$150,001 - \$225,000	229			12.06%	30.0	46	151	30	2
\$225,001 - \$275,000	213			11.22%	28.0	26	155	29	3
\$275,001 - \$425,000	532			28.01%	40.0	32	226	235	39
\$425,001 - \$550,000	318			16.75%	48.0	12	136	134	36
\$550,001 - \$725,000	236			12.43%	54.5	5	43	150	38
\$725,001 and up	202			10.64%	61.0	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
Median Active Inventory Listing Price					\$355,000	\$175,000	\$290,000	\$459,950	\$613,750

April 2025

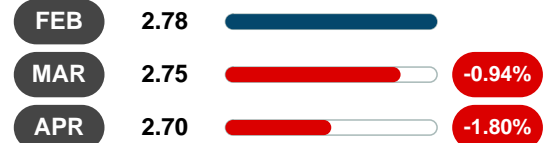
Area Delimited by County Of Tulsa - Residential Property Type

**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 = 1.74**

High Oct 2024 3.31 Low Feb 2022 0.66

Months Supply this month at **2.70**
above the 5 yr APR average of **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

Contact: MLS Technology Inc.

Phone: 918-663-7500

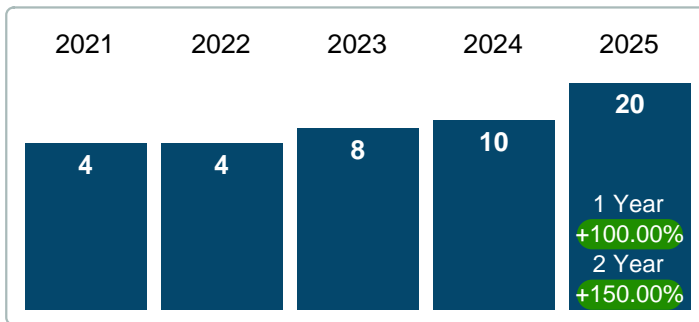
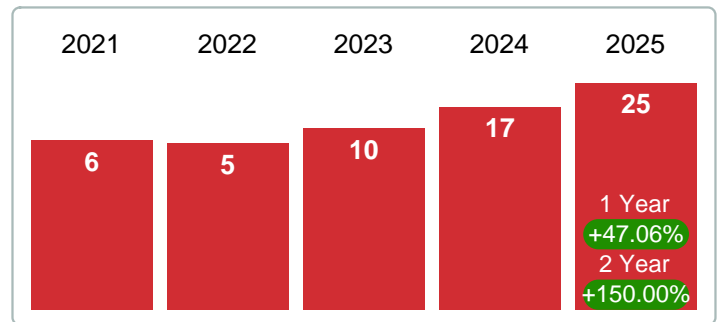
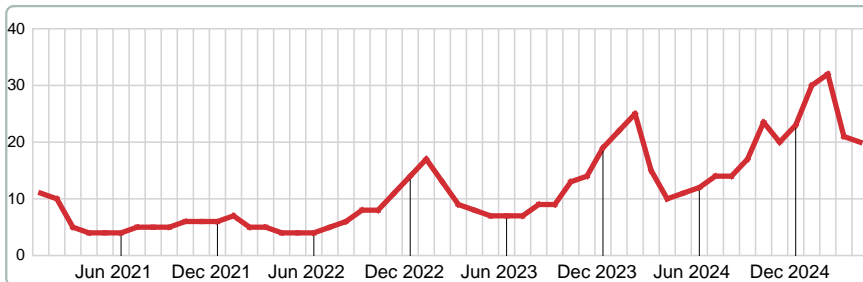
Email: support@mlstechnology.com

April 2025

Area Delimited by County Of Tulsa - 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 = 9**

High Feb 2025 32 Low Jun 2022 4

Median Days on Market to Sale this month at 20
above the 5 yr APR average of 9

FEB	32		
MAR	21		-34.38%
APR	20		-4.76%

MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

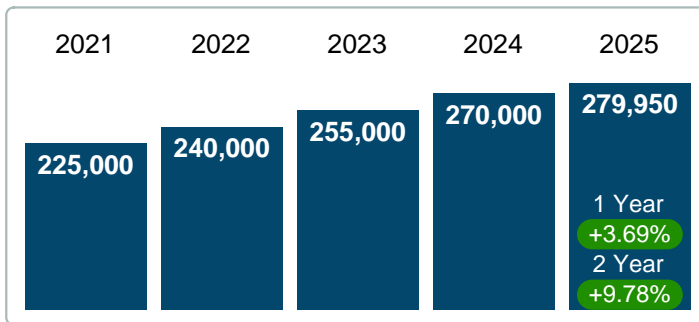
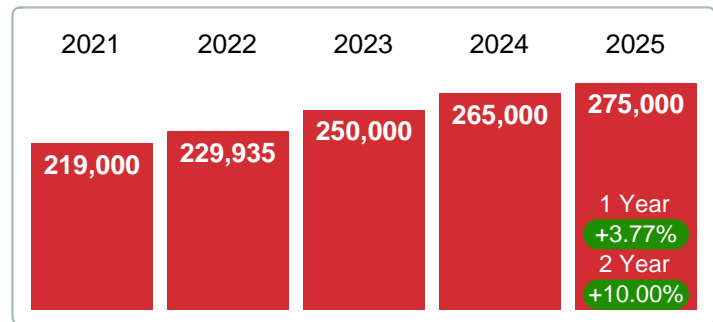
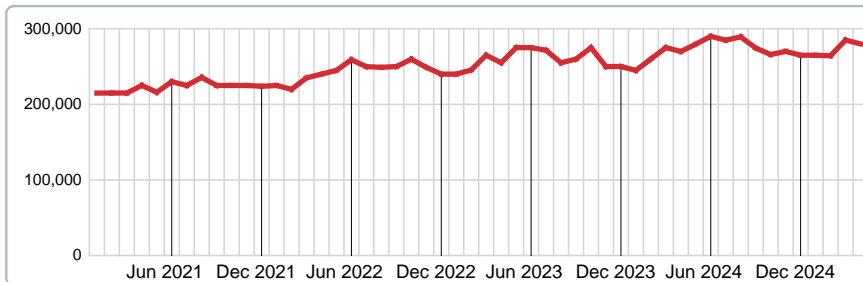
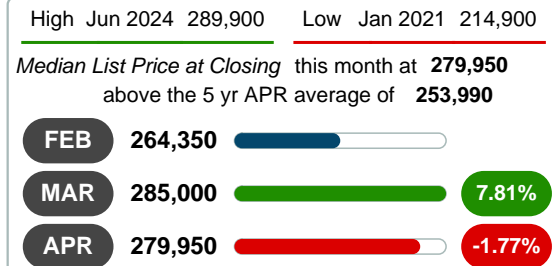
Distribution of Median Days on Market to Sale by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	60	7.75%	18	27	7	4	0
\$125,001 - \$175,000	76	9.82%	25	33	20	39	0
\$175,001 - \$225,000	113	14.60%	16	16	15	20	0
\$225,001 - \$300,000	201	25.97%	16	16	14	16	12
\$300,001 - \$375,000	144	18.60%	23	54	19	26	5
\$375,001 - \$475,000	101	13.05%	34	23	28	37	88
\$475,001 and up	79	10.21%	34	45	8	31	47
Median Closed DOM	20			23	16	26	32
Total Closed Units	774	100%	20.0	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

**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 = 253,990****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
\$125,000 and less	56	7.24%	90,000	84,500	102,450	107,500	0
\$125,001 - \$175,000	76	9.82%	154,950	149,900	155,000	150,000	0
\$175,001 - \$225,000	114	14.73%	199,900	199,000	199,900	200,000	0
\$225,001 - \$300,000	204	26.36%	265,000	249,000	265,000	279,000	297,450
\$300,001 - \$375,000	133	17.18%	330,000	324,963	325,000	335,000	354,500
\$375,001 - \$475,000	109	14.08%	415,000	422,500	409,900	418,817	437,450
\$475,001 and up	82	10.59%	597,000	547,500	608,450	575,000	809,950
Median List Price	279,950			160,250	250,000	349,950	444,700
Total Closed Units	774			84	412	240	38
Total Closed Volume	238,731,176			14.75M	111.29M	92.05M	20.64M

Contact: MLS Technology Inc.

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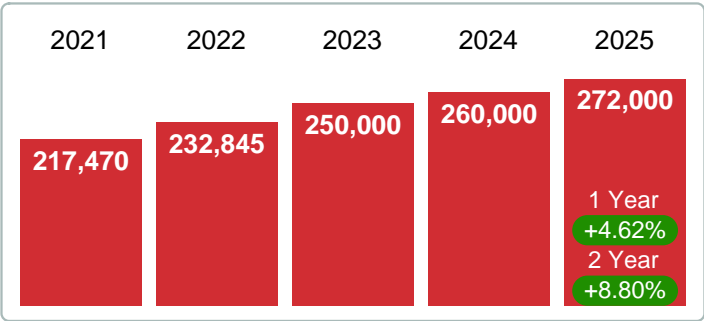
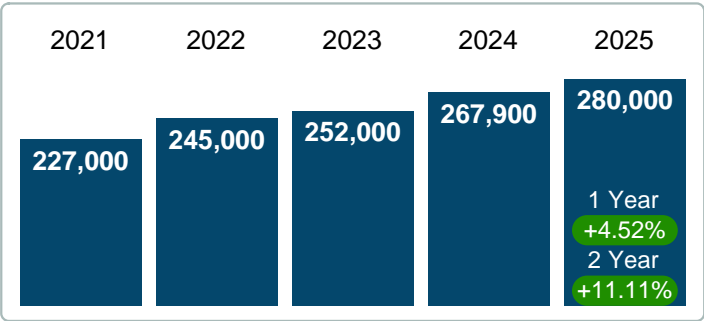


MEDIAN SOLD PRICE AT CLOSING

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APRIL

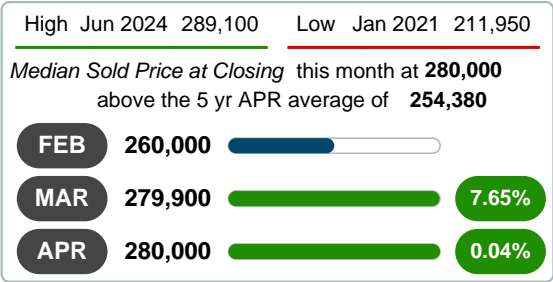
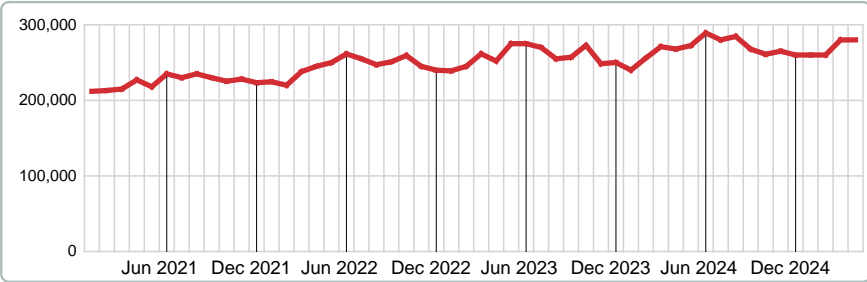
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 254,380



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
\$125,000 and less	60		7.75%	90,000	78,000	100,000	100,000	0
\$125,001 - \$175,000	76		9.82%	152,500	152,500	155,000	138,000	0
\$175,001 - \$225,000	113		14.60%	200,000	197,760	204,900	200,000	0
\$225,001 - \$300,000	201		25.97%	265,000	245,000	260,000	278,350	297,450
\$300,001 - \$375,000	144		18.60%	330,000	335,000	325,000	330,000	349,250
\$375,001 - \$475,000	101		13.05%	415,000	425,000	405,000	420,000	420,000
\$475,001 and up	79		10.21%	589,900	507,000	589,450	567,803	815,000
Median Sold Price	280,000				157,125	250,500	340,000	430,050
Total Closed Units	774		100%	280,000	84	412	240	38
Total Closed Volume	235,297,300				14.42M	109.68M	90.94M	20.26M

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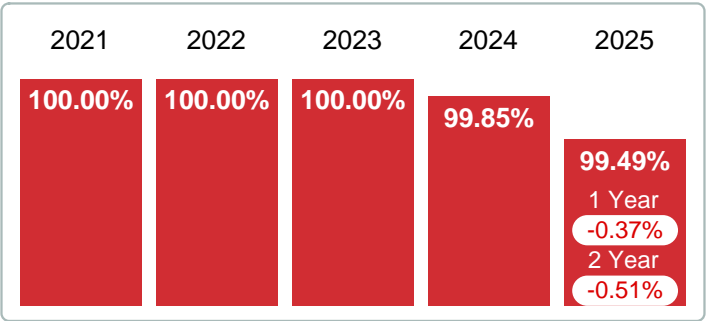
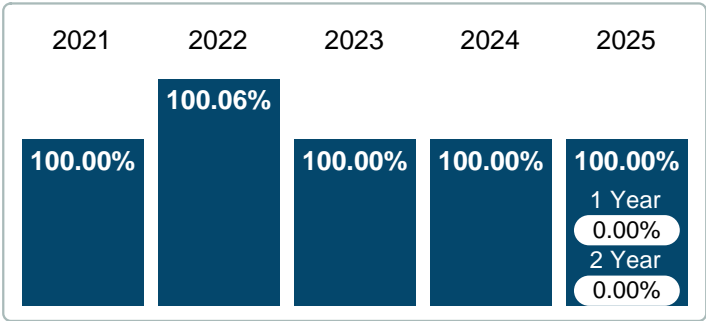


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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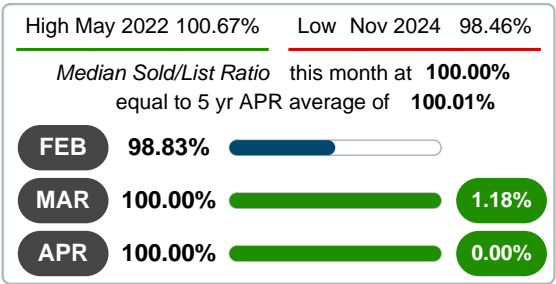
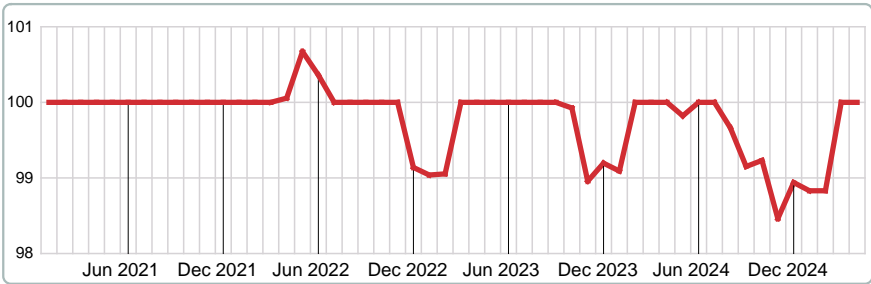
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 100.01%



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

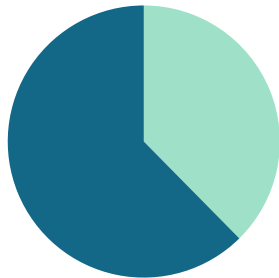
Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	60	7.75%	93.83%	93.95%	94.20%	93.33%	0.00%
\$125,001 - \$175,000	76	9.82%	100.00%	100.00%	100.00%	96.05%	0.00%
\$175,001 - \$225,000	113	14.60%	100.00%	98.64%	100.00%	100.00%	0.00%
\$225,001 - \$300,000	201	25.97%	100.00%	99.65%	100.00%	100.00%	100.00%
\$300,001 - \$375,000	144	18.60%	100.00%	96.97%	100.00%	100.00%	100.00%
\$375,001 - \$475,000	101	13.05%	98.97%	99.44%	99.42%	98.92%	100.00%
\$475,001 and up	79	10.21%	99.61%	92.60%	100.00%	99.23%	98.41%
Median Sold/List Ratio		100.00%		98.73%	100.00%	99.64%	100.00%
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

**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

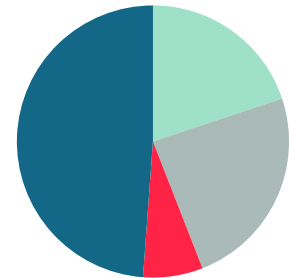
Market Activity

Closed Sales
774 = 19.90%

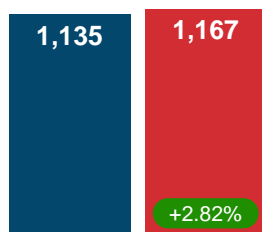
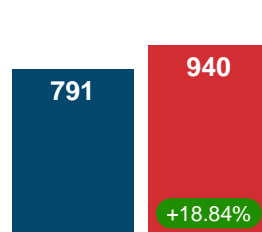
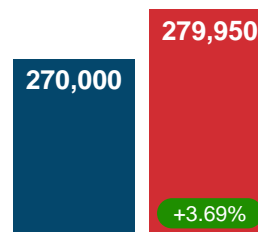
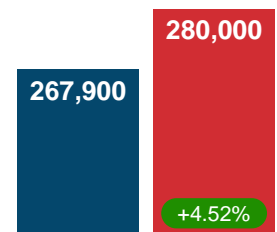
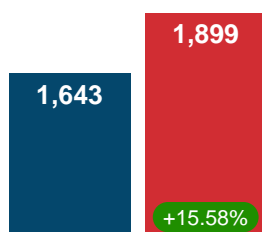
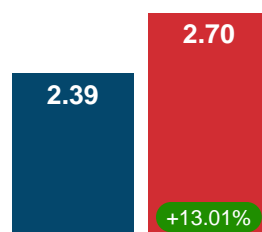
Pending Sales
940 = 24.17%

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%
Median List Price	270,000	279,950	3.69%	265,000	275,000	3.77%
Median Sale Price	267,900	280,000	4.52%	260,000	272,000	4.62%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	99.85%	99.49%	-0.37%
Median Days on Market to Sale	10.00	20.00	100.00%	17.00	25.00	47.06%
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****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**