

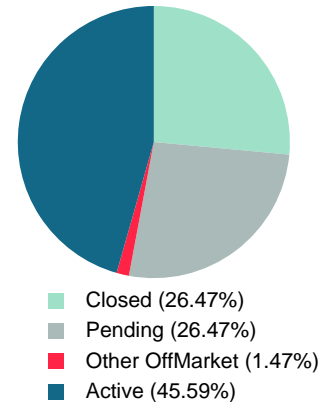
April 2025

Area Delimited by County Of Washington - Residential Property Type

**MONTHLY INVENTORY ANALYSIS**

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

Compared Metrics	2024	April 2025	+/- %
Closed Listings	81	72	-11.11%
Pending Listings	65	72	10.77%
New Listings	97	75	-22.68%
Average List Price	241,582	239,810	-0.73%
Average Sale Price	237,408	236,295	-0.47%
Average Percent of Selling Price to List Price	97.73%	97.62%	-0.11%
Average Days on Market to Sale	32.78	28.06	-14.41%
End of Month Inventory	113	124	9.73%
Months Supply of Inventory	1.72	2.18	26.42%



Absorption: Last 12 months, an Average of **57** Sales/Month
Active Inventory as of April 30, 2025 = **124**

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

The total housing inventory at the end of April 2025 rose **9.73%** to 124 existing homes available for sale. Over the last 12 months this area has had an average of 57 closed sales per month. This represents an unsold inventory index of **2.18** 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 **0.47%** in April 2025 to \$236,295 versus the previous year at \$237,408.

Average Days on Market Shortens

The average number of **28.06** days that homes spent on the market before selling decreased by 4.72 days or **14.41%** in April 2025 compared to last year's same month at **32.78** DOM.

Sales Success for April 2025 is Positive

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

There were 75 New Listings in April 2025, down **22.68%** from last year at 97. Furthermore, there were 72 Closed Listings this month versus last year at 81, a **-11.11%** decrease.

Closed versus Listed trends yielded a **96.0%** ratio, up from previous year's, April 2024, at **83.5%**, a **14.96%** 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

Closed Listings	2
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Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average Percent of Selling Price to List Price	10
Market Summary	11

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 Washington - Residential Property Type

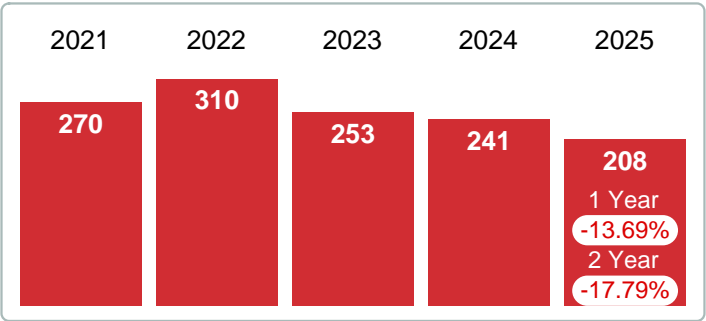
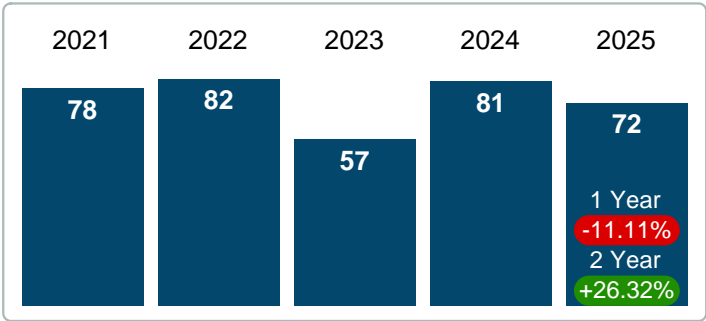


CLOSED LISTINGS

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

APRIL

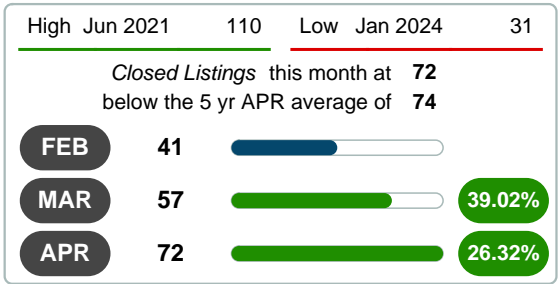
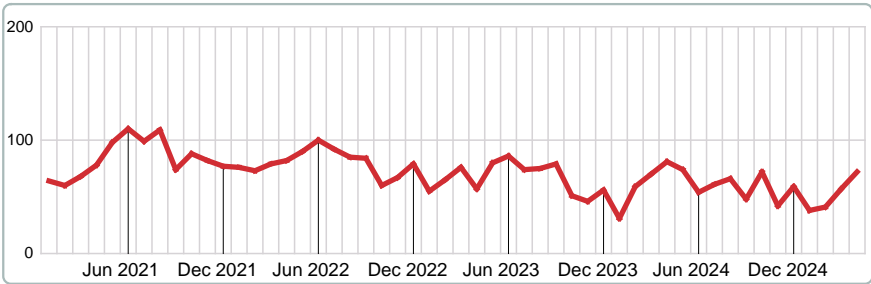
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 74



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8			11.11%	26.8	4	4	0	0
\$75,001 - \$125,000	9			12.50%	21.0	2	6	1	0
\$125,001 - \$150,000	6			8.33%	21.7	0	6	0	0
\$150,001 - \$250,000	20			27.78%	28.7	2	12	5	1
\$250,001 - \$325,000	13			18.06%	36.5	1	5	7	0
\$325,001 - \$400,000	8			11.11%	31.3	0	4	4	0
\$400,001 and up	8			11.11%	23.6	0	3	3	2
Total Closed Units					72	9	40	20	3
Total Closed Volume					17,013,244	1.04M	8.56M	6.36M	1.06M
Average Closed Price					\$236,295	\$115,500	\$213,916	\$318,105	\$351,667

April 2025



Area Delimited by County Of Washington - Residential Property Type

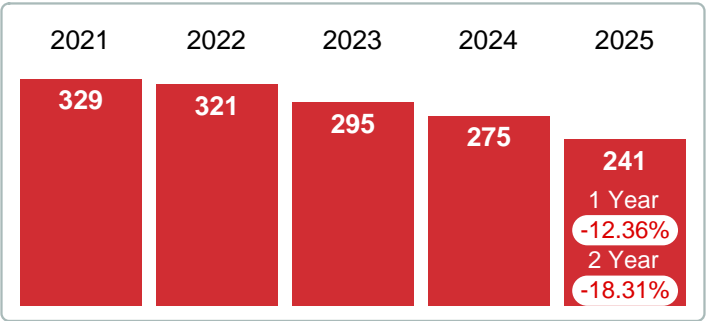
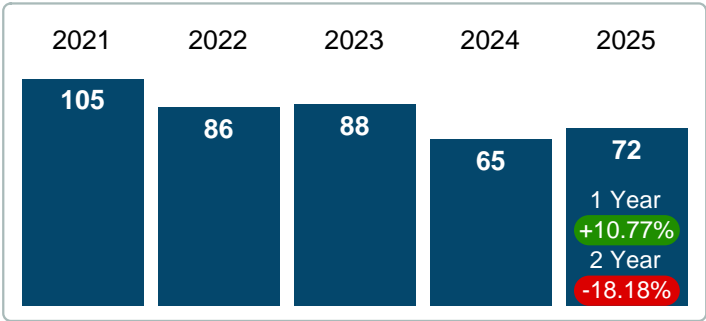


PENDING LISTINGS

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

APRIL

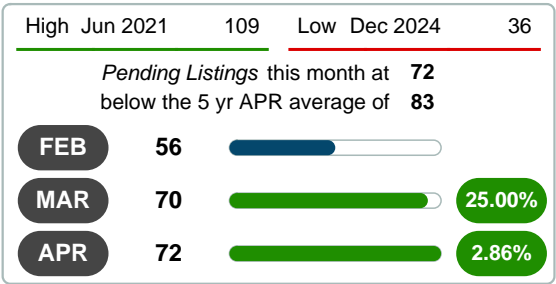
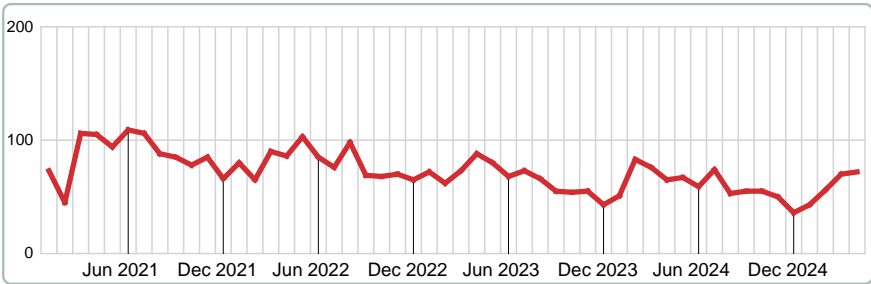
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 83



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			6.94%	81.6	2	3	0	0
\$75,001 - \$125,000	9			12.50%	73.1	2	6	1	0
\$125,001 - \$175,000	13			18.06%	14.5	1	9	3	0
\$175,001 - \$250,000	18			25.00%	22.6	1	17	0	0
\$250,001 - \$275,000	10			13.89%	40.7	0	5	4	1
\$275,001 - \$350,000	7			9.72%	62.0	0	4	3	0
\$350,001 and up	10			13.89%	49.2	1	4	4	1
Total Pending Units					72	7	48	15	2
Total Pending Volume					16,825,334	968.40K	9.84M	4.46M	1.56M
Average Listing Price					\$195,141	\$138,343	\$204,984	\$297,380	\$778,500

April 2025



Area Delimited by County Of Washington - Residential Property Type

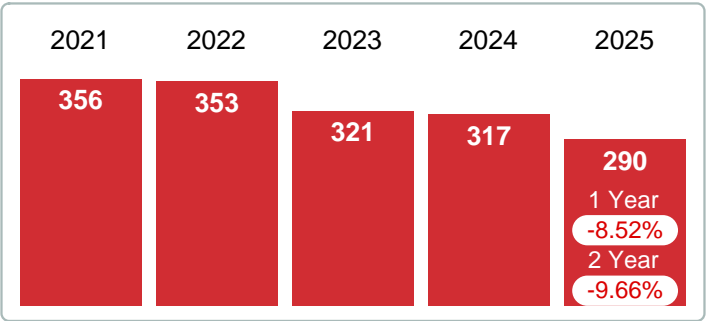
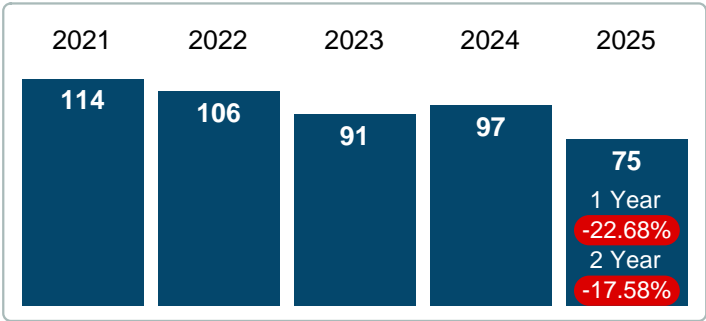


NEW LISTINGS

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

APRIL

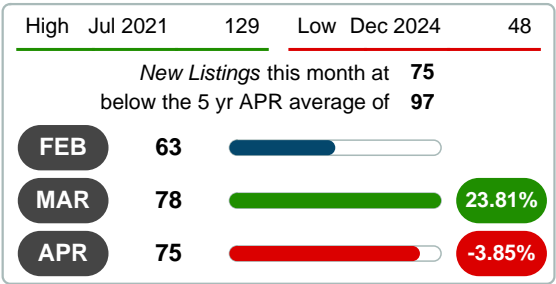
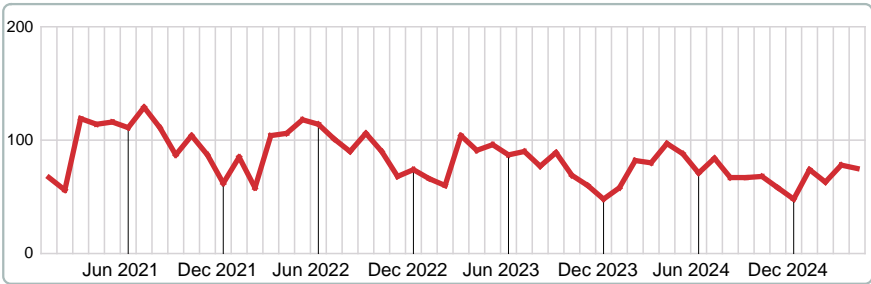
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 97



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			%
\$75,000 and less	7		9.33%
\$75,001 - \$125,000	7		9.33%
\$125,001 - \$150,000	8		10.67%
\$150,001 - \$250,000	24		32.00%
\$250,001 - \$300,000	12		16.00%
\$300,001 - \$525,000	9		12.00%
\$525,001 and up	8		10.67%
Total New Listed Units			75
Total New Listed Volume			19,600,598
Average New Listed Listing Price			\$214,980

1-2 Beds	3 Beds	4 Beds	5+ Beds
4	3	0	0
4	3	0	0
1	6	1	0
3	18	3	0
0	6	6	0
0	1	8	0
0	1	5	2
12	38	23	2
1.24M	7.66M	8.85M	1.85M
\$103,200	\$201,568	\$384,900	\$924,950

April 2025



Area Delimited by County Of Washington - Residential Property Type

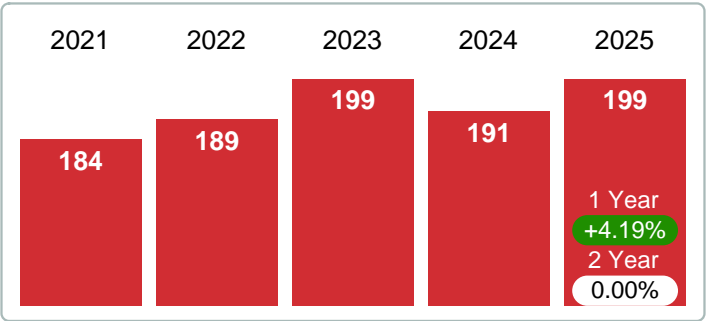
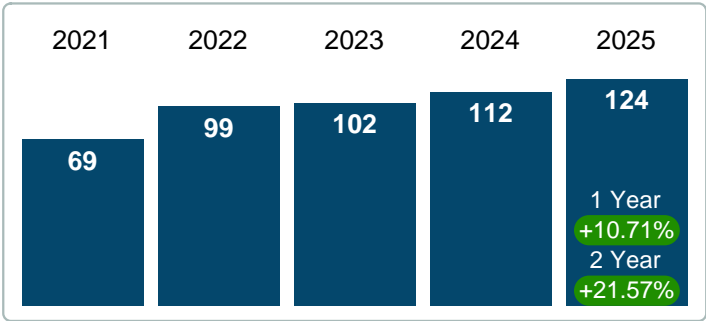


ACTIVE INVENTORY

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

END OF APRIL

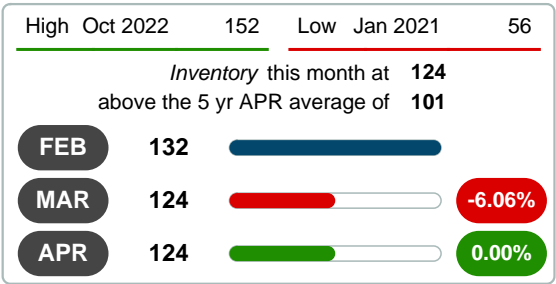
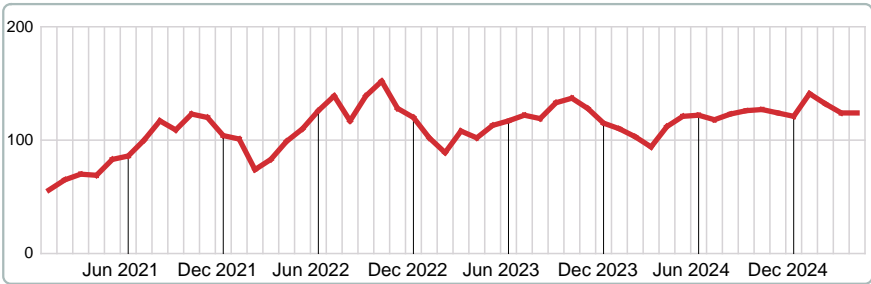
ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 101



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

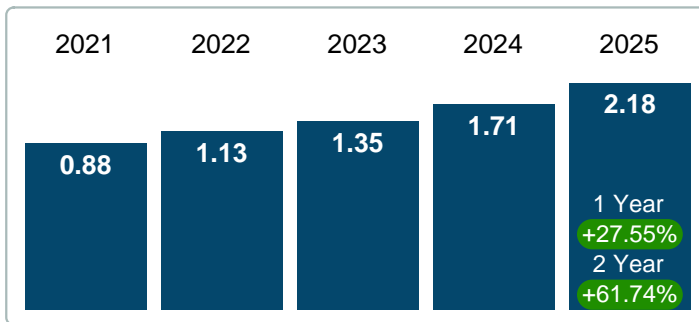
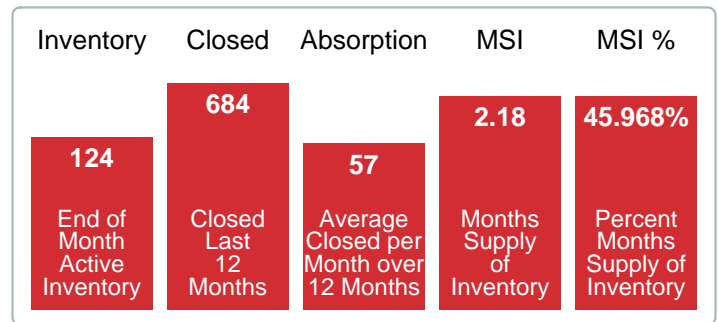
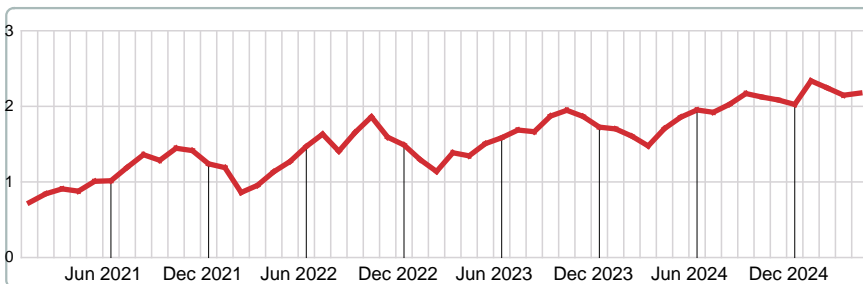
Distribution of Inventory by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4			3.23%	61.8	4	0	0	0
\$50,001 - \$125,000	21			16.94%	67.8	9	10	2	0
\$125,001 - \$175,000	19			15.32%	64.6	6	12	1	0
\$175,001 - \$275,000	24			19.35%	62.4	1	12	10	1
\$275,001 - \$350,000	26			20.97%	89.7	2	9	14	1
\$350,001 - \$475,000	18			14.52%	72.3	0	4	14	0
\$475,001 and up	12			9.68%	82.9	0	1	6	5
Total Active Inventory by Units					124	22	48	47	7
Total Active Inventory by Volume					42,633,393	2.65M	10.62M	25.49M	3.87M
Average Active Inventory Listing Price					\$343,818	\$120,455	\$221,296	\$542,413	\$552,542

April 2025

Area Delimited by County Of Washington - 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 = 1.45**

High Jan 2025 2.34 Low Jan 2021 0.73

Months Supply this month at **2.18**
above the 5 yr APR average of **1.45****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
\$50,000 and less	4			3.23%	1.23	2.29	0.00	0.00	0.00
\$50,001 - \$125,000	21			16.94%	2.29	3.09	1.69	6.00	0.00
\$125,001 - \$175,000	19			15.32%	1.58	4.24	1.31	0.71	0.00
\$175,001 - \$275,000	24			19.35%	1.35	1.20	1.11	1.85	1.50
\$275,001 - \$350,000	26			20.97%	3.63	12.00	3.27	3.50	4.00
\$350,001 - \$475,000	18			14.52%	3.93	0.00	4.80	5.25	0.00
\$475,001 and up	12			9.68%	3.89	0.00	1.09	4.00	7.50
Market Supply of Inventory (MSI)					2.18	3.03	1.51	3.03	2.80
Total Active Inventory by Units				100%	2.18	22	48	47	7

Contact: MLS Technology Inc.

Phone: 918-663-7500

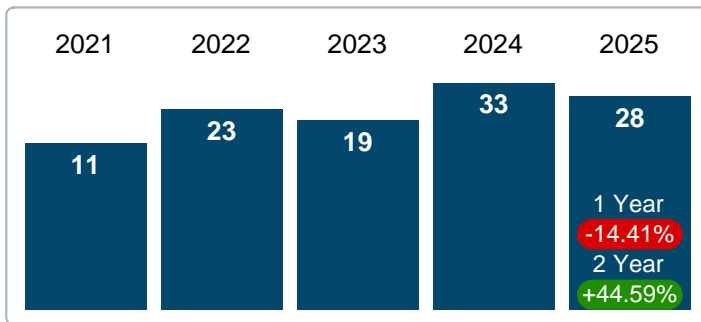
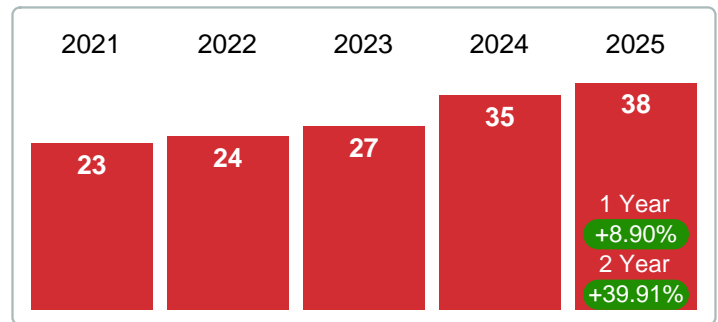
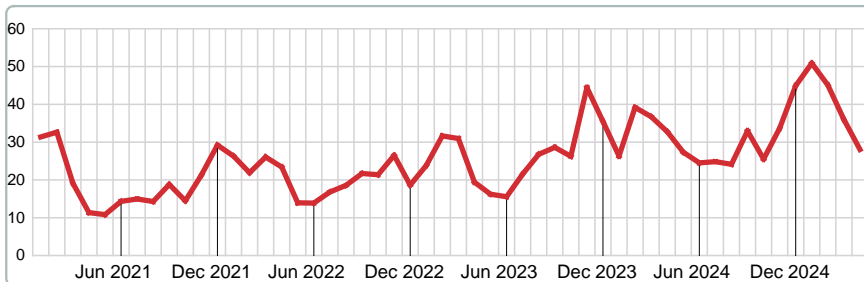
Email: support@mlstechnology.com

April 2025

Area Delimited by County Of Washington - 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 = 23**

High Jan 2025 51 Low May 2021 11

Average Days on Market to Sale this month at **28**
above the 5 yr APR average of **23**

FEB	45		
MAR	36		-20.21%
APR	28		-22.03%

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
\$75,000 and less	8	11.11%	27	12	41	0	0
\$75,001 - \$125,000	9	12.50%	21	41	17	3	0
\$125,001 - \$150,000	6	8.33%	22	0	22	0	0
\$150,001 - \$250,000	20	27.78%	29	5	28	28	91
\$250,001 - \$325,000	13	18.06%	37	12	33	43	0
\$325,001 - \$400,000	8	11.11%	31	0	15	48	0
\$400,001 and up	8	11.11%	24	0	13	25	39
Average Closed DOM	28			17	25	35	56
Total Closed Units	72	100%	28	9	40	20	3
Total Closed Volume	17,013,244			1.04M	8.56M	6.36M	1.06M

Contact: MLS Technology Inc.

Phone: 918-663-7500

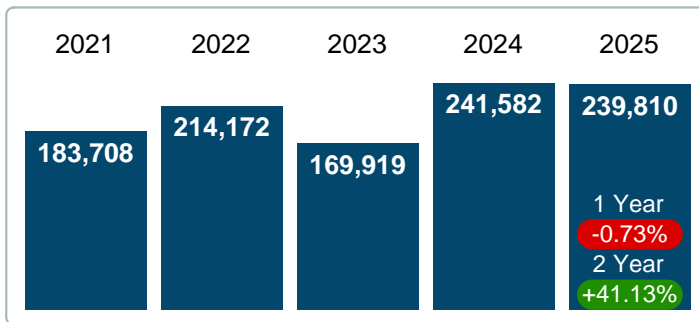
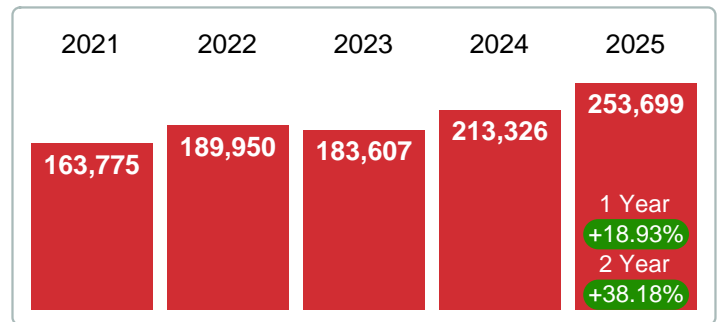
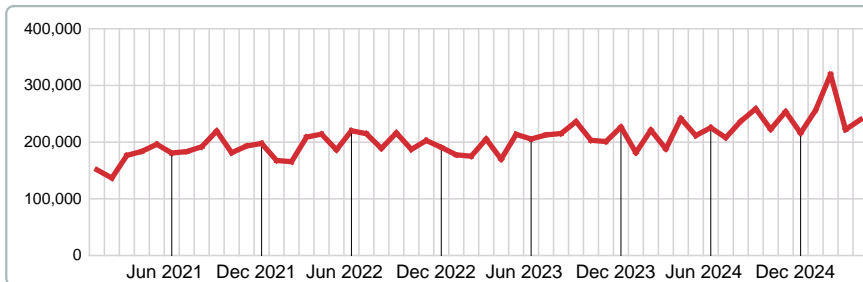
Email: support@mlstechnology.com

April 2025

Area Delimited by County Of Washington - 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 = 209,838**

High Feb 2025 319,495 Low Feb 2021 136,725

Average List Price at Closing this month at **239,810**
above the 5 yr APR average of **209,838****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
\$75,000 and less	7	9.72%	44,362	52,350	46,534	0	0
\$75,001 - \$125,000	8	11.11%	93,913	98,500	109,400	79,900	0
\$125,001 - \$150,000	8	11.11%	136,475	0	137,467	0	0
\$150,001 - \$250,000	19	26.39%	193,700	192,500	186,958	221,760	200,000
\$250,001 - \$325,000	15	20.83%	289,447	274,900	287,000	294,971	0
\$325,001 - \$400,000	7	9.72%	365,986	0	357,750	360,225	0
\$400,001 and up	8	11.11%	566,100	0	636,333	581,633	437,450
Average List Price			239,810	118,478	217,146	321,965	358,300
Total Closed Units		100%	239,810	9	40	20	3
Total Closed Volume			17,266,333	1.07M	8.69M	6.44M	1.07M

Contact: MLS Technology Inc.

Phone: 918-663-7500

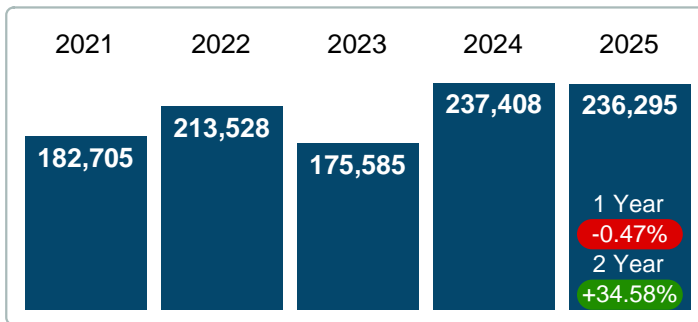
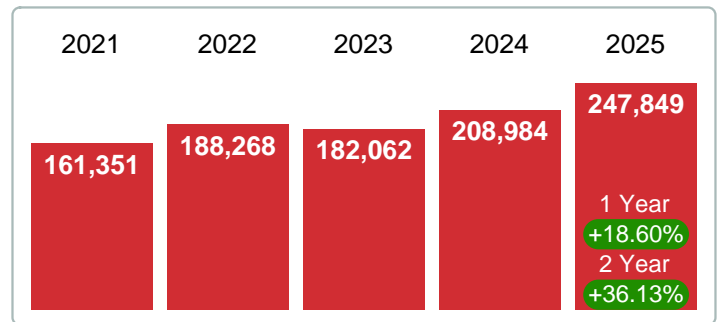
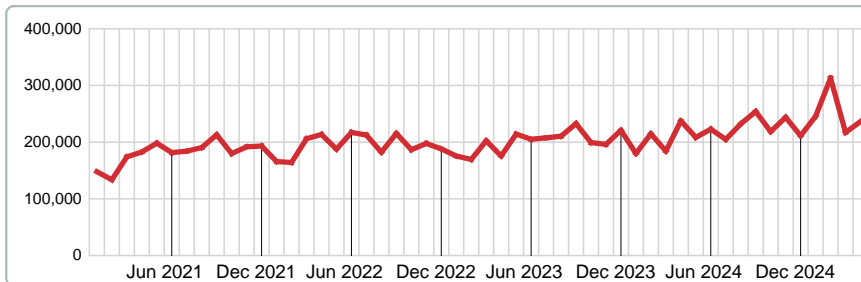
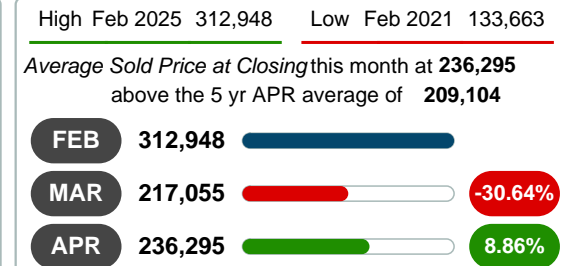
Email: support@mlstechnology.com

April 2025

Area Delimited by County Of Washington - 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 = 209,104****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
\$75,000 and less	8			11.11%	43,595	44,375	42,815	0	0
\$75,001 - \$125,000	9			12.50%	100,728	103,500	103,275	79,900	0
\$125,001 - \$150,000	6			8.33%	136,650	0	136,650	0	0
\$150,001 - \$250,000	20			27.78%	194,300	192,500	185,583	214,800	200,000
\$250,001 - \$325,000	13			18.06%	285,823	270,000	283,800	289,529	0
\$325,001 - \$400,000	8			11.11%	357,967	0	350,534	365,400	0
\$400,001 and up	8			11.11%	559,075	0	632,567	573,300	427,500
Average Sold Price					236,295	115,500	213,916	318,105	351,667
Total Closed Units				100%	236,295	9	40	20	3
Total Closed Volume					17,013,244	1.04M	8.56M	6.36M	1.06M

April 2025



Area Delimited by County Of Washington - Residential Property Type

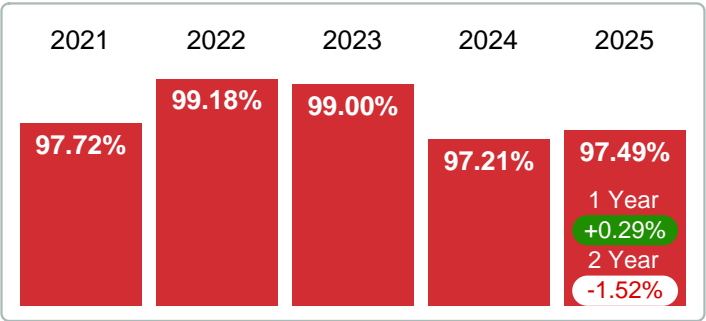
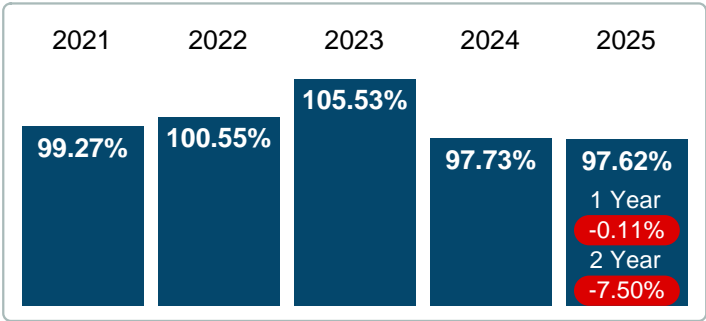


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

APRIL

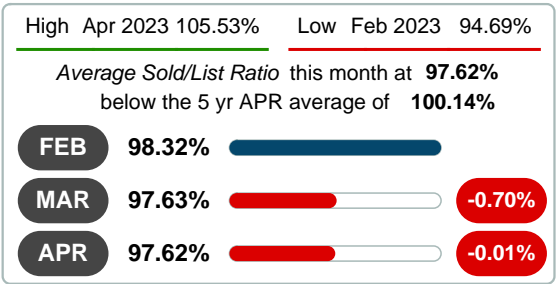
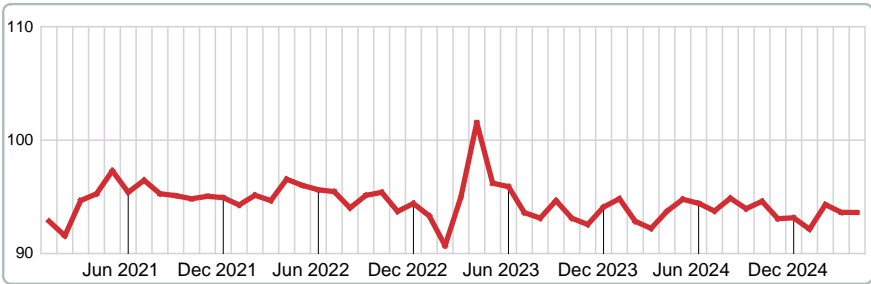
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 100.14%



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

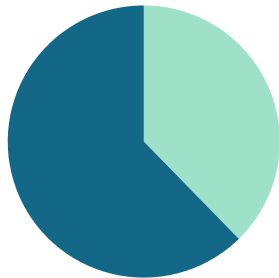
Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	11.11%	87.58%	83.16%	92.00%	0.00%	0.00%
\$75,001 - \$125,000	9	12.50%	98.16%	106.25%	95.16%	100.00%	0.00%
\$125,001 - \$150,000	6	8.33%	99.42%	0.00%	99.42%	0.00%	0.00%
\$150,001 - \$250,000	20	27.78%	98.98%	100.00%	99.38%	97.39%	100.00%
\$250,001 - \$325,000	13	18.06%	98.43%	98.22%	98.88%	98.14%	0.00%
\$325,001 - \$400,000	8	11.11%	99.84%	0.00%	98.00%	101.68%	0.00%
\$400,001 and up	8	11.11%	98.79%	0.00%	99.22%	99.02%	97.79%
Average Sold/List Ratio		97.60%		93.71%	97.80%	98.88%	98.53%
Total Closed Units		72	100%	9	40	20	3
Total Closed Volume		17,013,244		1.04M	8.56M	6.36M	1.06M

April 2025

Area Delimited by County Of Washington - Residential Property Type

**MARKET SUMMARY**

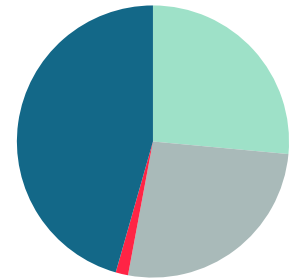
Report produced on May 13, 2025 for MLS Technology Inc.

INVENTORY**Inventory**

New Listings	75 = 37.69%
Start Inventory	124
Total Inventory Units	199
Volume	\$59,723,627

Market Activity

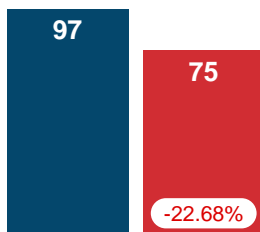
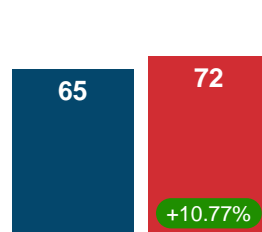
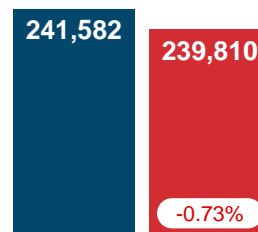
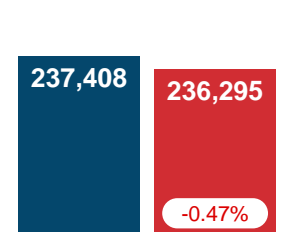
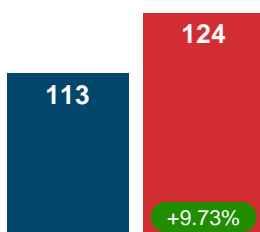
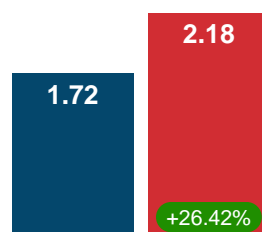
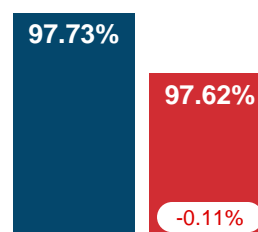
Closed Sales	72 = 26.47%
Pending Sales	72 = 26.47%
Other Off Market	4 = 1.47%
Active Inventory	124 = 45.59%

MARKET ACTIVITY

Compared Metrics	2024	April 2025	+/-%	2024	Year to Date 2025	+/-%
Closed Sales	81	72	-11.11%	241	208	-13.69%
Pending Sales	65	72	10.77%	275	241	-12.36%
New Listings	97	75	-22.68%	317	290	-8.52%
Average List Price	241,582	239,810	-0.73%	213,326	253,699	18.93%
Average Sale Price	237,408	236,295	-0.47%	208,984	247,849	18.60%
Average Percent of Selling Price to List Price	97.73%	97.62%	-0.11%	97.21%	97.49%	0.29%
Average Days on Market to Sale	32.78	28.06	-14.41%	34.67	37.75	8.90%
Monthly Inventory	113	124	9.73%	113	124	9.73%
Months Supply of Inventory	1.72	2.18	26.42%	1.72	2.18	26.42%

Absorption: Last 12 months, an Average of 57 Sales/Month**Inventory** on April 30, 2025 = 124

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**