

April 2025



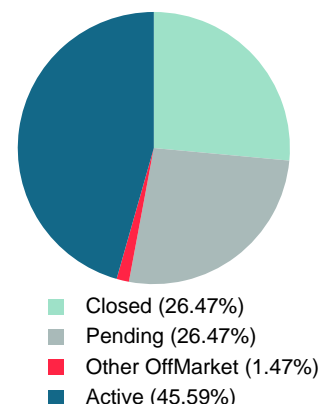
Area Delimited by County Of Washington - Residential Property Type



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%
Median List Price	205,900	209,950	1.97%
Median Sale Price	202,900	203,500	0.30%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	13.00	10.00	-23.08%
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.

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 **0.30%** in April 2025 to \$203,500 versus the previous year at \$202,900.

Median Days on Market Shortens

The median number of **10.00** days that homes spent on the market before selling decreased by 3.00 days or **23.08%** in April 2025 compared to last year's same month at **13.00** DOM.

Sales Success for April 2025 is Positive

Overall, with Median Prices going up 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.

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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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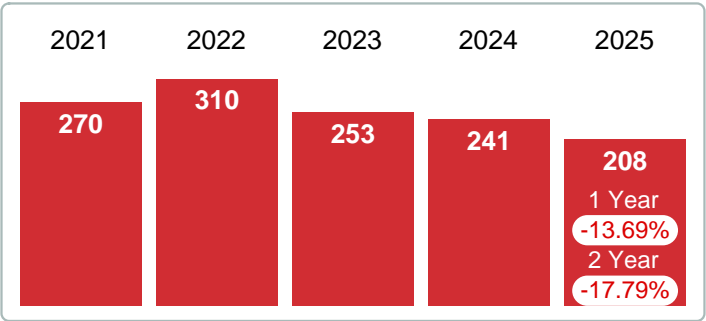
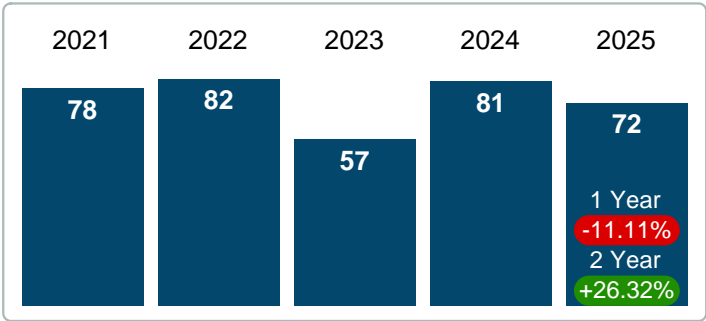


CLOSED LISTINGS

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APRIL

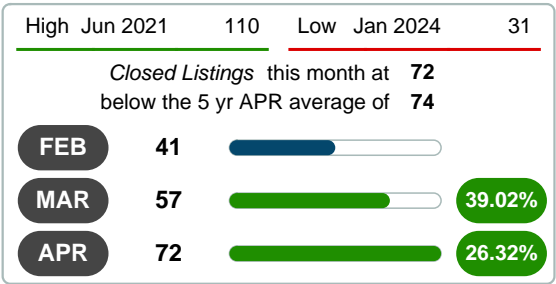
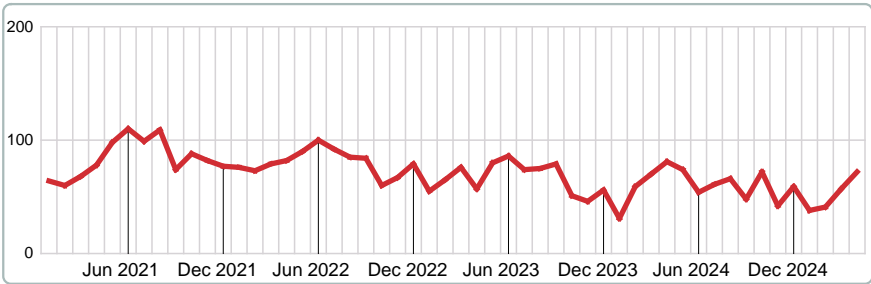
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 74



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	8		11.11%	11.0	4	4	0	0
\$75,001 - \$125,000	9		12.50%	17.0	2	6	1	0
\$125,001 - \$150,000	6		8.33%	14.0	0	6	0	0
\$150,001 - \$250,000	20		27.78%	9.5	2	12	5	1
\$250,001 - \$325,000	13		18.06%	7.0	1	5	7	0
\$325,001 - \$400,000	8		11.11%	8.0	0	4	4	0
\$400,001 and up	8		11.11%	25.5	0	3	3	2
Total Closed Units			72		9	40	20	3
Total Closed Volume			17,013,244	100%	1.04M	8.56M	6.36M	1.06M
Median Closed Price			\$203,500		\$90,000	\$165,500	\$292,500	\$425,000

April 2025



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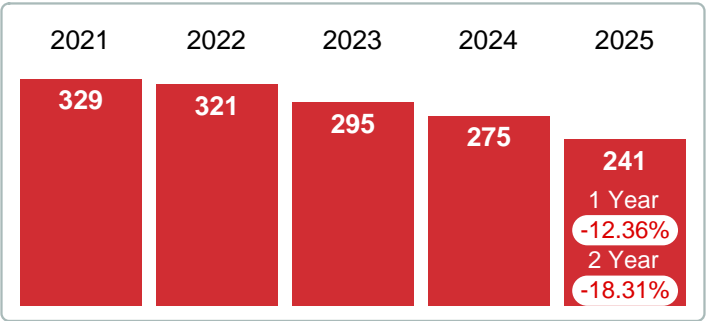
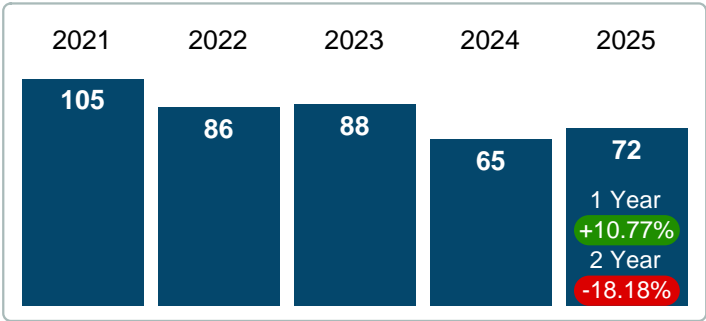


PENDING LISTINGS

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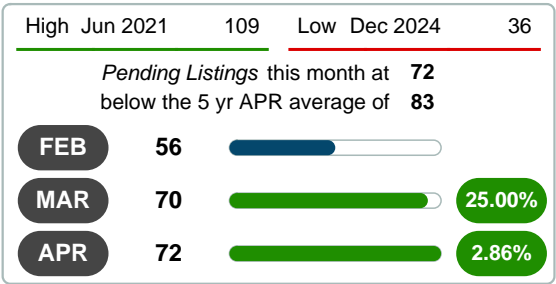
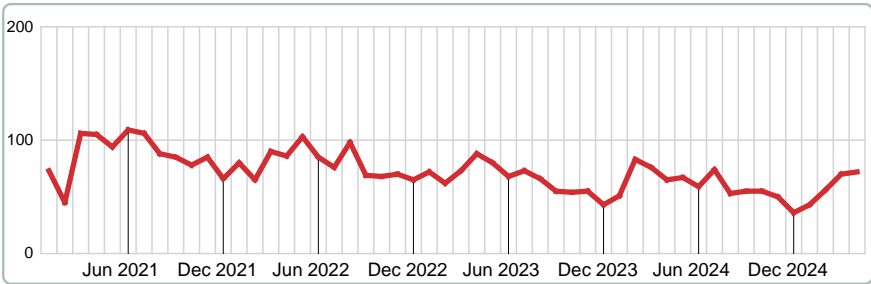
YEAR TO DATE (YTD)



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				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5			6.94%	54.0	2	3	0	0
\$75,001 - \$125,000	9			12.50%	29.0	2	6	1	0
\$125,001 - \$175,000	13			18.06%	5.0	1	9	3	0
\$175,001 - \$250,000	18			25.00%	9.5	1	17	0	0
\$250,001 - \$275,000	10			13.89%	15.5	0	5	4	1
\$275,001 - \$350,000	7			9.72%	40.0	0	4	3	0
\$350,001 and up	10			13.89%	17.0	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
Median Listing Price					\$204,500	\$88,500	\$197,000	\$269,000	\$778,500

April 2025



Area Delimited by County Of Washington - Residential Property Type

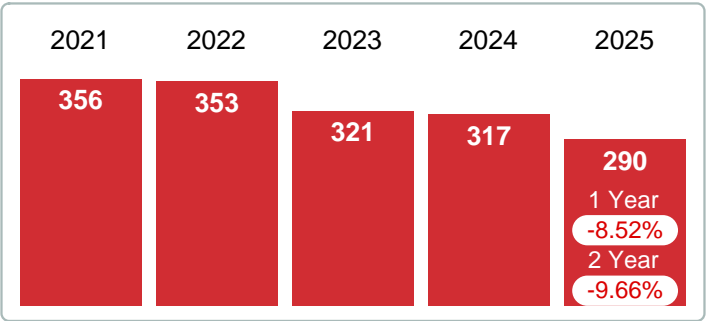
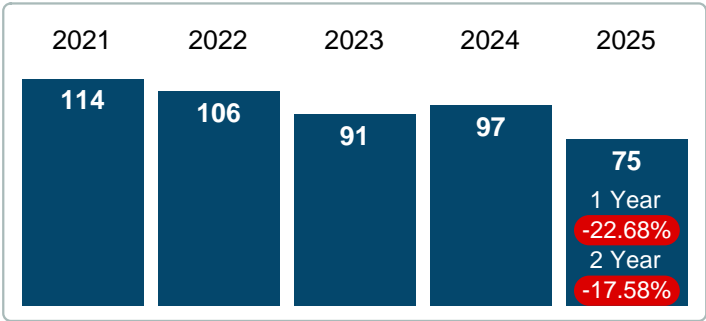


NEW LISTINGS

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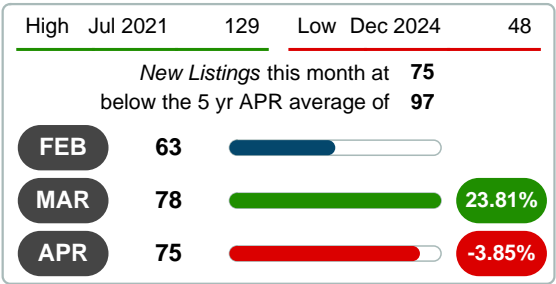
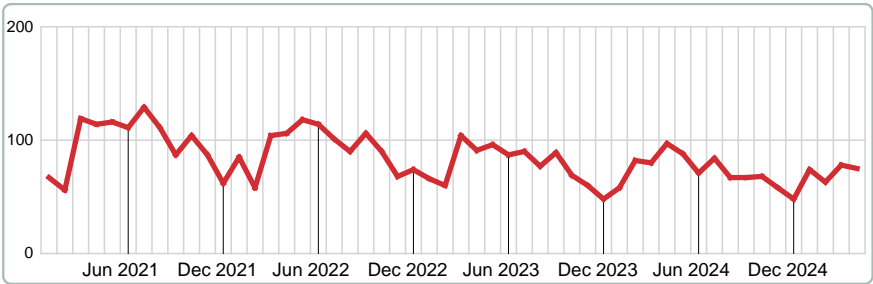
YEAR TO DATE (YTD)



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	100%
Median New Listed Listing Price	\$210,000	

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
\$107,500	\$189,900	\$340,000	\$924,950

April 2025



Area Delimited by County Of Washington - Residential Property Type

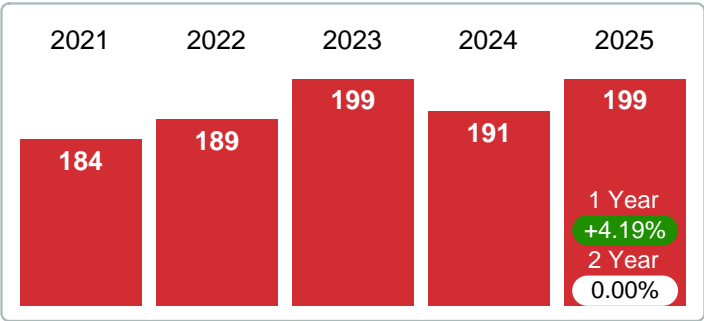
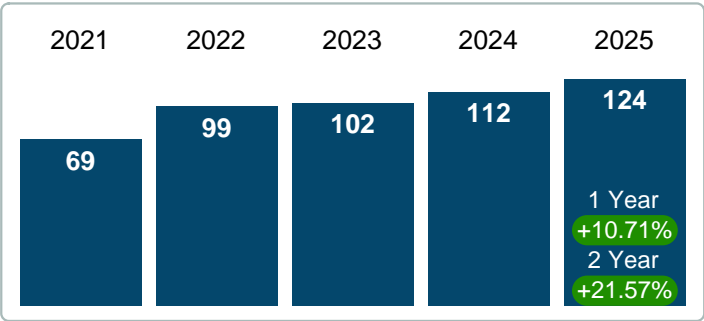


ACTIVE INVENTORY

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END OF APRIL

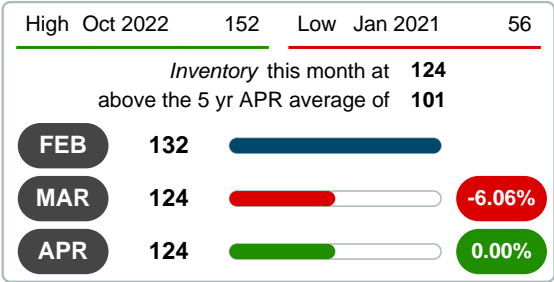
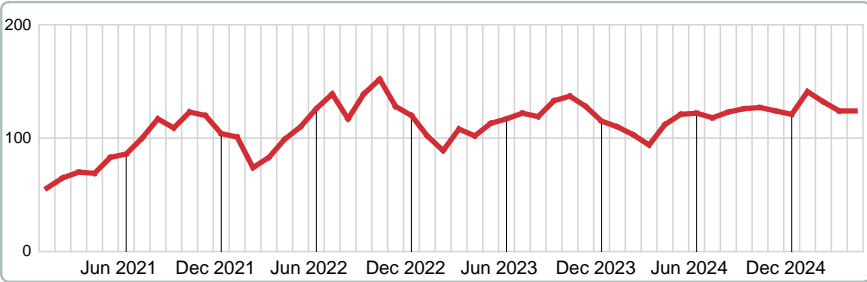
ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 101



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

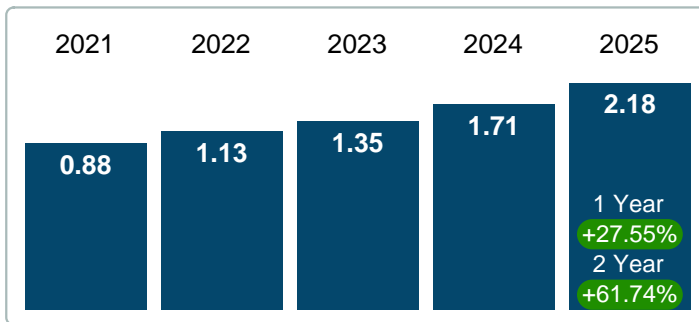
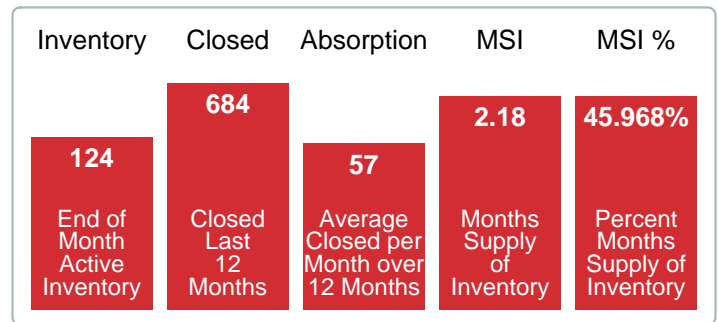
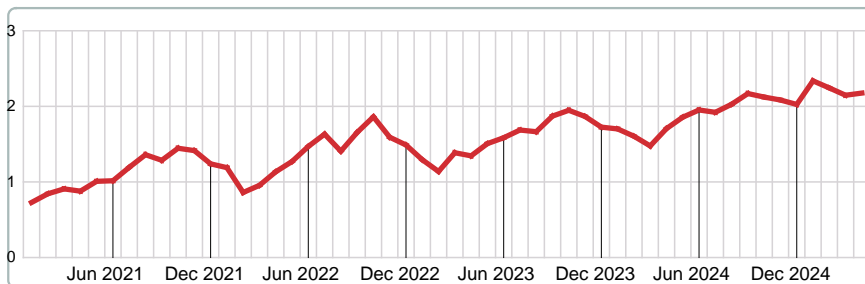
Distribution of Inventory by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4			3.23%	35.5	4	0	0	0
\$50,001 - \$125,000	21			16.94%	56.0	9	10	2	0
\$125,001 - \$175,000	19			15.32%	40.0	6	12	1	0
\$175,001 - \$275,000	24			19.35%	43.5	1	12	10	1
\$275,001 - \$350,000	26			20.97%	70.0	2	9	14	1
\$350,001 - \$475,000	18			14.52%	48.0	0	4	14	0
\$475,001 and up	12			9.68%	39.0	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
Median Active Inventory Listing Price					\$254,450	\$107,500	\$194,950	\$324,000	\$559,900

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



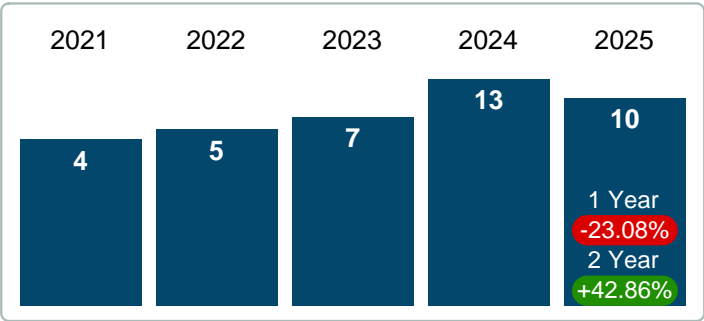
Area Delimited by County Of Washington - Residential Property Type



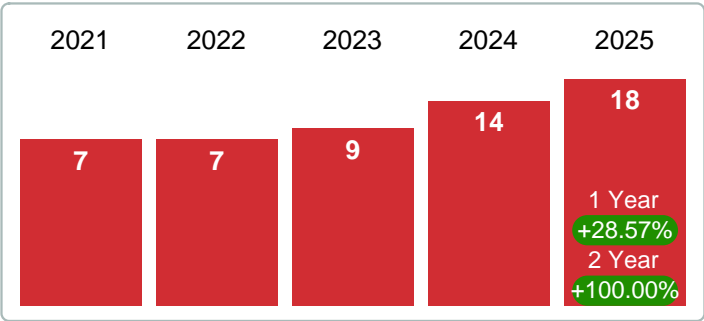
MEDIAN DAYS ON MARKET TO SALE

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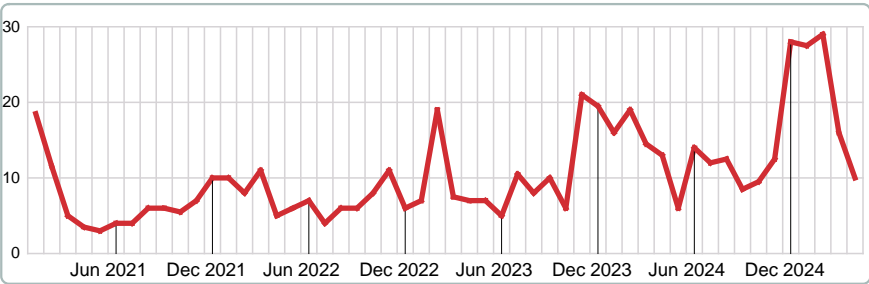
APRIL



YEAR TO DATE (YTD)

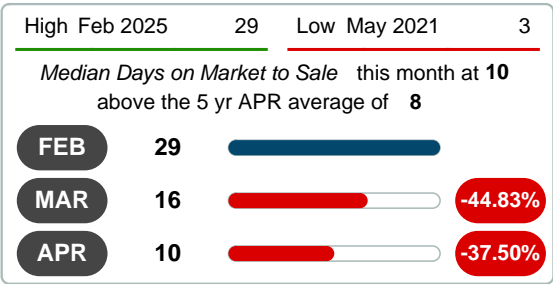


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 8



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	8			11.11%	11	11	38	0	0
\$75,001 - \$125,000	9			12.50%	17	41	14	3	0
\$125,001 - \$150,000	6			8.33%	14	0	14	0	0
\$150,001 - \$250,000	20			27.78%	10	5	13	5	91
\$250,001 - \$325,000	13			18.06%	7	12	2	10	0
\$325,001 - \$400,000	8			11.11%	8	0	8	8	0
\$400,001 and up	8			11.11%	26	0	11	31	39
Median Closed DOM					10	12	10	9	51
Total Closed Units				100%	72	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

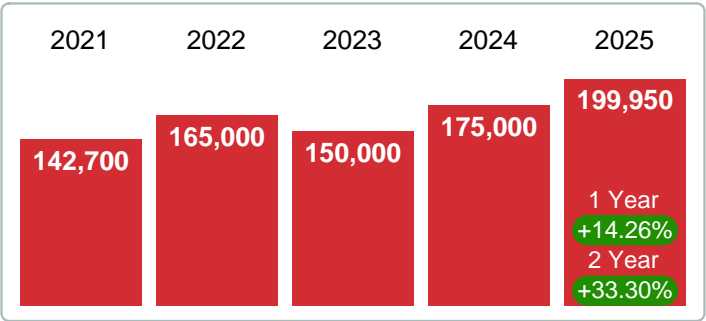
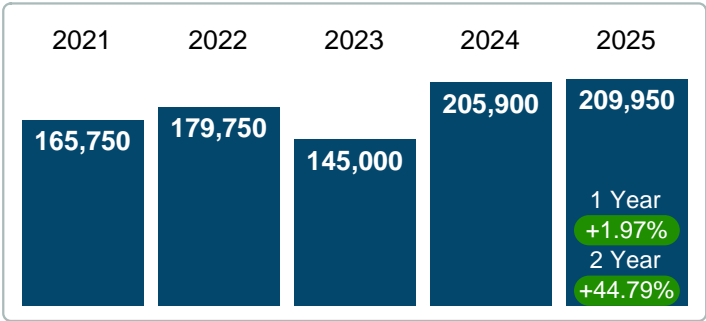


MEDIAN LIST PRICE AT CLOSING

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

APRIL

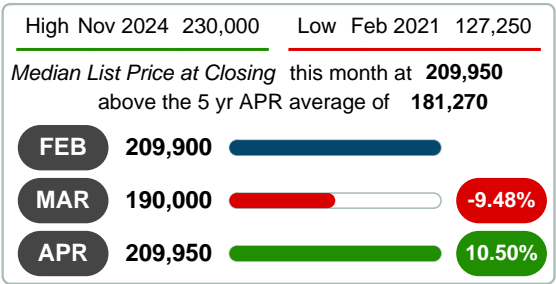
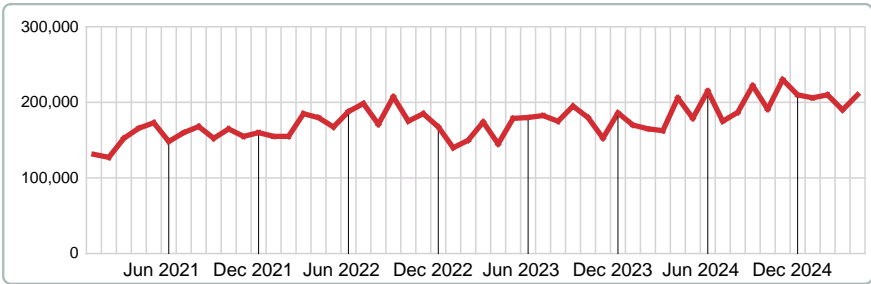
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 181,270



MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

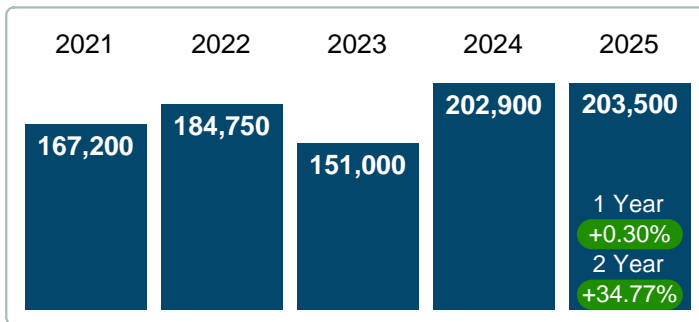
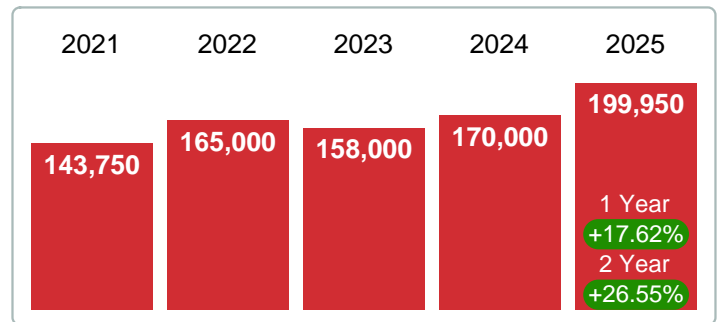
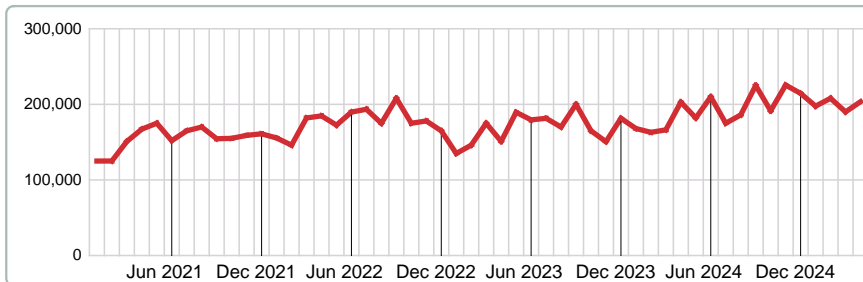
Distribution of Median List Price at Closing by Price Range			%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7		9.72%	39,900	39,900	47,000	0	0
\$75,001 - \$125,000	8		11.11%	85,950	85,000	95,200	79,900	0
\$125,001 - \$150,000	8		11.11%	135,000	0	135,000	0	0
\$150,001 - \$250,000	19		26.39%	195,000	192,500	174,450	215,950	200,000
\$250,001 - \$325,000	15		20.83%	285,000	274,900	300,000	285,000	0
\$325,001 - \$400,000	7		9.72%	349,000	0	347,000	395,000	0
\$400,001 and up	8		11.11%	477,500	0	530,000	475,000	437,450
Median List Price				209,950	85,000	167,500	297,500	425,000
Total Closed Units			100%	209,950	9	40	20	3
Total Closed Volume				17,266,333	1.07M	8.69M	6.44M	1.07M

April 2025

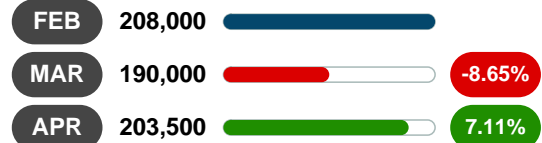
Area Delimited by County Of Washington - Residential Property Type

**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 = 181,870**

High Nov 2024 225,500 Low Jan 2021 125,000

Median Sold Price at Closing this month at **203,500**
above the 5 yr APR average of **181,870****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	8	11.11%	37,563	37,250	40,063	0	0
\$75,001 - \$125,000	9	12.50%	105,000	103,500	108,000	79,900	0
\$125,001 - \$150,000	6	8.33%	135,000	0	135,000	0	0
\$150,001 - \$250,000	20	27.78%	195,000	192,500	173,000	223,000	200,000
\$250,001 - \$325,000	13	18.06%	285,000	270,000	300,000	285,000	0
\$325,001 - \$400,000	8	11.11%	342,500	0	341,000	365,000	0
\$400,001 and up	8	11.11%	472,500	0	528,700	475,000	427,500
Median Sold Price			203,500	90,000	165,500	292,500	425,000
Total Closed Units		100%	203,500	9	40	20	3
Total Closed Volume			17,013,244	1.04M	8.56M	6.36M	1.06M

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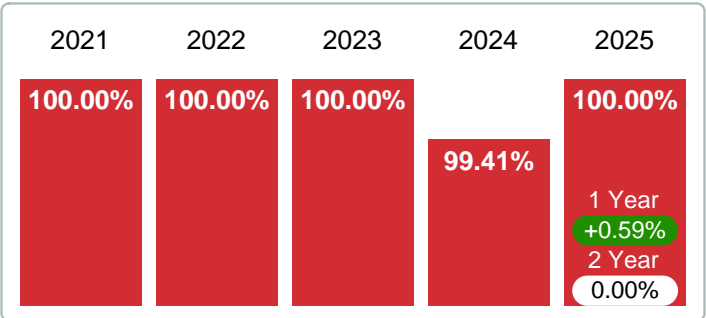
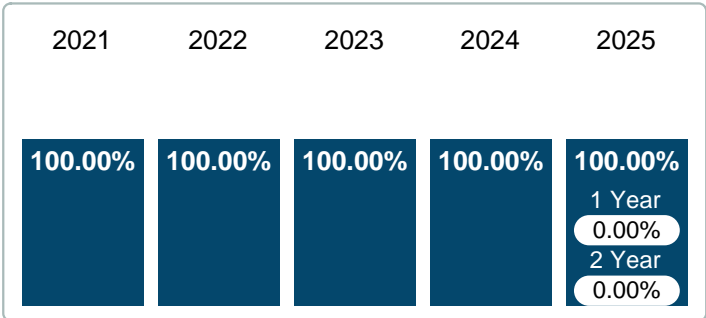


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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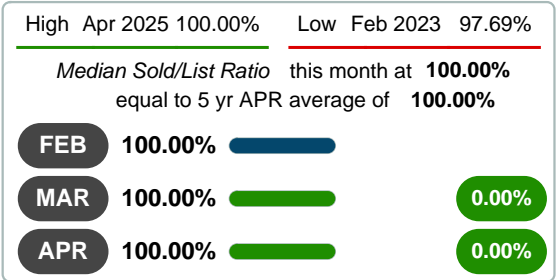
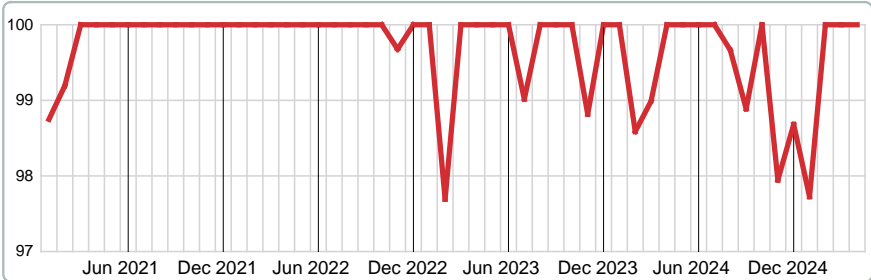
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 100.00%



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	8	11.11%	86.49%	81.09%	92.37%	0.00%	0.00%
\$75,001 \$125,000	9	12.50%	100.00%	106.25%	95.92%	100.00%	0.00%
\$125,001 \$150,000	6	8.33%	100.00%	0.00%	100.00%	0.00%	0.00%
\$150,001 \$250,000	20	27.78%	100.00%	100.00%	100.00%	100.00%	100.00%
\$250,001 \$325,000	13	18.06%	99.67%	98.22%	100.00%	99.67%	0.00%
\$325,001 \$400,000	8	11.11%	99.26%	0.00%	98.01%	100.28%	0.00%
\$400,001 and up	8	11.11%	99.88%	0.00%	99.75%	100.00%	97.79%
Median Sold/List Ratio		100.00%		98.22%	100.00%	100.00%	100.00%
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



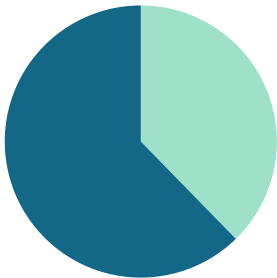
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY

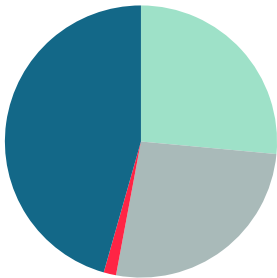


Inventory
New Listings
75 = 37.69%
Start Inventory
124
Total Inventory Units
199
Volume
\$59,723,627

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	April			Year to Date		
	2024	2025	+/- %	2024	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%
Median List Price	205,900	209,950	1.97%	175,000	199,950	14.26%
Median Sale Price	202,900	203,500	0.30%	170,000	199,950	17.62%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	99.41%	100.00%	0.59%
Median Days on Market to Sale	13.00	10.00	-23.08%	14.00	18.00	28.57%
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

20242025

APRIL MARKET

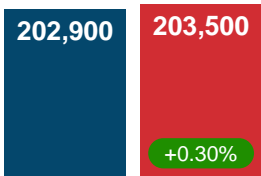
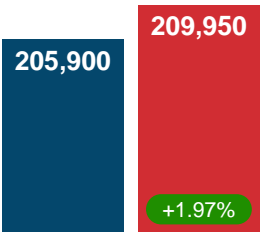
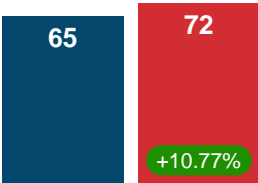
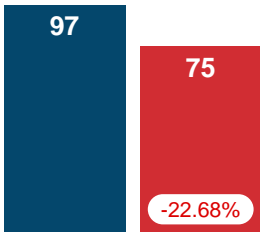
MEDIAN PRICES

New Listings

Pending Listings

List Price

Sale Price



INVENTORY

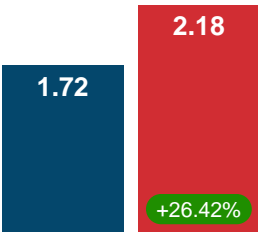
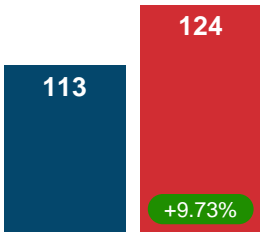
MEDIAN SOLD/LIST RATIO & DOM

Active Inventory

Monthly Supply of Inventory

Sale/List Ratio

Days on Market



+0.00%

