

May 2025



Area Delimited by County Of Creek - Residential Property Type

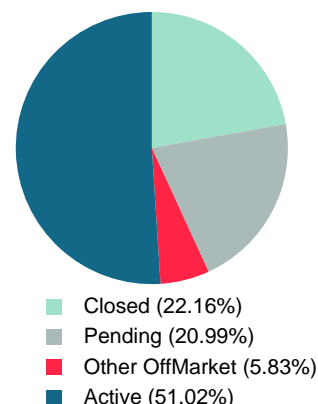


MONTHLY INVENTORY ANALYSIS

Report produced on Jun 11, 2025 for MLS Technology Inc.

Compared Metrics	2024	May 2025	+/- %
Closed Listings	69	76	10.14%
Pending Listings	60	72	20.00%
New Listings	105	97	-7.62%
Average List Price	264,316	282,230	6.78%
Average Sale Price	257,115	277,527	7.94%
Average Percent of Selling Price to List Price	98.01%	98.53%	0.53%
Average Days on Market to Sale	19.48	32.59	67.33%
End of Month Inventory	177	175	-1.13%
Months Supply of Inventory	2.86	2.91	1.89%

Absorption: Last 12 months, an Average of **60** Sales/Month
Active Inventory as of May 31, 2025 = **175**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2025 decreased **1.13%** to 175 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **2.91** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **7.94%** in May 2025 to \$277,527 versus the previous year at \$257,115.

Average Days on Market Lengthens

The average number of **32.59** days that homes spent on the market before selling increased by 13.11 days or **67.33%** in May 2025 compared to last year's same month at **19.48** DOM.

Sales Success for May 2025 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 97 New Listings in May 2025, down **7.62%** from last year at 105. Furthermore, there were 76 Closed Listings this month versus last year at 69, a **10.14%** increase.

Closed versus Listed trends yielded a **78.4%** ratio, up from previous year's, May 2024, at **65.7%**, a **19.23%** upswing. This will certainly create pressure on a decreasing 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

May 2025



Area Delimited by County Of Creek - Residential Property Type

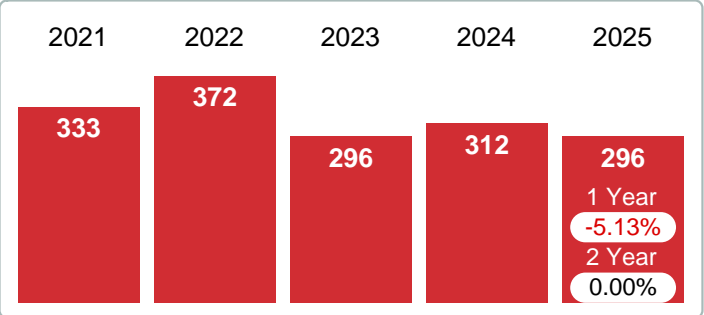
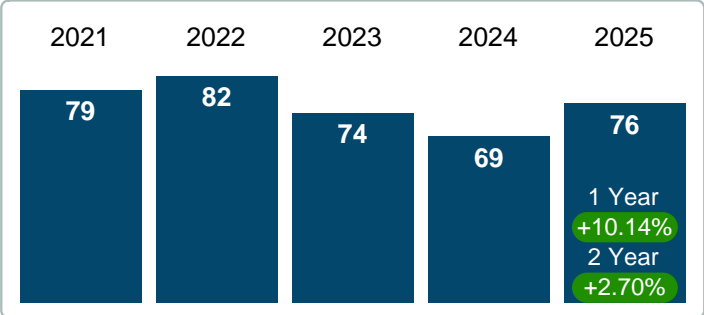


CLOSED LISTINGS

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MAY

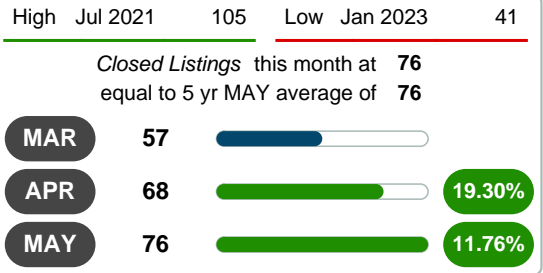
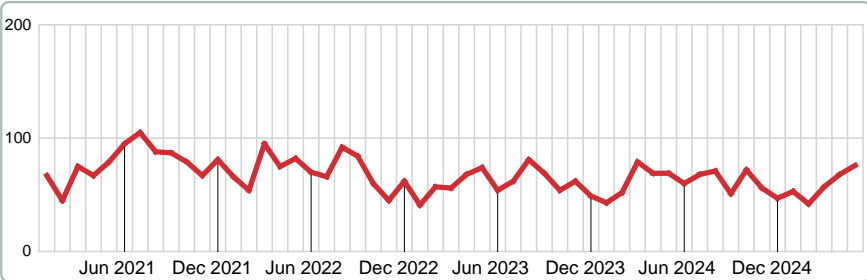
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 76



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	7		9.21%	6.1	2	5	0	0
\$125,001 - \$150,000	4		5.26%	10.0	1	2	1	0
\$150,001 - \$200,000	15		19.74%	46.3	2	11	2	0
\$200,001 - \$250,000	14		18.42%	34.2	1	9	4	0
\$250,001 - \$350,000	17		22.37%	23.8	1	12	4	0
\$350,001 - \$450,000	11		14.47%	50.0	0	6	5	0
\$450,001 and up	8		10.53%	33.3	0	2	6	0
Total Closed Units	76				7	47	22	0
Total Closed Volume	21,092,065		100%	32.6	1.12M	11.63M	8.34M	0.00B
Average Closed Price	\$277,527				\$160,285	\$247,549	\$378,875	\$0

May 2025



Area Delimited by County Of Creek - Residential Property Type

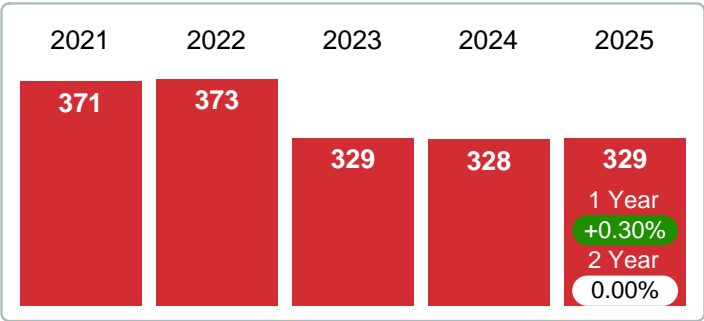
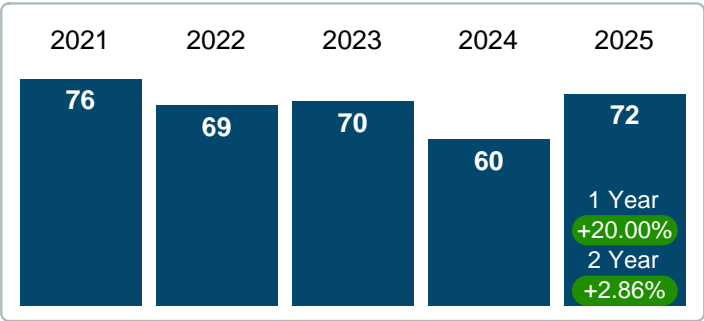


PENDING LISTINGS

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MAY

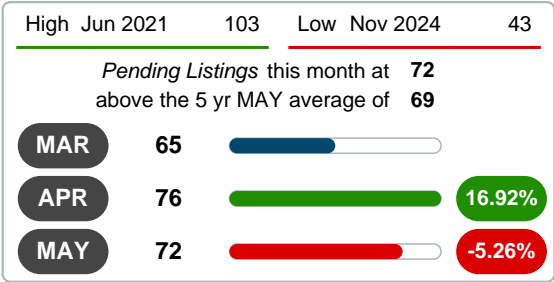
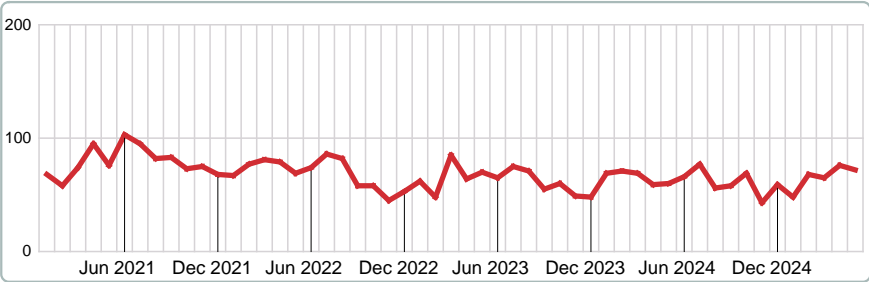
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 69



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7			9.72%	15.1	3	4	0	0
\$100,001 - \$150,000	9			12.50%	44.0	5	3	1	0
\$150,001 - \$175,000	7			9.72%	85.0	3	2	2	0
\$175,001 - \$250,000	22			30.56%	42.4	3	15	3	1
\$250,001 - \$325,000	10			13.89%	20.8	1	8	1	0
\$325,001 - \$575,000	9			12.50%	12.4	2	3	4	0
\$575,001 and up	8			11.11%	72.1	0	3	1	4
Total Pending Units					72	17	38	12	5
Total Pending Volume					24,499,175	2.88M	11.80M	4.36M	5.46M
Average Listing Price					\$291,968	\$169,188	\$310,605	\$363,131	\$1,092,480

May 2025



Area Delimited by County Of Creek - Residential Property Type

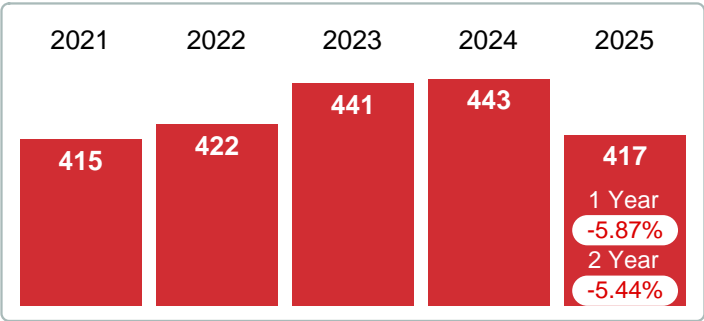
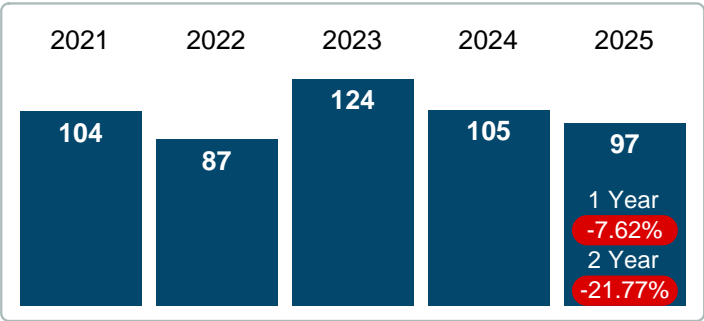


NEW LISTINGS

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MAY

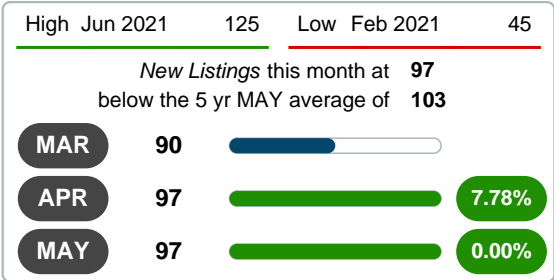
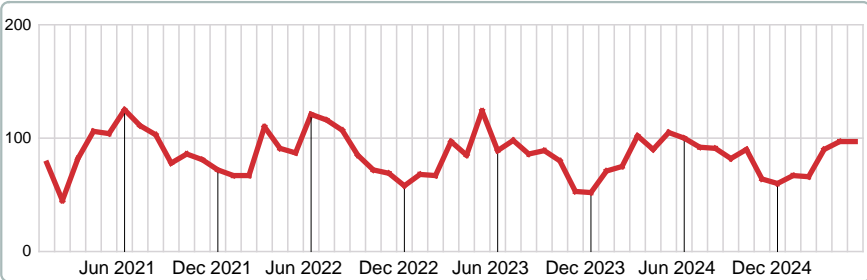
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 103



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$100,000 and less	8	8.25%
\$100,001 - \$200,000	15	15.46%
\$200,001 - \$225,000	10	10.31%
\$225,001 - \$300,000	27	27.84%
\$300,001 - \$375,000	13	13.40%
\$375,001 - \$600,000	15	15.46%
\$600,001 and up	9	9.28%
Total New Listed Units	97	
Total New Listed Volume	33,740,400	100%
Average New Listed Listing Price	\$365,250	

1-2 Beds	3 Beds	4 Beds	5+ Beds
4	4	0	0
5	8	2	0
1	9	0	0
3	22	1	1
2	8	2	1
1	6	6	2
0	3	1	5
16	60	12	9
3.22M	18.62M	5.19M	6.71M
\$201,294	\$310,312	\$432,625	\$745,500

May 2025



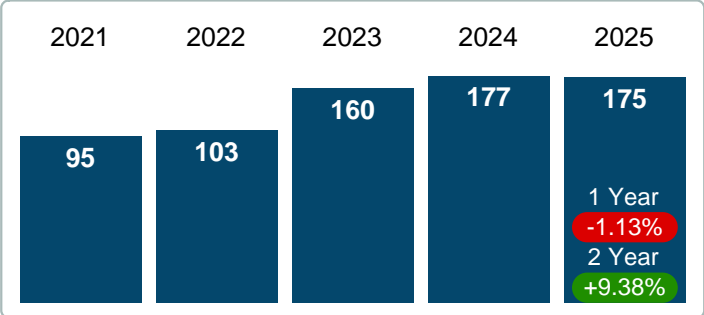
Area Delimited by County Of Creek - Residential Property Type



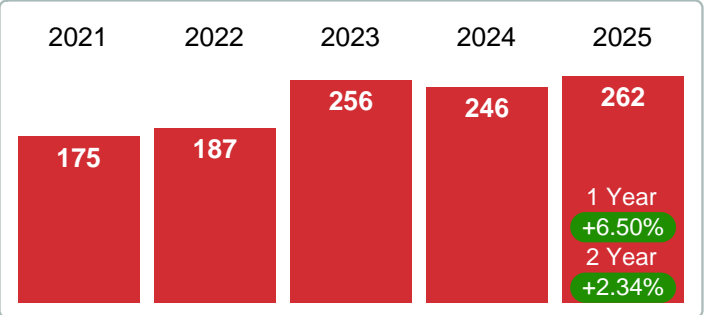
ACTIVE INVENTORY

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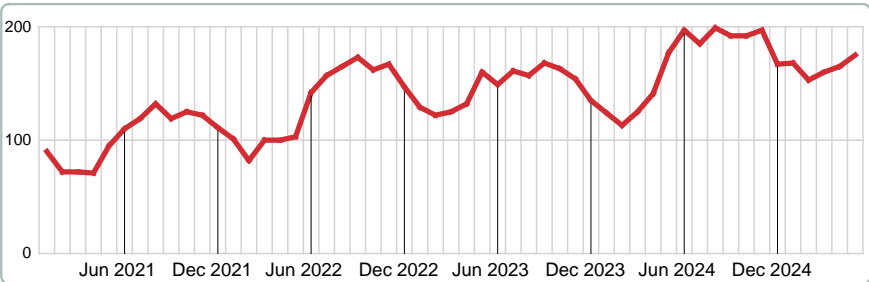
END OF MAY



ACTIVE DURING MAY

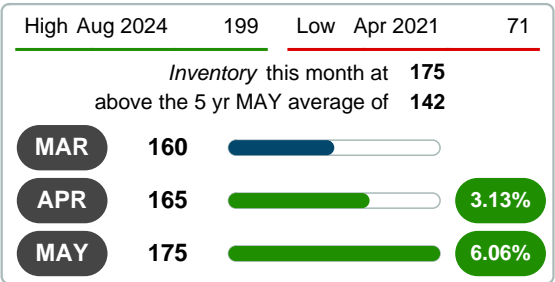


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 142



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	13		7.43%	72.7	6	7	0	0
\$150,001 - \$200,000	18		10.29%	58.8	3	11	4	0
\$200,001 - \$250,000	32		18.29%	45.9	0	26	5	1
\$250,001 - \$350,000	47		26.86%	81.7	2	36	5	4
\$350,001 - \$475,000	24		13.71%	66.3	2	13	7	2
\$475,001 - \$750,000	23		13.14%	61.7	2	6	9	6
\$750,001 and up	18		10.29%	75.5	2	4	6	6
Total Active Inventory by Units				175	17	103	36	19
Total Active Inventory by Volume				74,204,969	5.46M	32.82M	22.38M	13.55M
Average Active Inventory Listing Price				\$424,028	\$320,941	\$318,686	\$621,572	\$713,037

May 2025



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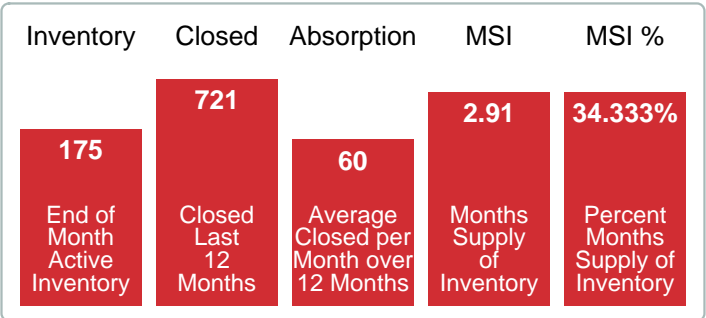
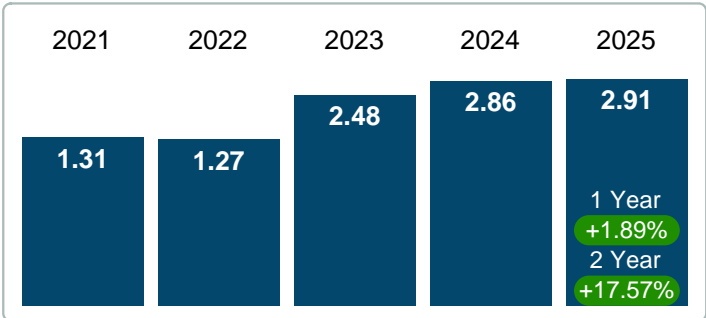


MONTHS SUPPLY of INVENTORY (MSI)

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MSI FOR MAY

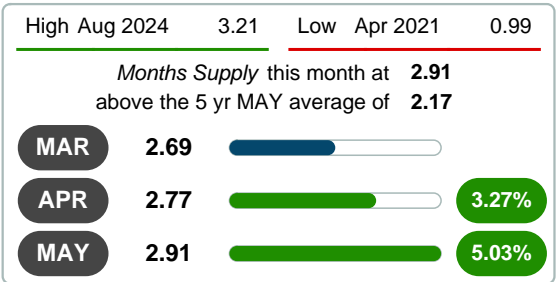
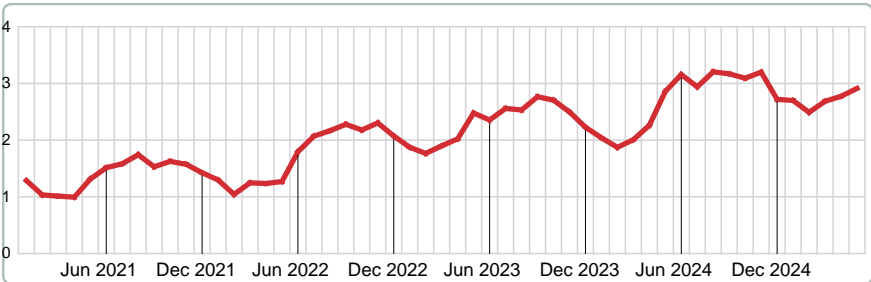
INDICATORS FOR MAY 2025



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 2.17



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	13		7.43%	0.98	1.13	1.00	0.00	0.00
\$150,001 - \$200,000	18		10.29%	1.52	2.00	1.20	3.69	0.00
\$200,001 - \$250,000	32		18.29%	2.58	0.00	3.12	1.62	4.00
\$250,001 - \$350,000	47		26.86%	3.76	6.00	4.55	1.46	4.80
\$350,001 - \$475,000	24		13.71%	4.57	8.00	5.20	3.50	4.00
\$475,001 - \$750,000	23		13.14%	6.90	24.00	6.00	5.40	10.29
\$750,001 and up	18		10.29%	12.00	0.00	8.00	10.29	14.40
Market Supply of Inventory (MSI)				2.91	2.06	2.83	2.84	6.91
Total Active Inventory by Units			100%	2.91	17	103	36	19

May 2025



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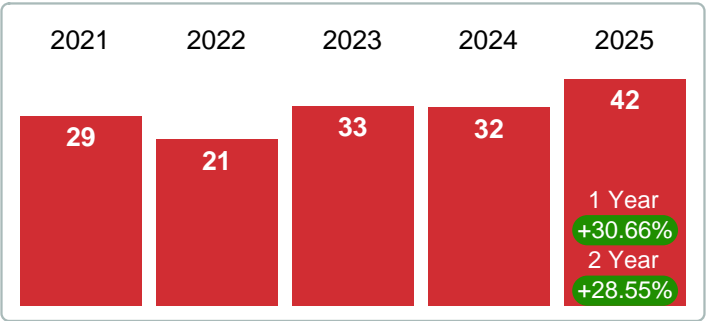
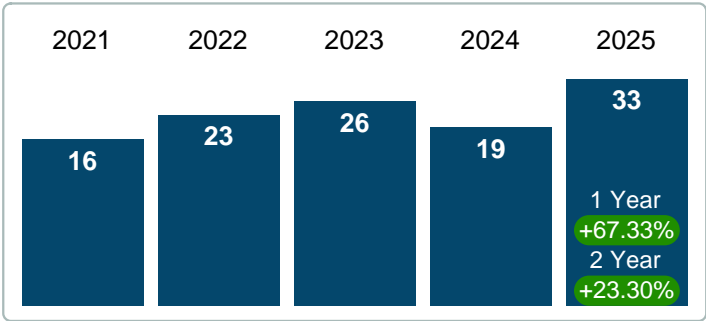


AVERAGE DAYS ON MARKET TO SALE

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MAY

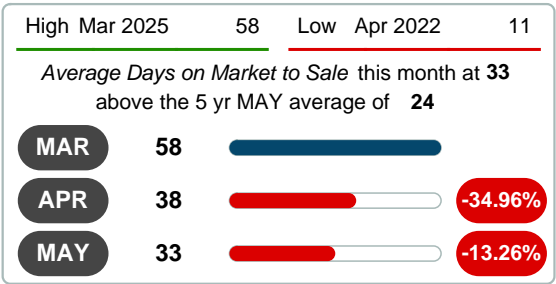
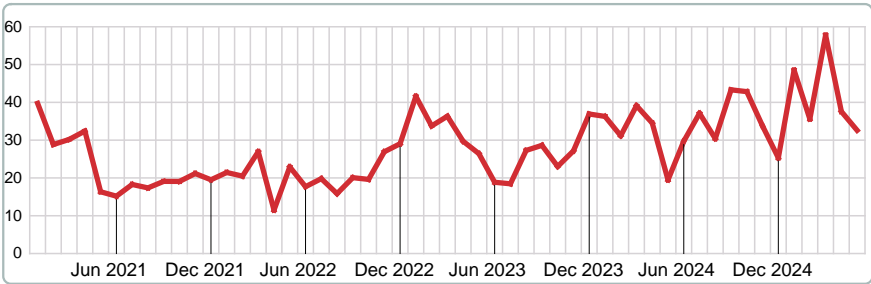
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 24



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	7		9.21%	6	17	2	0	0
\$125,001 - \$150,000	4		5.26%	10	25	7	1	0
\$150,001 - \$200,000	15		19.74%	46	28	40	102	0
\$200,001 - \$250,000	14		18.42%	34	1	40	30	0
\$250,001 - \$350,000	17		22.37%	24	2	27	19	0
\$350,001 - \$450,000	11		14.47%	50	0	15	92	0
\$450,001 and up	8		10.53%	33	0	27	36	0
Average Closed DOM		33			17	27	49	0
Total Closed Units		76	100%	33	7	47	22	
Total Closed Volume		21,092,065			1.12M	11.63M	8.34M	0.00B

May 2025



Area Delimited by County Of Creek - Residential Property Type

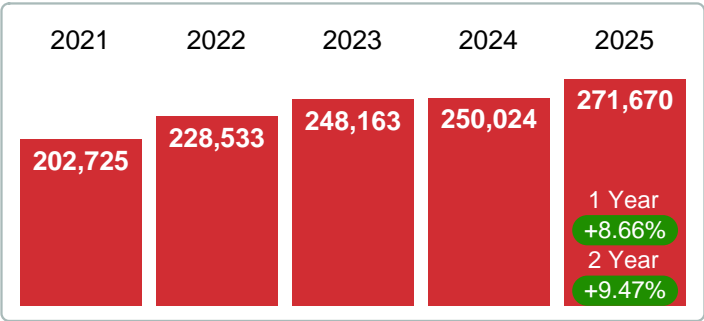
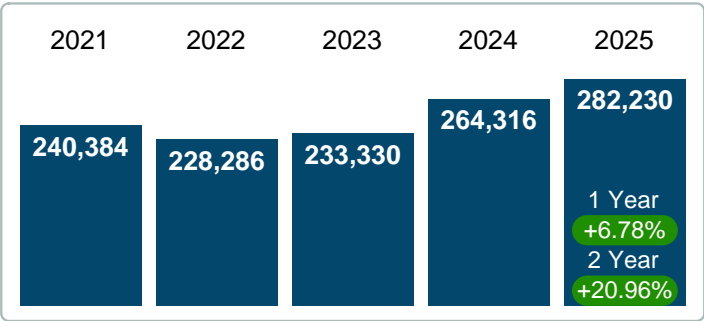


AVERAGE LIST PRICE AT CLOSING

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MAY

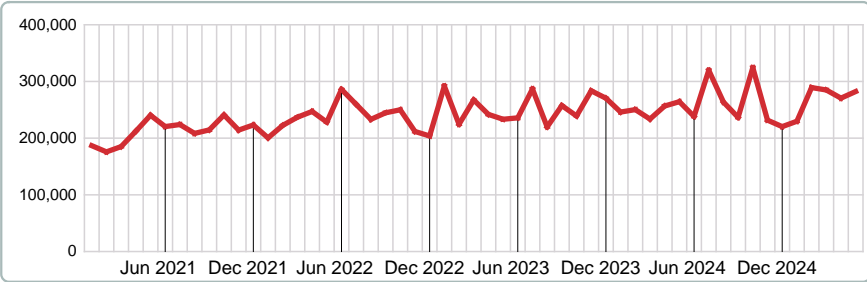
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 249,709



High Oct 2024 324,392 Low Feb 2021 175,794

Average List Price at Closing this month at **282,230**
above the 5 yr MAY average of **249,709**

MAR

284,947

APR

270,553

-5.05%

MAY

282,230

4.32%

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	7	9.21%	103,714	68,000	118,000	0	0
\$125,001 \$150,000	4	5.26%	138,200	139,900	147,500	133,000	0
\$150,001 \$200,000	15	19.74%	176,850	186,200	173,905	201,250	0
\$200,001 \$250,000	15	19.74%	228,635	189,900	226,908	224,313	0
\$250,001 \$350,000	16	21.05%	286,981	250,000	287,242	286,200	0
\$350,001 \$450,000	10	13.16%	402,390	0	397,483	422,800	0
\$450,001 and up	9	11.84%	608,089	0	579,500	639,800	0
Average List Price			282,230	155,457	251,722	387,743	0
Total Closed Units		100%	282,230	7	47	22	
Total Closed Volume			21,449,470	1.09M	11.83M	8.53M	0.00B

May 2025



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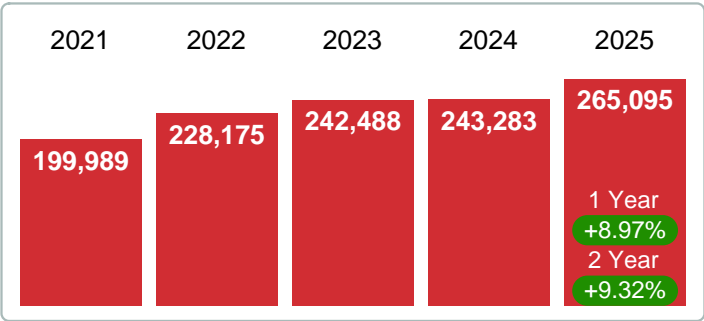
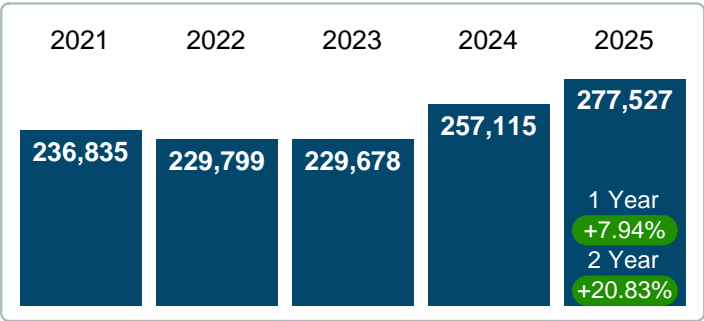


AVERAGE SOLD PRICE AT CLOSING

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MAY

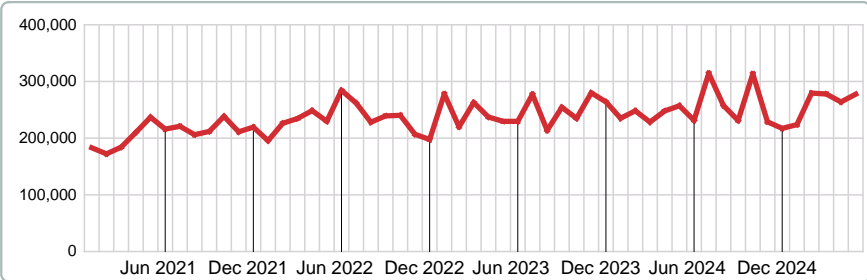
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 246,191



High Jul 2024 314,368 Low Feb 2021 172,253

Average Sold Price at Closing this month at **277,527**
above the 5 yr MAY average of **246,191**

MAR

277,844

APR

263,846

-5.04%

MAY

277,527

5.19%

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	7			9.21%	100,143	68,000	113,000	0	0
\$125,001 \$150,000	4			5.26%	137,000	135,000	140,000	133,000	0
\$150,001 \$200,000	15			19.74%	173,703	176,450	169,786	192,500	0
\$200,001 \$250,000	14			18.42%	225,758	233,095	225,697	224,063	0
\$250,001 \$350,000	17			22.37%	282,406	265,000	284,242	281,250	0
\$350,001 \$450,000	11			14.47%	396,545	0	389,167	405,400	0
\$450,001 and up	8			10.53%	614,250	0	572,500	628,167	0
Average Sold Price					277,527	160,285	247,549	378,875	0
Total Closed Units				100%	277,527	7	47	22	
Total Closed Volume					21,092,065	1.12M	11.63M	8.34M	0.00B

May 2025



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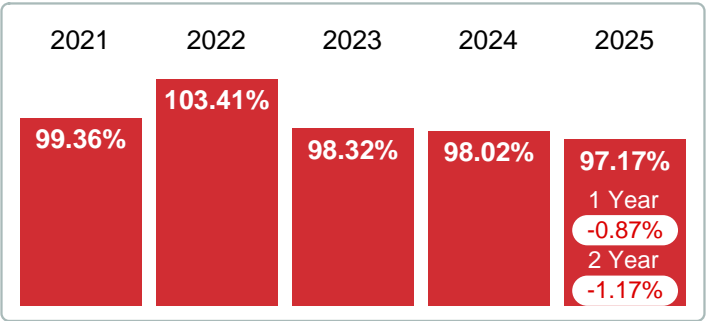
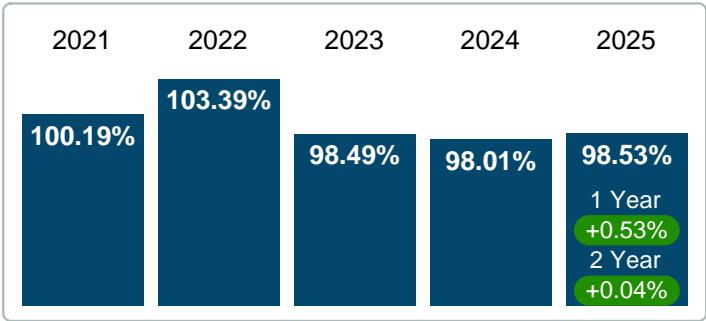


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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MAY

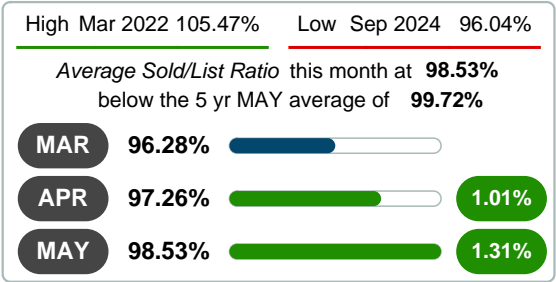
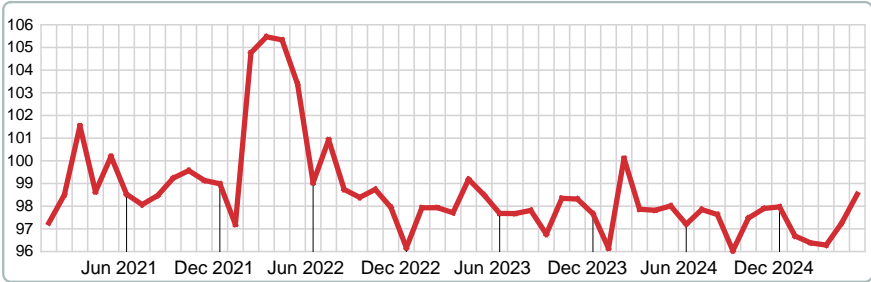
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 99.72%



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	7	9.21%	97.05%	100.00%	95.87%	0.00%	0.00%
\$125,001 - \$150,000	4	5.26%	96.85%	96.50%	95.45%	100.00%	0.00%
\$150,001 - \$200,000	15	19.74%	97.30%	95.94%	97.79%	95.98%	0.00%
\$200,001 - \$250,000	14	18.42%	101.35%	122.75%	99.61%	99.91%	0.00%
\$250,001 - \$350,000	17	22.37%	99.29%	106.00%	99.03%	98.41%	0.00%
\$350,001 - \$450,000	11	14.47%	97.05%	0.00%	97.97%	95.95%	0.00%
\$450,001 and up	8	10.53%	98.43%	0.00%	98.72%	98.33%	0.00%
Average Sold/List Ratio		98.50%		102.45%	98.21%	97.95%	0.00%
Total Closed Units		76	100%	7	47	22	
Total Closed Volume		21,092,065		1.12M	11.63M	8.34M	0.00B

May 2025



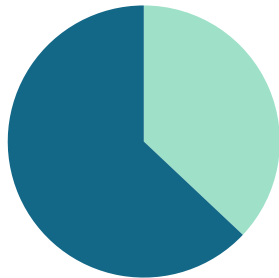
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Jun 11, 2025 for MLS Technology Inc.

INVENTORY



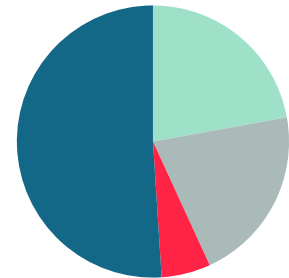
Inventory

New Listings	97 = 37.02%
Start Inventory	165
Total Inventory Units	262
Volume	\$102,874,934

Market Activity

Closed Sales	76 = 22.16%
Pending Sales	72 = 20.99%
Other Off Market	20 = 5.83%
Active Inventory	175 = 51.02%

MARKET ACTIVITY



Compared Metrics	2024	May 2025	+/-%	2024	Year to Date 2025	+/-%
Closed Sales	69	76	10.14%	312	296	-5.13%
Pending Sales	60	72	20.00%	328	329	0.30%
New Listings	105	97	-7.62%	443	417	-5.87%
Average List Price	264,316	282,230	6.78%	250,024	271,670	8.66%
Average Sale Price	257,115	277,527	7.94%	243,283	265,095	8.97%
Average Percent of Selling Price to List Price	98.01%	98.53%	0.53%	98.02%	97.17%	-0.87%
Average Days on Market to Sale	19.48	32.59	67.33%	32.04	41.86	30.66%
Monthly Inventory	177	175	-1.13%	177	175	-1.13%
Months Supply of Inventory	2.86	2.91	1.89%	2.86	2.91	1.89%

Absorption: Last 12 months, an Average of 60 Sales/Month

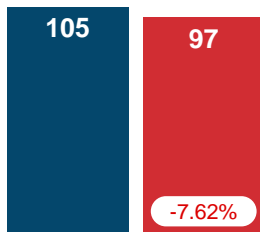
Inventory on May 31, 2025 = 175

2024 2025

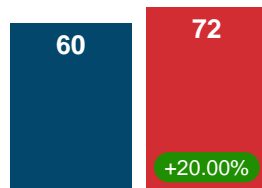
MAY MARKET

AVERAGE PRICES

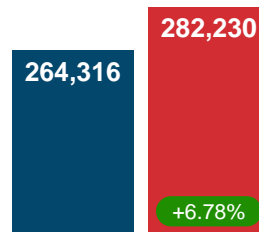
New Listings



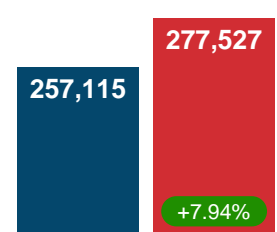
Pending Listings



List Price



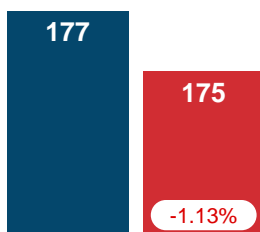
Sale Price



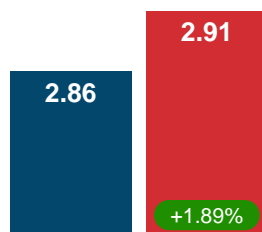
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

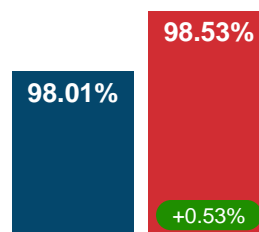
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

