

May 2025



Area Delimited by County Of Creek - Residential Property Type

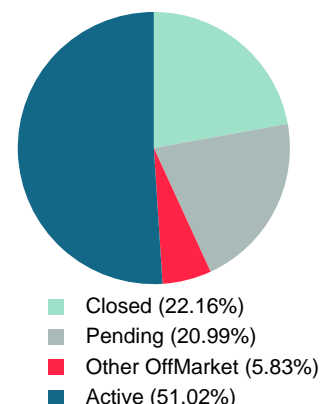


MONTHLY INVENTORY ANALYSIS

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%
Median List Price	217,900	247,750	13.70%
Median Sale Price	215,000	244,000	13.49%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	9.00	17.00	88.89%
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.

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 **13.49%** in May 2025 to \$244,000 versus the previous year at \$215,000.

Median Days on Market Lengthens

The median number of **17.00** days that homes spent on the market before selling increased by 8.00 days or **88.89%** in May 2025 compared to last year's same month at **9.00** DOM.

Sales Success for May 2025 is Positive

Overall, with Median 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



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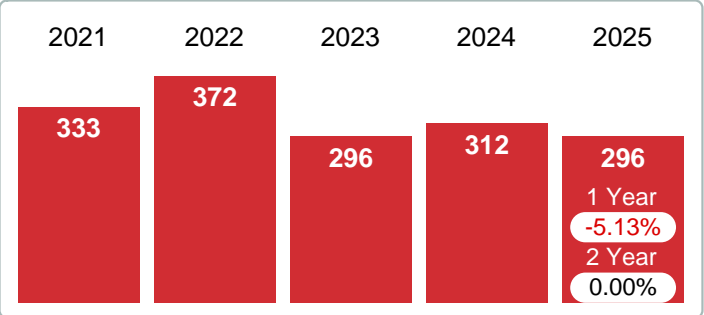
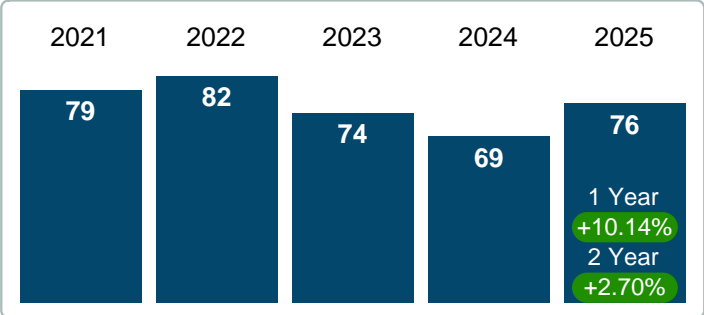


CLOSED LISTINGS

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MAY

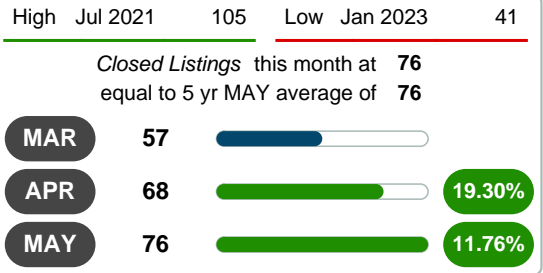
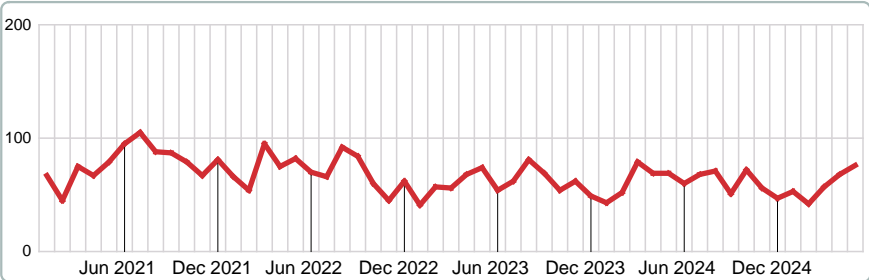
YEAR TO DATE (YTD)



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				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7			9.21%	1.0	2	5	0	0
\$125,001 - \$150,000	4			5.26%	7.0	1	2	1	0
\$150,001 - \$200,000	15			19.74%	29.0	2	11	2	0
\$200,001 - \$250,000	14			18.42%	15.0	1	9	4	0
\$250,001 - \$350,000	17			22.37%	18.0	1	12	4	0
\$350,001 - \$450,000	11			14.47%	33.0	0	6	5	0
\$450,001 and up	8			10.53%	12.5	0	2	6	0
Total Closed Units				76		7	47	22	0
Total Closed Volume				21,092,065	100%	1.12M	11.63M	8.34M	0.00B
Median Closed Price				\$244,000		\$152,900	\$234,900	\$339,000	\$0

May 2025



Area Delimited by County Of Creek - Residential Property Type

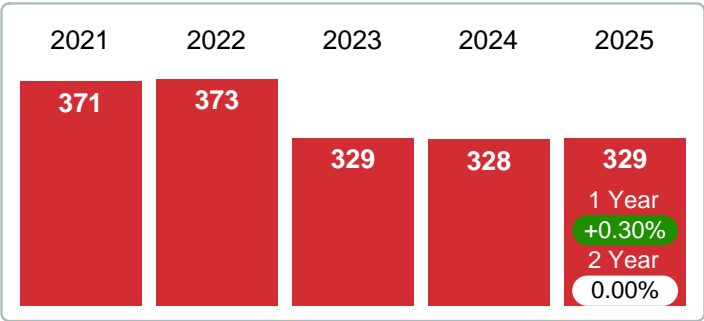
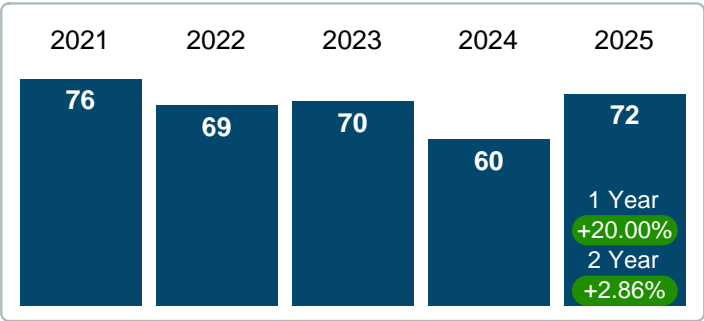


PENDING LISTINGS

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MAY

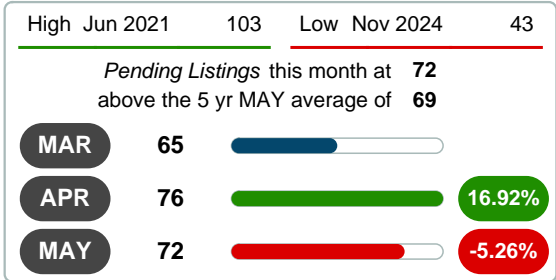
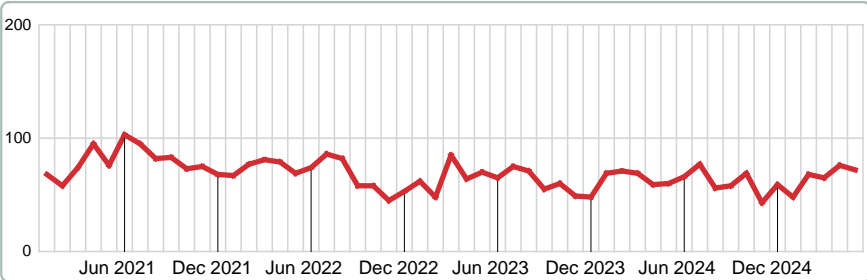
YEAR TO DATE (YTD)



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7	9.72%	7.0	3	4	0	0
\$100,001 - \$150,000	9	12.50%	6.0	5	3	1	0
\$150,001 - \$175,000	7	9.72%	81.0	3	2	2	0
\$175,001 - \$250,000	22	30.56%	14.0	3	15	3	1
\$250,001 - \$325,000	10	13.89%	18.0	1	8	1	0
\$325,001 - \$575,000	9	12.50%	5.0	2	3	4	0
\$575,001 and up	8	11.11%	42.0	0	3	1	4
Total Pending Units	72			17	38	12	5
Total Pending Volume	24,499,175	100%	12.5	2.88M	11.80M	4.36M	5.46M
Median Listing Price	\$209,000			\$159,000	\$209,000	\$251,088	\$727,500

May 2025



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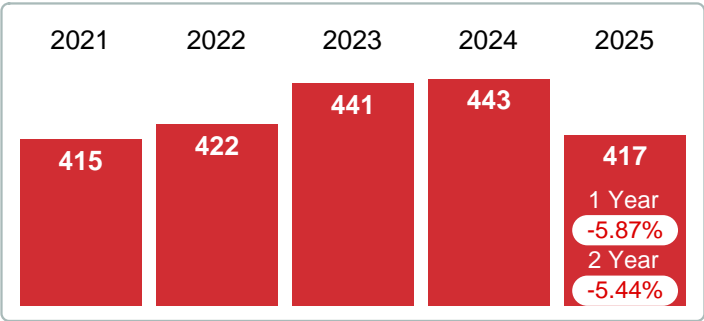
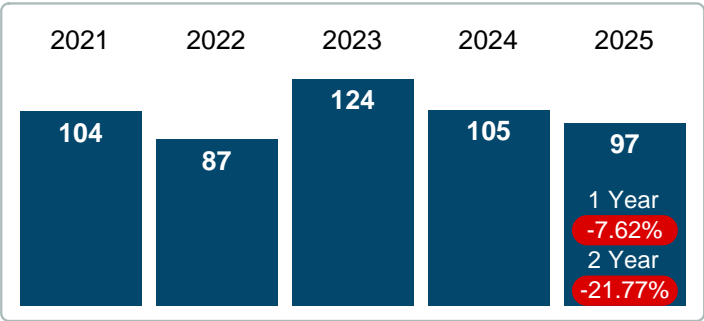


NEW LISTINGS

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MAY

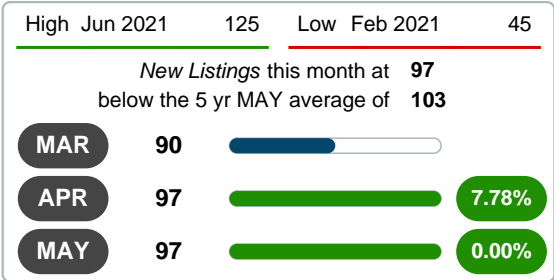
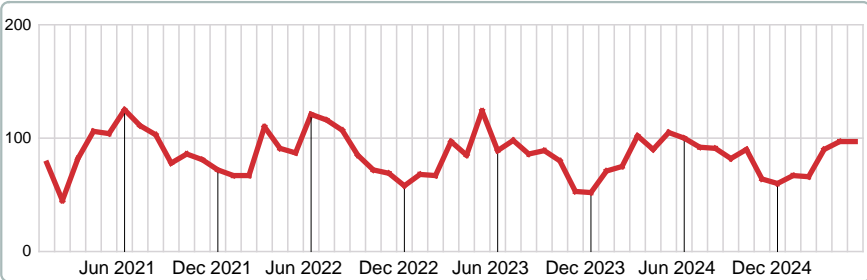
YEAR TO DATE (YTD)



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%
Median New Listed Listing Price	\$269,000		

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
\$163,450	\$253,500	\$442,450	\$695,000

May 2025



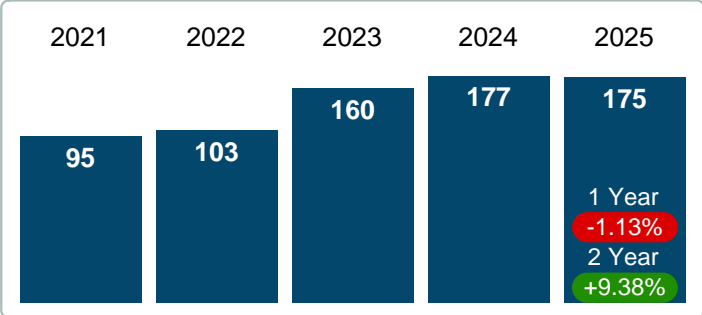
Area Delimited by County Of Creek - Residential Property Type



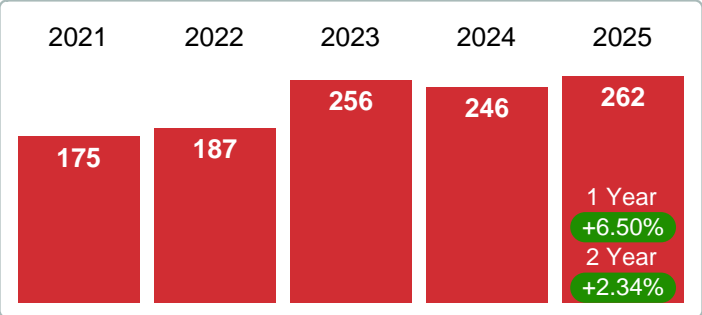
ACTIVE INVENTORY

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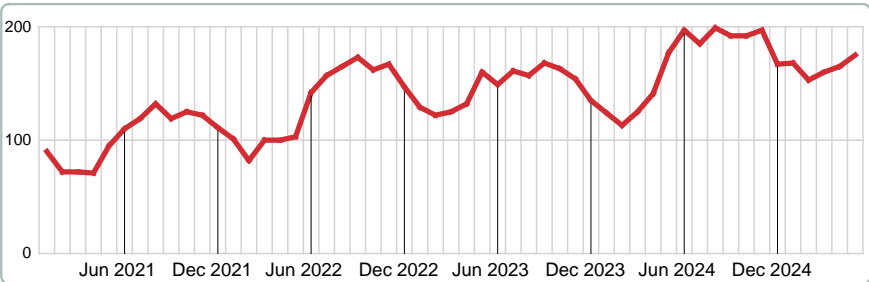
END OF MAY



ACTIVE DURING MAY

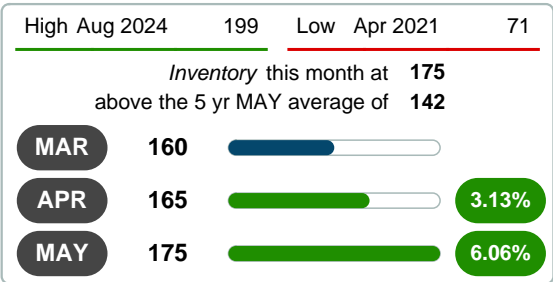


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 142



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range			%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	13		7.43%	37.0	6	7	0	0
\$150,001 - \$200,000	18		10.29%	56.5	3	11	4	0
\$200,001 - \$250,000	32		18.29%	37.0	0	26	5	1
\$250,001 - \$350,000	47		26.86%	50.0	2	36	5	4
\$350,001 - \$475,000	24		13.71%	59.5	2	13	7	2
\$475,001 - \$750,000	23		13.14%	44.0	2	6	9	6
\$750,001 and up	18		10.29%	56.5	2	4	6	6
Total Active Inventory by Units					17	103	36	19
Total Active Inventory by Volume					5.46M	32.82M	22.38M	13.55M
Median Active Inventory Listing Price					\$176,000	\$269,000	\$441,950	\$525,000

May 2025



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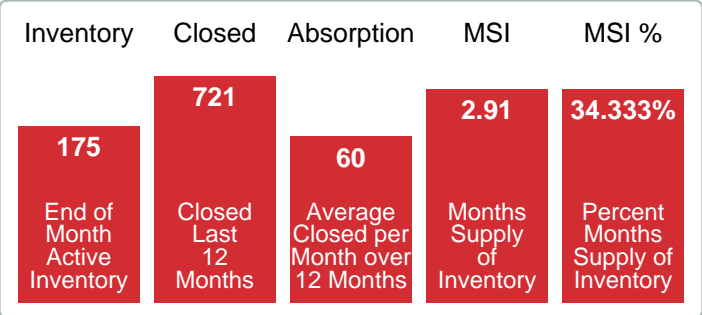
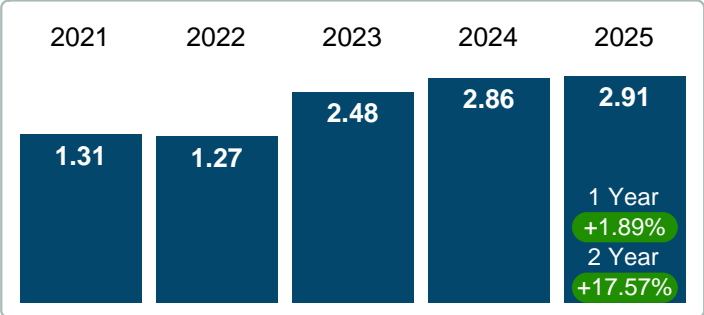


MONTHS SUPPLY of INVENTORY (MSI)

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MSI FOR MAY

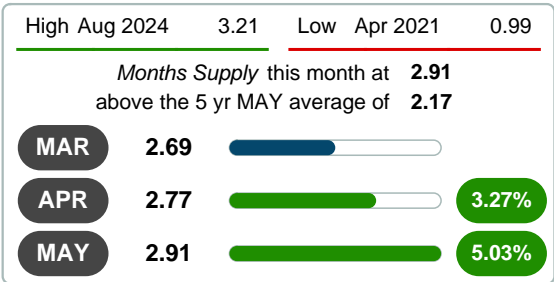
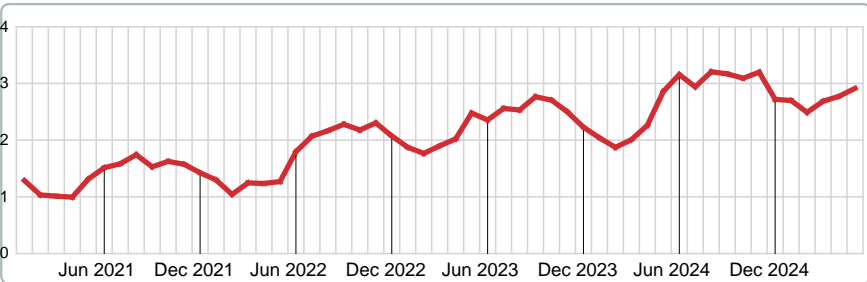
INDICATORS FOR MAY 2025



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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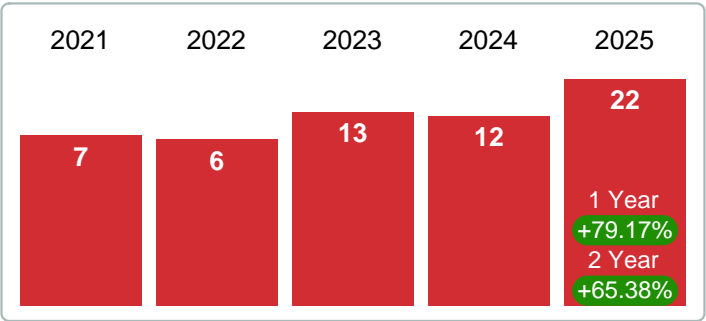
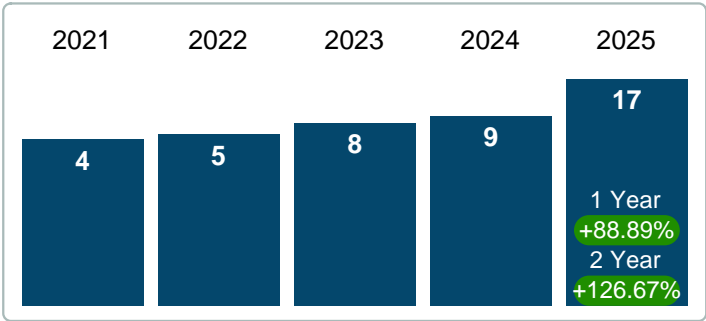


MEDIAN DAYS ON MARKET TO SALE

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MAY

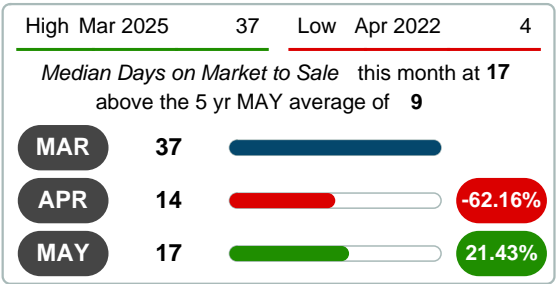
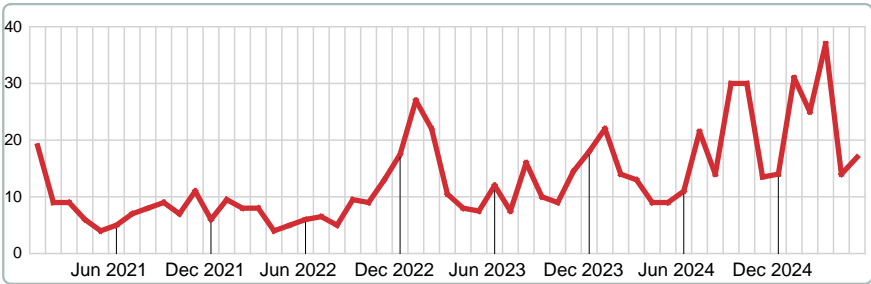
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 9



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	7	9.21%	1	17	1	0	0
\$125,001 \$150,000	4	5.26%	7	25	7	1	0
\$150,001 \$200,000	15	19.74%	29	28	26	102	0
\$200,001 \$250,000	14	18.42%	15	1	27	14	0
\$250,001 \$350,000	17	22.37%	18	2	20	10	0
\$350,001 \$450,000	11	14.47%	33	0	6	68	0
\$450,001 and up	8	10.53%	13	0	27	5	0
Median Closed DOM	17			4	12	27	0
Total Closed Units	76	100%	17.0	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

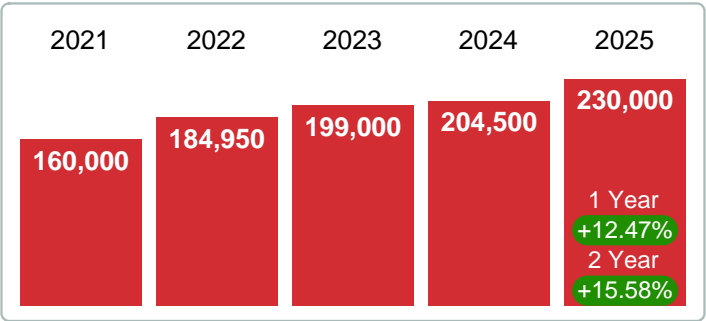
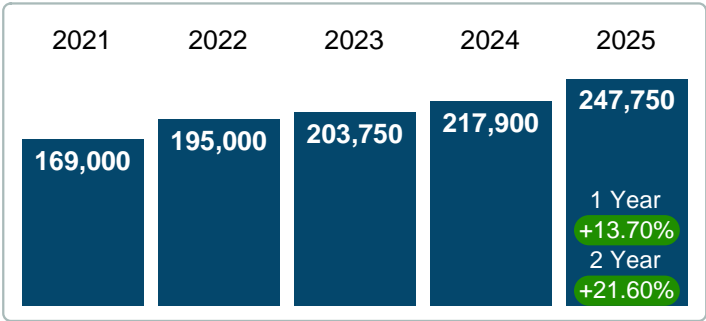


MEDIAN LIST PRICE AT CLOSING

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MAY

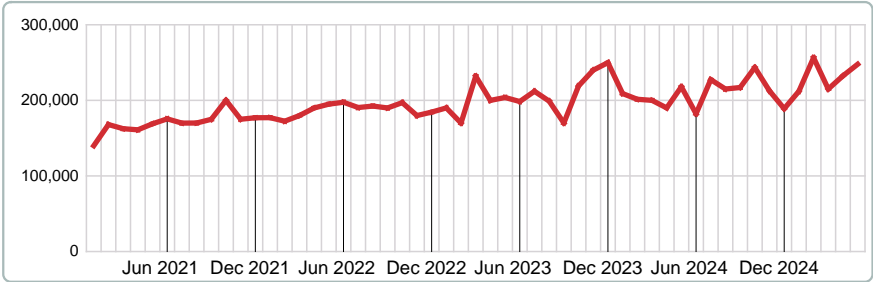
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 206,680



High Feb 2025 256,450 Low Jan 2021 140,000

Median List Price at Closing this month at **247,750**
above the 5 yr MAY average of **206,680**

MAR

215,000

APR

232,450

8.12%

MAY

247,750

6.58%

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	7		9.21%	118,000	68,000	120,000	0	0
\$125,001 - \$150,000	4		5.26%	136,450	144,900	130,000	133,000	0
\$150,001 - \$200,000	15		19.74%	179,900	189,900	170,000	185,000	0
\$200,001 - \$250,000	15		19.74%	224,900	236,250	236,200	219,175	0
\$250,001 - \$350,000	16		21.05%	286,000	0	280,000	293,450	0
\$350,001 - \$450,000	10		13.16%	389,500	0	380,000	410,000	0
\$450,001 and up	9		11.84%	575,000	0	579,500	575,000	0
Median List Price				247,750	149,900	237,500	346,950	0
Total Closed Units			100%	247,750	7	47	22	
Total Closed Volume				21,449,470	1.09M	11.83M	8.53M	0.00B

May 2025



Area Delimited by County Of Creek - Residential Property Type

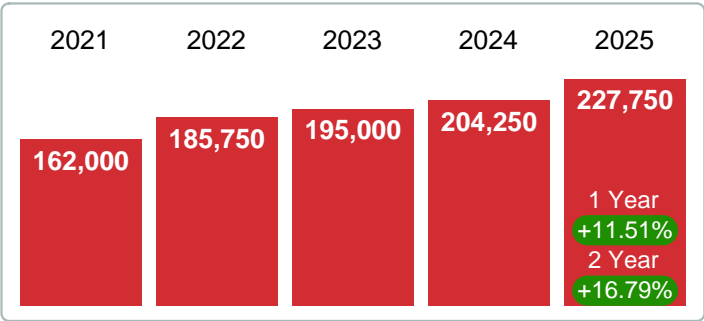
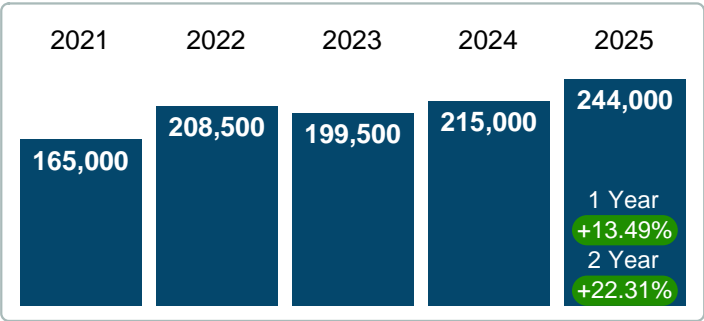


MEDIAN SOLD PRICE AT CLOSING

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MAY

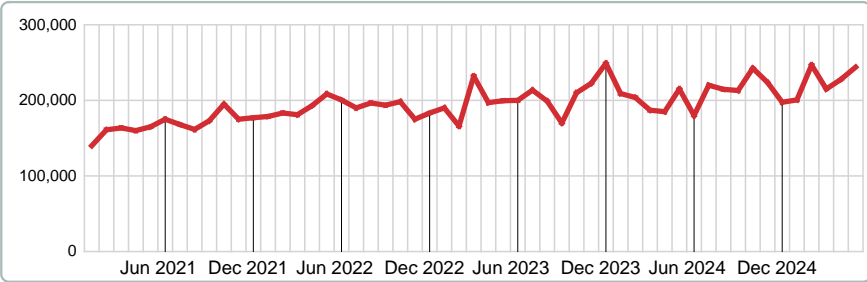
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 206,400



High Dec 2023 249,000 Low Jan 2021 140,000

Median Sold Price at Closing this month at **244,000**
above the 5 yr MAY average of **206,400**

MAR

215,000

APR

227,750

5.93%

MAY

244,000

7.14%

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	7	9.21%	105,000	68,000	118,000	0	0
\$125,001 - \$150,000	4	5.26%	134,000	135,000	140,000	133,000	0
\$150,001 - \$200,000	15	19.74%	170,000	176,450	163,000	192,500	0
\$200,001 - \$250,000	14	18.42%	224,413	233,095	228,000	220,625	0
\$250,001 - \$350,000	17	22.37%	275,000	265,000	277,500	280,500	0
\$350,001 - \$450,000	11	14.47%	380,000	0	372,500	400,000	0
\$450,001 and up	8	10.53%	587,500	0	572,500	587,500	0
Median Sold Price			244,000	152,900	234,900	339,000	0
Total Closed Units		100%	244,000	7	47	22	
Total Closed Volume			21,092,065	1.12M	11.63M	8.34M	0.00B

May 2025



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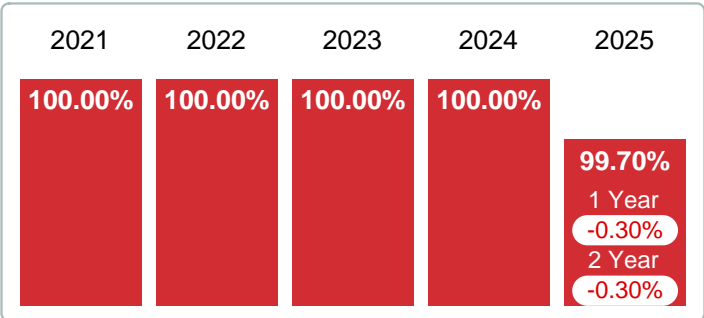
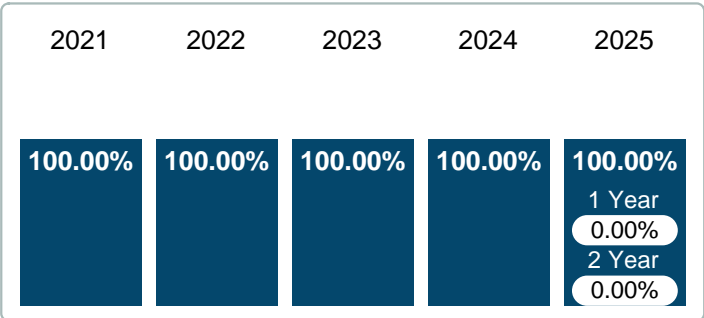


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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MAY

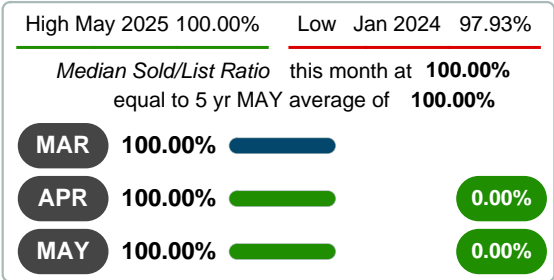
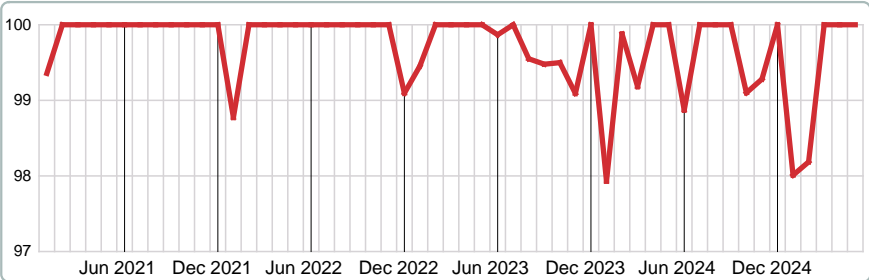
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 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
\$125,000 and less	7	9.21%	100.00%	100.00%	100.00%	0.00%	0.00%
\$125,001 \$150,000	4	5.26%	98.25%	96.50%	95.45%	100.00%	0.00%
\$150,001 \$200,000	15	19.74%	100.00%	95.94%	100.00%	95.98%	0.00%
\$200,001 \$250,000	14	18.42%	100.00%	122.75%	100.00%	100.71%	0.00%
\$250,001 \$350,000	17	22.37%	100.00%	106.00%	100.00%	98.89%	0.00%
\$350,001 \$450,000	11	14.47%	97.29%	0.00%	98.64%	96.40%	0.00%
\$450,001 and up	8	10.53%	98.18%	0.00%	98.72%	98.18%	0.00%
Median Sold/List Ratio	100.00%			100.00%	100.00%	98.06%	0.00%
Total Closed Units	76		100%	100.00%	7	47	22
Total Closed Volume	21,092,065				1.12M	11.63M	8.34M

May 2025



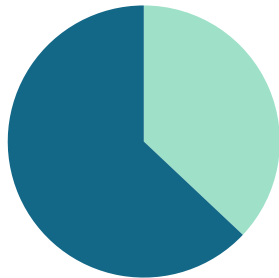
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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INVENTORY



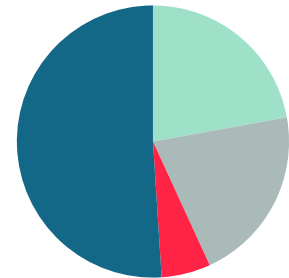
Inventory

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%
Median List Price	217,900	247,750	13.70%	204,500	230,000	12.47%
Median Sale Price	215,000	244,000	13.49%	204,250	227,750	11.51%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	99.70%	-0.30%
Median Days on Market to Sale	9.00	17.00	88.89%	12.00	21.50	79.17%
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

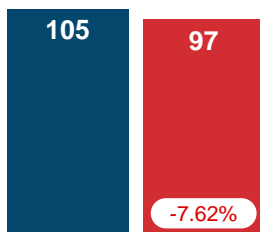
Inventory on May 31, 2025 = 175

2024 2025

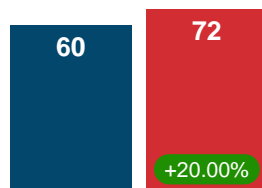
MAY MARKET

MEDIAN PRICES

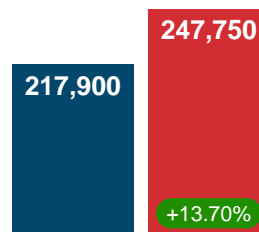
New Listings



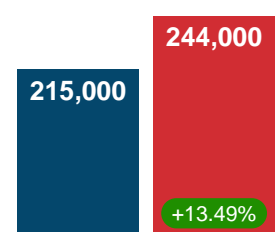
Pending Listings



List Price



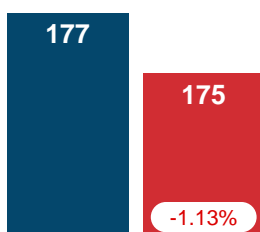
Sale Price



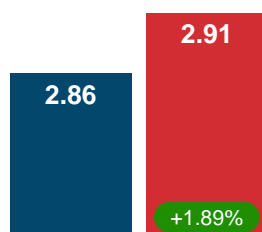
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

