

May 2025



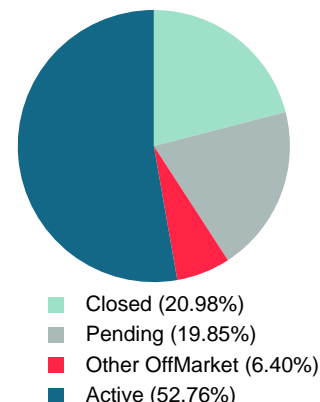
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	May 2025	+/- %
Closed Listings	1,290	1,340	3.88%
Pending Listings	1,190	1,268	6.55%
New Listings	1,791	1,861	3.91%
Average List Price	330,696	329,157	-0.47%
Average Sale Price	324,821	323,363	-0.45%
Average Percent of Selling Price to List Price	98.48%	98.54%	0.06%
Average Days on Market to Sale	33.78	37.50	11.02%
End of Month Inventory	2,981	3,370	13.05%
Months Supply of Inventory	2.88	3.17	10.06%



Absorption: Last 12 months, an Average of **1,063** Sales/Month
Active Inventory as of May 31, 2025 = **3,370**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2025 rose **13.05%** to 3,370 existing homes available for sale. Over the last 12 months this area has had an average of 1,063 closed sales per month. This represents an unsold inventory index of **3.17** 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 **0.45%** in May 2025 to \$323,363 versus the previous year at \$324,821.

Average Days on Market Lengthens

The average number of **37.50** days that homes spent on the market before selling increased by 3.72 days or **11.02%** in May 2025 compared to last year's same month at **33.78** DOM.

Sales Success for May 2025 is Positive

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

There were 1,861 New Listings in May 2025, up **3.91%** from last year at 1,791. Furthermore, there were 1,340 Closed Listings this month versus last year at 1,290, a **3.88%** increase.

Closed versus Listed trends yielded a **72.0%** ratio, down from previous year's, May 2024, at **72.0%**, a **0.03%** 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

May 2025



Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type

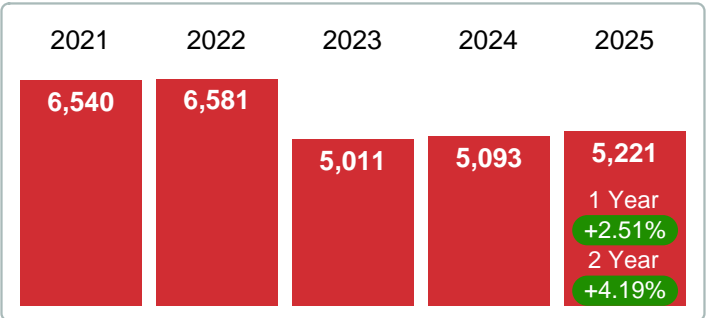
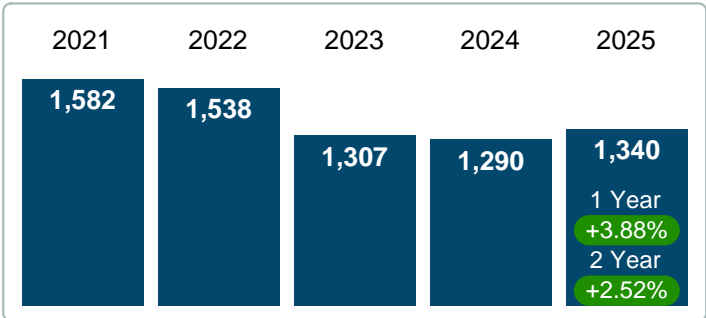


CLOSED LISTINGS

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MAY

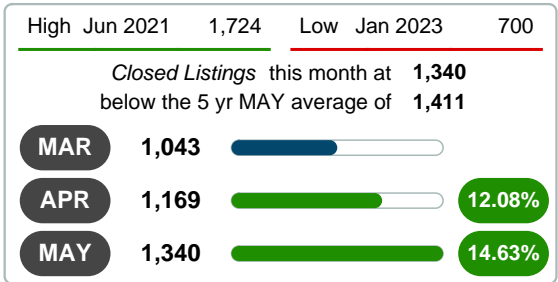
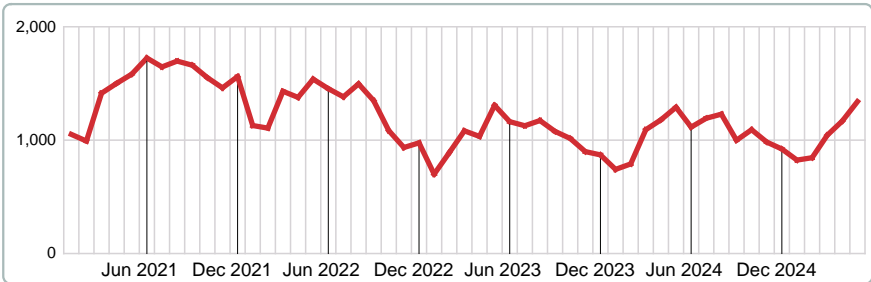
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 1,411



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	95		7.09%	32.5	44	51	0	0
\$125,001 - \$175,000	131		9.78%	29.2	33	83	15	0
\$175,001 - \$225,000	212		15.82%	31.1	23	154	34	1
\$225,001 - \$300,000	336		25.07%	33.6	23	230	76	7
\$300,001 - \$375,000	234		17.46%	43.1	6	131	92	5
\$375,001 - \$525,000	181		13.51%	46.4	5	65	97	14
\$525,001 and up	151		11.27%	46.1	1	27	87	36
Total Closed Units	1,340				135	741	401	63
Total Closed Volume	433,307,045			100%	23.65M	199.68M	164.73M	45.25M
Average Closed Price	\$323,363				\$175,162	\$269,472	\$410,797	\$718,278

May 2025



Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type

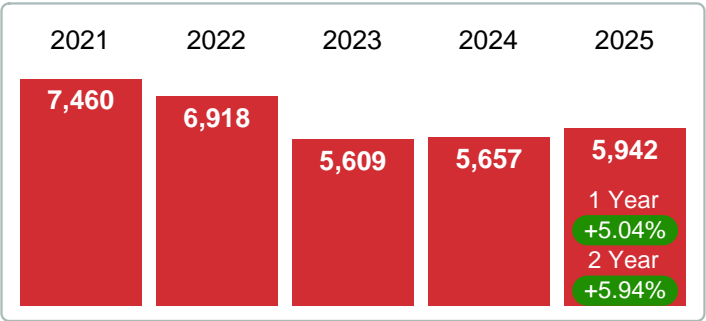
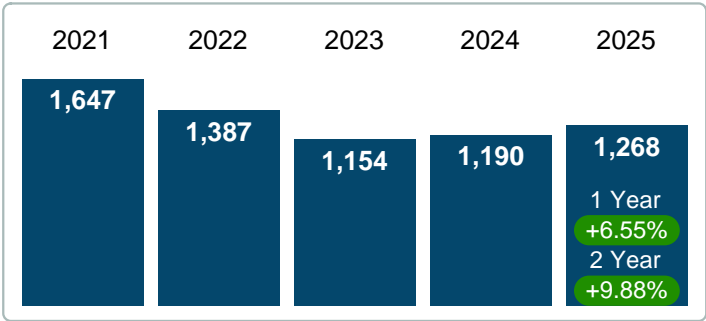


PENDING LISTINGS

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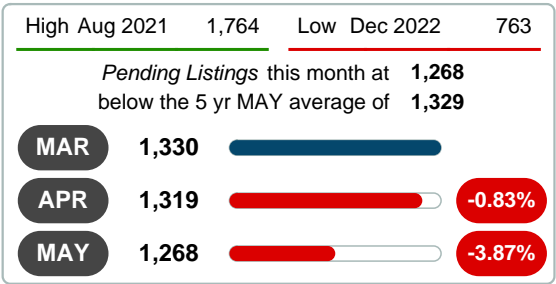
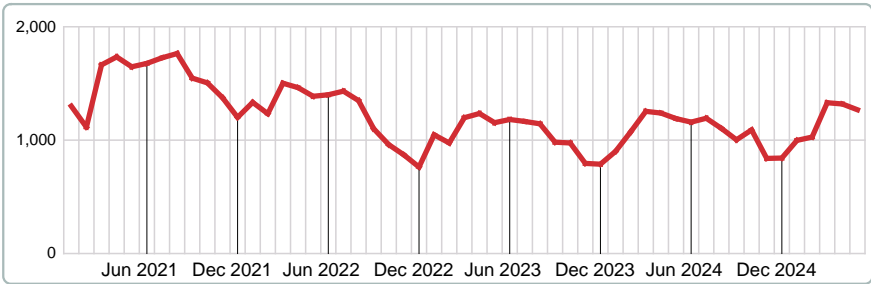
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 1,329



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	104			8.20%	43.4	60	40	4	0
\$125,001 - \$175,000	104			8.20%	25.9	38	53	12	1
\$175,001 - \$225,000	197			15.54%	29.1	24	144	26	3
\$225,001 - \$325,000	397			31.31%	36.9	24	268	97	8
\$325,001 - \$425,000	183			14.43%	41.1	11	74	84	14
\$425,001 - \$575,000	143			11.28%	43.3	3	36	89	15
\$575,001 and up	140			11.04%	56.7	0	14	86	40
Total Pending Units					1,268	160	629	398	81
Total Pending Volume					443,094,205	27.39M	171.39M	187.05M	57.26M
Average Listing Price					\$313,742	\$171,211	\$272,484	\$469,965	\$706,940

May 2025



Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type

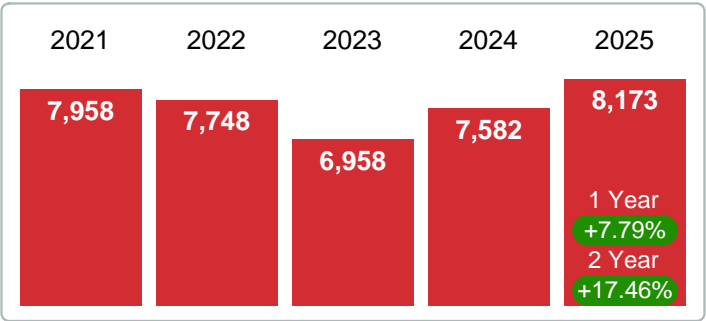
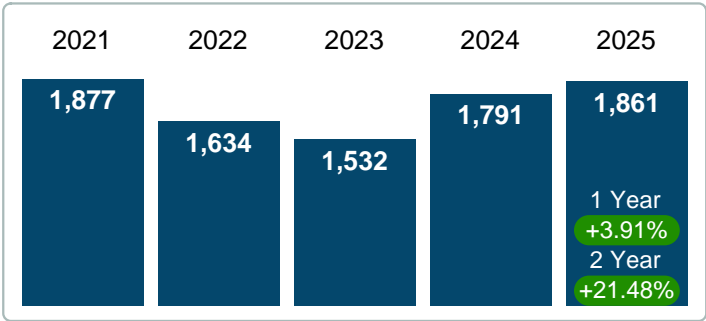


NEW LISTINGS

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MAY

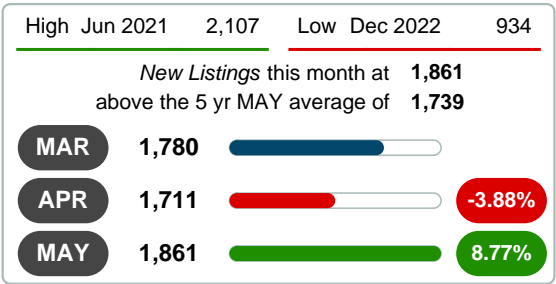
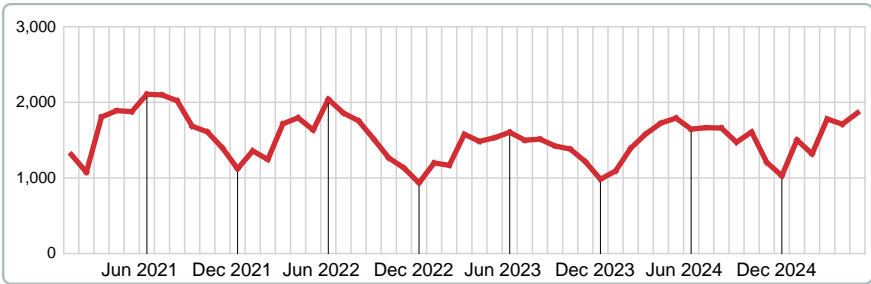
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 1,739



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			%
\$150,000 and less	196		10.53%
\$150,001 - \$200,000	167		8.97%
\$200,001 - \$250,000	265		14.24%
\$250,001 - \$350,000	523		28.10%
\$350,001 - \$475,000	295		15.85%
\$475,001 - \$650,000	233		12.52%
\$650,001 and up	182		9.78%
Total New Listed Units	1,861		
Total New Listed Volume	713,628,588		100%
Average New Listed Listing Price	\$326,682		

1-2 Beds	3 Beds	4 Beds	5+ Beds
99	82	14	1
40	103	19	5
27	211	25	2
25	303	175	20
4	122	143	26
9	59	124	41
3	28	87	64
207	908	587	159
40.19M	278.90M	279.18M	115.36M
\$194,132	\$307,163	\$475,611	\$725,503

May 2025



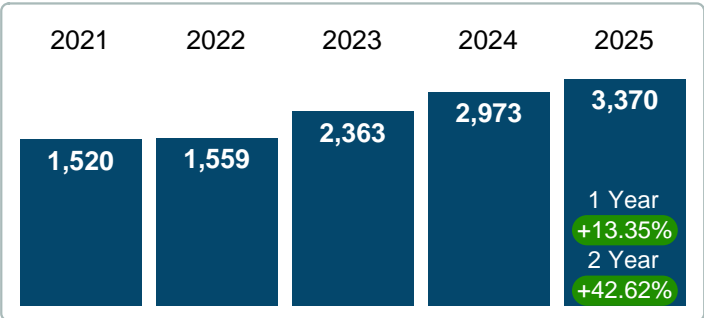
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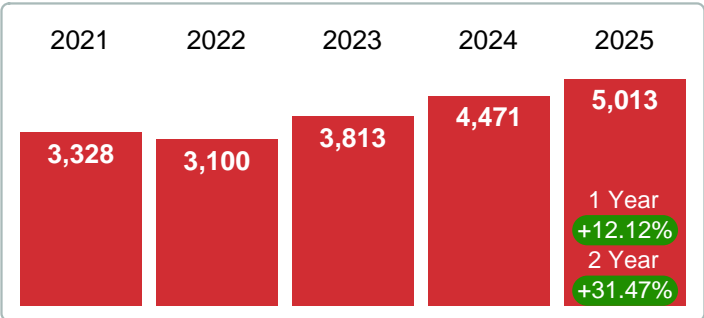
ACTIVE INVENTORY

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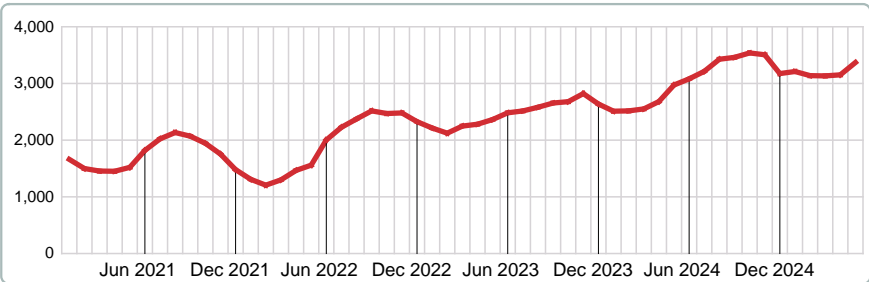
END OF MAY



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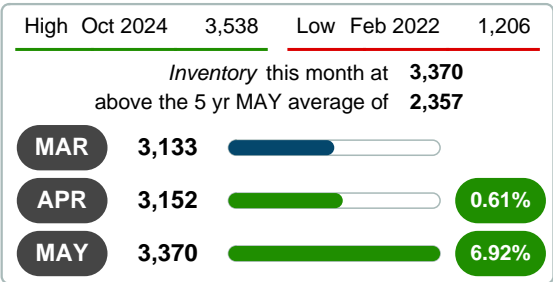


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2,357



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	346			10.27%	78.7	184	138	21	3
\$150,001 - \$225,000	417			12.37%	55.7	74	282	54	7
\$225,001 - \$275,000	373			11.07%	51.9	27	263	72	11
\$275,001 - \$400,000	885			26.26%	59.1	42	433	354	56
\$400,001 - \$525,000	520			15.43%	74.7	22	223	216	59
\$525,001 - \$725,000	482			14.30%	77.0	15	89	302	76
\$725,001 and up	347			10.30%	77.1	15	55	152	125
Total Active Inventory by Units					3,370	379	1,483	1,171	337
Total Active Inventory by Volume					1,470,973,583	94.68M	502.52M	600.60M	273.17M
Average Active Inventory Listing Price					\$436,491	\$249,825	\$338,854	\$512,895	\$810,593

May 2025



Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type

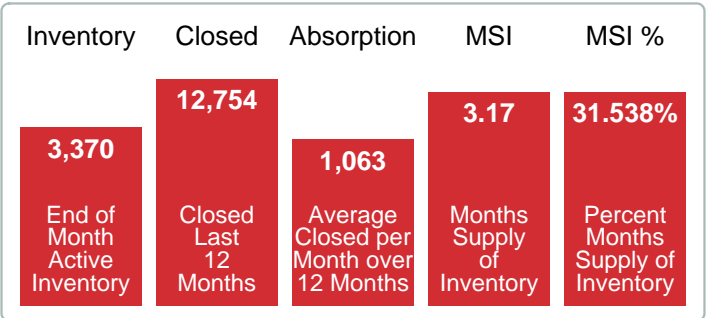
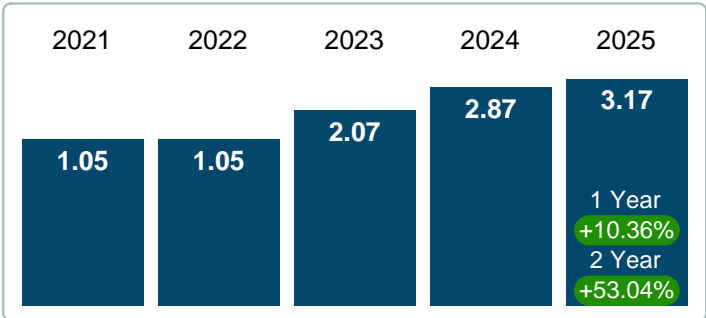


MONTHS SUPPLY of INVENTORY (MSI)

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MSI FOR MAY

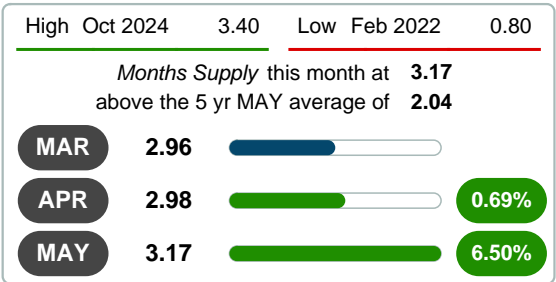
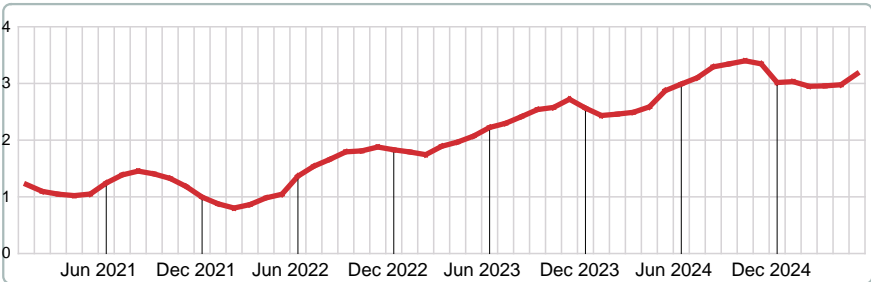
INDICATORS FOR MAY 2025



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 2.04



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	346			10.27%	2.34	2.86	1.86	2.38	3.27
\$150,001 - \$225,000	417			12.37%	1.87	2.52	1.69	2.19	4.42
\$225,001 - \$275,000	373			11.07%	2.03	2.75	1.98	2.04	2.10
\$275,001 - \$400,000	885			26.26%	3.09	4.03	2.97	3.00	4.80
\$400,001 - \$525,000	520			15.43%	4.78	5.62	6.24	3.83	4.63
\$525,001 - \$725,000	482			14.30%	6.58	12.00	5.34	6.81	6.91
\$725,001 and up	347			10.30%	8.57	36.00	8.68	7.33	9.62
Market Supply of Inventory (MSI)					3.17	3.17	2.56	3.80	6.00
Total Active Inventory by Units				100%	3,370	379	1,483	1,171	337

May 2025



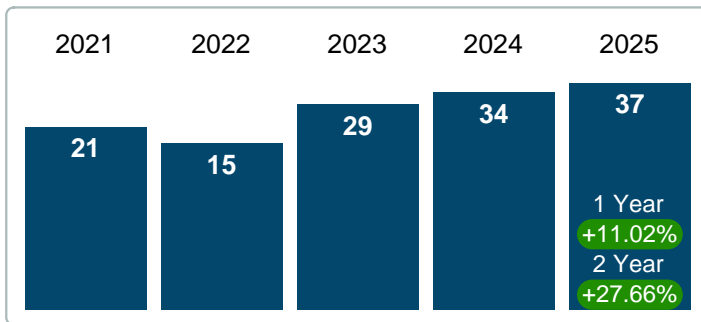
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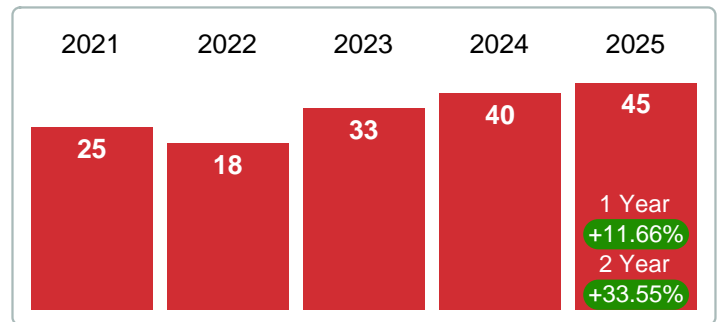
AVERAGE DAYS ON MARKET TO SALE

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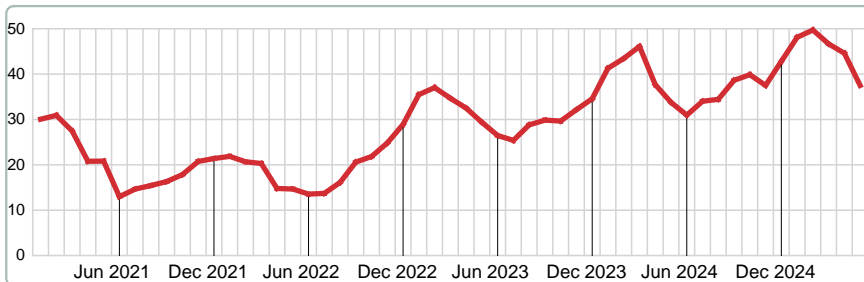
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 27

High Feb 2025 50 Low Jun 2021 13

Average Days on Market to Sale this month at 37
above the 5 yr MAY average of 27

MAR	47		
APR	45		-4.41%
MAY	37		-15.93%

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	95	7.09%	33	43	24	0	0
\$125,001 - \$175,000	131	9.78%	29	27	29	33	0
\$175,001 - \$225,000	212	15.82%	31	47	28	31	88
\$225,001 - \$300,000	336	25.07%	34	46	29	41	52
\$300,001 - \$375,000	234	17.46%	43	28	39	49	75
\$375,001 - \$525,000	181	13.51%	46	45	64	33	55
\$525,001 and up	151	11.27%	46	1	25	53	47
Average Closed DOM	37			39	33	42	52
Total Closed Units	1,340	100%	37	135	741	401	63
Total Closed Volume	433,307,045			23.65M	199.68M	164.73M	45.25M

May 2025



Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type

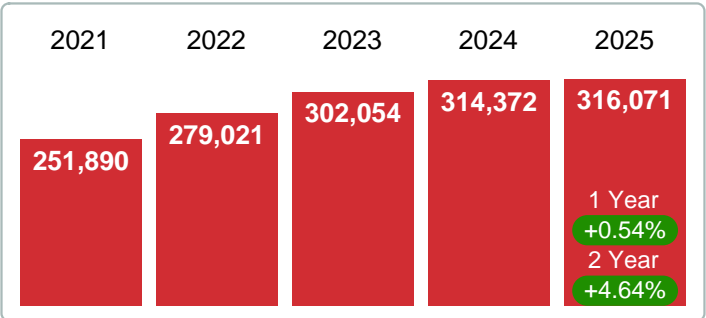
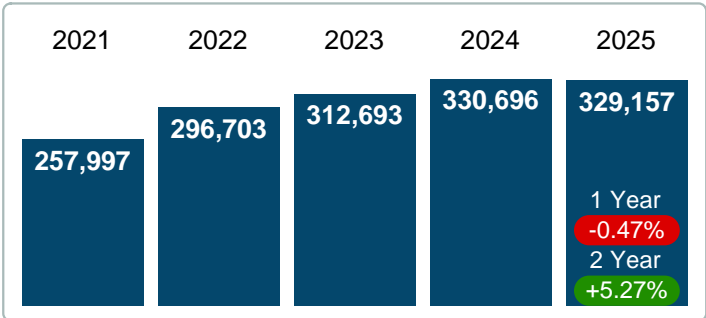


AVERAGE LIST PRICE AT CLOSING

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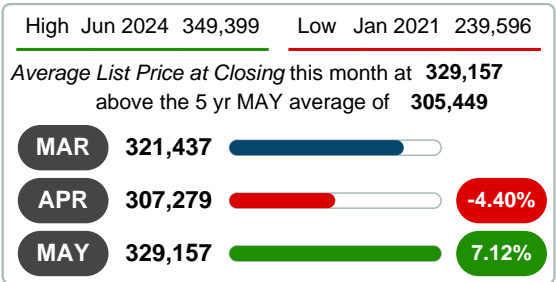
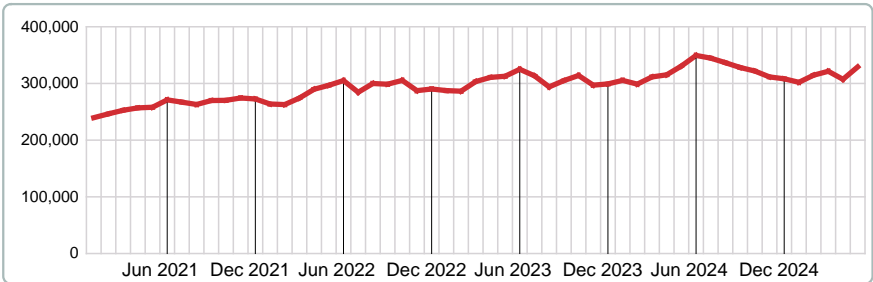
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 305,449



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	92	6.87%	89,180	84,659	98,777	0	0
\$125,001 - \$175,000	130	9.70%	153,103	149,254	155,567	156,952	0
\$175,001 - \$225,000	208	15.52%	203,090	209,883	204,328	206,271	205,000
\$225,001 - \$300,000	335	25.00%	263,873	266,274	262,445	273,569	283,357
\$300,001 - \$375,000	226	16.87%	336,861	361,150	340,156	341,085	331,460
\$375,001 - \$525,000	193	14.40%	433,565	434,300	437,633	440,266	471,136
\$525,001 and up	156	11.64%	785,345	585,110	723,001	724,280	1,015,018
Average List Price	329,157			181,670	273,018	417,099	745,751
Total Closed Units	1,340			135	741	401	63
Total Closed Volume	441,070,686			24.53M	202.31M	167.26M	46.98M

May 2025



Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type

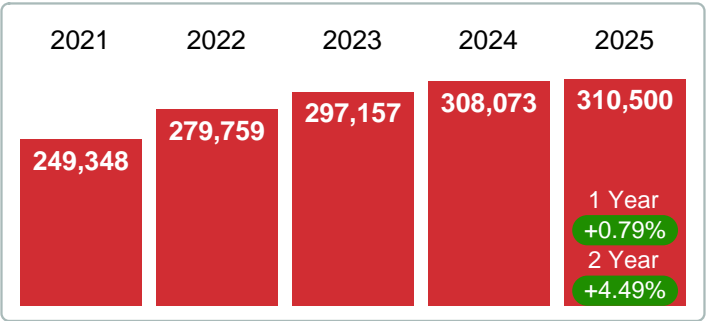
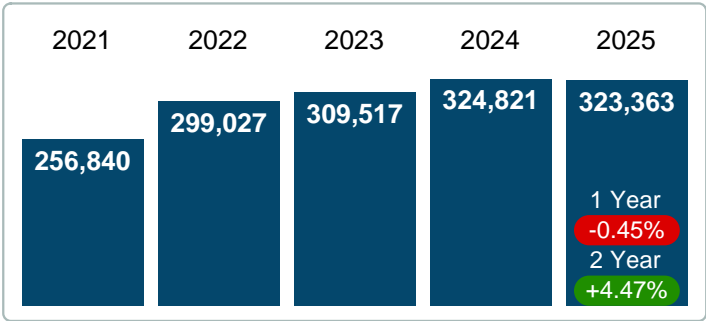


AVERAGE SOLD PRICE AT CLOSING

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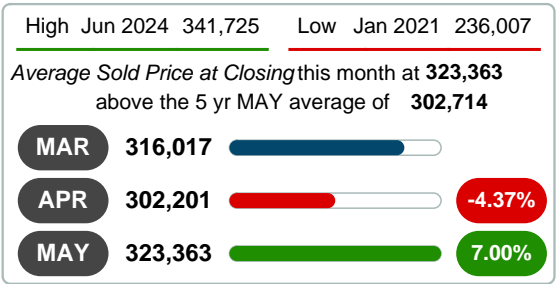
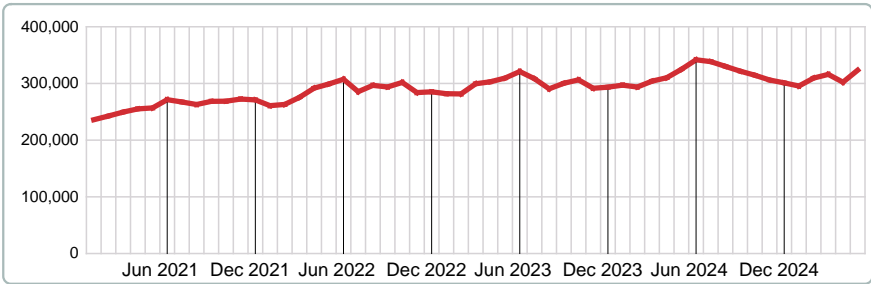
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 302,714



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	95			7.09%	86,301	80,000	91,738	0	0
\$125,001 - \$175,000	131			9.78%	152,376	146,679	154,480	153,265	0
\$175,001 - \$225,000	212			15.82%	202,665	196,750	203,432	203,680	186,000
\$225,001 - \$300,000	336			25.07%	262,729	259,830	260,898	267,998	275,214
\$300,001 - \$375,000	234			17.46%	336,829	345,833	335,802	337,974	331,880
\$375,001 - \$525,000	181			13.51%	434,239	419,800	431,673	433,246	458,186
\$525,001 and up	151			11.27%	771,457	611,180	696,100	712,863	974,029
Average Sold Price					323,363	175,162	269,472	410,797	718,278
Total Closed Units				100%	323,363	135	741	401	63
Total Closed Volume					433,307,045	23.65M	199.68M	164.73M	45.25M

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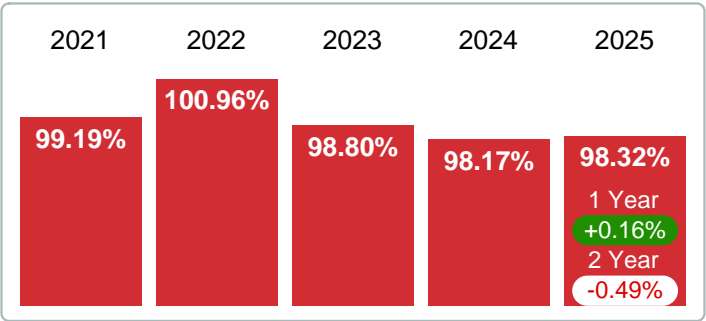
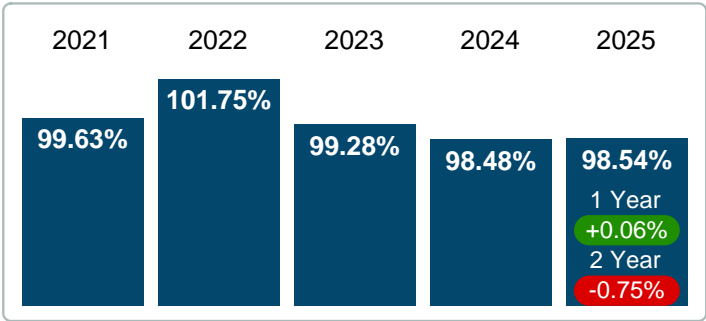


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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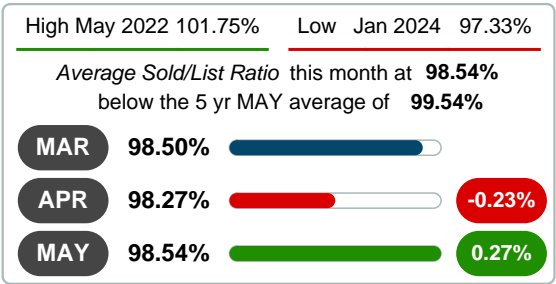
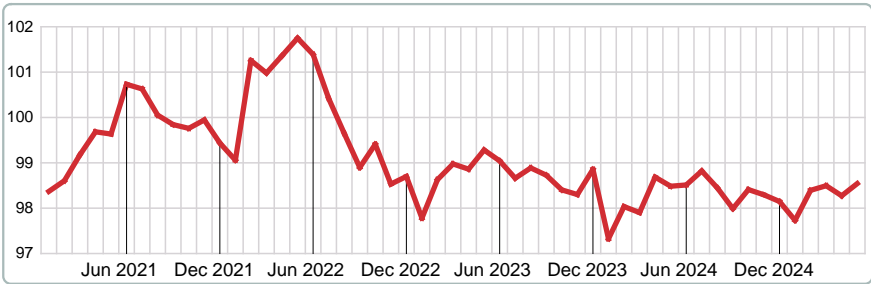
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 99.54%



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	95	7.09%	94.48%	95.06%	93.98%	0.00%	0.00%
\$125,001 - \$175,000	131	9.78%	99.30%	98.46%	99.89%	97.89%	0.00%
\$175,001 - \$225,000	212	15.82%	99.04%	95.05%	99.72%	98.93%	90.73%
\$225,001 - \$300,000	336	25.07%	99.04%	98.22%	99.49%	98.07%	97.51%
\$300,001 - \$375,000	234	17.46%	98.90%	96.20%	98.80%	99.14%	100.12%
\$375,001 - \$525,000	181	13.51%	98.49%	96.88%	98.75%	98.55%	97.49%
\$525,001 and up	151	11.27%	98.14%	104.46%	97.42%	98.91%	96.62%
Average Sold/List Ratio			98.50%	96.61%	98.94%	98.68%	97.09%
Total Closed Units		100%	98.50%	135	741	401	63
Total Closed Volume				23.65M	199.68M	164.73M	45.25M

May 2025



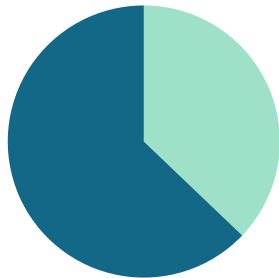
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY



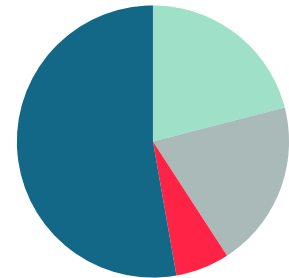
Inventory

New Listings
1,861 = 37.13%
Start Inventory
3,151
Total Inventory
Units
5,012
Volume
\$2,069,062,119

Market Activity

Closed Sales
1,340 = 20.98%
Pending Sales
1,268 = 19.85%
Other Off Market
409 = 6.40%
Active Inventory
3,370 = 52.76%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	1,290	1,340	3.88%	5,093	5,221	2.51%
Pending Sales	1,190	1,268	6.55%	5,657	5,942	5.04%
New Listings	1,791	1,861	3.91%	7,582	8,173	7.79%
Average List Price	330,696	329,157	-0.47%	314,372	316,071	0.54%
Average Sale Price	324,821	323,363	-0.45%	308,073	310,500	0.79%
Average Percent of Selling Price to List Price	98.48%	98.54%	0.06%	98.17%	98.32%	0.16%
Average Days on Market to Sale	33.78	37.50	11.02%	39.92	44.57	11.66%
Monthly Inventory	2,981	3,370	13.05%	2,981	3,370	13.05%
Months Supply of Inventory	2.88	3.17	10.06%	2.88	3.17	10.06%

Absorption: Last 12 months, an Average of **1,063** Sales/Month

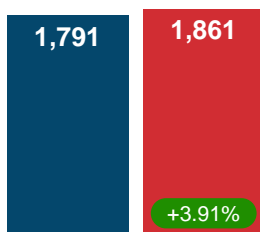
Inventory on May 31, 2025 = **3,370**

2024 **2025**

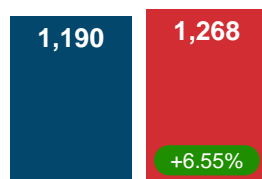
MAY MARKET

AVERAGE PRICES

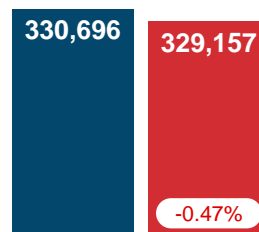
New Listings



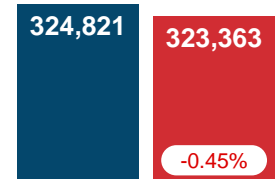
Pending Listings



List Price



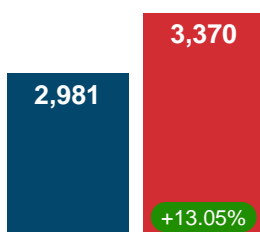
Sale Price



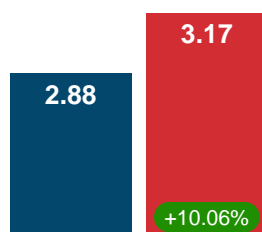
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

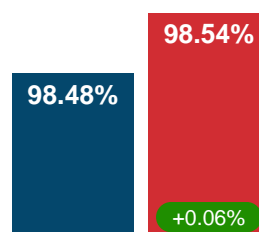
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

