

May 2025



Area Delimited by County Of Mayes - Residential Property Type

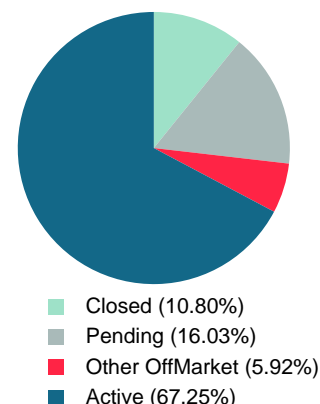


MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	May 2025	+/- %
Closed Listings	47	31	-34.04%
Pending Listings	36	46	27.78%
New Listings	64	67	4.69%
Median List Price	238,500	189,900	-20.38%
Median Sale Price	225,000	196,000	-12.89%
Median Percent of Selling Price to List Price	97.98%	100.00%	2.06%
Median Days on Market to Sale	16.00	28.00	75.00%
End of Month Inventory	184	193	4.89%
Months Supply of Inventory	5.26	5.88	11.81%

Absorption: Last 12 months, an Average of **33** Sales/Month
Active Inventory as of May 31, 2025 = **193**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2025 rose **4.89%** to 193 existing homes available for sale. Over the last 12 months this area has had an average of 33 closed sales per month. This represents an unsold inventory index of **5.88** MSI for this period.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **12.89%** in May 2025 to \$196,000 versus the previous year at \$225,000.

Median Days on Market Lengthens

The median number of **28.00** days that homes spent on the market before selling increased by 12.00 days or **75.00%** in May 2025 compared to last year's same month at **16.00** DOM.

Sales Success for May 2025 is Positive

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

There were 67 New Listings in May 2025, up **4.69%** from last year at 64. Furthermore, there were 31 Closed Listings this month versus last year at 47, a **-34.04%** decrease.

Closed versus Listed trends yielded a **46.3%** ratio, down from previous year's, May 2024, at **73.4%**, a **37.00%** 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

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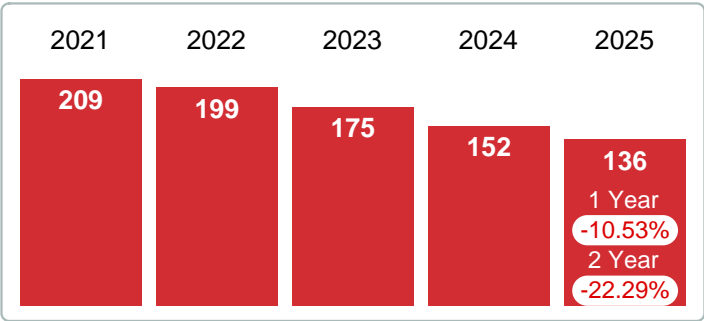
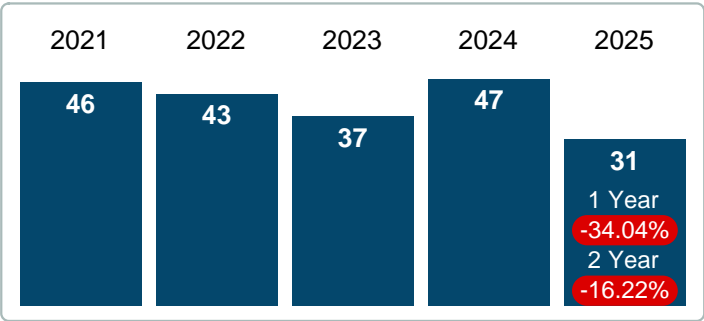


CLOSED LISTINGS

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MAY

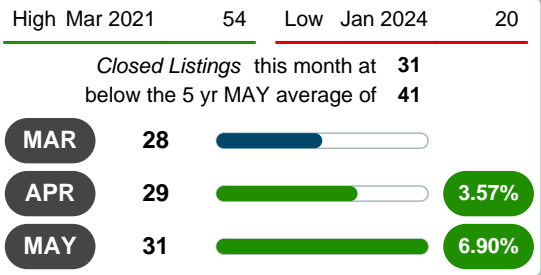
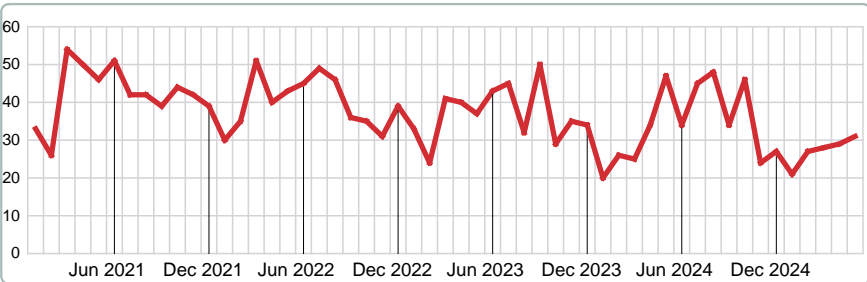
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 41



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	1			3.23%	2.0	1	0	0	0
\$100,001 \$150,000	5			16.13%	18.0	1	3	1	0
\$150,001 \$150,000	0			0.00%	18.0	0	0	0	0
\$150,001 \$225,000	13			41.94%	47.0	0	10	3	0
\$225,001 \$275,000	5			16.13%	28.0	0	5	0	0
\$275,001 \$350,000	3			9.68%	7.0	1	2	0	0
\$350,001 and up	4			12.90%	13.0	0	3	0	1
Total Closed Units				31		3	23	4	1
Total Closed Volume				7,960,200	100%	482.50K	6.48M	642.50K	350.70K
Median Closed Price				\$196,000		\$120,000	\$207,000	\$172,500	\$350,700

May 2025



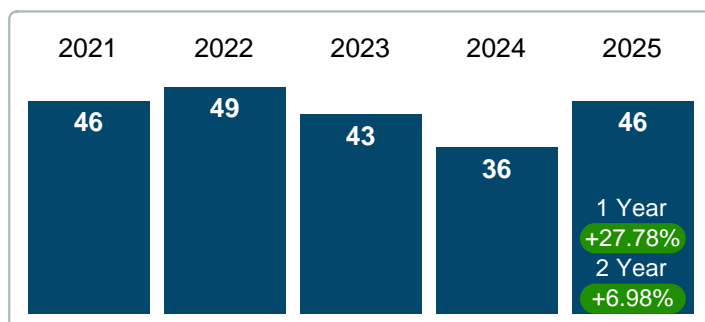
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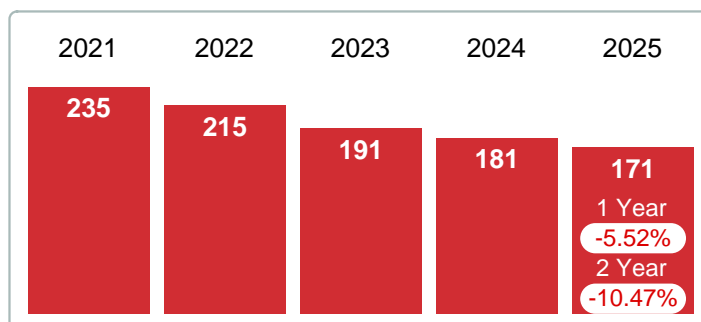
PENDING LISTINGS

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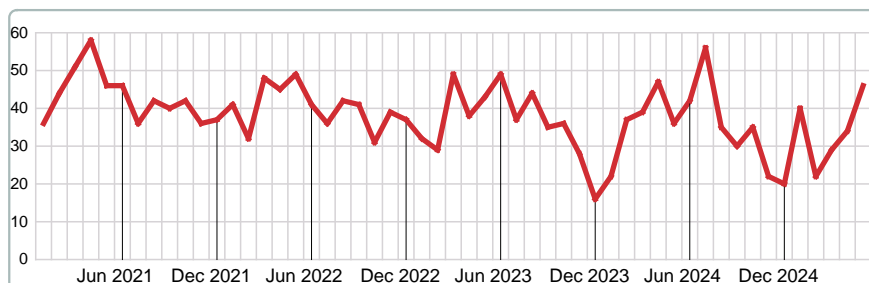
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 44

High Apr 2021 58 Low Dec 2023 16

Pending Listings this month at 46
above the 5 yr MAY average of 44

MAR	29	
APR	34	17.24%
MAY	46	35.29%

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	3	6.52%	16.0	2	1	0	0
\$75,001 - \$125,000	6	13.04%	26.0	4	2	0	0
\$125,001 - \$150,000	5	10.87%	11.0	1	3	1	0
\$150,001 - \$275,000	14	30.43%	36.0	0	13	1	0
\$275,001 - \$350,000	8	17.39%	61.0	0	5	0	3
\$350,001 - \$525,000	6	13.04%	24.0	0	0	5	1
\$525,001 and up	4	8.70%	36.5	0	2	2	0
Total Pending Units	46			7	26	9	4
Total Pending Volume	12,902,900	100%	27.5	641.00K	6.58M	4.29M	1.39M
Median Listing Price	\$220,500			\$78,600	\$208,750	\$400,000	\$342,500

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

May 2025



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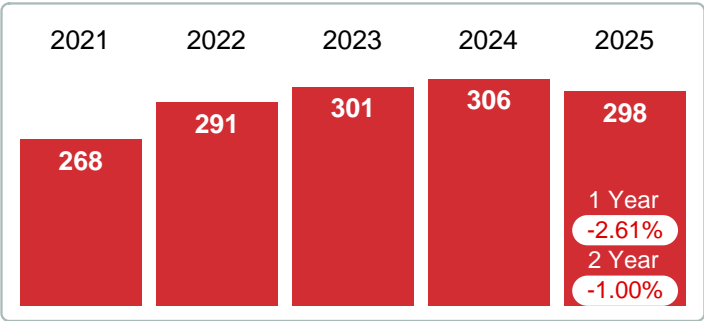
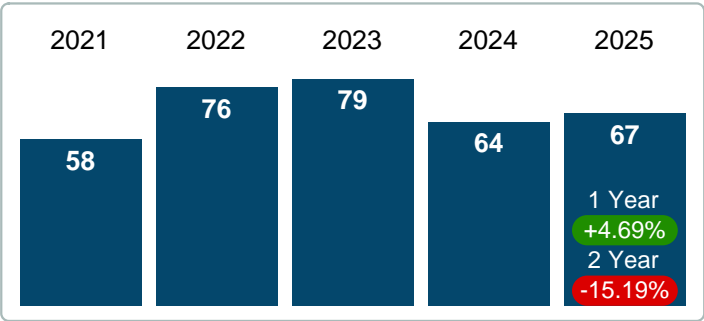


NEW LISTINGS

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

MAY

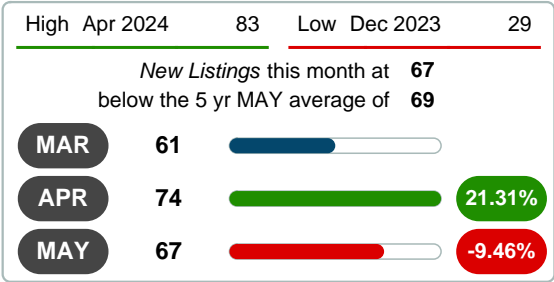
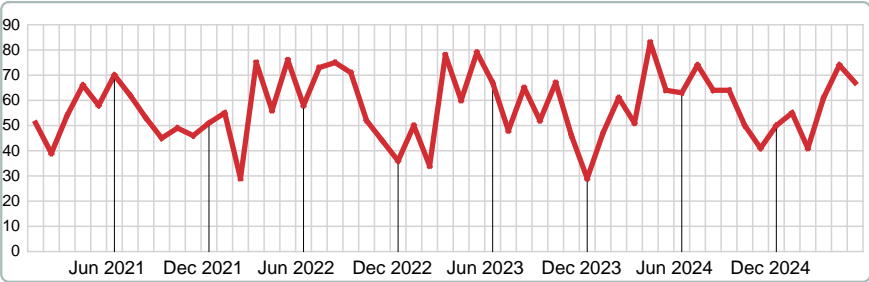
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 69



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$125,000 and less	6	8.96%
\$125,001 - \$175,000	9	13.43%
\$175,001 - \$225,000	9	13.43%
\$225,001 - \$300,000	17	25.37%
\$300,001 - \$400,000	10	14.93%
\$400,001 - \$875,000	9	13.43%
\$875,001 and up	7	10.45%
Total New Listed Units	67	
Total New Listed Volume	25,477,079	100%
Median New Listed Listing Price	\$249,900	

1-2 Beds	3 Beds	4 Beds	5+ Beds
5	1	0	0
2	5	2	0
0	6	3	0
1	14	2	0
2	4	3	1
1	8	0	0
1	1	1	4
12	39	11	5
3.37M	12.22M	3.50M	6.38M
\$157,500	\$249,900	\$249,000	\$1,100,000

May 2025



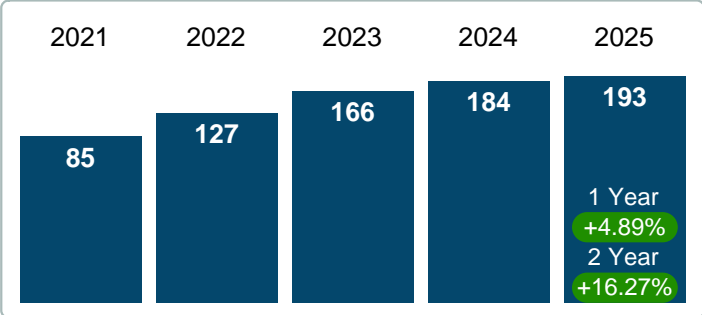
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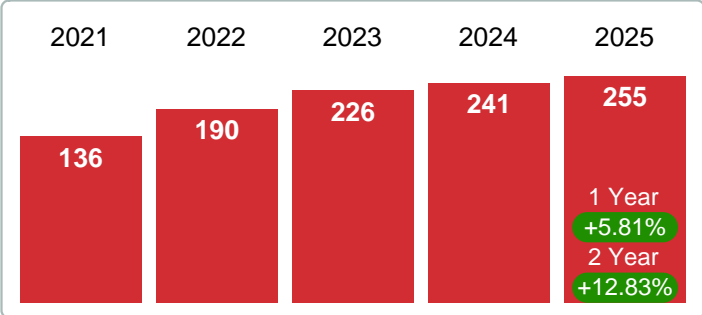
ACTIVE INVENTORY

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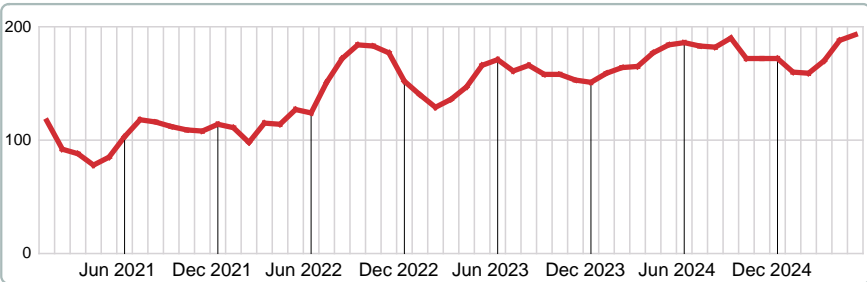
END OF MAY



ACTIVE DURING MAY

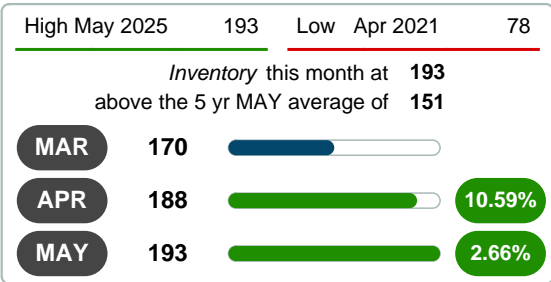


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 151



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	18		9.33%	78.0	7	11	0	0
\$150,001 - \$200,000	24		12.44%	43.5	4	14	6	0
\$200,001 - \$225,000	11		5.70%	54.0	2	9	0	0
\$225,001 - \$375,000	66		34.20%	63.0	7	42	15	2
\$375,001 - \$475,000	30		15.54%	63.0	3	17	10	0
\$475,001 - \$725,000	24		12.44%	55.5	1	12	9	2
\$725,001 and up	20		10.36%	73.5	2	6	5	7
Total Active Inventory by Units			193		26	111	45	11
Total Active Inventory by Volume			77,728,381	100%	8.34M	37.29M	19.35M	12.75M
Median Active Inventory Listing Price			\$297,000		\$227,500	\$274,900	\$412,900	\$949,900

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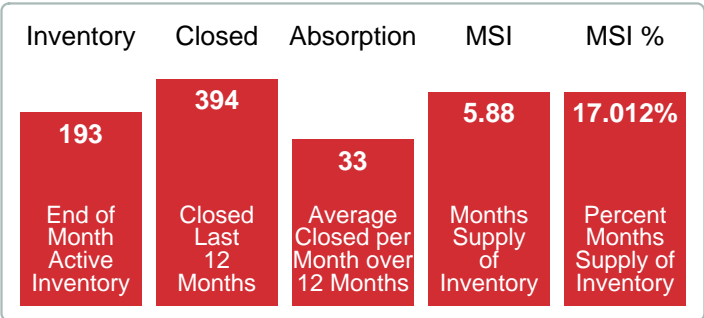
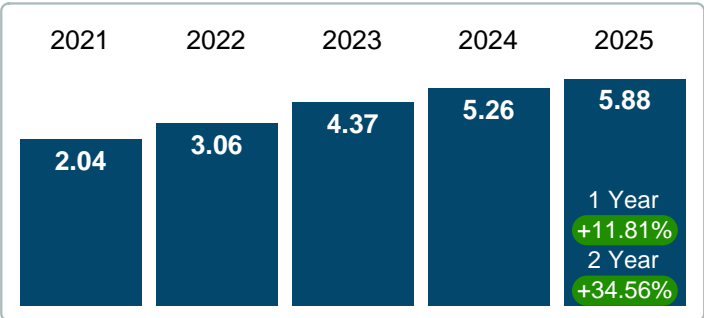


MONTHS SUPPLY of INVENTORY (MSI)

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MSI FOR MAY

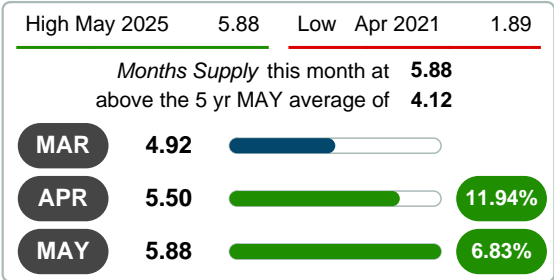
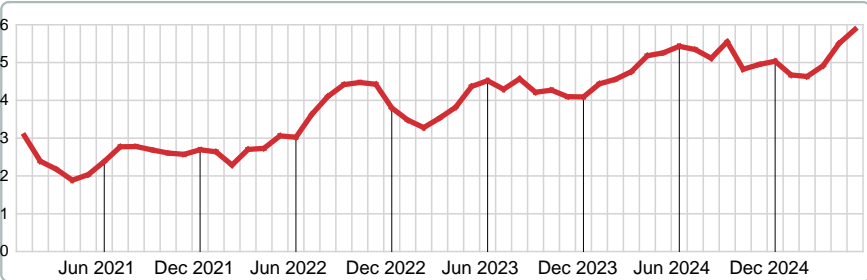
INDICATORS FOR MAY 2025



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 4.12



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	18			9.33%	2.32	2.21	2.75	0.00	0.00
\$150,001 \$200,000	24			12.44%	3.27	4.80	2.43	8.00	0.00
\$200,001 \$225,000	11			5.70%	3.38	12.00	3.27	0.00	0.00
\$225,001 \$375,000	66			34.20%	6.55	6.46	6.30	7.20	8.00
\$375,001 \$475,000	30			15.54%	15.00	36.00	18.55	12.00	0.00
\$475,001 \$725,000	24			12.44%	16.00	6.00	13.09	36.00	12.00
\$725,001 and up	20			10.36%	21.82	0.00	14.40	12.00	84.00
Market Supply of Inventory (MSI)					5.88	4.73	5.18	8.57	16.50
Total Active Inventory by Units				100%	5.88	26	111	45	11

May 2025



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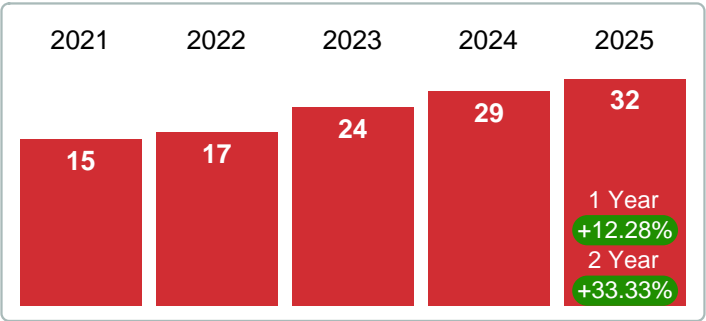
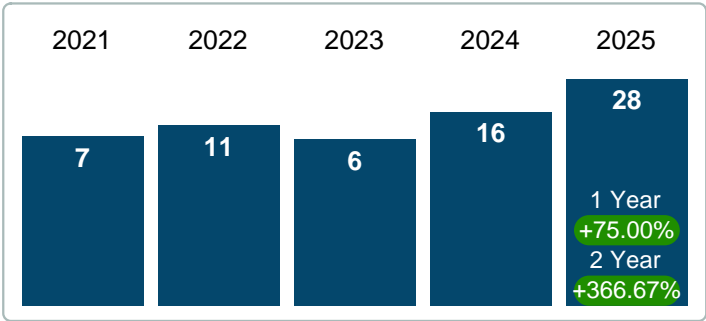


MEDIAN DAYS ON MARKET TO SALE

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MAY

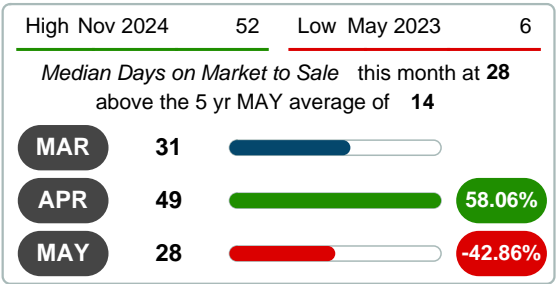
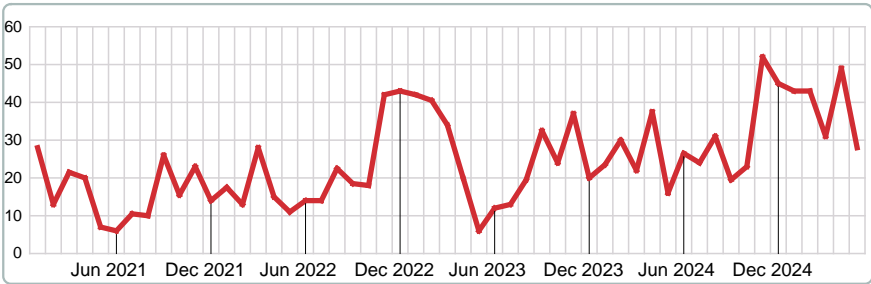
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 14



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
\$100,000 and less	1	3.23%	2	2	0	0	0
\$100,001 - \$150,000	5	16.13%	18	31	1	18	0
\$150,001 - \$150,000	0	0.00%	18	0	0	0	0
\$150,001 - \$225,000	13	41.94%	47	0	47	6	0
\$225,001 - \$275,000	5	16.13%	28	0	28	0	0
\$275,001 - \$350,000	3	9.68%	7	1	71	0	0
\$350,001 and up	4	12.90%	13	0	6	0	84
Median Closed DOM			28	2	28	12	84
Total Closed Units		100%	28.0	3	23	4	1
Total Closed Volume			7,960,200	482.50K	6.48M	642.50K	350.70K

May 2025



Area Delimited by County Of Mayes - Residential Property Type

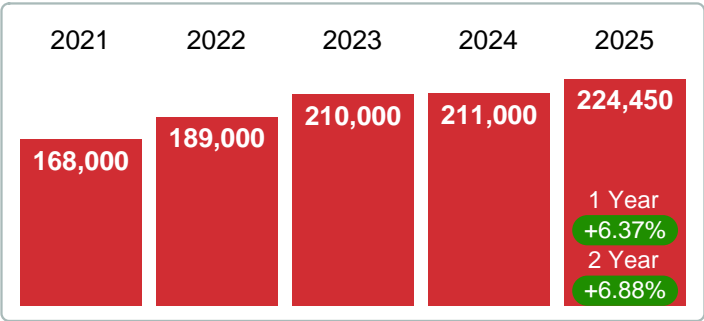
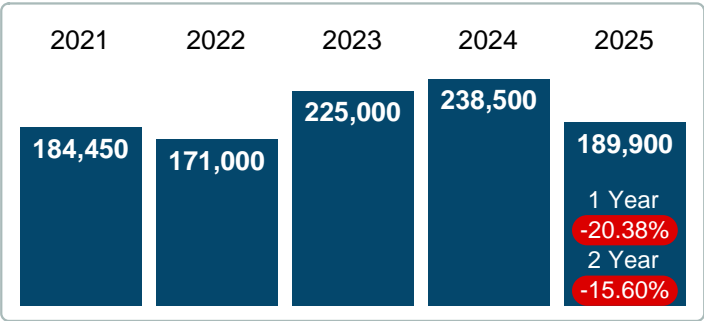


MEDIAN LIST PRICE AT CLOSING

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MAY

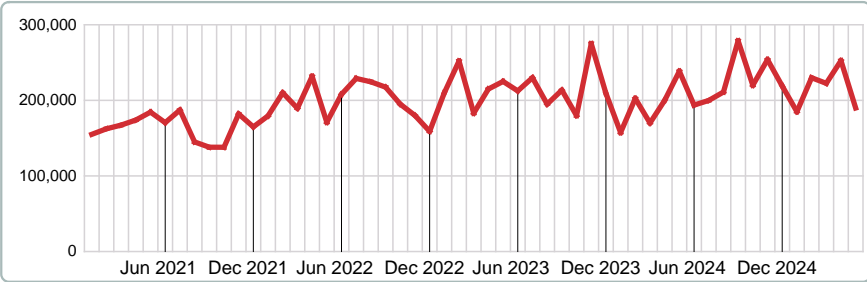
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 201,770



High Sep 2024 278,750 Low Oct 2021 137,950

Median List Price at Closing this month at **189,900**
below the 5 yr MAY average of **201,770**

MAR

222,500

APR

252,500

13.48%

MAY

189,900

-24.79%

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
\$100,000 and less	3		9.68%	75,000	47,500	87,500	0	0
\$100,001 - \$150,000	4		12.90%	122,500	120,000	117,500	139,900	0
\$150,001 - \$150,000	0		0.00%	122,500	0	0	0	0
\$150,001 - \$225,000	13		41.94%	180,000	0	180,000	180,000	0
\$225,001 - \$275,000	3		9.68%	268,000	0	268,000	0	0
\$275,001 - \$350,000	5		16.13%	325,000	329,000	325,000	0	350,000
\$350,001 and up	3		9.68%	789,000	0	789,000	0	0
Median List Price				189,900	120,000	198,900	172,500	350,000
Total Closed Units			100%	189,900	3	23	4	1
Total Closed Volume				8,012,400	496.50K	6.49M	677.40K	350.00K

May 2025



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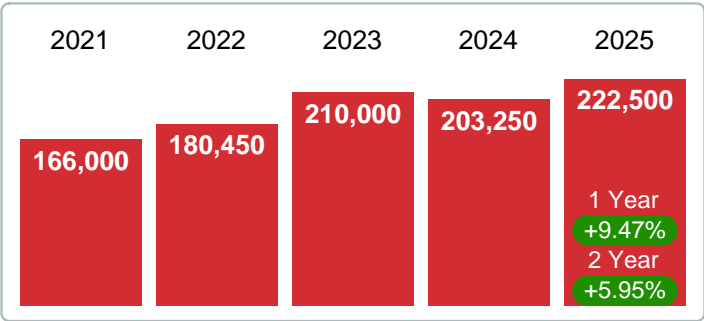
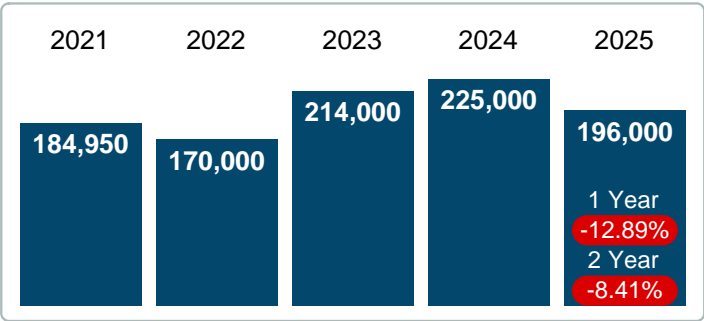


MEDIAN SOLD PRICE AT CLOSING

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MAY

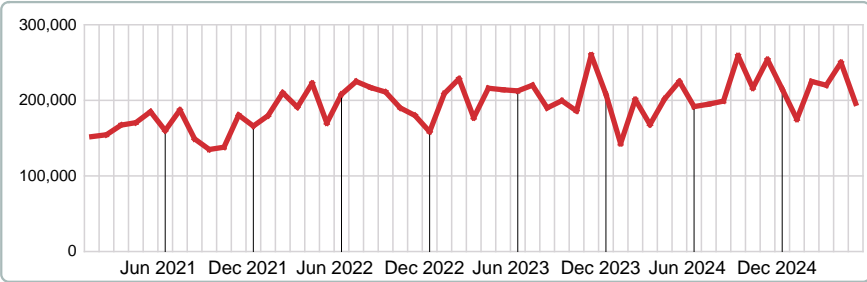
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 197,990



High Nov 2023 260,000 Low Sep 2021 135,000

Median Sold Price at Closing this month at **196,000**
below the 5 yr MAY average of **197,990**

MAR

220,000

APR

250,000

13.64%

MAY

196,000

-21.60%

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
\$100,000 and less	1	3.23%	37,500	37,500	0	0	0
\$100,001 \$150,000	5	16.13%	120,000	120,000	121,000	105,000	0
\$150,001 \$150,000	0	0.00%	120,000	0	0	0	0
\$150,001 \$225,000	13	41.94%	180,000	0	178,900	180,000	0
\$225,001 \$275,000	5	16.13%	251,500	0	251,500	0	0
\$275,001 \$350,000	3	9.68%	320,000	325,000	303,250	0	0
\$350,001 and up	4	12.90%	574,500	0	789,000	0	350,700
Median Sold Price	196,000			120,000	207,000	172,500	350,700
Total Closed Units	31			3	23	4	1
Total Closed Volume	7,960,200			482.50K	6.48M	642.50K	350.70K

May 2025



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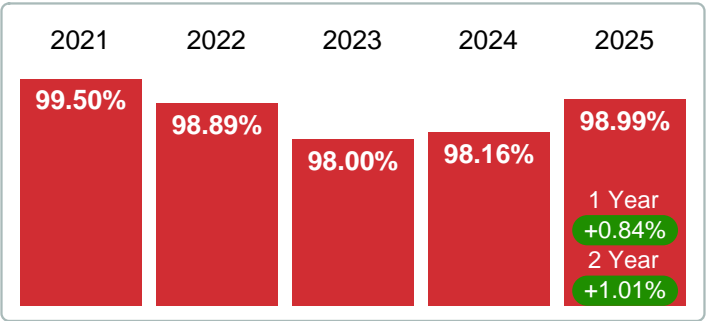
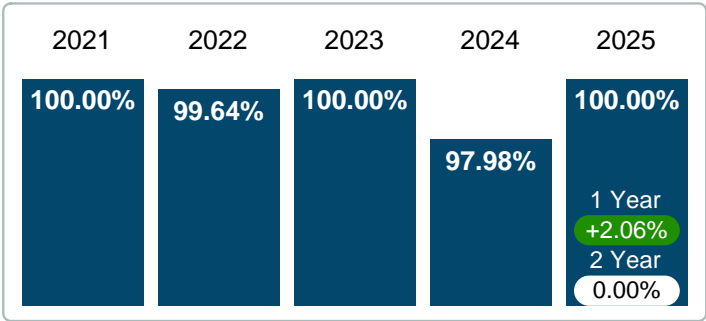


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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MAY

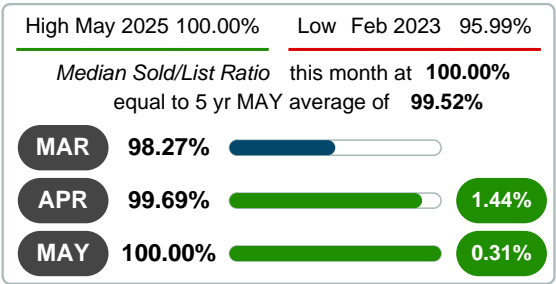
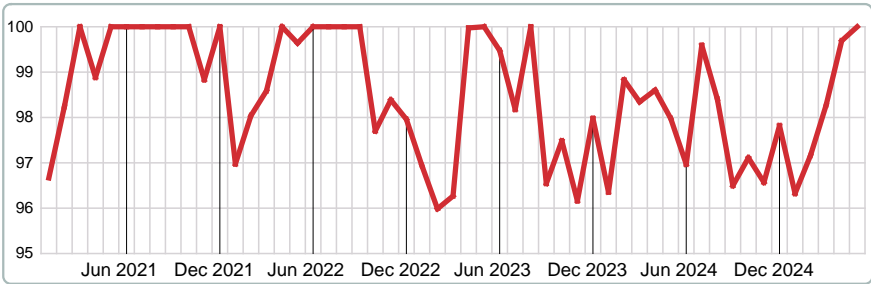
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 99.52%



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
\$100,000 and less	1	3.23%	78.95%	78.95%	0.00%	0.00%	0.00%
\$100,001 \$150,000	5	16.13%	100.00%	100.00%	106.40%	75.05%	0.00%
\$150,001 \$150,000	0	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
\$150,001 \$225,000	13	41.94%	100.00%	0.00%	99.96%	100.00%	0.00%
\$225,001 \$275,000	5	16.13%	100.00%	0.00%	100.00%	0.00%	0.00%
\$275,001 \$350,000	3	9.68%	98.78%	98.78%	99.23%	0.00%	0.00%
\$350,001 and up	4	12.90%	99.32%	0.00%	98.63%	0.00%	100.20%
Median Sold/List Ratio		100.00%		98.78%	100.00%	100.00%	100.20%
Total Closed Units		31	100%	3	23	4	1
Total Closed Volume		7,960,200		482.50K	6.48M	642.50K	350.70K

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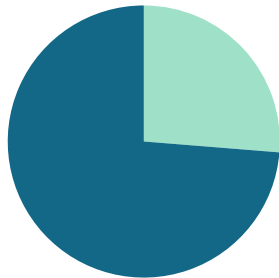
Area Delimited by County Of Mayes - Residential Property Type



MARKET SUMMARY

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INVENTORY



Inventory

New Listings
67 = 26.27%

Start Inventory
188

Total Inventory
Units
255

Volume
\$96,510,581

Market Activity

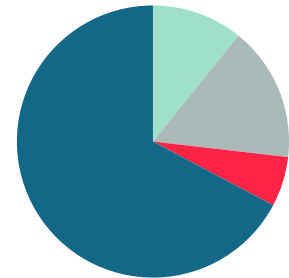
Closed Sales
31 = 10.80%

Pending Sales
46 = 16.03%

Other Off Market
17 = 5.92%

Active Inventory
193 = 67.25%

MARKET ACTIVITY



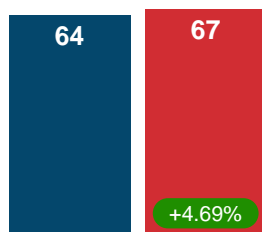
Compared Metrics	2024	May 2025	+/-%	2024	Year to Date 2025	+/-%
Closed Sales	47	31	-34.04%	152	136	-10.53%
Pending Sales	36	46	27.78%	181	171	-5.52%
New Listings	64	67	4.69%	306	298	-2.61%
Median List Price	238,500	189,900	-20.38%	211,000	224,450	6.37%
Median Sale Price	225,000	196,000	-12.89%	203,250	222,500	9.47%
Median Percent of Selling Price to List Price	97.98%	100.00%	2.06%	98.16%	98.99%	0.84%
Median Days on Market to Sale	16.00	28.00	75.00%	28.50	32.00	12.28%
Monthly Inventory	184	193	4.89%	184	193	4.89%
Months Supply of Inventory	5.26	5.88	11.81%	5.26	5.88	11.81%

Absorption: Last 12 months, an Average of **33** Sales/Month**Inventory** on May 31, 2025 = **193****2024** **2025**

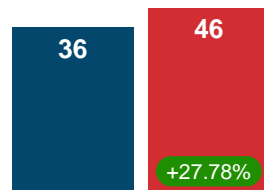
MAY MARKET

MEDIAN PRICES

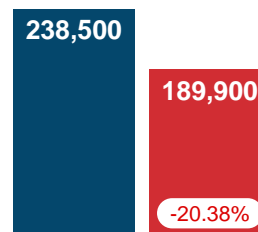
New Listings



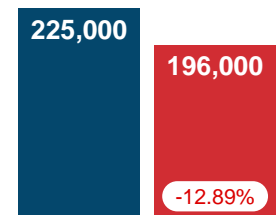
Pending Listings



List Price



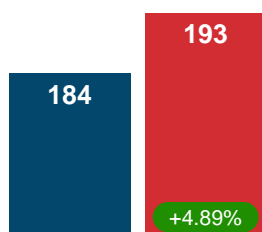
Sale Price



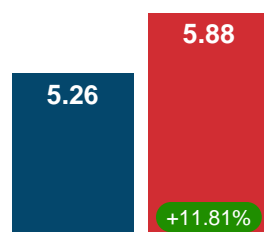
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

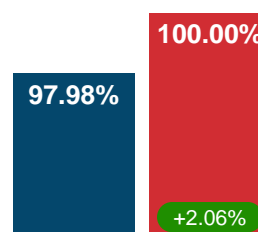
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

