

May 2025



Area Delimited by Counties Carter, Love, Murray - Residential Property Type

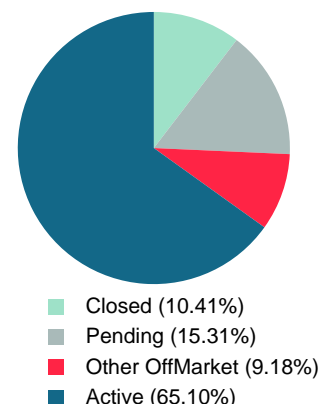


MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	May 2025	+/- %
Closed Listings	61	51	-16.39%
Pending Listings	61	75	22.95%
New Listings	129	117	-9.30%
Median List Price	195,000	229,000	17.44%
Median Sale Price	195,000	220,000	12.82%
Median Percent of Selling Price to List Price	96.23%	98.62%	2.48%
Median Days on Market to Sale	18.00	45.00	150.00%
End of Month Inventory	326	319	-2.15%
Months Supply of Inventory	5.68	5.93	4.37%

Absorption: Last 12 months, an Average of **54** Sales/Month
Active Inventory as of May 31, 2025 = **319**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2025 decreased **2.15%** to 319 existing homes available for sale. Over the last 12 months this area has had an average of 54 closed sales per month. This represents an unsold inventory index of **5.93** 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 **12.82%** in May 2025 to \$220,000 versus the previous year at \$195,000.

Median Days on Market Lengthens

The median number of **45.00** days that homes spent on the market before selling increased by 27.00 days or **150.00%** in May 2025 compared to last year's same month at **18.00** 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 weak this month.

There were 117 New Listings in May 2025, down **9.30%** from last year at 129. Furthermore, there were 51 Closed Listings this month versus last year at 61, a **-16.39%** decrease.

Closed versus Listed trends yielded a **43.6%** ratio, down from previous year's, May 2024, at **47.3%**, a **7.82%** downswing. 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



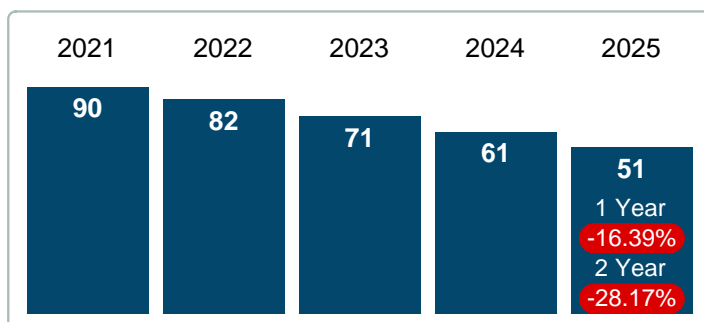
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



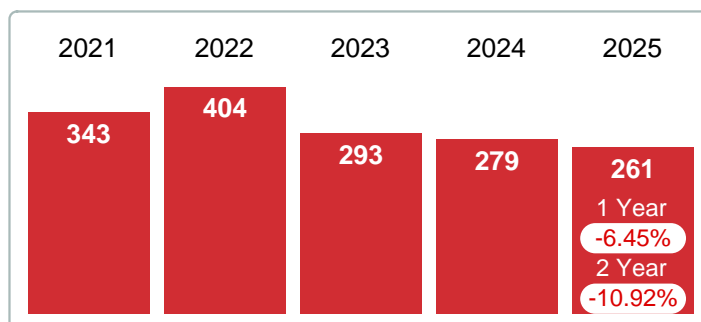
CLOSED LISTINGS

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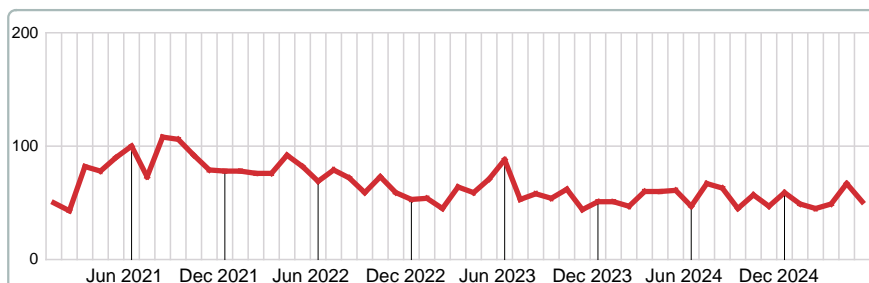
MAY



YEAR TO DATE (YTD)



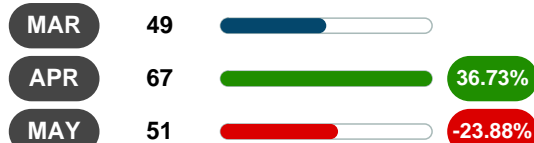
5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 71

High Aug 2021 108 Low Feb 2021 43

Closed Listings this month at 51
below the 5 yr MAY average of 71

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	4	7.84%	11.5	0	3	1	0
\$75,001 - \$125,000	7	13.73%	63.0	3	3	1	0
\$125,001 - \$175,000	9	17.65%	47.0	4	5	0	0
\$175,001 - \$275,000	12	23.53%	30.5	0	11	1	0
\$275,001 - \$325,000	7	13.73%	96.0	0	4	1	2
\$325,001 - \$375,000	6	11.76%	104.5	0	5	1	0
\$375,001 and up	6	11.76%	8.0	0	3	2	1
Total Closed Units	51			7	34	7	3
Total Closed Volume	12,334,864	100%	45.0	909.30K	8.23M	2.12M	1.08M
Median Closed Price	\$220,000			\$129,900	\$222,500	\$277,000	\$295,000

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May 2025



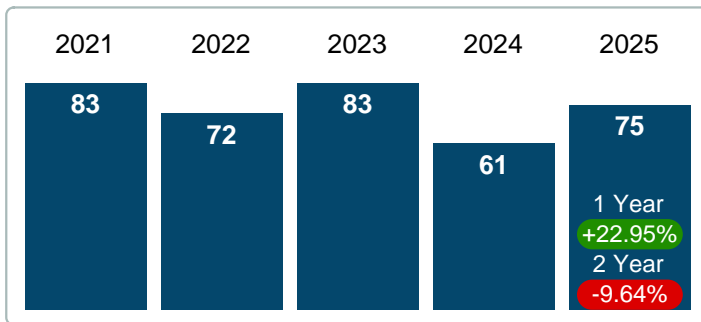
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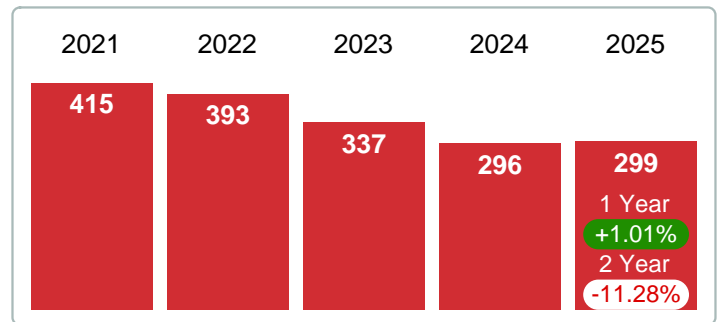
PENDING LISTINGS

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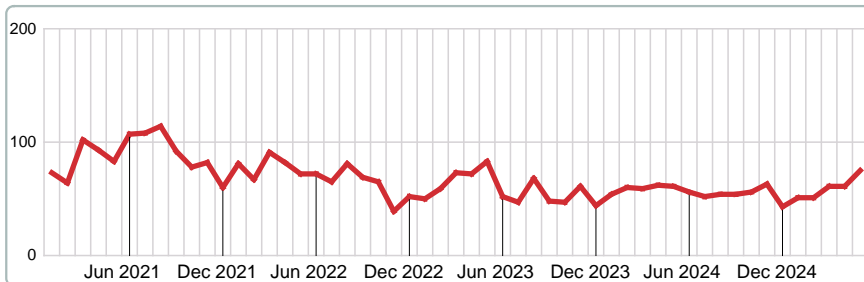
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 75

High Aug 2021 114 Low Nov 2022 39

Pending Listings this month at **75**
 equal to 5 yr MAY average of **75**

MAR	61		
APR	61		0.00%
MAY	75		22.95%

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	6.67%	146.0	2	2	1	0
\$75,001 - \$75,000	0	0.00%	146.0	0	0	0	0
\$75,001 - \$150,000	24	32.00%	56.5	9	15	0	0
\$150,001 - \$225,000	15	20.00%	21.0	4	9	2	0
\$225,001 - \$275,000	11	14.67%	53.0	0	11	0	0
\$275,001 - \$500,000	12	16.00%	30.0	2	8	2	0
\$500,001 and up	8	10.67%	42.0	0	3	2	3
Total Pending Units	75			17	48	7	3
Total Pending Volume	17,972,100	100%	45.0	2.40M	11.31M	2.57M	1.69M
Median Listing Price	\$185,000			\$105,500	\$192,450	\$315,000	\$549,000

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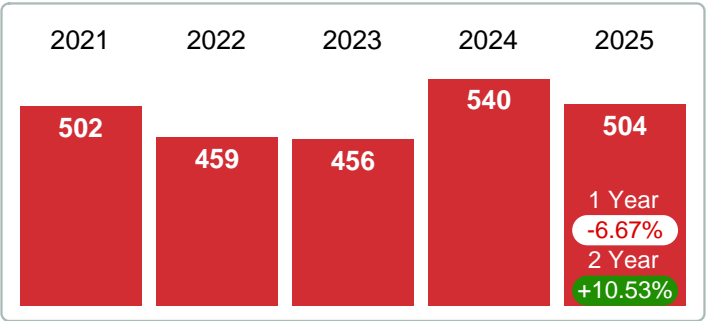
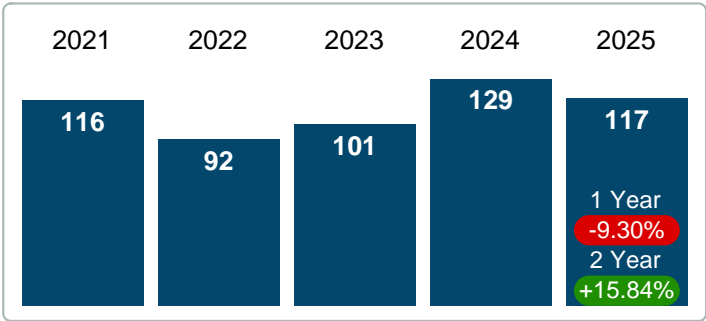


NEW LISTINGS

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MAY

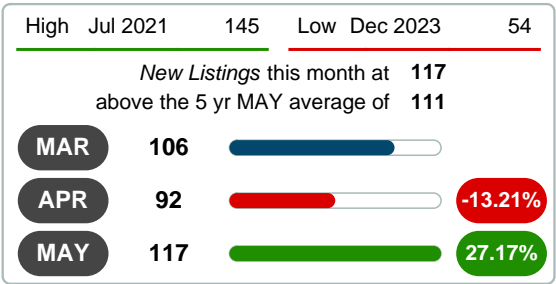
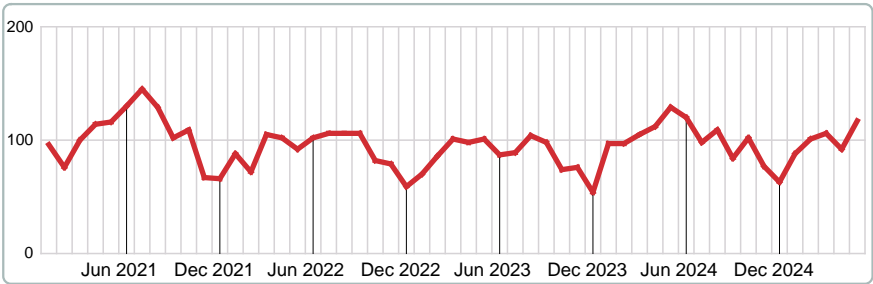
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 111



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$75,000 and less	4	3.42%
\$75,001 - \$125,000	18	15.38%
\$125,001 - \$175,000	20	17.09%
\$175,001 - \$275,000	28	23.93%
\$275,001 - \$325,000	17	14.53%
\$325,001 - \$425,000	19	16.24%
\$425,001 and up	11	9.40%
Total New Listed Units	117	
Total New Listed Volume	31,773,448	100%
Median New Listed Listing Price	\$239,000	

1-2 Beds	3 Beds	4 Beds	5+ Beds
0	4	0	0
9	9	0	0
8	10	2	0
2	16	9	1
1	7	9	0
0	16	2	1
2	3	3	3
22	65	25	5
4.11M	16.02M	8.95M	2.70M
\$129,950	\$239,000	\$289,900	\$549,000

May 2025



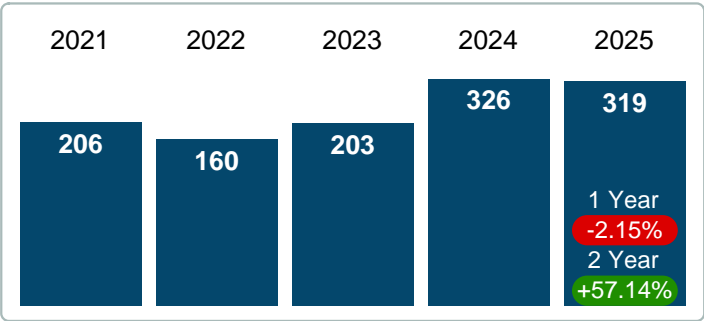
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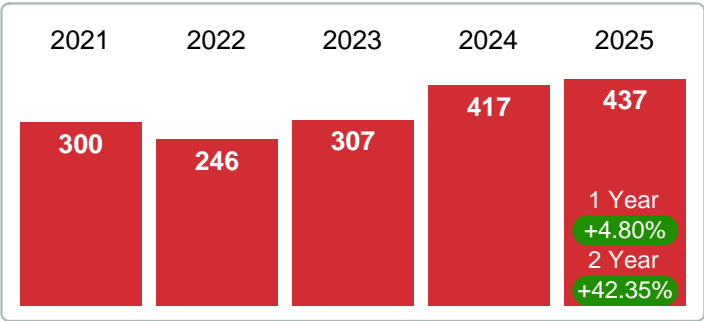
ACTIVE INVENTORY

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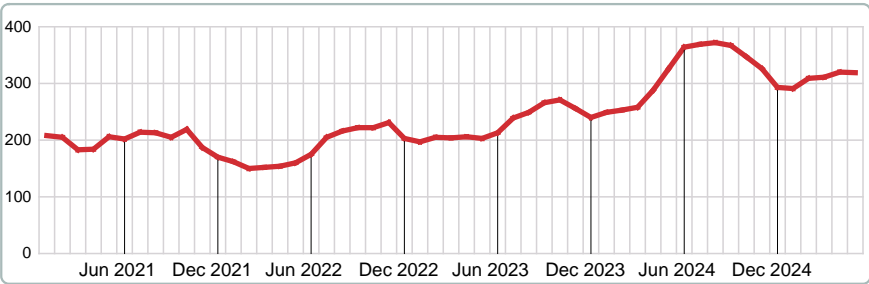
END OF MAY



ACTIVE DURING MAY

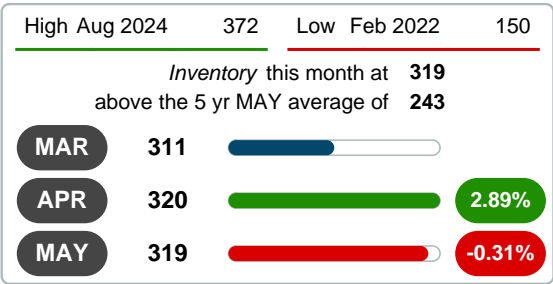


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 243



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	11			3.45%	75.0	6	5	0	0
\$75,001 - \$125,000	44			13.79%	85.0	22	19	2	1
\$125,001 - \$200,000	61			19.12%	57.0	18	37	6	0
\$200,001 - \$325,000	84			26.33%	53.0	6	46	30	2
\$325,001 - \$425,000	49			15.36%	59.0	2	34	9	4
\$425,001 - \$675,000	38			11.91%	84.5	5	11	15	7
\$675,001 and up	32			10.03%	101.0	6	10	11	5
Total Active Inventory by Units				319		65	162	73	19
Total Active Inventory by Volume				118,503,323	100%	19.45M	50.92M	37.98M	10.15M
Median Active Inventory Listing Price				\$265,000		\$130,000	\$249,500	\$314,500	\$515,000

May 2025



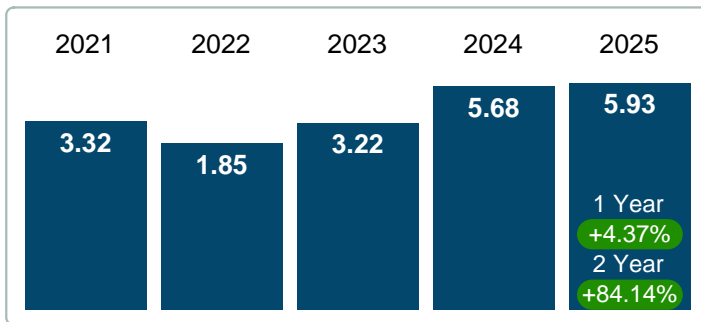
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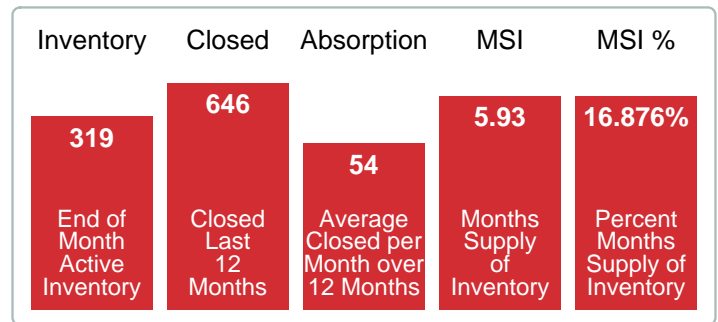
MONTHS SUPPLY of INVENTORY (MSI)

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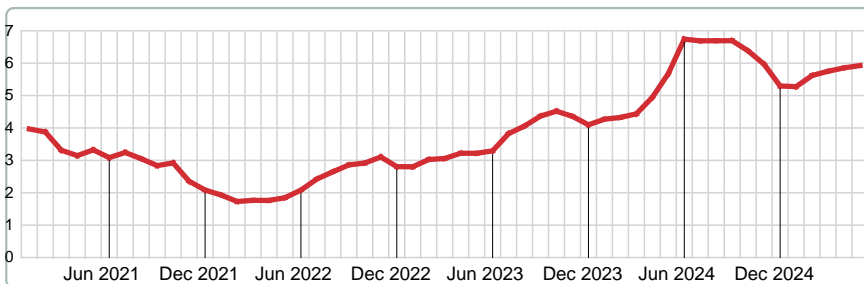
MSI FOR MAY



INDICATORS FOR MAY 2025

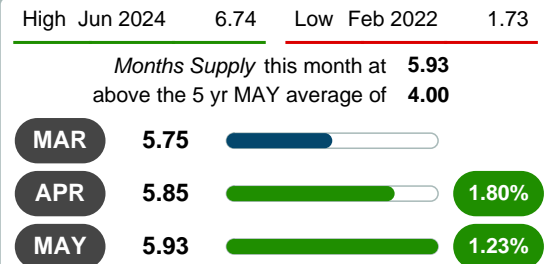


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 4.00



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
\$75,000 and less	11		3.45%	1.67	1.85	1.82	0.00	0.00
\$75,001 - \$125,000	44		13.79%	5.50	6.00	5.56	2.67	6.00
\$125,001 - \$200,000	61		19.12%	4.11	5.14	3.79	3.79	0.00
\$200,001 - \$325,000	84		26.33%	5.89	9.00	4.28	12.00	6.00
\$325,001 - \$425,000	49		15.36%	10.69	4.00	12.36	7.71	24.00
\$425,001 - \$675,000	38		11.91%	8.77	60.00	5.74	7.83	16.80
\$675,001 and up	32		10.03%	25.60	0.00	17.14	33.00	15.00
Market Supply of Inventory (MSI)				5.93	5.57	5.08	8.34	12.67
Total Active Inventory by Units			100%	5.93	65	162	73	19

May 2025



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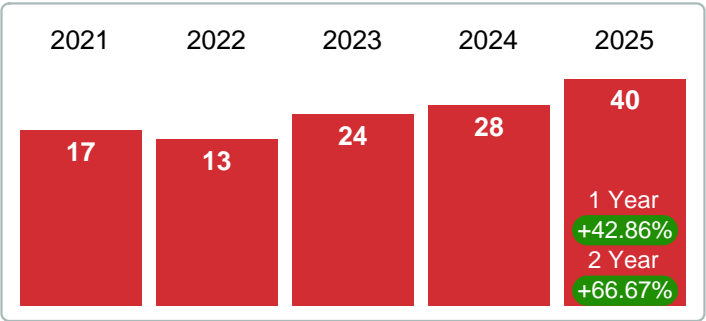
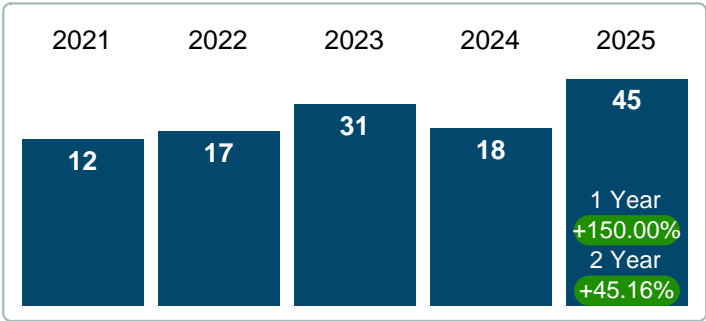


MEDIAN DAYS ON MARKET TO SALE

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MAY

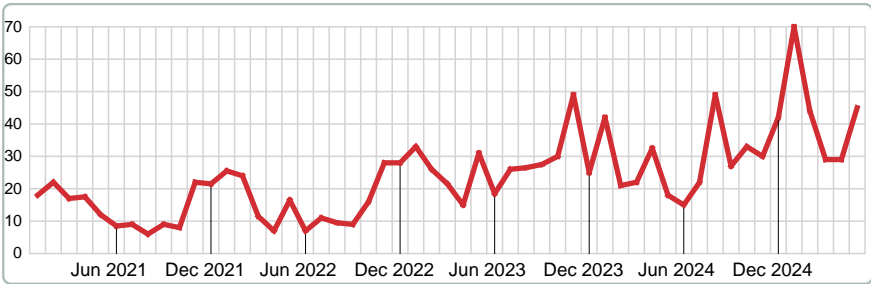
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 25



High Jan 2025 70 Low Aug 2021 6

Median Days on Market to Sale this month at 45 above the 5 yr MAY average of 25

MAR 29

APR 29

MAY 45

0.00%

55.17%

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	4			7.84%	12	0	3	92	0
\$75,001 - \$125,000	7			13.73%	63	3	63	142	0
\$125,001 - \$175,000	9			17.65%	47	72	47	0	0
\$175,001 - \$275,000	12			23.53%	31	0	26	35	0
\$275,001 - \$325,000	7			13.73%	96	0	36	96	176
\$325,001 - \$375,000	6			11.76%	105	0	90	119	0
\$375,001 and up	6			11.76%	8	0	13	8	1
Median Closed DOM					45	30	36	92	164
Total Closed Units				100%	45.0	7	34	7	3
Total Closed Volume					12,334,864	909.30K	8.23M	2.12M	1.08M

May 2025



Area Delimited by Counties Carter, Love, Murray - Residential Property Type

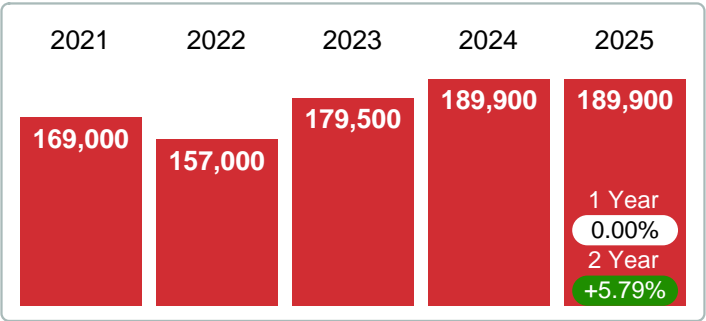
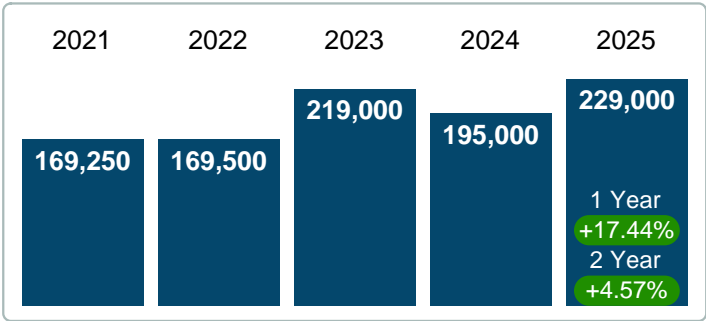


MEDIAN LIST PRICE AT CLOSING

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MAY

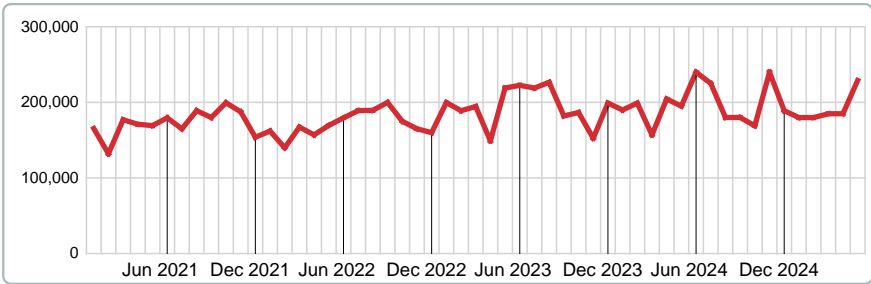
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 196,350



High Jun 2024 240,000 Low Feb 2021 132,000

Median List Price at Closing this month at **229,000**
above the 5 yr MAY average of **196,350**

MAR

184,900

APR

185,000

0.05%

MAY

229,000

23.78%

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	3		5.88%	70,000	0	60,750	75,000	0
\$75,001 - \$125,000	8		15.69%	95,950	105,500	92,000	0	0
\$125,001 - \$175,000	6		11.76%	157,250	157,250	175,000	130,000	0
\$175,001 - \$275,000	14		27.45%	220,000	0	215,000	271,864	0
\$275,001 - \$325,000	5		9.80%	299,000	0	299,000	289,000	295,000
\$325,001 - \$375,000	7		13.73%	349,000	0	349,000	345,000	359,900
\$375,001 and up	8		15.69%	470,000	0	410,000	522,450	549,000
Median List Price				229,000	129,900	231,950	289,000	359,900
Total Closed Units			100%	229,000	7	34	7	3
Total Closed Volume				12,899,864	934.30K	8.61M	2.16M	1.20M

May 2025



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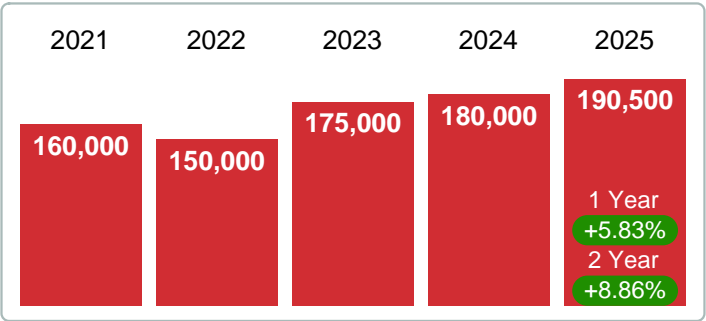
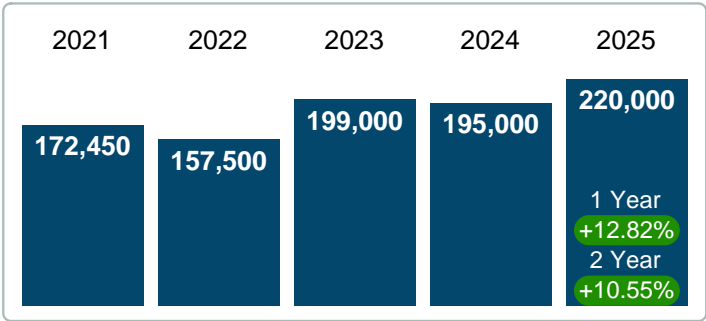


MEDIAN SOLD PRICE AT CLOSING

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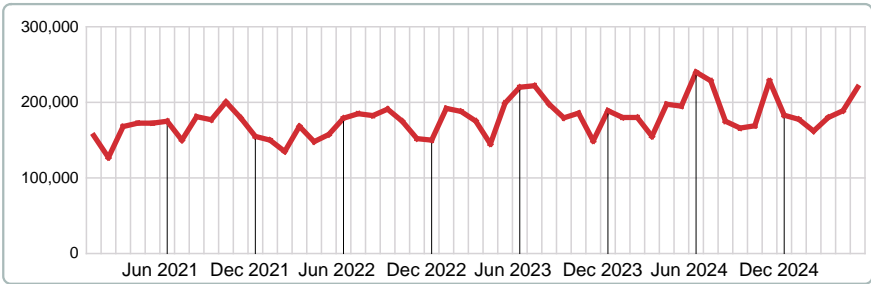
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 188,790



High Jun 2024 240,000 Low Feb 2021 127,000

Median Sold Price at Closing this month at **220,000**
above the 5 yr MAY average of **188,790**

MAR

180,000

APR

188,900

4.94%

MAY

220,000

16.46%

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	4		7.84%	71,750	0	68,500	75,000	0
\$75,001 - \$125,000	7		13.73%	99,900	105,500	86,000	122,500	0
\$125,001 - \$175,000	9		17.65%	154,900	150,500	175,000	0	0
\$175,001 - \$275,000	12		23.53%	222,500	0	220,000	271,864	0
\$275,001 - \$325,000	7		13.73%	295,000	0	299,250	277,000	286,500
\$325,001 - \$375,000	6		11.76%	354,500	0	359,000	335,000	0
\$375,001 and up	6		11.76%	492,500	0	480,000	520,000	505,000
Median Sold Price	220,000				129,900	222,500	277,000	295,000
Total Closed Units	51			100%	7	34	7	3
Total Closed Volume	12,334,864				909.30K	8.23M	2.12M	1.08M

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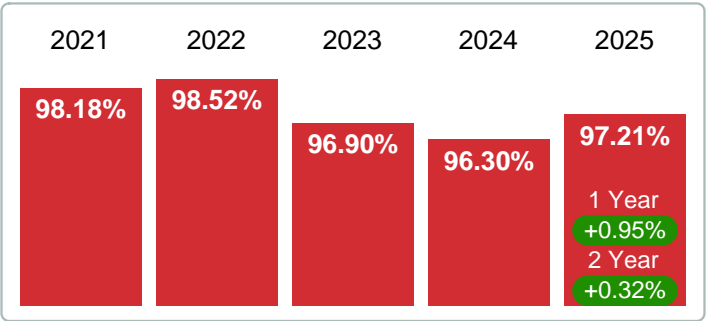
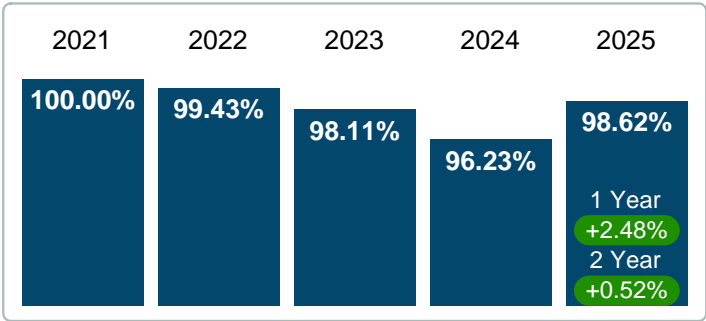


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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MAY

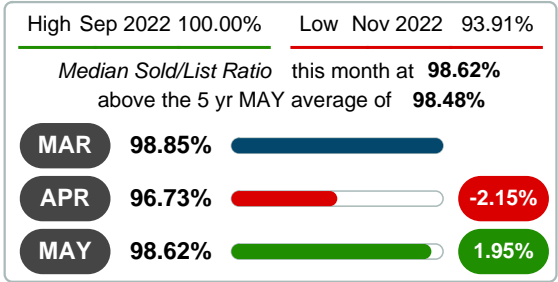
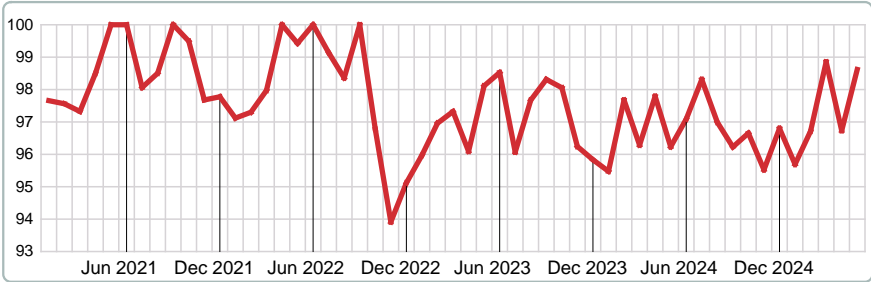
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 98.48%



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	4	<div><div></div></div>	7.84%	100.00%	0.00%	100.00%	100.00%	0.00%
\$75,001 - \$125,000	7	<div><div></div></div>	13.73%	100.00%	100.00%	100.00%	94.23%	0.00%
\$125,001 - \$175,000	9	<div><div></div></div>	17.65%	92.15%	95.90%	92.15%	0.00%	0.00%
\$175,001 - \$275,000	12	<div><div></div></div>	23.53%	100.00%	0.00%	100.00%	100.00%	0.00%
\$275,001 - \$325,000	7	<div><div></div></div>	13.73%	93.15%	0.00%	92.73%	95.85%	88.62%
\$325,001 - \$375,000	6	<div><div></div></div>	11.76%	96.42%	0.00%	95.73%	97.10%	0.00%
\$375,001 and up	6	<div><div></div></div>	11.76%	98.97%	0.00%	98.72%	99.61%	91.99%
Median Sold/List Ratio		98.62%	100%	98.62%	100.00%	97.66%	99.22%	91.99%
Total Closed Units		51			7	34	7	3
Total Closed Volume		12,334,864			909.30K	8.23M	2.12M	1.08M

May 2025



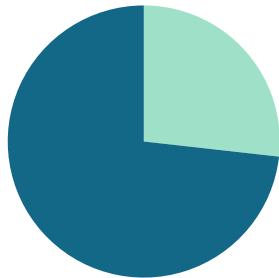
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



MARKET SUMMARY

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

INVENTORY



Inventory

New Listings
117 = 26.77%

Start Inventory
320

Total Inventory
Units
437

Volume
\$150,022,316

Market Activity

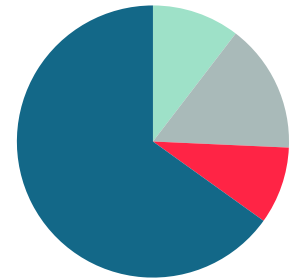
Closed Sales
51 = 10.41%

Pending Sales
75 = 15.31%

Other Off Market
45 = 9.18%

Active Inventory
319 = 65.10%

MARKET ACTIVITY



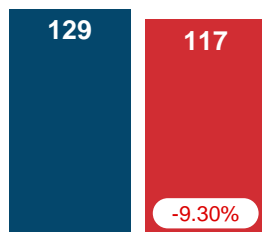
Compared Metrics	2024	May 2025	+/-%	2024	Year to Date 2025	+/-%
Closed Sales	61	51	-16.39%	279	261	-6.45%
Pending Sales	61	75	22.95%	296	299	1.01%
New Listings	129	117	-9.30%	540	504	-6.67%
Median List Price	195,000	229,000	17.44%	189,900	189,900	0.00%
Median Sale Price	195,000	220,000	12.82%	180,000	190,500	5.83%
Median Percent of Selling Price to List Price	96.23%	98.62%	2.48%	96.30%	97.21%	0.95%
Median Days on Market to Sale	18.00	45.00	150.00%	28.00	40.00	42.86%
Monthly Inventory	326	319	-2.15%	326	319	-2.15%
Months Supply of Inventory	5.68	5.93	4.37%	5.68	5.93	4.37%

Absorption: Last 12 months, an Average of **54** Sales/Month**Inventory** on May 31, 2025 = **319****2024** **2025**

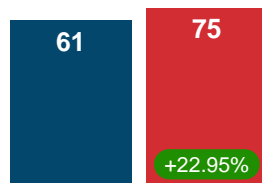
MAY MARKET

MEDIAN PRICES

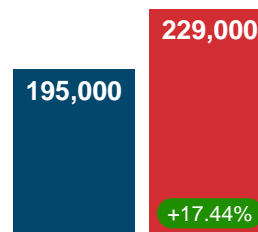
New Listings



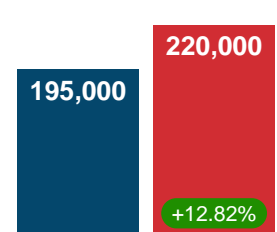
Pending Listings



List Price



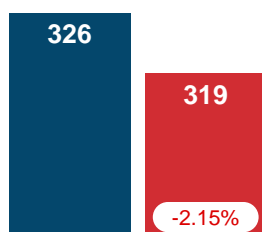
Sale Price



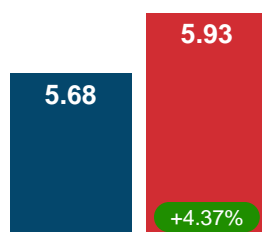
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

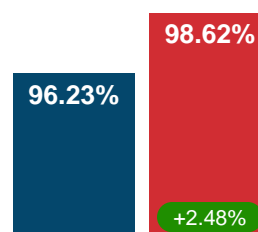
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

