

May 2025



Area Delimited by County Of Sequoyah - Residential Property Type

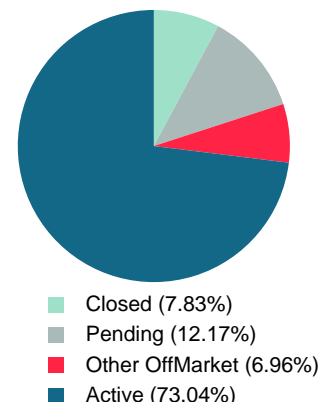


MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	May 2025	+/- %
Closed Listings	15	9	-40.00%
Pending Listings	16	14	-12.50%
New Listings	11	35	218.18%
Median List Price	161,500	229,500	42.11%
Median Sale Price	155,000	225,000	45.16%
Median Percent of Selling Price to List Price	96.99%	96.92%	-0.07%
Median Days on Market to Sale	30.00	77.00	156.67%
End of Month Inventory	59	84	42.37%
Months Supply of Inventory	5.95	8.69	46.05%

Absorption: Last 12 months, an Average of **10** Sales/Month
Active Inventory as of May 31, 2025 = **84**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2025 rose **42.37%** to 84 existing homes available for sale. Over the last 12 months this area has had an average of 10 closed sales per month. This represents an unsold inventory index of **8.69** 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 **45.16%** in May 2025 to \$225,000 versus the previous year at \$155,000.

Median Days on Market Lengthens

The median number of **77.00** days that homes spent on the market before selling increased by 47.00 days or **156.67%** in May 2025 compared to last year's same month at **30.00** 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 35 New Listings in May 2025, up **218.18%** from last year at 11. Furthermore, there were 9 Closed Listings this month versus last year at 15, a **-40.00%** decrease.

Closed versus Listed trends yielded a **25.7%** ratio, down from previous year's, May 2024, at **136.4%**, a **81.14%** 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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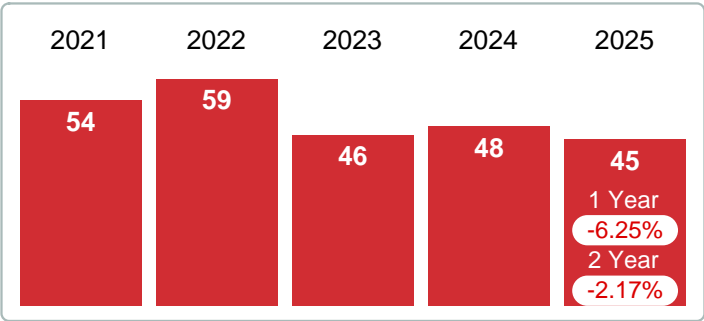
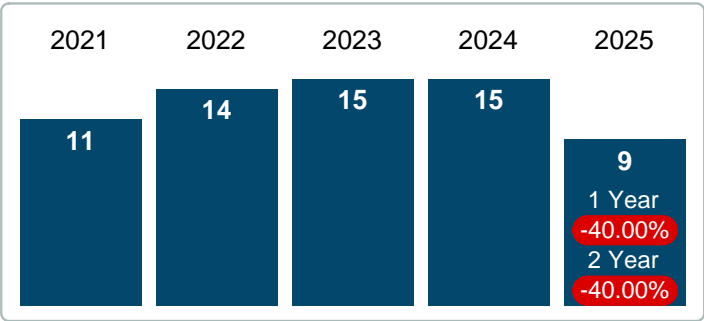


CLOSED LISTINGS

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

MAY

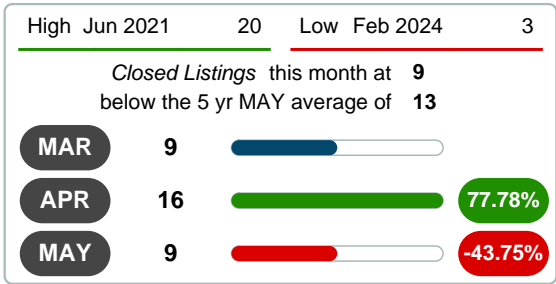
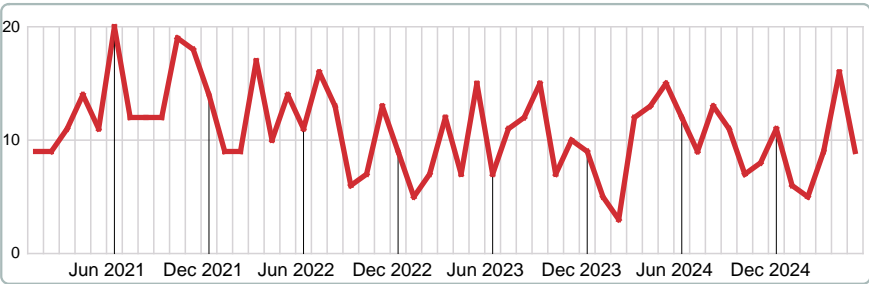
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 13



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	0			0.00%	0.0	0	0	0	0
\$75,001 - \$175,000	3			33.33%	77.0	0	2	1	0
\$175,001 - \$200,000	0			0.00%	77.0	0	0	0	0
\$200,001 - \$300,000	2			22.22%	20.0	0	2	0	0
\$300,001 - \$350,000	1			11.11%	252.0	0	1	0	0
\$350,001 - \$900,000	2			22.22%	96.0	0	1	0	1
\$900,001 and up	1			11.11%	162.0	0	0	1	0
Total Closed Units				9		0	6	2	1
Total Closed Volume				2,965,500	100%	0.00B	1.37M	1.08M	512.50K
Median Closed Price				\$225,000		\$0	\$224,000	\$540,000	\$512,500

May 2025



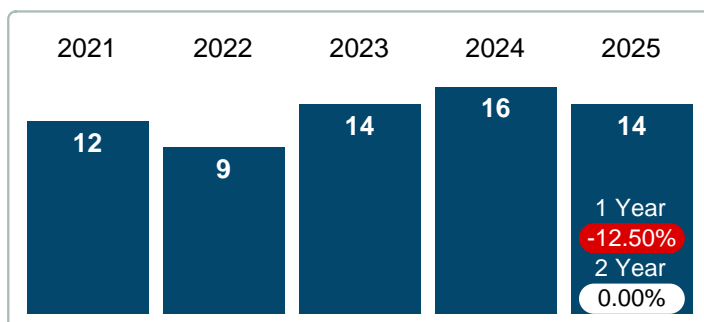
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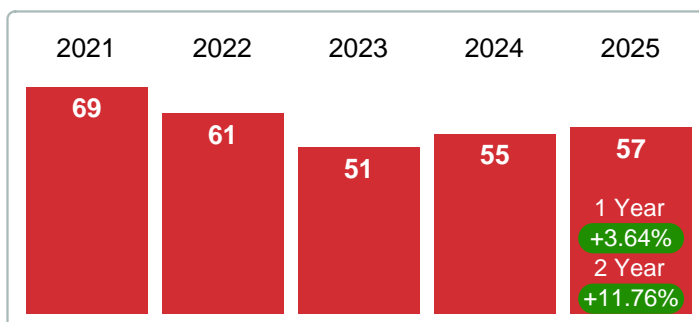
PENDING LISTINGS

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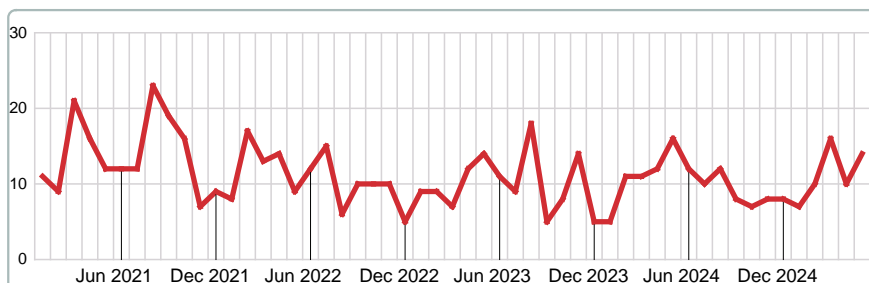
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

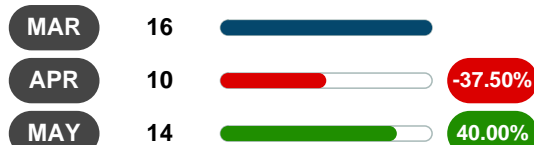


3 MONTHS

5 year MAY AVG = 13

High Aug 2021 23 Low Jan 2024 5

Pending Listings this month at 14
above the 5 yr MAY average of 13



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	1	7.14%	0.0	0	1	0	0
\$100,001 - \$125,000	2	14.29%	52.5	0	2	0	0
\$125,001 - \$175,000	3	21.43%	6.0	1	2	0	0
\$175,001 - \$175,000	0	0.00%	6.0	0	0	0	0
\$175,001 - \$225,000	5	35.71%	91.0	1	2	2	0
\$225,001 - \$450,000	1	7.14%	11.0	0	1	0	0
\$450,001 and up	2	14.29%	80.0	0	1	1	0
Total Pending Units		14		2	9	3	0
Total Pending Volume		3,016,099	100%	354.90K	1.79M	874.00K	0.00B
Median Listing Price		\$179,900		\$177,450	\$175,000	\$225,000	\$0

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

May 2025



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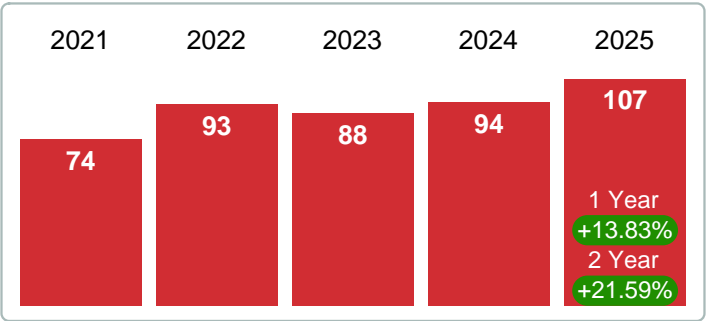
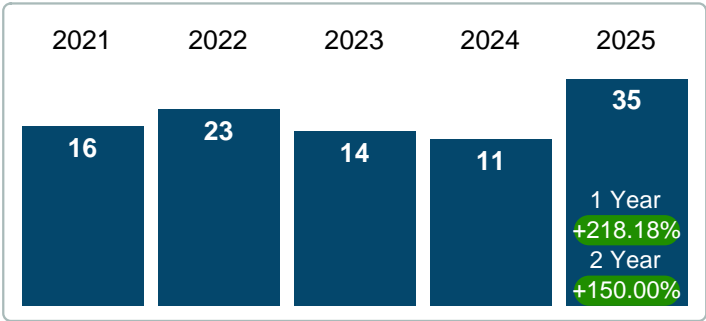


NEW LISTINGS

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

MAY

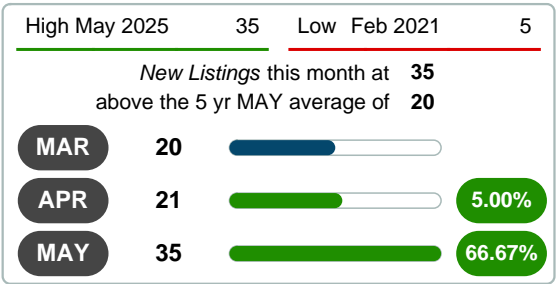
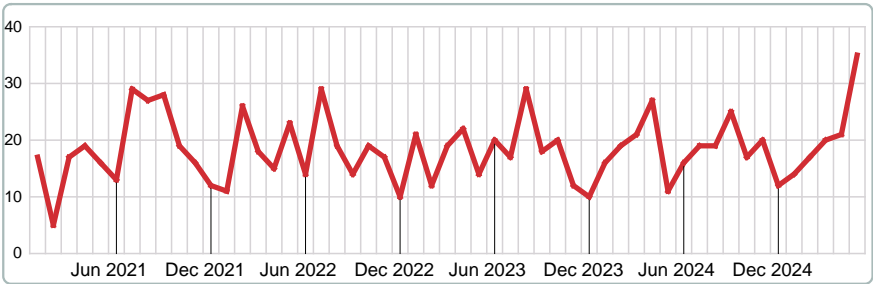
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 20



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$75,000 and less	2	5.71%
\$75,001 - \$125,000	5	14.29%
\$125,001 - \$175,000	6	17.14%
\$175,001 - \$250,000	8	22.86%
\$250,001 - \$375,000	7	20.00%
\$375,001 - \$575,000	3	8.57%
\$575,001 and up	4	11.43%
Total New Listed Units	35	
Total New Listed Volume	10,042,299	100%
Median New Listed Listing Price	\$225,000	

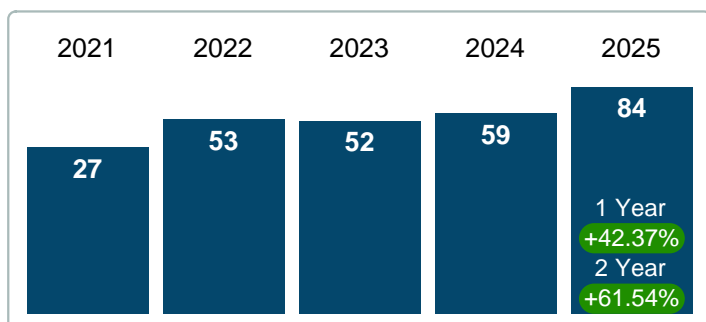
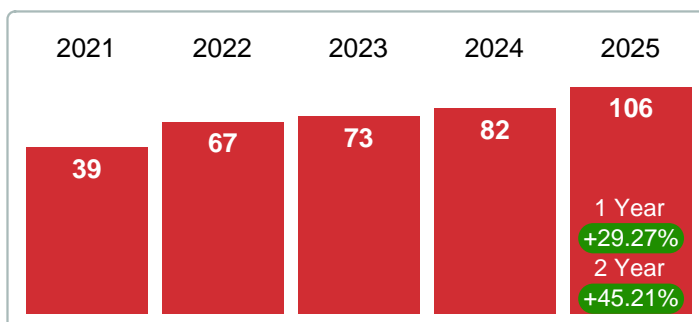
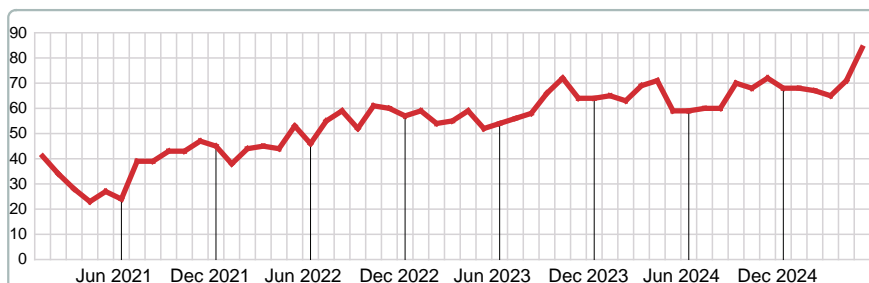
1-2 Beds	3 Beds	4 Beds	5+ Beds
0	2	0	0
1	3	1	0
2	3	1	0
2	2	4	0
0	6	1	0
0	2	1	0
0	2	2	0
5	20	10	0
807.70K	5.37M	3.86M	0.00B
\$149,000	\$249,950	\$243,900	\$0

May 2025

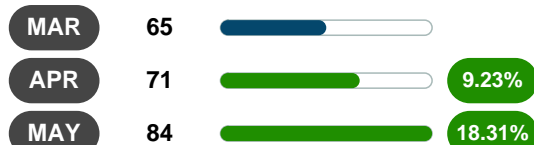
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**ACTIVE INVENTORY**

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

END OF MAY**ACTIVE DURING MAY****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year MAY AVG = 55**

High May 2025 84 Low Apr 2021 23

Inventory this month at **84**
above the 5 yr MAY average of **55****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	9	10.71%	40.0	8	1	0	0
\$75,001 - \$125,000	6	7.14%	26.0	1	4	1	0
\$125,001 - \$175,000	11	13.10%	57.0	4	6	1	0
\$175,001 - \$250,000	22	26.19%	63.0	4	11	7	0
\$250,001 - \$325,000	14	16.67%	80.0	2	5	5	2
\$325,001 - \$475,000	13	15.48%	57.0	1	9	2	1
\$475,001 and up	9	10.71%	29.0	0	6	2	1
Total Active Inventory by Units		84		20	42	18	4
Total Active Inventory by Volume		23,393,245	100%	3.01M	12.13M	6.02M	2.22M
Median Active Inventory Listing Price		\$230,000		\$133,850	\$237,000	\$254,950	\$369,750

Contact: MLS Technology Inc.

Phone: 918-663-7500

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May 2025



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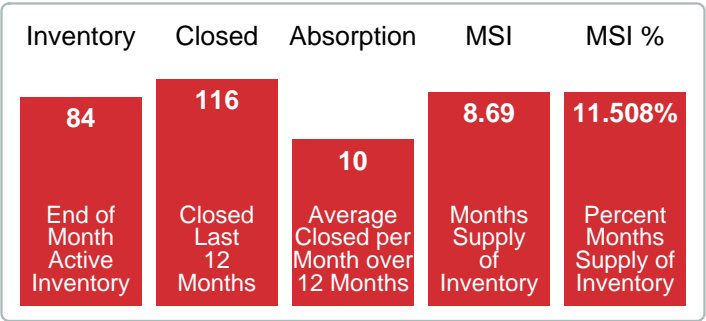
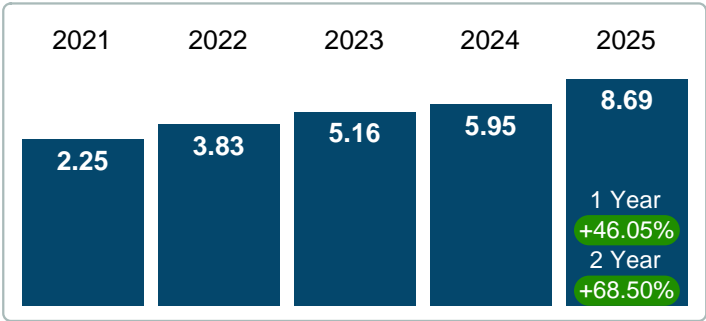


MONTHS SUPPLY of INVENTORY (MSI)

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MSI FOR MAY

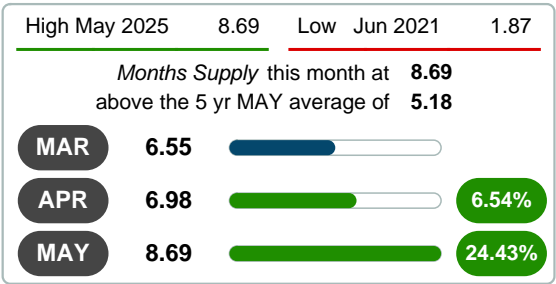
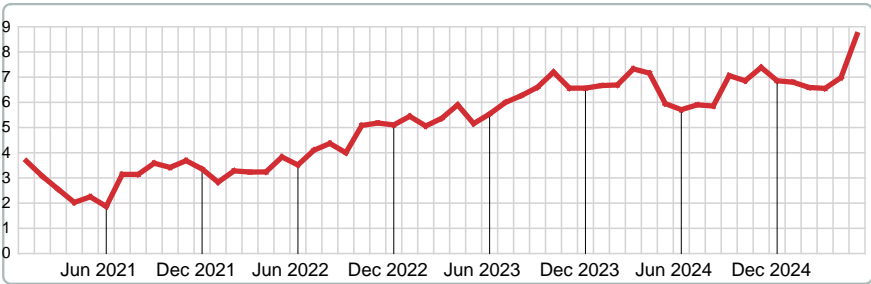
INDICATORS FOR MAY 2025



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 5.18



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	9			10.71%	7.20	16.00	1.50	0.00	0.00
\$75,001 - \$125,000	6			7.14%	4.80	2.00	6.00	12.00	0.00
\$125,001 - \$175,000	11			13.10%	4.00	9.60	2.88	4.00	0.00
\$175,001 - \$250,000	22			26.19%	13.20	16.00	13.20	14.00	0.00
\$250,001 - \$325,000	14			16.67%	14.00	0.00	10.00	10.00	0.00
\$325,001 - \$475,000	13			15.48%	14.18	12.00	15.43	12.00	12.00
\$475,001 and up	9			10.71%	10.80	0.00	18.00	6.00	6.00
Market Supply of Inventory (MSI)					8.69	11.43	7.41	9.39	12.00
Total Active Inventory by Units				100%	8.69	20	42	18	4

May 2025



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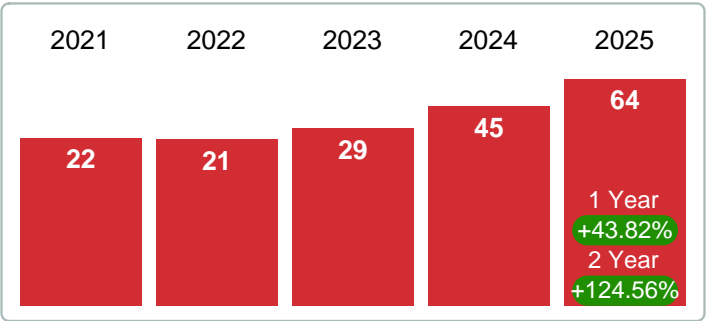
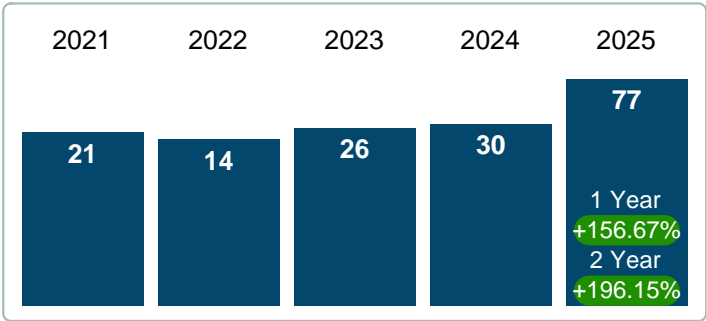


MEDIAN DAYS ON MARKET TO SALE

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MAY

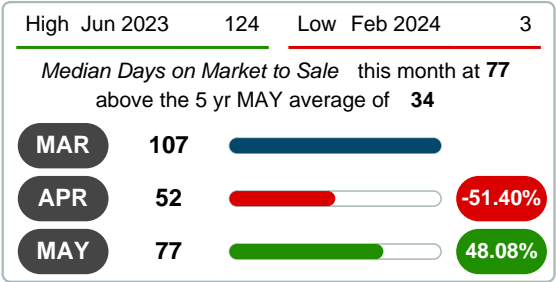
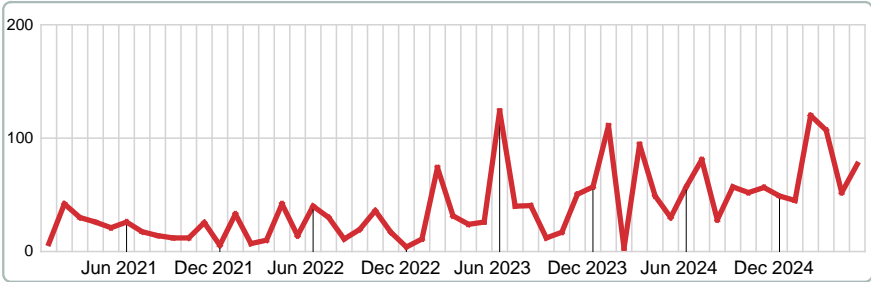
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 34



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	0			0.00%	29	0	0	0	0
\$75,001 - \$175,000	3			33.33%	77	0	40	148	0
\$175,001 - \$200,000	0			0.00%	77	0	0	0	0
\$200,001 - \$300,000	2			22.22%	20	0	20	0	0
\$300,001 - \$350,000	1			11.11%	252	0	252	0	0
\$350,001 - \$900,000	2			22.22%	96	0	66	0	126
\$900,001 and up	1			11.11%	162	0	0	162	0
Median Closed DOM					77	0	53	155	126
Total Closed Units				100%	77.0		6	2	1
Total Closed Volume					2,965,500	0.00B	1.37M	1.08M	512.50K

May 2025



Area Delimited by County Of Sequoyah - Residential Property Type

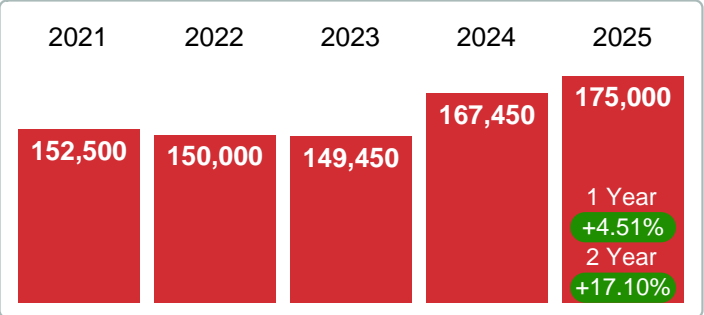
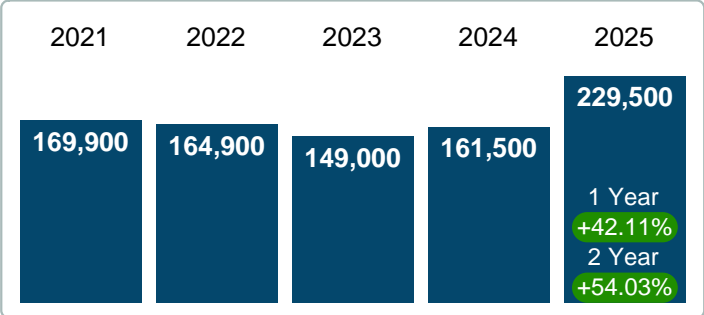


MEDIAN LIST PRICE AT CLOSING

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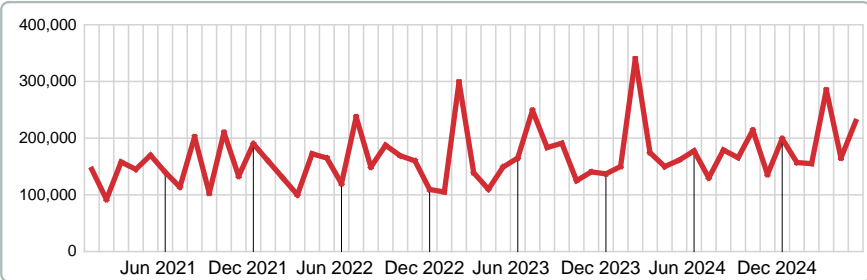
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 174,960



High Feb 2024 339,900 Low Feb 2021 92,000

Median List Price at Closing this month at **229,500**
above the 5 yr MAY average of **174,960**

MAR

285,000

APR

164,950

-42.12%

MAY

229,500

39.13%

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	0		0.00%	162	0	0	0	0
\$75,001 - \$175,000	2		22.22%	140,000	0	140,000	0	0
\$175,001 - \$200,000	1		11.11%	184,000	0	0	184,000	0
\$200,001 - \$300,000	2		22.22%	226,250	0	226,250	0	0
\$300,001 - \$350,000	1		11.11%	325,000	0	325,000	0	0
\$350,001 - \$900,000	2		22.22%	512,000	0	375,000	0	649,000
\$900,001 and up	1		11.11%	980,000	0	0	980,000	0
Median List Price				229,500	0	226,250	582,000	649,000
Total Closed Units			100%	229,500		6	2	1
Total Closed Volume				3,245,500	0.00B	1.43M	1.16M	649.00K

May 2025



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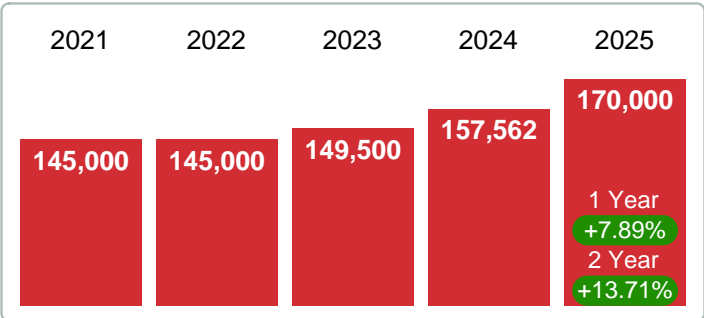
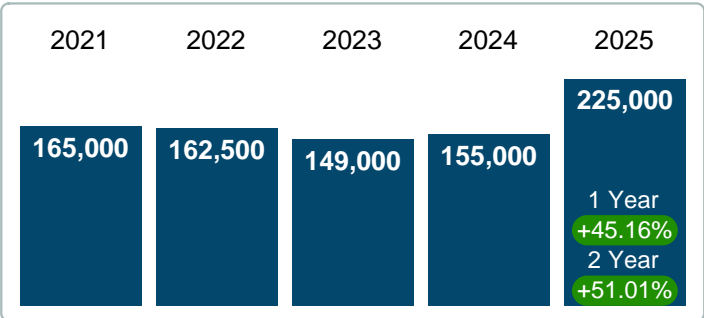


MEDIAN SOLD PRICE AT CLOSING

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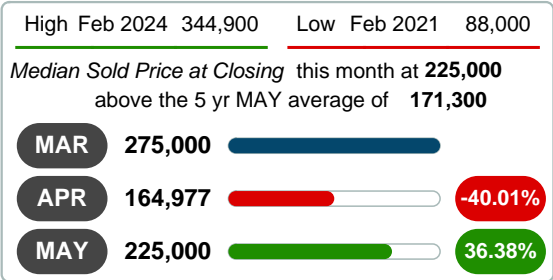
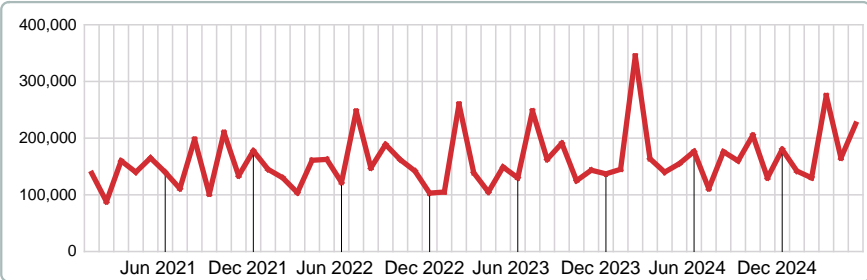
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 171,300



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	0	0.00%	980,000	0	0	0	0
\$75,001 - \$175,000	3	33.33%	165,000	0	122,500	175,000	0
\$175,001 - \$200,000	0	0.00%	165,000	0	0	0	0
\$200,001 - \$300,000	2	22.22%	224,000	0	224,000	0	0
\$300,001 - \$350,000	1	11.11%	315,000	0	315,000	0	0
\$350,001 - \$900,000	2	22.22%	438,750	0	365,000	0	512,500
\$900,001 and up	1	11.11%	905,000	0	0	905,000	0
Median Sold Price	225,000			0	224,000	540,000	512,500
Total Closed Units	9		100%		6	2	1
Total Closed Volume	2,965,500			0.00B	1.37M	1.08M	512.50K

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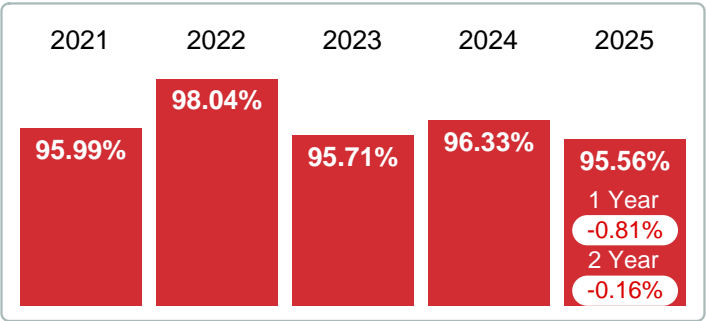
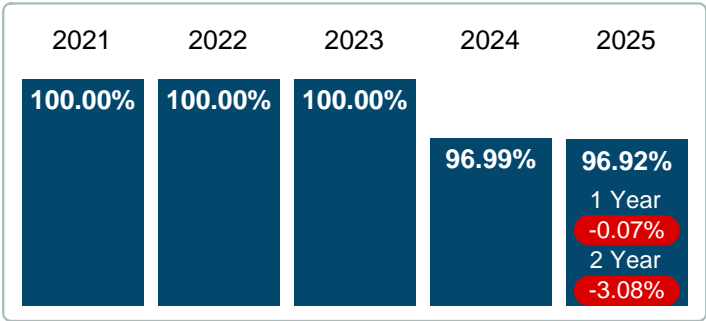


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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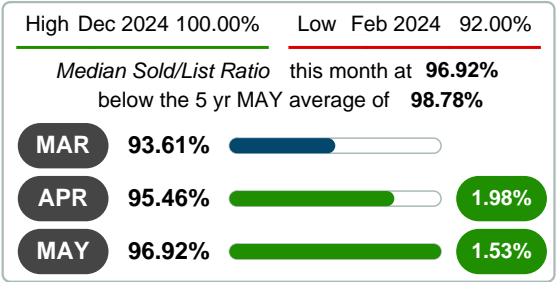
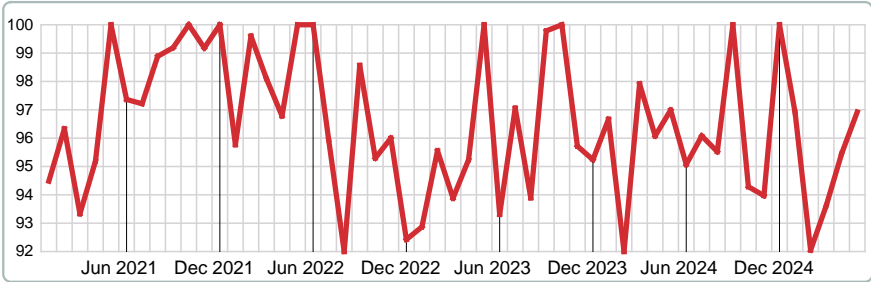
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 98.78%



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	0	0.00%	95.00%	0.00%	0.00%	0.00%	0.00%
\$75,001 - \$175,000	3	33.33%	95.11%	0.00%	84.90%	95.11%	0.00%
\$175,001 - \$200,000	0	0.00%	95.11%	0.00%	0.00%	0.00%	0.00%
\$200,001 - \$300,000	2	22.22%	99.02%	0.00%	99.02%	0.00%	0.00%
\$300,001 - \$350,000	1	11.11%	96.92%	0.00%	96.92%	0.00%	0.00%
\$350,001 - \$900,000	2	22.22%	88.15%	0.00%	97.33%	0.00%	78.97%
\$900,001 and up	1	11.11%	92.35%	0.00%	0.00%	92.35%	0.00%
Median Sold/List Ratio		96.92%		0.00%	97.69%	93.73%	78.97%
Total Closed Units		9	100%		6	2	1
Total Closed Volume		2,965,500		0.00B	1.37M	1.08M	512.50K

May 2025



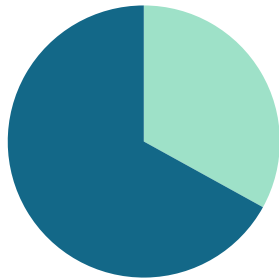
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY



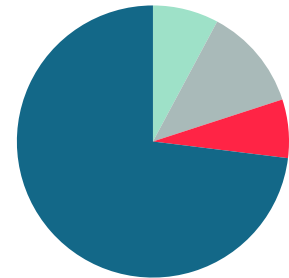
Inventory

New Listings	35 = 33.02%
Start Inventory	71
Total Inventory Units	106
Volume	\$29,362,143

Market Activity

Closed Sales	9 = 7.83%
Pending Sales	14 = 12.17%
Other Off Market	8 = 6.96%
Active Inventory	84 = 73.04%

MARKET ACTIVITY



Compared Metrics	2024	May 2025	+/-%	2024	2025	+/-%
Closed Sales	15	9	-40.00%	48	45	-6.25%
Pending Sales	16	14	-12.50%	55	57	3.64%
New Listings	11	35	218.18%	94	107	13.83%
Median List Price	161,500	229,500	42.11%	167,450	175,000	4.51%
Median Sale Price	155,000	225,000	45.16%	157,562	170,000	7.89%
Median Percent of Selling Price to List Price	96.99%	96.92%	-0.07%	96.33%	95.56%	-0.81%
Median Days on Market to Sale	30.00	77.00	156.67%	44.50	64.00	43.82%
Monthly Inventory	59	84	42.37%	59	84	42.37%
Months Supply of Inventory	5.95	8.69	46.05%	5.95	8.69	46.05%

Absorption: Last 12 months, an Average of 10 Sales/Month

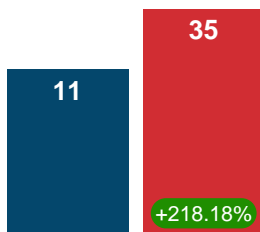
Inventory on May 31, 2025 = 84

2024 2025

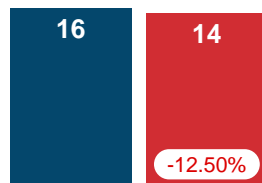
MAY MARKET

MEDIAN PRICES

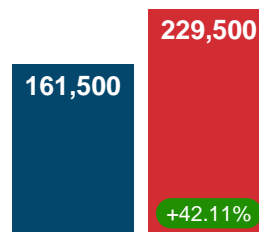
New Listings



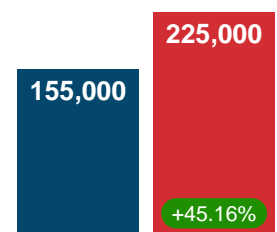
Pending Listings



List Price



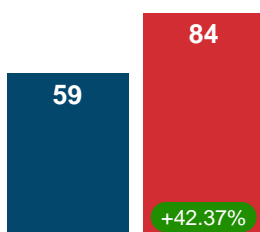
Sale Price



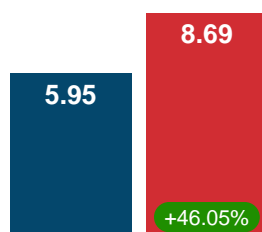
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

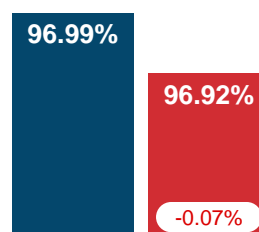
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

