

May 2025



Area Delimited by County Of Washington - Residential Property Type

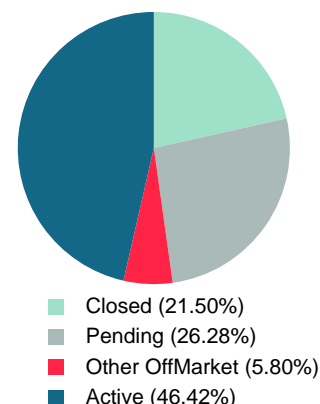


MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	May 2025	+/- %
Closed Listings	74	63	-14.86%
Pending Listings	67	77	14.93%
New Listings	88	100	13.64%
Average List Price	211,607	237,368	12.17%
Average Sale Price	208,400	234,254	12.41%
Average Percent of Selling Price to List Price	98.78%	97.97%	-0.82%
Average Days on Market to Sale	27.34	30.84	12.82%
End of Month Inventory	121	136	12.40%
Months Supply of Inventory	1.86	2.42	30.60%

Absorption: Last 12 months, an Average of **56 Sales/Month**
Active Inventory as of May 31, 2025 = **136**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2025 rose **12.40%** to 136 existing homes available for sale. Over the last 12 months this area has had an average of 56 closed sales per month. This represents an unsold inventory index of **2.42** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **12.41%** in May 2025 to \$234,254 versus the previous year at \$208,400.

Average Days on Market Lengthens

The average number of **30.84** days that homes spent on the market before selling increased by 3.50 days or **12.82%** in May 2025 compared to last year's same month at **27.34** DOM.

Sales Success for May 2025 is Positive

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

There were 100 New Listings in May 2025, up **13.64%** from last year at 88. Furthermore, there were 63 Closed Listings this month versus last year at 74, a **-14.86%** decrease.

Closed versus Listed trends yielded a **63.0%** ratio, down from previous year's, May 2024, at **84.1%**, a **25.08%** 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



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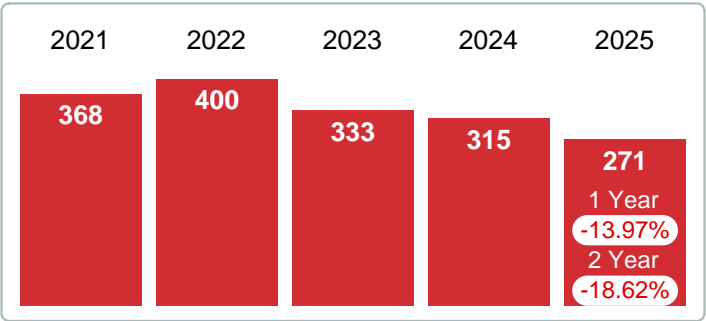
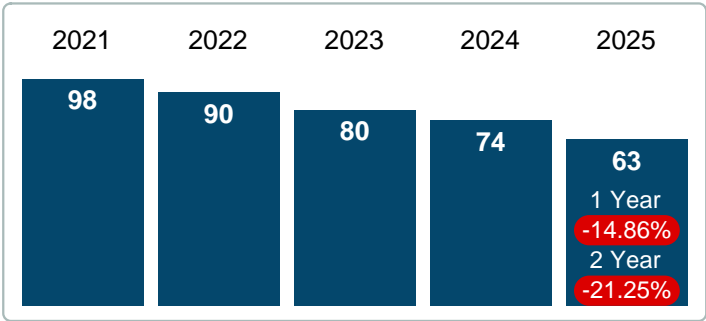


CLOSED LISTINGS

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MAY

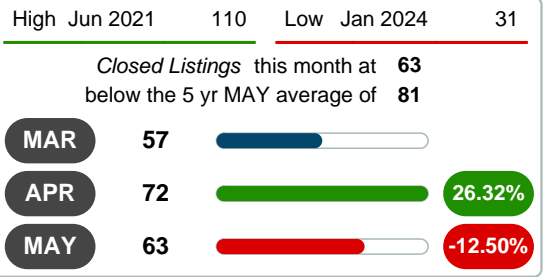
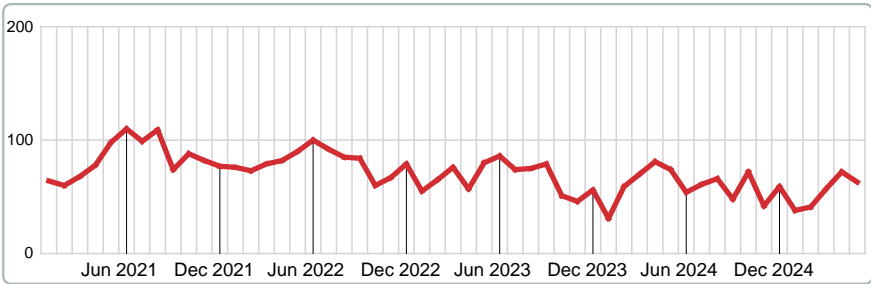
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 81



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4		6.35%	11.3	2	2	0	0
\$75,001 - \$150,000	8		12.70%	13.1	1	7	0	0
\$150,001 - \$175,000	5		7.94%	28.4	1	4	0	0
\$175,001 - \$250,000	19		30.16%	22.0	0	15	4	0
\$250,001 - \$300,000	12		19.05%	31.6	0	7	5	0
\$300,001 - \$350,000	6		9.52%	87.2	0	3	3	0
\$350,001 and up	9		14.29%	36.8	1	1	6	1
Total Closed Units				63	5	39	18	1
Total Closed Volume				14,757,974	679.70K	7.86M	5.78M	435.00K
Average Closed Price				\$234,254	\$135,940	\$201,558	\$321,250	\$435,000

May 2025



Area Delimited by County Of Washington - Residential Property Type

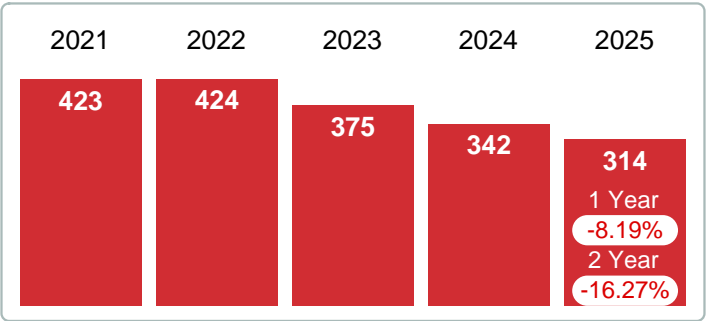
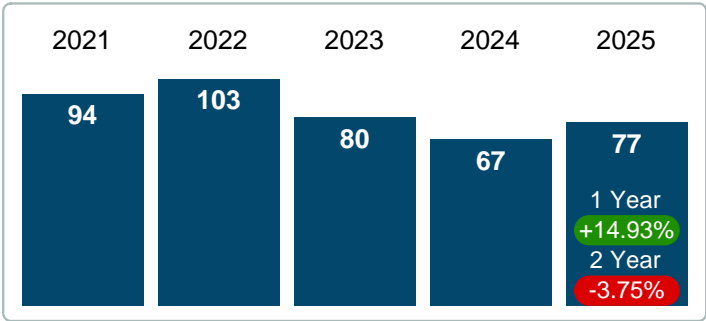


PENDING LISTINGS

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MAY

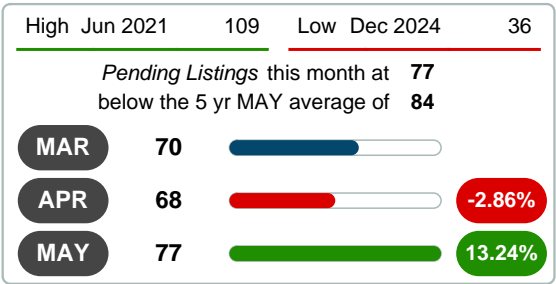
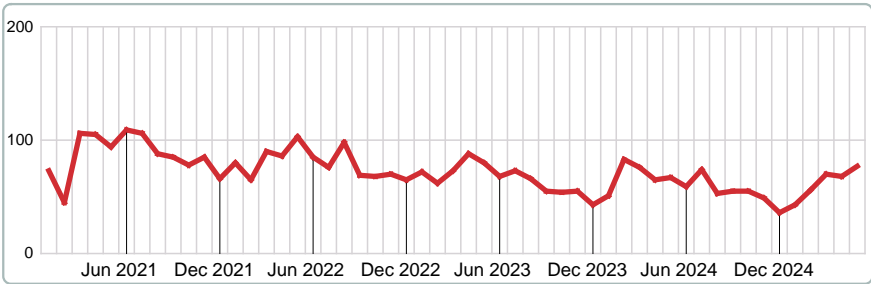
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 84



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6		7.79%	42.0	2	4	0	0
\$75,001 - \$125,000	8		10.39%	45.0	1	7	0	0
\$125,001 - \$150,000	5		6.49%	66.0	1	4	0	0
\$150,001 - \$225,000	26		33.77%	24.8	3	21	2	0
\$225,001 - \$300,000	13		16.88%	45.7	0	7	6	0
\$300,001 - \$400,000	12		15.58%	57.0	0	3	9	0
\$400,001 and up	7		9.09%	60.0	0	2	4	1
Total Pending Units			77		7	48	21	1
Total Pending Volume			18,099,477	100%	825.40K	9.21M	7.47M	595.00K
Average Listing Price			\$237,000		\$117,914	\$191,852	\$355,724	\$595,000

May 2025



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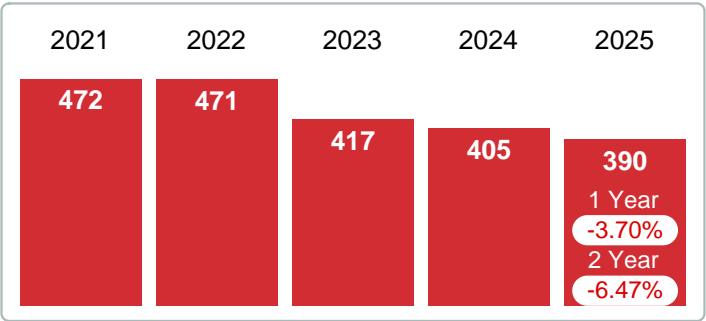
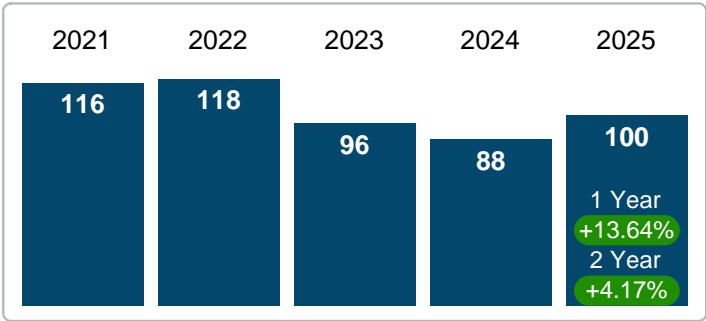


NEW LISTINGS

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MAY

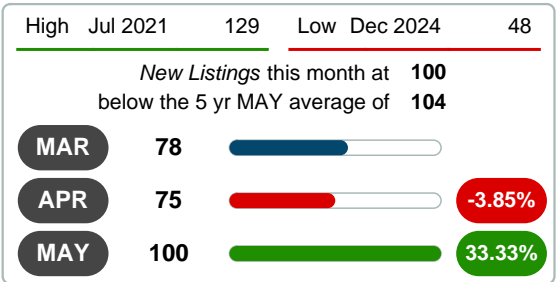
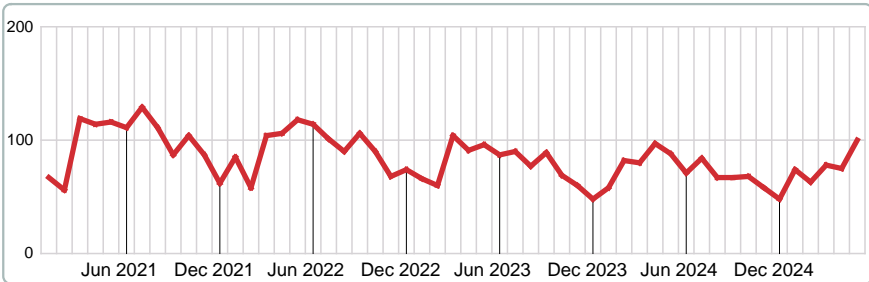
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 104



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$100,000 and less	10	10.00%
\$100,001 \$150,000	10	10.00%
\$150,001 \$175,000	12	12.00%
\$175,001 \$250,000	30	30.00%
\$250,001 \$325,000	15	15.00%
\$325,001 \$400,000	12	12.00%
\$400,001 and up	11	11.00%
Total New Listed Units	100	
Total New Listed Volume	24,963,087	100%
Average New Listed Listing Price	\$303,167	

1-2 Beds	3 Beds	4 Beds	5+ Beds
5	4	1	0
3	7	0	0
1	9	2	0
1	21	5	3
3	5	6	1
0	2	10	0
0	0	8	3
13	48	32	7
2.08M	9.20M	10.80M	2.89M
\$159,862	\$191,585	\$337,350	\$413,371

May 2025



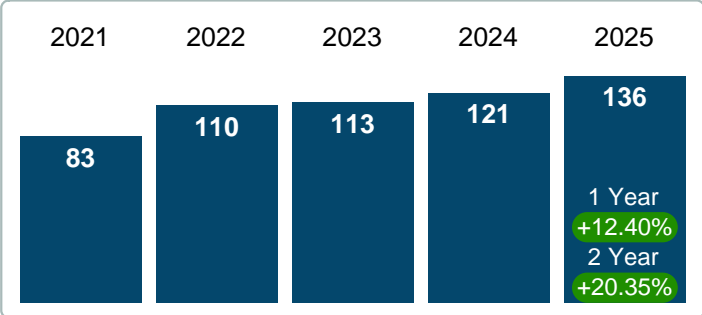
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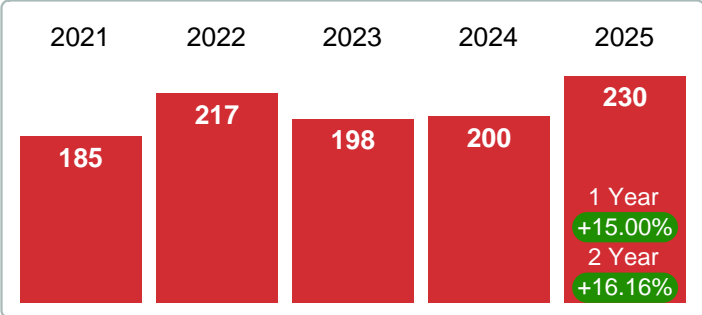
ACTIVE INVENTORY

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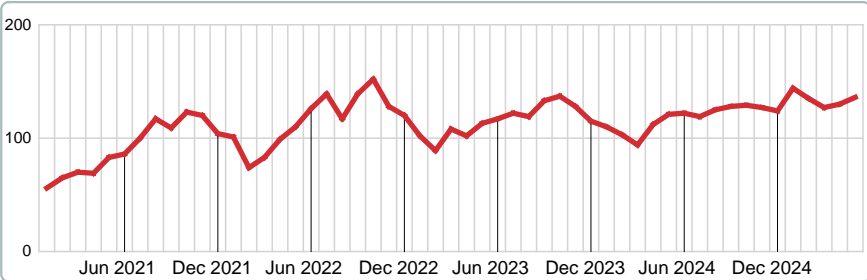
END OF MAY



ACTIVE DURING MAY

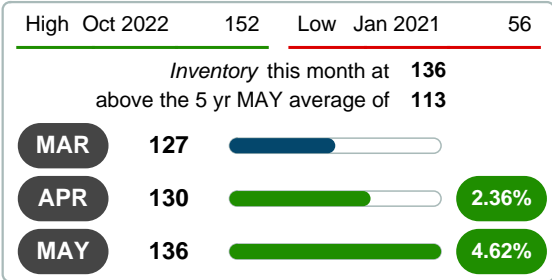


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 113



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	11			8.09%	123.4	7	3	1	0
\$75,001 - \$125,000	11			8.09%	68.5	5	5	1	0
\$125,001 - \$200,000	25			18.38%	65.6	6	14	4	1
\$200,001 - \$300,000	39			28.68%	56.6	1	16	17	5
\$300,001 - \$350,000	18			13.24%	61.8	3	6	9	0
\$350,001 - \$475,000	18			13.24%	59.2	0	2	14	2
\$475,001 and up	14			10.29%	90.3	0	1	8	5
Total Active Inventory by Units					136	22	47	54	13
Total Active Inventory by Volume					47,241,885	3.05M	10.27M	27.88M	6.03M
Average Active Inventory Listing Price					\$347,367	\$138,827	\$218,596	\$516,335	\$463,969

May 2025



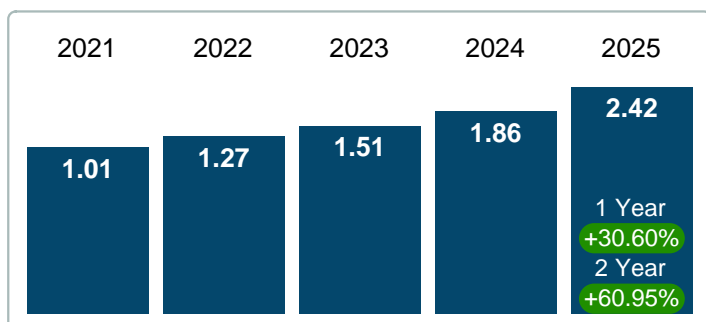
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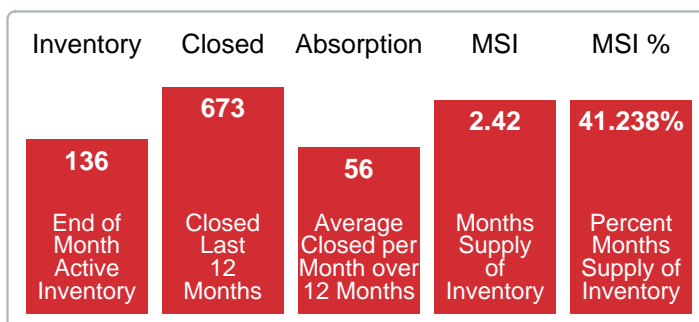
MONTHS SUPPLY of INVENTORY (MSI)

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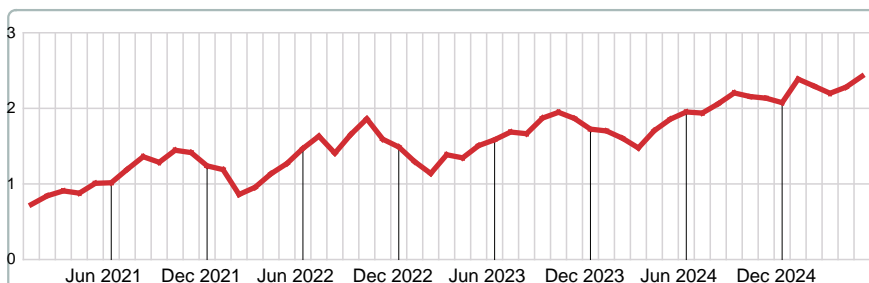
MSI FOR MAY



INDICATORS FOR MAY 2025



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1.61

High May 2025 2.42 Low Jan 2021 0.73

Months Supply this month at 2.42
above the 5 yr MAY average of 1.61

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	8.09%	2.13	3.00	1.13	6.00	0.00
\$75,001 - \$125,000	11	8.09%	1.81	2.40	1.30	6.00	0.00
\$125,001 - \$200,000	25	18.38%	1.50	4.24	1.08	2.00	4.00
\$200,001 - \$300,000	39	28.68%	2.40	1.20	1.92	2.52	15.00
\$300,001 - \$350,000	18	13.24%	4.41	36.00	3.79	4.00	0.00
\$350,001 - \$475,000	18	13.24%	3.66	0.00	2.18	4.80	2.18
\$475,001 and up	14	10.29%	4.80	0.00	1.09	6.00	7.50
Market Supply of Inventory (MSI)	2.42			3.18	1.50	3.47	5.57
Total Active Inventory by Units	136	100%	2.42	22	47	54	13

May 2025



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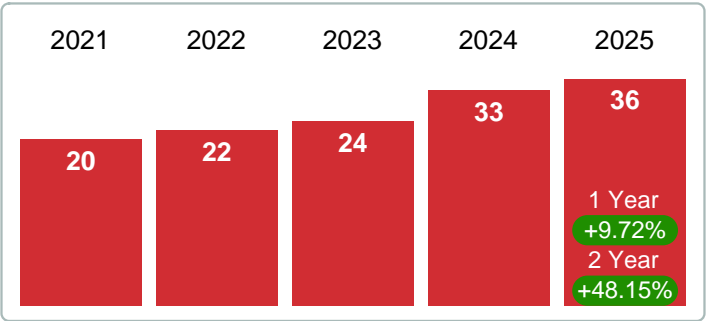
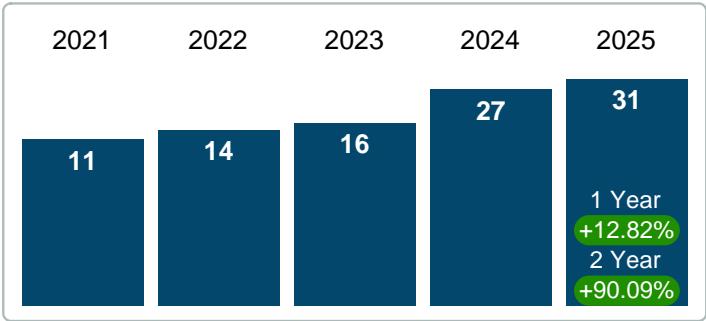


AVERAGE DAYS ON MARKET TO SALE

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

MAY

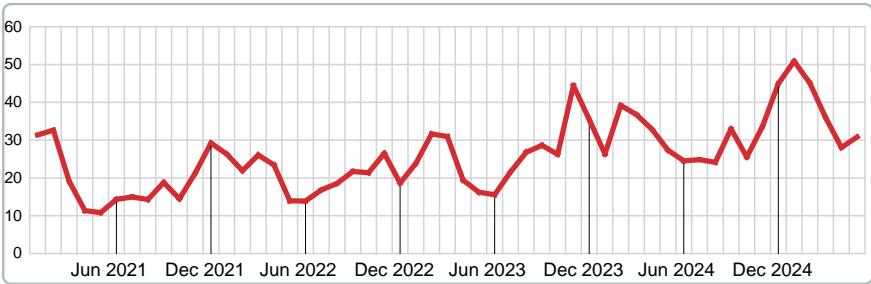
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 20



High Jan 2025 51 Low May 2021 11

Average Days on Market to Sale this month at 31 above the 5 yr MAY average of 20

MAR 36

APR 28

MAY 31

-22.03%

9.93%

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
\$75,000 and less	4		6.35%	11	5	18	0	0
\$75,001 - \$150,000	8		12.70%	13	45	9	0	0
\$150,001 - \$175,000	5		7.94%	28	4	35	0	0
\$175,001 - \$250,000	19		30.16%	22	0	21	26	0
\$250,001 - \$300,000	12		19.05%	32	0	28	36	0
\$300,001 - \$350,000	6		9.52%	87	0	63	111	0
\$350,001 and up	9		14.29%	37	10	50	8	222
Average Closed DOM				31	14	25	37	222
Total Closed Units			100%	31	5	39	18	1
Total Closed Volume				14,757,974	679.70K	7.86M	5.78M	435.00K

May 2025



Area Delimited by County Of Washington - Residential Property Type

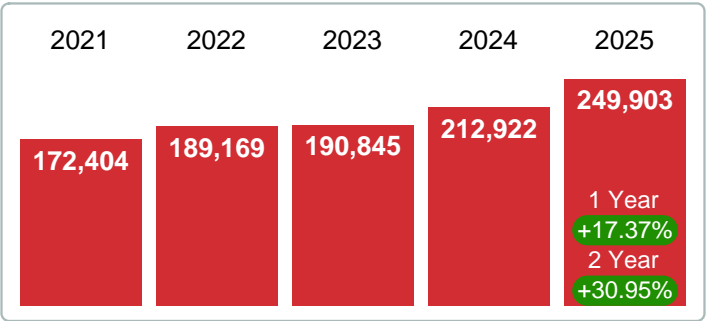
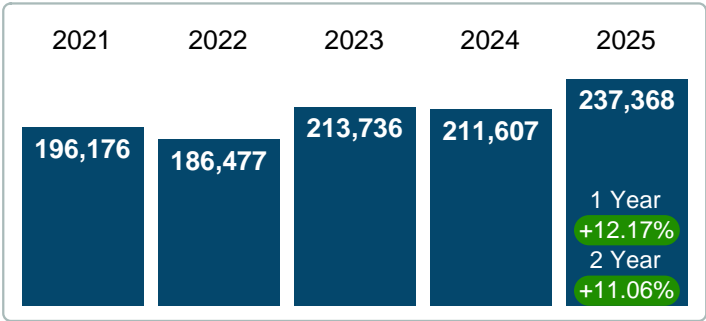


AVERAGE LIST PRICE AT CLOSING

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MAY

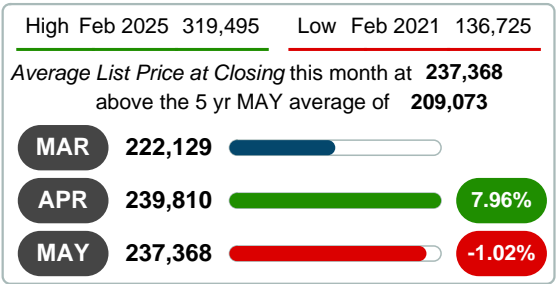
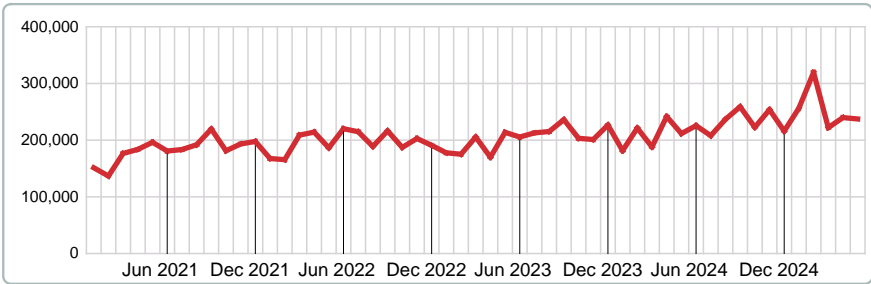
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 209,073



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
\$75,000 and less	3	4.76%	43,333	32,500	82,500	0	0
\$75,001 - \$150,000	10	15.87%	119,800	88,500	122,800	0	0
\$150,001 - \$175,000	3	4.76%	162,633	165,000	166,700	0	0
\$175,001 - \$250,000	21	33.33%	212,338	0	208,387	225,850	0
\$250,001 - \$300,000	12	19.05%	269,308	0	257,829	272,580	0
\$300,001 - \$350,000	4	6.35%	330,000	0	318,300	340,667	0
\$350,001 and up	10	15.87%	412,750	380,000	360,000	432,583	435,000
Average List Price			237,368	139,700	203,510	326,878	435,000
Total Closed Units		100%	237,368	5	39	18	1
Total Closed Volume			14,954,199	698.50K	7.94M	5.88M	435.00K

May 2025



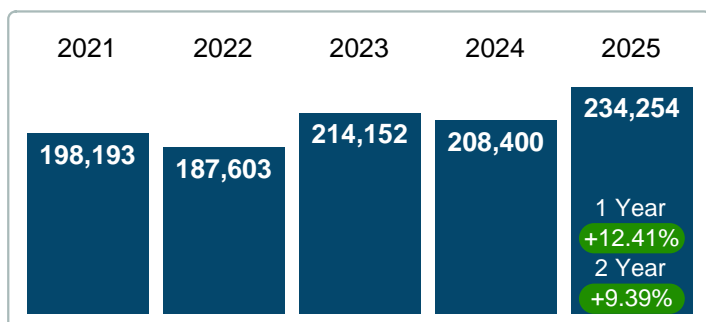
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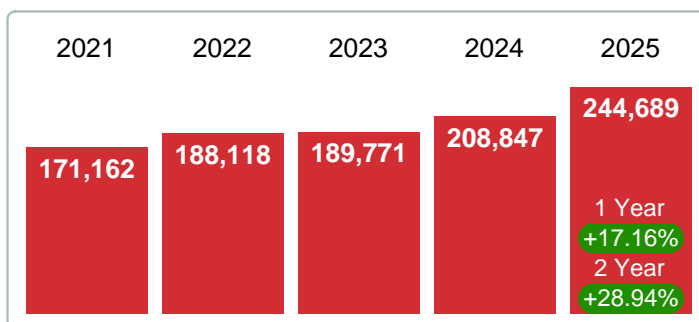
AVERAGE SOLD PRICE AT CLOSING

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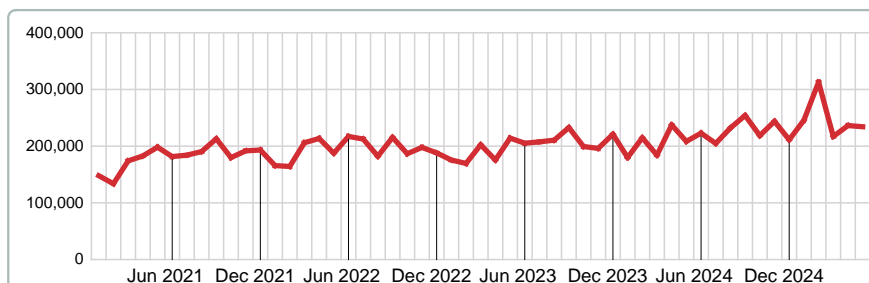
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 208,520

High Feb 2025 312,948 Low Feb 2021 133,663

Average Sold Price at Closing this month at 234,254
above the 5 yr MAY average of 208,520

MAR	217,055	
APR	236,295	8.86%
MAY	234,254	-0.86%

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
\$75,000 and less	4		6.35%	45,375	28,500	62,250	0	0
\$75,001 - \$150,000	8		12.70%	116,164	87,700	120,231	0	0
\$150,001 - \$175,000	5		7.94%	165,500	165,000	165,625	0	0
\$175,001 - \$250,000	19		30.16%	208,350	0	204,411	223,125	0
\$250,001 - \$300,000	12		19.05%	264,333	0	264,286	264,400	0
\$300,001 - \$350,000	6		9.52%	326,000	0	318,667	333,333	0
\$350,001 and up	9		14.29%	414,778	370,000	360,000	428,000	435,000
Average Sold Price		234,254			135,940	201,558	321,250	435,000
Total Closed Units		63	100%	234,254	5	39	18	1
Total Closed Volume		14,757,974			679.70K	7.86M	5.78M	435.00K

May 2025



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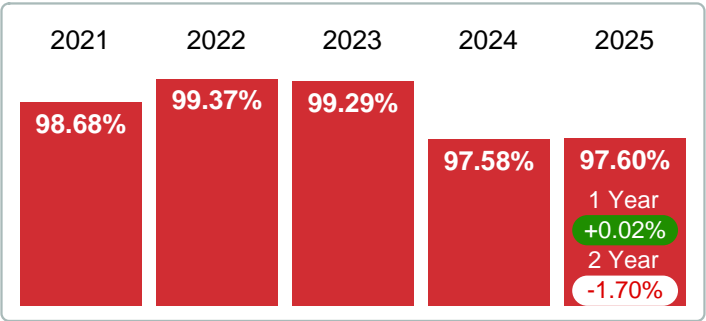
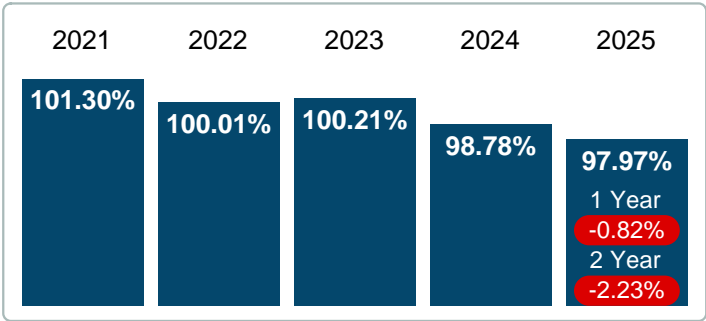


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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MAY

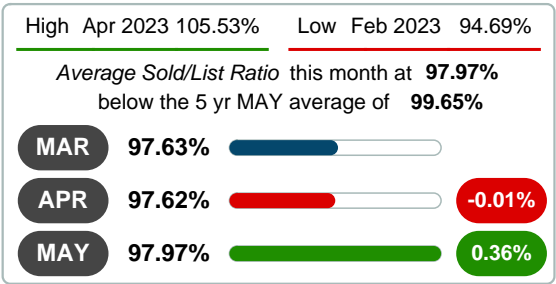
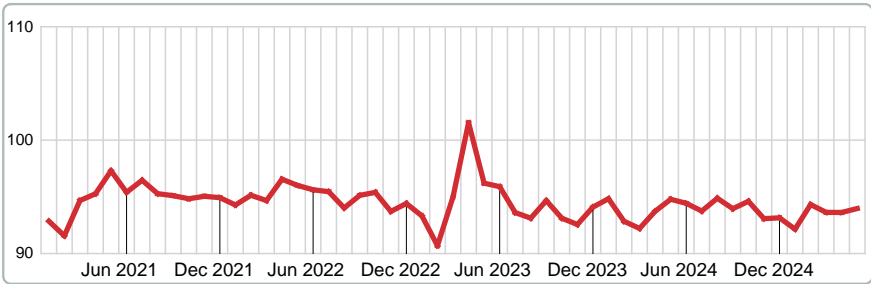
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 99.65%



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
\$75,000 and less	4	6.35%	81.48%	87.38%	75.58%	0.00%	0.00%
\$75,001 - \$150,000	8	12.70%	97.70%	99.10%	97.50%	0.00%	0.00%
\$150,001 - \$175,000	5	7.94%	100.10%	100.00%	100.12%	0.00%	0.00%
\$175,001 - \$250,000	19	30.16%	98.58%	0.00%	98.33%	99.53%	0.00%
\$250,001 - \$300,000	12	19.05%	100.28%	0.00%	102.55%	97.09%	0.00%
\$300,001 - \$350,000	6	9.52%	99.08%	0.00%	100.19%	97.97%	0.00%
\$350,001 and up	9	14.29%	99.24%	97.37%	100.00%	99.30%	100.00%
Average Sold/List Ratio		98.00%		94.25%	98.14%	98.52%	100.00%
Total Closed Units		63	100%	5	39	18	1
Total Closed Volume		14,757,974		679.70K	7.86M	5.78M	435.00K

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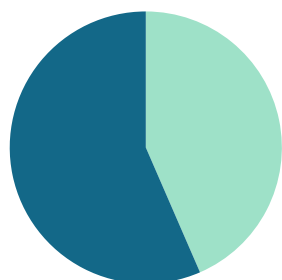
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MARKET SUMMARY

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INVENTORY



Inventory

New Listings
100 = 43.48%

Start Inventory
130

Total Inventory Units
230

Volume
\$68,669,160

Market Activity

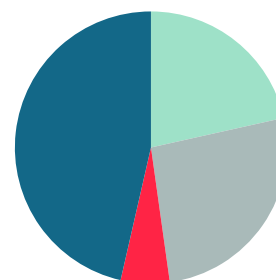
Closed Sales
63 = 21.50%

Pending Sales
77 = 26.28%

Other Off Market
17 = 5.80%

Active Inventory
136 = 46.42%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	74	63	-14.86%	315	271	-13.97%
Pending Sales	67	77	14.93%	342	314	-8.19%
New Listings	88	100	13.64%	405	390	-3.70%
Average List Price	211,607	237,368	12.17%	212,922	249,903	17.37%
Average Sale Price	208,400	234,254	12.41%	208,847	244,689	17.16%
Average Percent of Selling Price to List Price	98.78%	97.97%	-0.82%	97.58%	97.60%	0.02%
Average Days on Market to Sale	27.34	30.84	12.82%	32.95	36.15	9.72%
Monthly Inventory	121	136	12.40%	121	136	12.40%
Months Supply of Inventory	1.86	2.42	30.60%	1.86	2.42	30.60%

Absorption: Last 12 months, an Average of **56** Sales/Month**Inventory** on May 31, 2025 = **136**

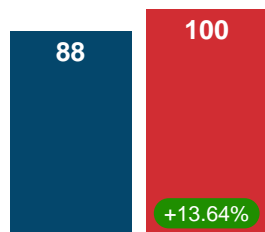
2024

2025

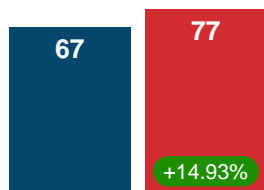
MAY MARKET

AVERAGE PRICES

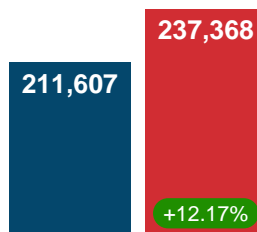
New Listings



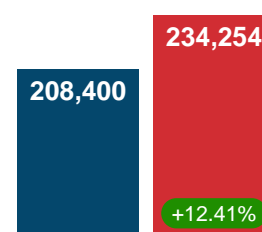
Pending Listings



List Price



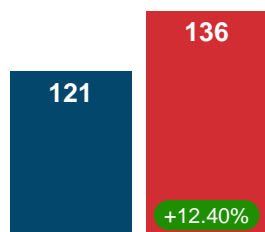
Sale Price



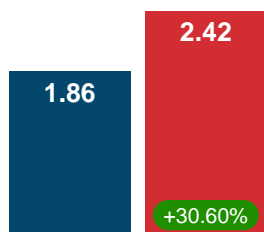
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

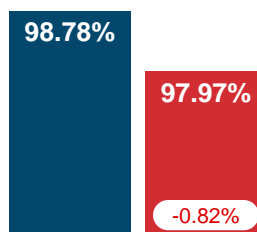
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

