

May 2025



Area Delimited by County Of Washington - Residential Property Type

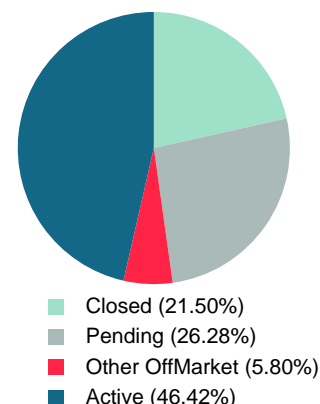


## MONTHLY INVENTORY ANALYSIS

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%
Median List Price	179,000	230,000	28.49%
Median Sale Price	182,000	225,000	23.63%
Median Percent of Selling Price to List Price	100.00%	99.60%	-0.40%
Median Days on Market to Sale	6.00	9.00	50.00%
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.

## 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 **23.63%** in May 2025 to \$225,000 versus the previous year at \$182,000.

## Median Days on Market Lengthens

The median number of **9.00** days that homes spent on the market before selling increased by 3.00 days or **50.00%** in May 2025 compared to last year's same month at **6.00** 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 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.

## What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

## 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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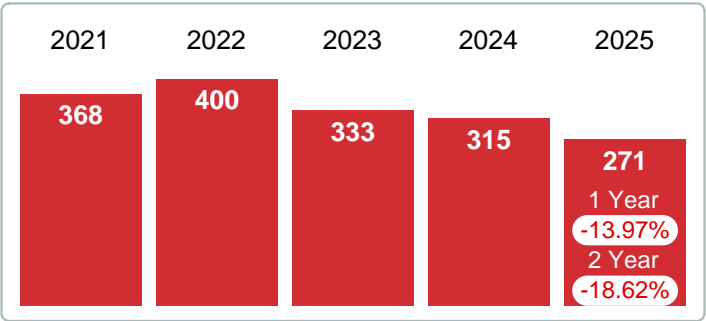
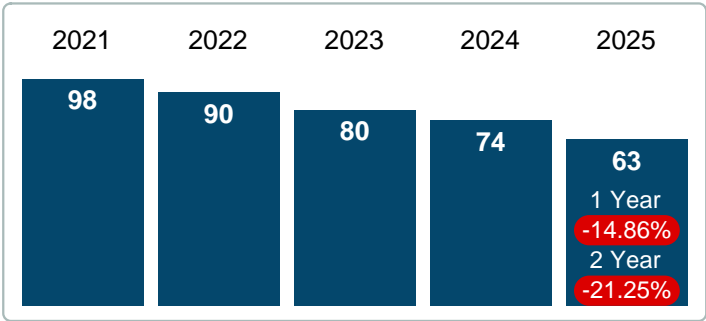


CLOSED LISTINGS

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MAY

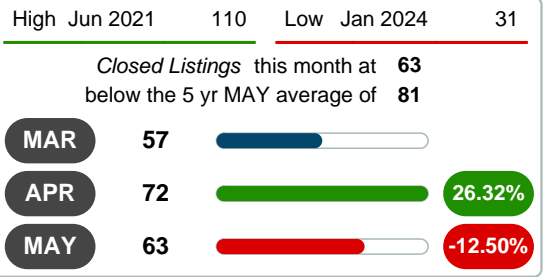
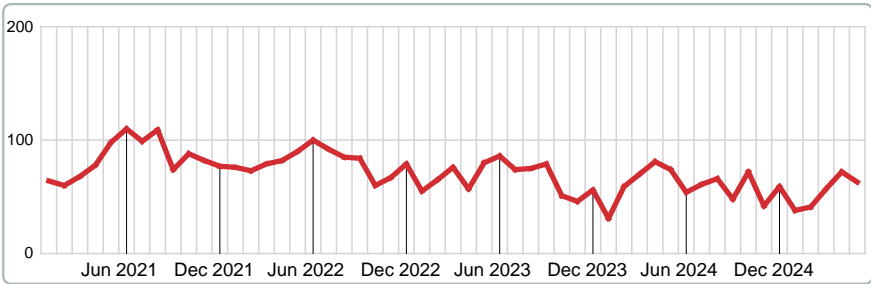
YEAR TO DATE (YTD)



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				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4			6.35%	9.0	2	2	0	0
\$75,001 - \$150,000	8			12.70%	9.0	1	7	0	0
\$150,001 - \$175,000	5			7.94%	4.0	1	4	0	0
\$175,001 - \$250,000	19			30.16%	8.0	0	15	4	0
\$250,001 - \$300,000	12			19.05%	15.0	0	7	5	0
\$300,001 - \$350,000	6			9.52%	92.5	0	3	3	0
\$350,001 and up	9			14.29%	9.0	1	1	6	1
Total Closed Units				63		5	39	18	1
Total Closed Volume				14,757,974	100%	679.70K	7.86M	5.78M	435.00K
Median Closed Price				\$225,000		\$87,700	\$199,000	\$300,000	\$435,000

May 2025



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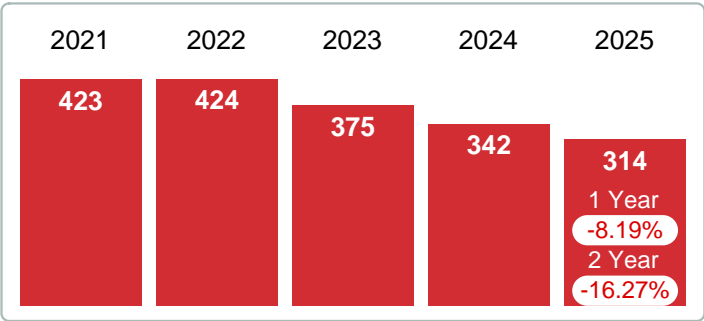
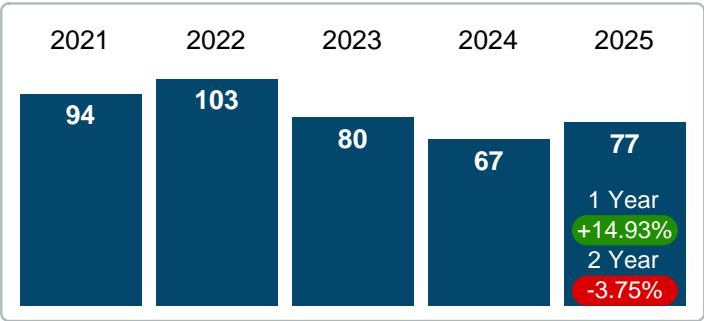


PENDING LISTINGS

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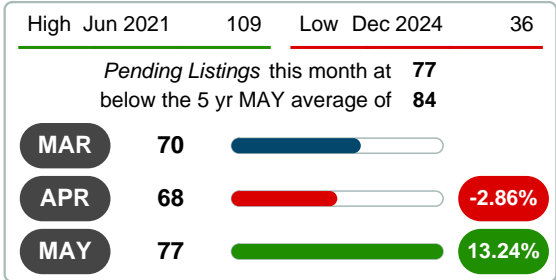
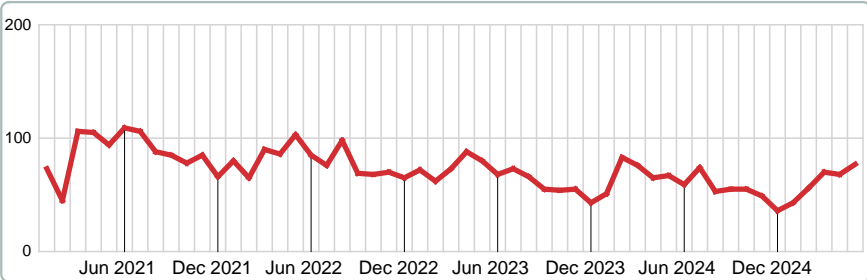
YEAR TO DATE (YTD)



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				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6			7.79%	27.0	2	4	0	0
\$75,001 - \$125,000	8			10.39%	9.0	1	7	0	0
\$125,001 - \$150,000	5			6.49%	8.0	1	4	0	0
\$150,001 - \$225,000	26			33.77%	4.5	3	21	2	0
\$225,001 - \$300,000	13			16.88%	10.0	0	7	6	0
\$300,001 - \$400,000	12			15.58%	48.0	0	3	9	0
\$400,001 and up	7			9.09%	53.0	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
Median Listing Price				\$209,000		\$134,000	\$169,950	\$329,900	\$595,000

May 2025



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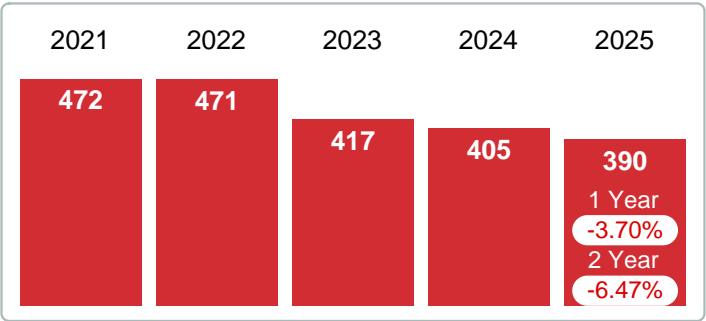
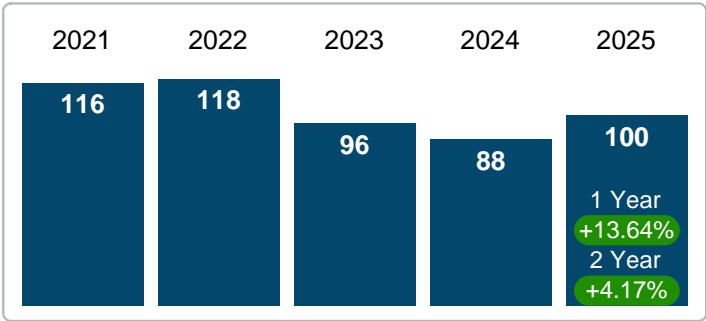


NEW LISTINGS

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MAY

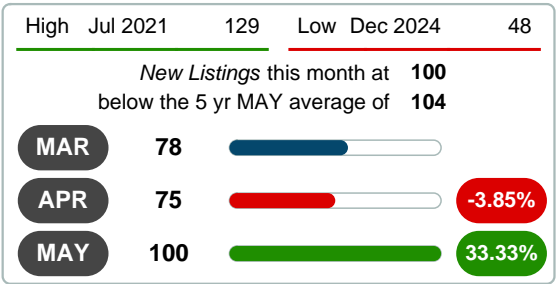
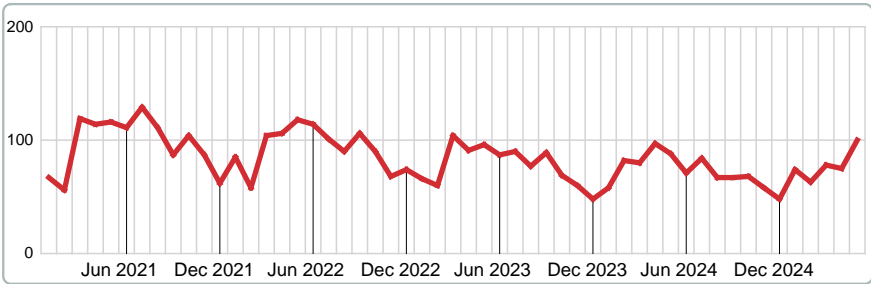
YEAR TO DATE (YTD)



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%
Median New Listed Listing Price	\$221,500	

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
\$134,000	\$191,250	\$338,000	\$289,900

May 2025



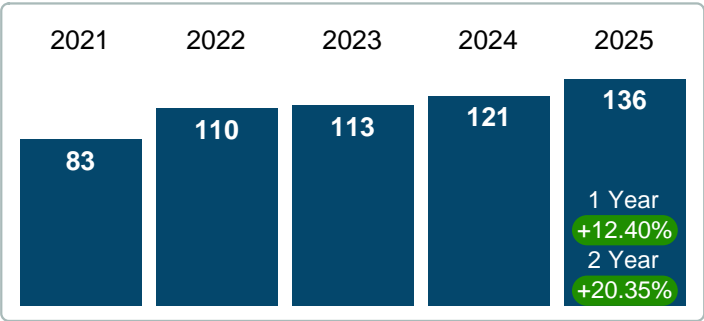
Area Delimited by County Of Washington - Residential Property Type



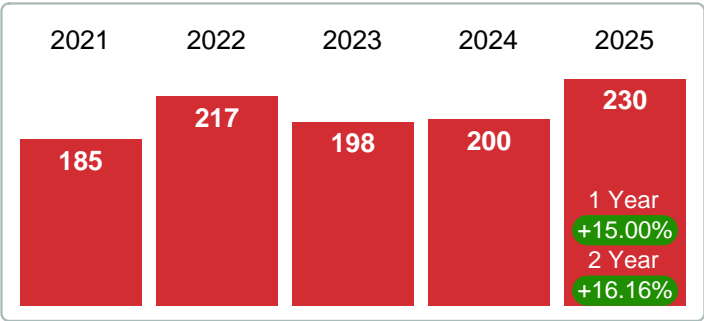
ACTIVE INVENTORY

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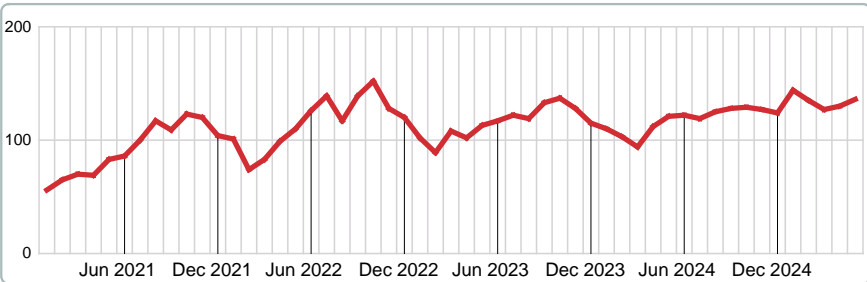
END OF MAY



ACTIVE DURING MAY

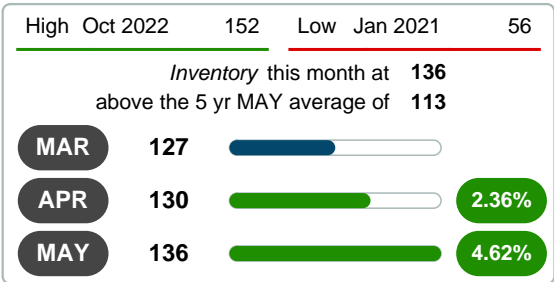


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 113



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range			%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	11		8.09%	86.0	7	3	1	0
\$75,001 - \$125,000	11		8.09%	59.0	5	5	1	0
\$125,001 - \$200,000	25		18.38%	50.0	6	14	4	1
\$200,001 - \$300,000	39		28.68%	29.0	1	16	17	5
\$300,001 - \$350,000	18		13.24%	31.0	3	6	9	0
\$350,001 - \$475,000	18		13.24%	30.5	0	2	14	2
\$475,001 and up	14		10.29%	42.5	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
Median Active Inventory Listing Price				\$262,450	\$107,500	\$215,000	\$338,000	\$449,900

May 2025



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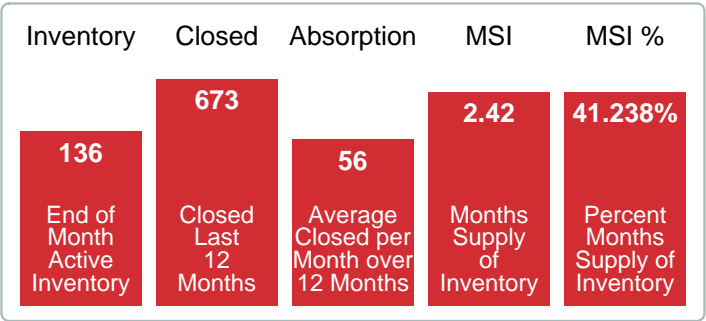
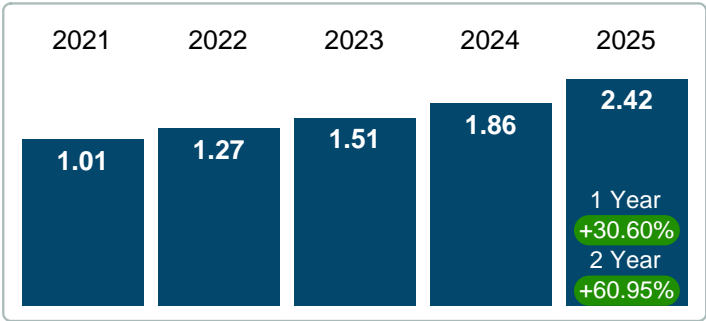


MONTHS SUPPLY of INVENTORY (MSI)

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MSI FOR MAY

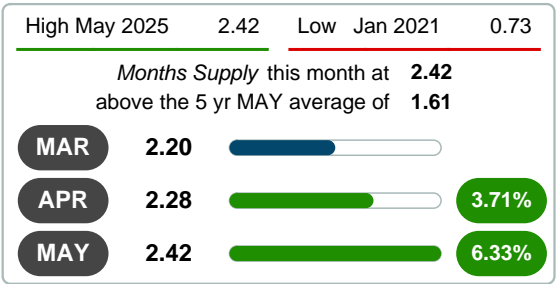
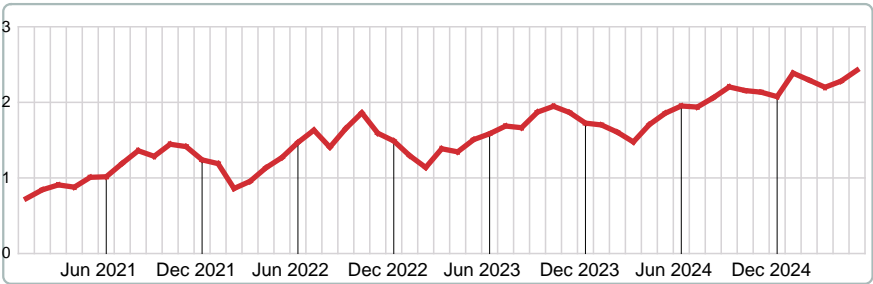
INDICATORS FOR MAY 2025



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 1.61



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				100%	2.42	22	47	54	13

May 2025



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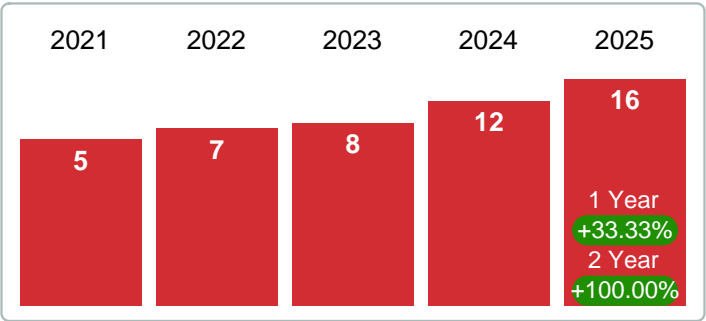
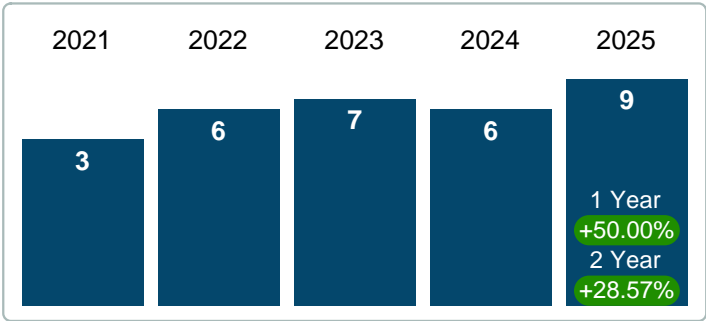


MEDIAN DAYS ON MARKET TO SALE

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MAY

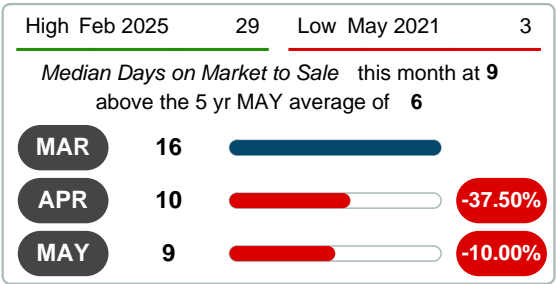
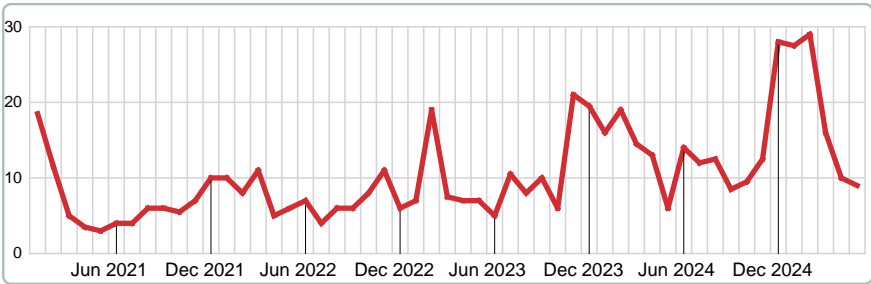
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 6



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	6.35%	9	5	18	0	0
\$75,001 - \$150,000	8	12.70%	9	45	4	0	0
\$150,001 - \$175,000	5	7.94%	4	4	13	0	0
\$175,001 - \$250,000	19	30.16%	8	0	11	6	0
\$250,001 - \$300,000	12	19.05%	15	0	6	22	0
\$300,001 - \$350,000	6	9.52%	93	0	53	132	0
\$350,001 and up	9	14.29%	9	10	50	8	222
Median Closed DOM	9			6	11	9	222
Total Closed Units	63	100%	9.0	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

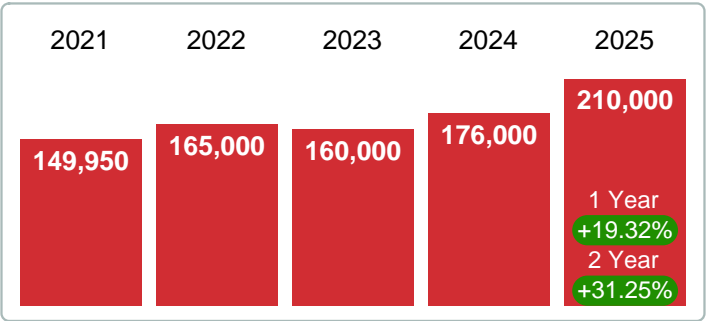
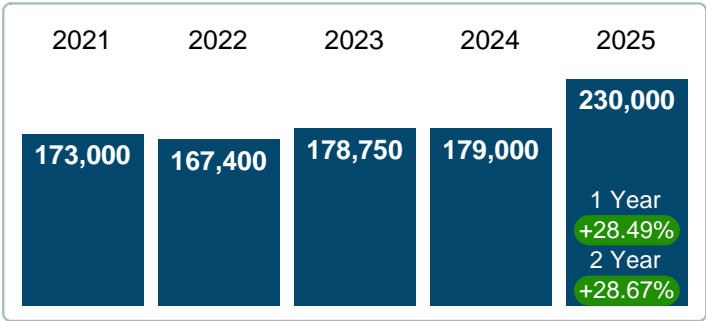


MEDIAN LIST PRICE AT CLOSING

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

MAY

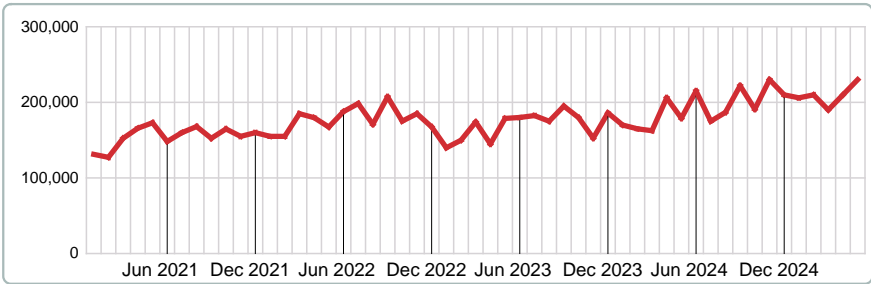
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 185,630



High May 2025 230,000    Low Feb 2021 127,250

Median List Price at Closing this month at **230,000**  
above the 5 yr MAY average of **185,630**

MAR

190,000

APR

209,950

10.50%

MAY

230,000

9.55%

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		4.76%	35,000	32,500	65,000	0	0
\$75,001 - \$150,000	10		15.87%	122,450	88,500	129,900	0	0
\$150,001 - \$175,000	3		4.76%	165,000	165,000	153,000	169,900	0
\$175,001 - \$250,000	21		33.33%	210,000	0	210,000	236,750	0
\$250,001 - \$300,000	12		19.05%	264,500	0	264,500	264,500	0
\$300,001 - \$350,000	4		6.35%	327,500	0	327,500	332,500	0
\$350,001 and up	10		15.87%	384,750	380,000	360,000	389,500	435,000
Median List Price				230,000	88,500	199,000	307,450	435,000
Total Closed Units			100%	230,000	5	39	18	1
Total Closed Volume				14,954,199	698.50K	7.94M	5.88M	435.00K



May 2025



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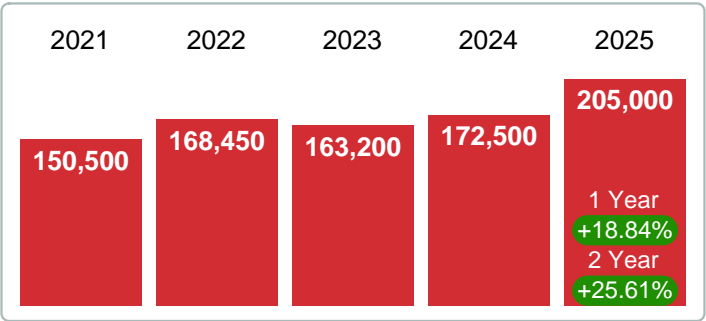
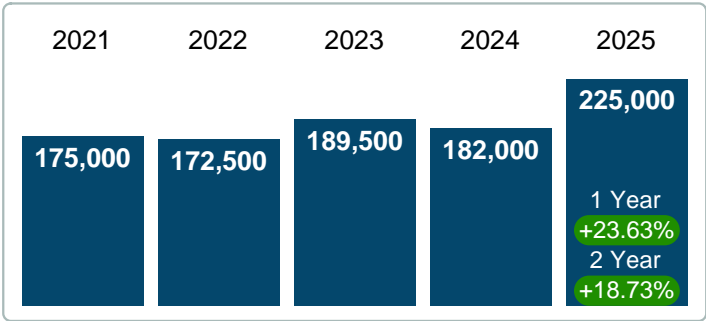


MEDIAN SOLD PRICE AT CLOSING

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MAY

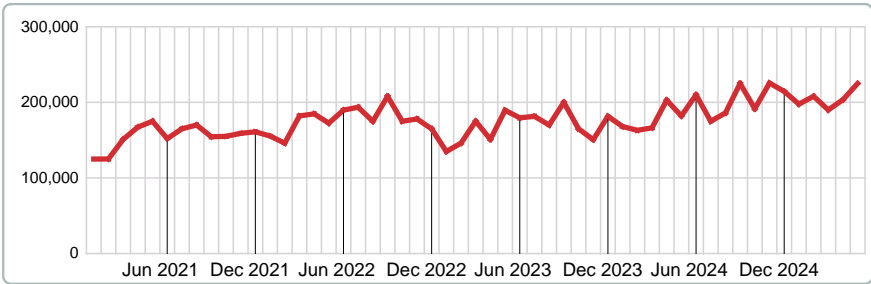
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 188,800



High Nov 2024 225,500    Low Jan 2021 125,000

Median Sold Price at Closing this month at **225,000**  
above the 5 yr MAY average of **188,800**

MAR

190,000

APR

203,500

7.11%

MAY

225,000

10.57%

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	6.35%	40,750	28,500	62,250	0	0
\$75,001 - \$150,000	8	12.70%	122,458	87,700	129,382	0	0
\$150,001 - \$175,000	5	7.94%	165,000	165,000	166,500	0	0
\$175,001 - \$250,000	19	30.16%	205,000	0	200,000	230,000	0
\$250,001 - \$300,000	12	19.05%	265,500	0	265,000	268,000	0
\$300,001 - \$350,000	6	9.52%	325,000	0	323,000	330,000	0
\$350,001 and up	9	14.29%	384,000	370,000	360,000	409,500	435,000
Median Sold Price	225,000			87,700	199,000	300,000	435,000
Total Closed Units	63			5	39	18	1
Total Closed Volume	14,757,974			679.70K	7.86M	5.78M	435.00K

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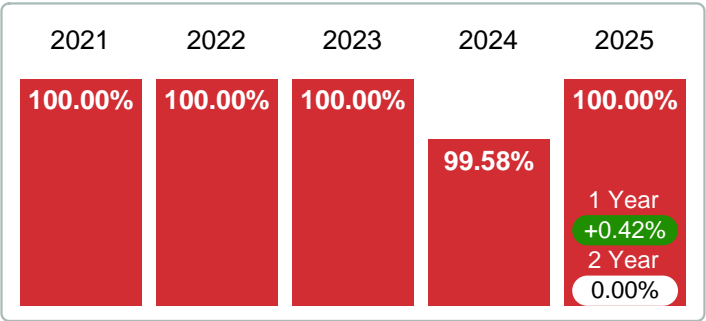
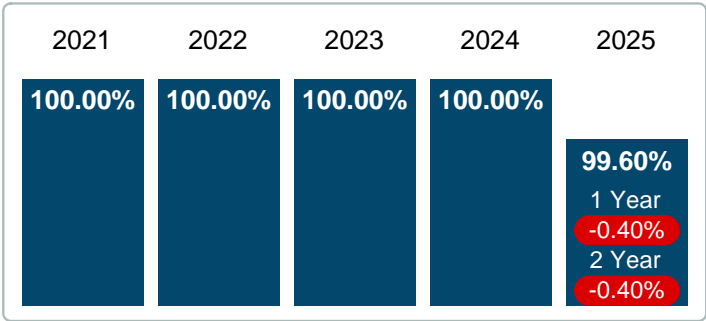


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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MAY

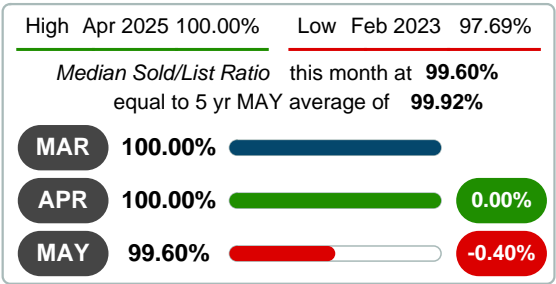
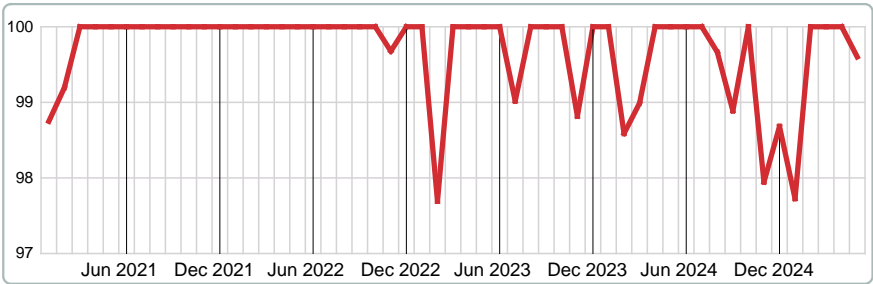
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 99.92%



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	6.35%	79.74%	87.38%	75.58%	0.00%	0.00%
\$75,001 - \$150,000	8	12.70%	99.80%	99.10%	100.00%	0.00%	0.00%
\$150,001 - \$175,000	5	7.94%	100.00%	100.00%	99.42%	0.00%	0.00%
\$175,001 - \$250,000	19	30.16%	99.46%	0.00%	99.46%	98.08%	0.00%
\$250,001 - \$300,000	12	19.05%	100.00%	0.00%	102.04%	98.08%	0.00%
\$300,001 - \$350,000	6	9.52%	99.69%	0.00%	99.38%	100.00%	0.00%
\$350,001 and up	9	14.29%	100.00%	97.37%	100.00%	99.58%	100.00%
Median Sold/List Ratio		99.60%		97.37%	100.00%	98.62%	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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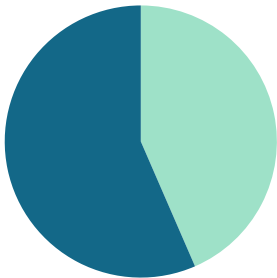
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MARKET SUMMARY

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

INVENTORY

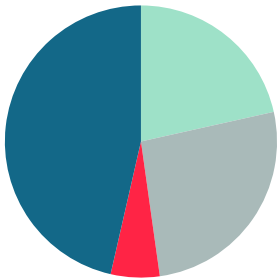


**Inventory**  
New Listings  
**100 = 43.48%**  
Start Inventory  
**130**  
Total Inventory Units  
**230**  
Volume  
**\$68,669,160**

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%
Median List Price	179,000	230,000	28.49%	176,000	210,000	19.32%
Median Sale Price	182,000	225,000	23.63%	172,500	205,000	18.84%
Median Percent of Selling Price to List Price	100.00%	99.60%	-0.40%	99.58%	100.00%	0.42%
Median Days on Market to Sale	6.00	9.00	50.00%	12.00	16.00	33.33%
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

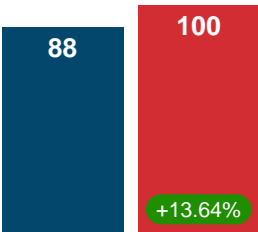
Inventory on May 31, 2025 = 136

20242025

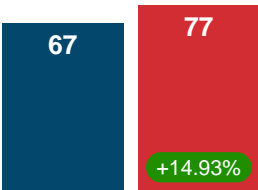
MAY MARKET

MEDIAN PRICES

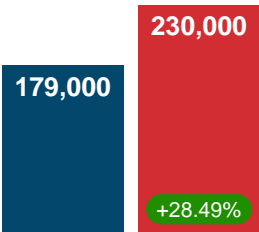
New Listings



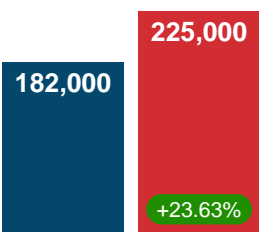
Pending Listings



List Price



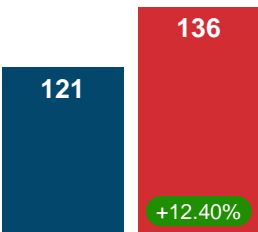
Sale Price



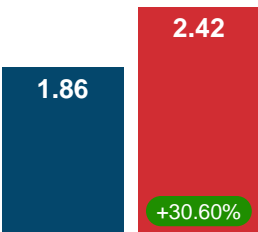
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

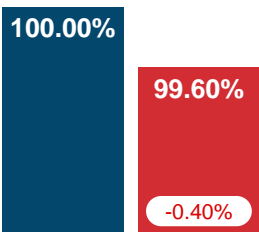
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

