

May 2025



Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type

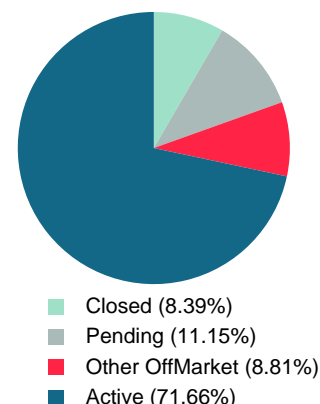


MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	May 2025	+/- %
Closed Listings	102	79	-22.55%
Pending Listings	101	105	3.96%
New Listings	173	213	23.12%
Average List Price	271,664	293,290	7.96%
Average Sale Price	263,338	279,323	6.07%
Average Percent of Selling Price to List Price	95.79%	94.77%	-1.06%
Average Days on Market to Sale	52.80	74.54	41.17%
End of Month Inventory	535	675	26.17%
Months Supply of Inventory	6.25	8.96	43.47%

Absorption: Last 12 months, an Average of **75 Sales/Month**
Active Inventory as of May 31, 2025 = **675**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2025 rose **26.17%** to 675 existing homes available for sale. Over the last 12 months this area has had an average of 75 closed sales per month. This represents an unsold inventory index of **8.96** 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 **6.07%** in May 2025 to \$279,323 versus the previous year at \$263,338.

Average Days on Market Lengthens

The average number of **74.54** days that homes spent on the market before selling increased by 21.74 days or **41.17%** in May 2025 compared to last year's same month at **52.80** 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 213 New Listings in May 2025, up **23.12%** from last year at 173. Furthermore, there were 79 Closed Listings this month versus last year at 102, a **-22.55%** decrease.

Closed versus Listed trends yielded a **37.1%** ratio, down from previous year's, May 2024, at **59.0%**, a **37.09%** 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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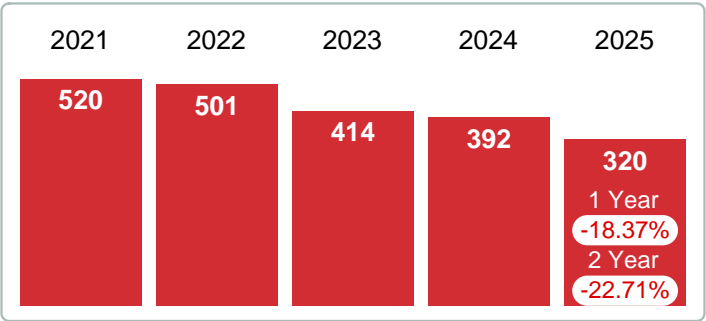
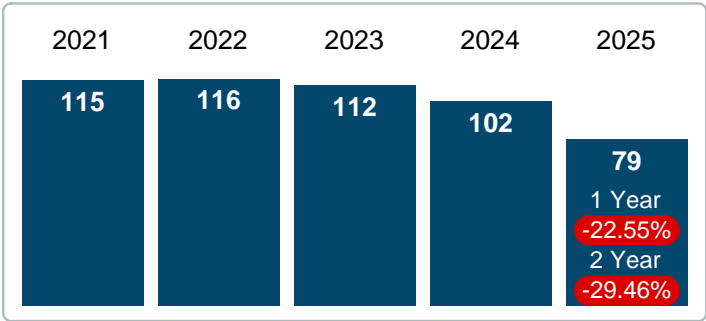


CLOSED LISTINGS

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

MAY

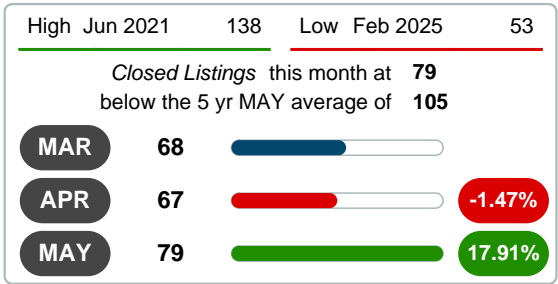
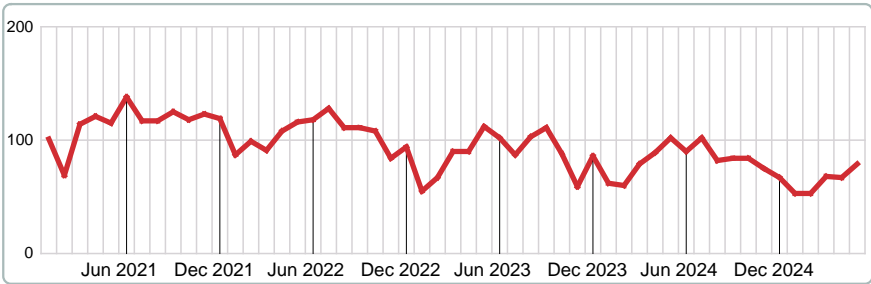
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 105



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	7		8.86%	31.3	6	1	0	0
\$50,001 - \$100,000	9		11.39%	57.3	3	6	0	0
\$100,001 - \$150,000	8		10.13%	63.4	3	5	0	0
\$150,001 - \$225,000	19		24.05%	70.5	4	11	4	0
\$225,001 - \$375,000	18		22.78%	86.4	1	14	2	1
\$375,001 - \$550,000	11		13.92%	105.5	2	5	2	2
\$550,001 and up	7		8.86%	84.4	0	3	4	0
Total Closed Units			79		19	45	12	3
Total Closed Volume			22,066,550	100%	2.63M	11.82M	6.39M	1.23M
Average Closed Price			\$279,323		\$138,487	\$262,607	\$532,125	\$410,833

May 2025



Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type

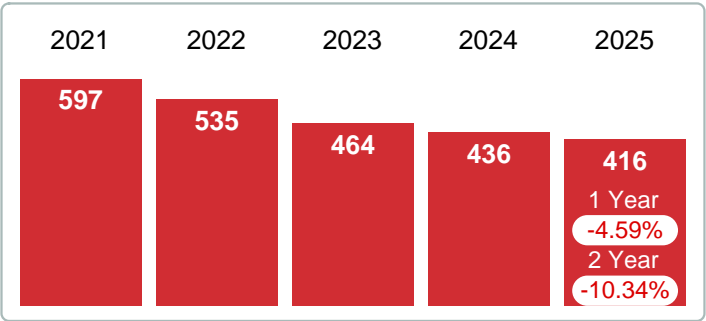
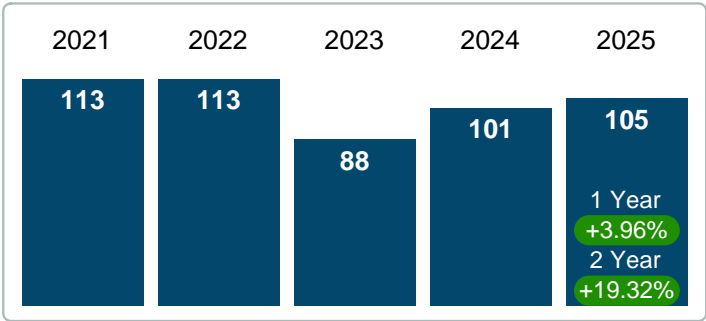


PENDING LISTINGS

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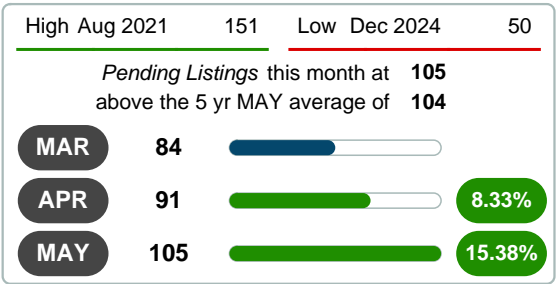
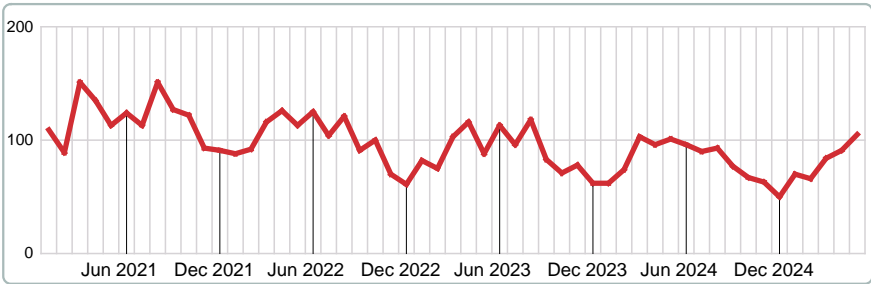
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 104



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	10			9.52%	26.0	3	6	1	0
\$100,001 - \$125,000	10			9.52%	81.7	2	7	1	0
\$125,001 - \$150,000	12			11.43%	26.8	5	6	1	0
\$150,001 - \$225,000	29			27.62%	97.5	3	20	4	2
\$225,001 - \$300,000	20			19.05%	40.1	2	10	7	1
\$300,001 - \$450,000	13			12.38%	78.4	3	10	0	0
\$450,001 and up	11			10.48%	106.5	0	4	2	5
Total Pending Units					105	18	63	16	8
Total Pending Volume					28,082,425	3.31M	14.66M	4.44M	5.67M
Average Listing Price					\$262,513	\$184,022	\$232,631	\$277,456	\$709,375

May 2025



Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type

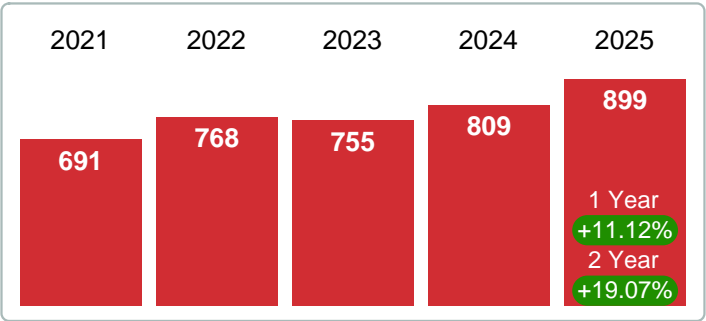
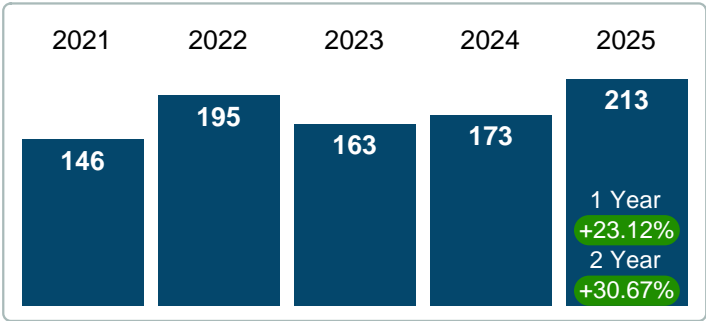


NEW LISTINGS

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MAY

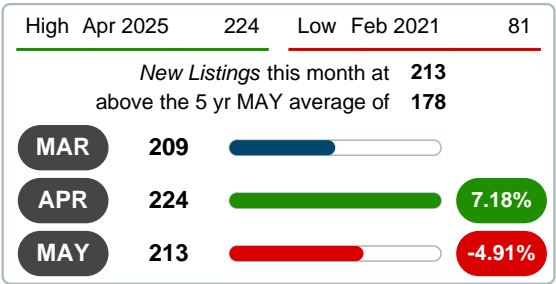
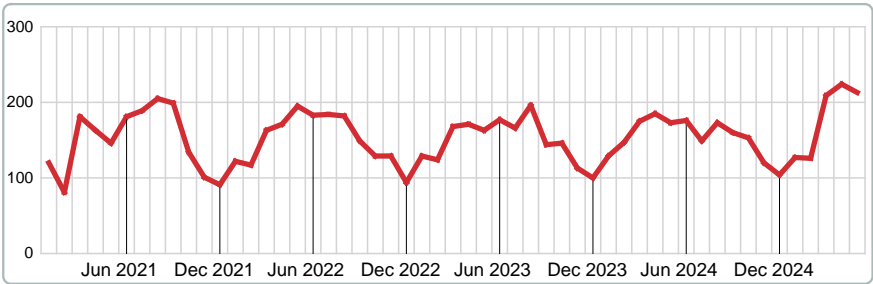
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 178



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$90,000 and less	19	8.92%
\$90,001 - \$140,000	28	13.15%
\$140,001 - \$180,000	33	15.49%
\$180,001 - \$270,000	52	24.41%
\$270,001 - \$410,000	33	15.49%
\$410,001 - \$590,000	25	11.74%
\$590,001 and up	23	10.80%
Total New Listed Units	213	
Total New Listed Volume	75,256,792	100%
Average New Listed Listing Price	\$0	

1-2 Beds	3 Beds	4 Beds	5+ Beds
6	10	2	1
5	20	3	0
9	20	3	1
8	33	9	2
4	21	7	1
3	13	7	2
4	8	7	4
39	125	38	11
10.03M	35.69M	14.94M	14.60M
\$257,233	\$285,538	\$393,042	\$1,326,991

May 2025



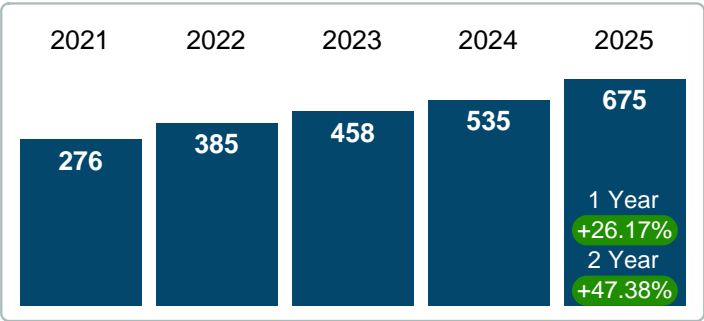
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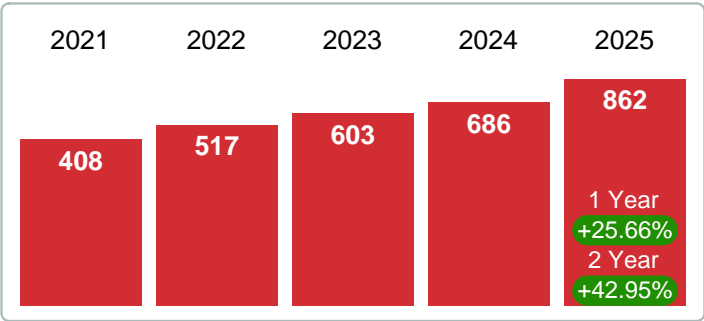
ACTIVE INVENTORY

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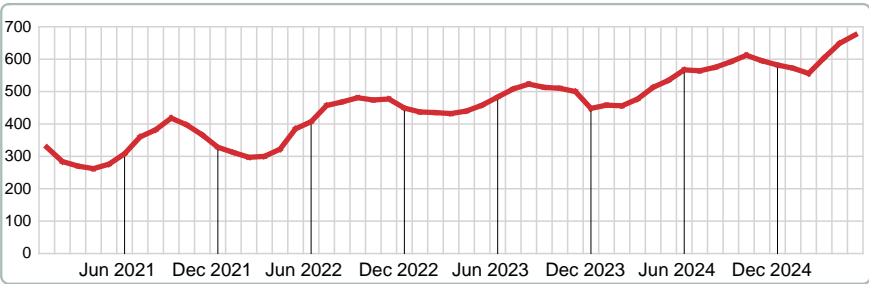
END OF MAY



ACTIVE DURING MAY

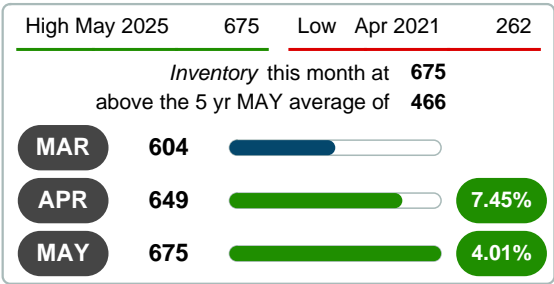


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 466



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	46		6.81%	80.6	26	16	3	1
\$75,001 - \$150,000	110		16.30%	82.0	44	58	8	0
\$150,001 - \$175,000	45		6.67%	96.2	8	31	6	0
\$175,001 - \$325,000	220		32.59%	78.4	37	131	44	8
\$325,001 - \$475,000	97		14.37%	83.8	13	57	21	6
\$475,001 - \$775,000	91		13.48%	83.3	9	40	30	12
\$775,001 and up	66		9.78%	95.8	3	19	27	17
Total Active Inventory by Units					140	352	139	44
Total Active Inventory by Volume					30.53M	117.00M	68.11M	47.44M
Average Active Inventory Listing Price					\$218,039	\$332,391	\$489,973	\$1,078,239

May 2025



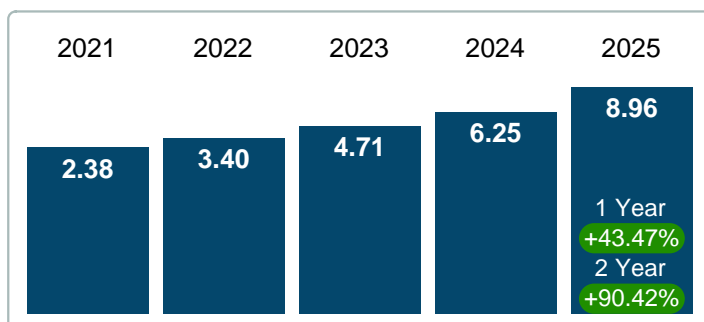
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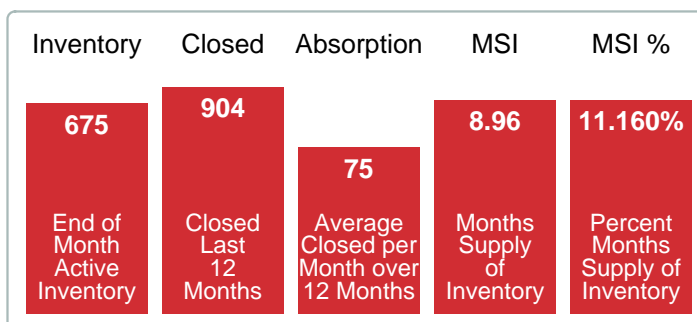
MONTHS SUPPLY of INVENTORY (MSI)

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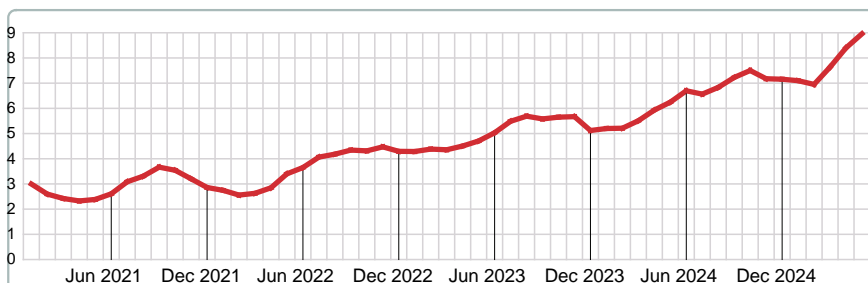
MSI FOR MAY



INDICATORS FOR MAY 2025



5 YEAR MARKET ACTIVITY TRENDS

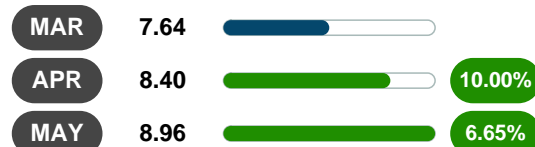


3 MONTHS

5 year MAY AVG = 5.14

High May 2025 8.96 Low Apr 2021 2.33

Months Supply this month at **8.96**
above the 5 yr MAY average of **5.14**



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	46	6.81%	4.76	5.38	4.00	4.50	6.00
\$75,001 - \$150,000	110	16.30%	5.57	7.54	4.77	4.80	0.00
\$150,001 - \$175,000	45	6.67%	5.74	6.00	5.55	6.55	0.00
\$175,001 - \$325,000	220	32.59%	9.71	14.80	8.27	11.00	24.00
\$325,001 - \$475,000	97	14.37%	13.53	12.00	14.55	10.96	24.00
\$475,001 - \$775,000	91	13.48%	16.80	36.00	16.00	17.14	13.09
\$775,001 and up	66	9.78%	23.29	0.00	25.33	17.05	34.00
Market Supply of Inventory (MSI)			8.96	8.84	7.87	11.12	19.56
Total Active Inventory by Units		100%	8.96	140	352	139	44

May 2025



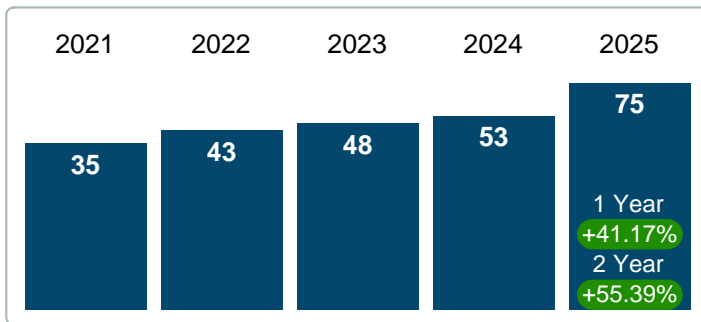
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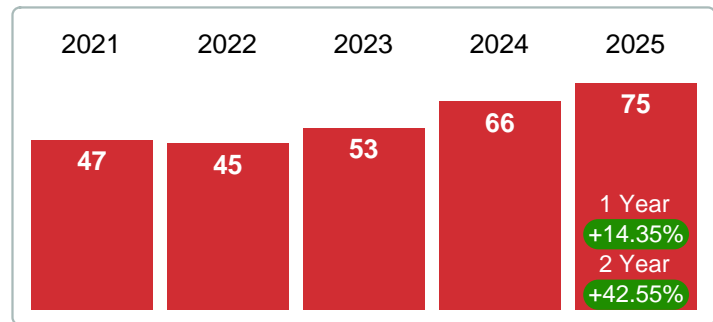
AVERAGE DAYS ON MARKET TO SALE

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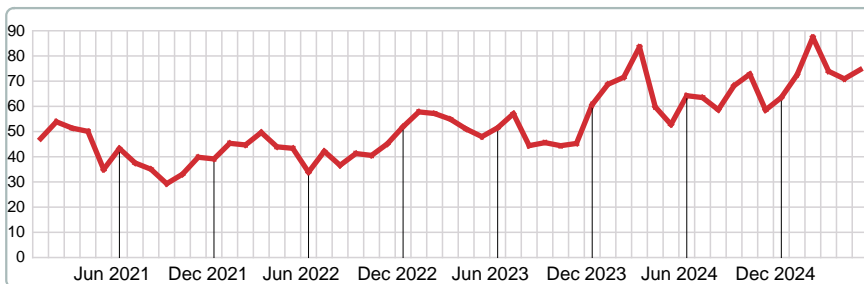
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 51

High Feb 2025 87 Low Sep 2021 29

Average Days on Market to Sale this month at 75
above the 5 yr MAY average of 51

MAR	74		
APR	71		-4.08%
MAY	75		5.12%

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
\$50,000 and less	7	8.86%	31	35	7	0	0
\$50,001 - \$100,000	9	11.39%	57	57	58	0	0
\$100,001 - \$150,000	8	10.13%	63	79	54	0	0
\$150,001 - \$225,000	19	24.05%	70	98	63	63	0
\$225,001 - \$375,000	18	22.78%	86	2	74	127	267
\$375,001 - \$550,000	11	13.92%	106	163	124	35	73
\$550,001 and up	7	8.86%	84	0	37	120	0
Average Closed DOM	75			70	69	88	137
Total Closed Units	79	100%	75	19	45	12	3
Total Closed Volume	22,066,550			2.63M	11.82M	6.39M	1.23M

May 2025



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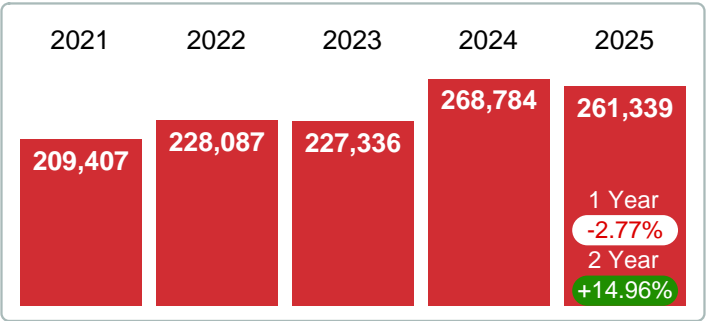
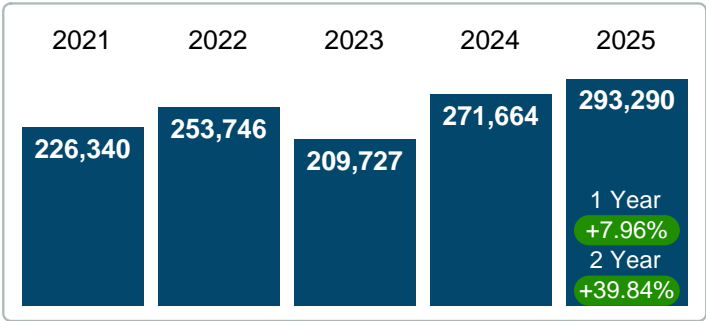


AVERAGE LIST PRICE AT CLOSING

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MAY

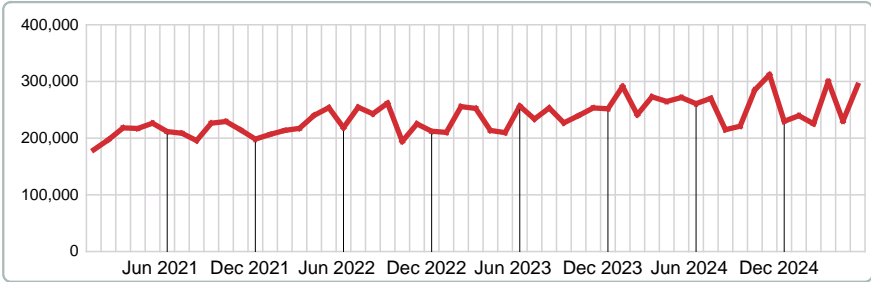
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 250,953



High Nov 2024 311,789 Low Jan 2021 179,431

Average List Price at Closing this month at **293,290**
above the 5 yr MAY average of **250,953**

MAR

299,940

APR

230,137

-23.27%

MAY

293,290

27.44%

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
\$50,000 and less	6		7.59%	43,467	45,200	49,500	0	0
\$50,001 - \$100,000	9		11.39%	82,667	84,833	93,267	0	0
\$100,001 - \$150,000	8		10.13%	129,575	137,333	131,920	0	0
\$150,001 - \$225,000	18		22.78%	182,894	192,200	185,836	203,375	0
\$225,001 - \$375,000	19		24.05%	278,021	260,000	294,743	268,250	240,000
\$375,001 - \$550,000	10		12.66%	450,150	434,450	470,340	487,500	587,000
\$550,001 and up	9		11.39%	894,722	0	790,000	1,108,625	0
Average List Price				293,290	149,232	270,244	563,292	471,333
Total Closed Units			100%	293,290	19	45	12	3
Total Closed Volume				23,169,897	2.84M	12.16M	6.76M	1.41M

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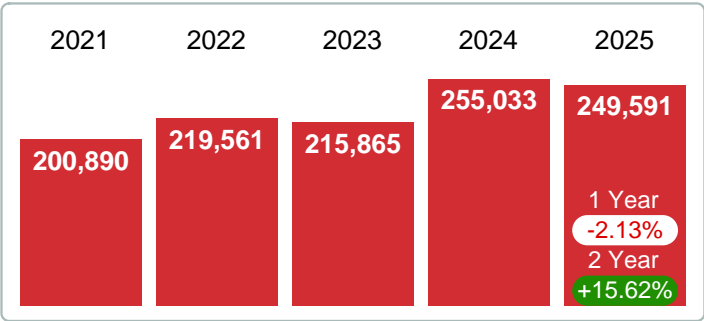
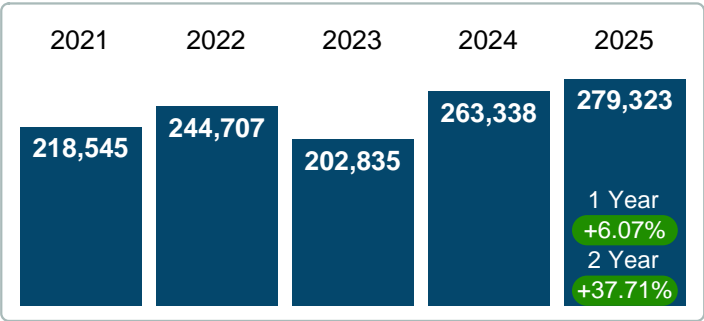


AVERAGE SOLD PRICE AT CLOSING

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MAY

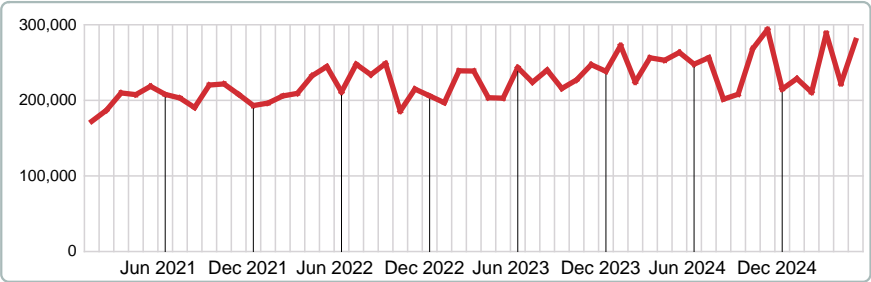
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 241,750



High Nov 2024 293,688 Low Jan 2021 172,301

Average Sold Price at Closing this month at **279,323**
above the 5 yr MAY average of **241,750**

MAR

288,576

APR

222,220

-22.99%

MAY

279,323

25.70%

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
\$50,000 and less	7		8.86%	37,714	35,917	48,500	0	0
\$50,001 - \$100,000	9		11.39%	80,267	82,000	79,400	0	0
\$100,001 - \$150,000	8		10.13%	129,469	125,250	132,000	0	0
\$150,001 - \$225,000	19		24.05%	182,421	177,500	179,636	195,000	0
\$225,001 - \$375,000	18		22.78%	279,639	230,000	289,393	256,000	240,000
\$375,001 - \$550,000	11		13.92%	463,309	427,000	454,980	487,500	496,250
\$550,001 and up	7		8.86%	921,214	0	776,667	1,029,625	0
Average Sold Price				279,323	138,487	262,607	532,125	410,833
Total Closed Units			100%	279,323	19	45	12	3
Total Closed Volume				22,066,550	2.63M	11.82M	6.39M	1.23M

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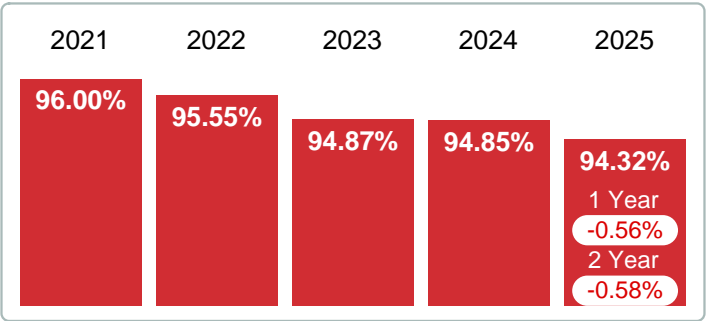
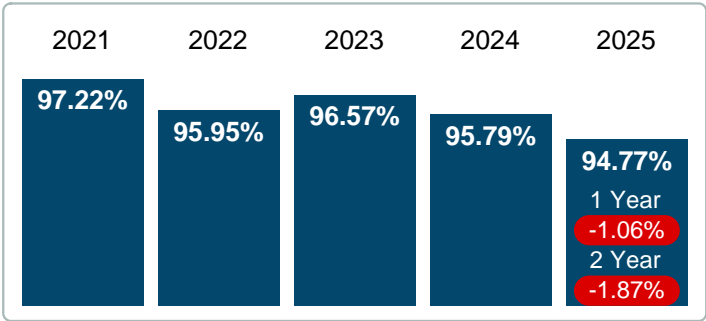


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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MAY

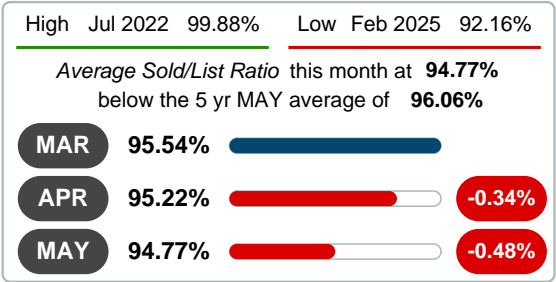
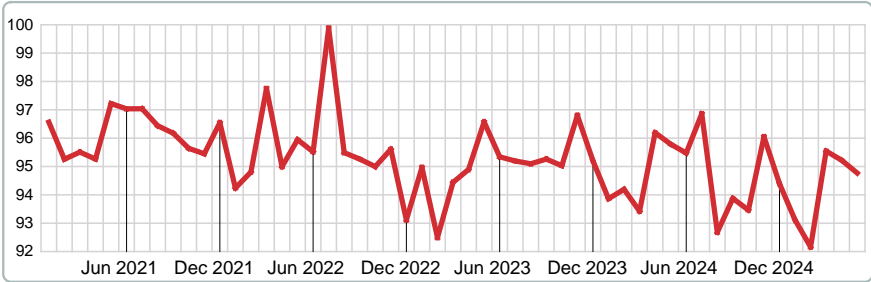
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 96.06%



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
\$50,000 and less	7	8.86%	84.23%	81.94%	97.98%	0.00%	0.00%
\$50,001 - \$100,000	9	11.39%	90.13%	97.16%	86.61%	0.00%	0.00%
\$100,001 - \$150,000	8	10.13%	97.32%	92.10%	100.45%	0.00%	0.00%
\$150,001 - \$225,000	19	24.05%	95.86%	93.16%	96.82%	95.93%	0.00%
\$225,001 - \$375,000	18	22.78%	97.91%	88.46%	98.78%	95.51%	100.00%
\$375,001 - \$550,000	11	13.92%	95.63%	98.14%	97.05%	100.00%	85.20%
\$550,001 and up	7	8.86%	95.95%	0.00%	98.33%	94.16%	0.00%
Average Sold/List Ratio		94.80%		90.36%	96.62%	95.95%	90.13%
Total Closed Units		79	100%	19	45	12	3
Total Closed Volume		22,066,550		2.63M	11.82M	6.39M	1.23M

May 2025



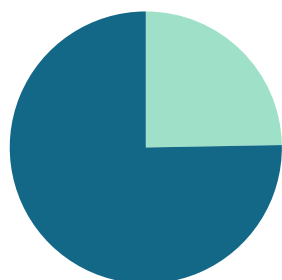
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY



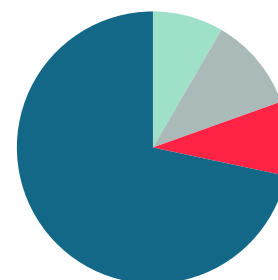
Inventory

New Listings
213 = 24.71%
Start Inventory
649
Total Inventory Units
862
Volume
\$322,389,391

Market Activity

Closed Sales
79 = 8.39%
Pending Sales
105 = 11.15%
Other Off Market
83 = 8.81%
Active Inventory
675 = 71.66%

MARKET ACTIVITY



Compared Metrics	2024	May 2025	+/- %	2024	Year to Date 2025	+/- %
Closed Sales	102	79	-22.55%	392	320	-18.37%
Pending Sales	101	105	3.96%	436	416	-4.59%
New Listings	173	213	23.12%	809	899	11.12%
Average List Price	271,664	293,290	7.96%	268,784	261,339	-2.77%
Average Sale Price	263,338	279,323	6.07%	255,033	249,591	-2.13%
Average Percent of Selling Price to List Price	95.79%	94.77%	-1.06%	94.85%	94.32%	-0.56%
Average Days on Market to Sale	52.80	74.54	41.17%	65.98	75.45	14.35%
Monthly Inventory	535	675	26.17%	535	675	26.17%
Months Supply of Inventory	6.25	8.96	43.47%	6.25	8.96	43.47%

Absorption: Last 12 months, an Average of **75** Sales/Month

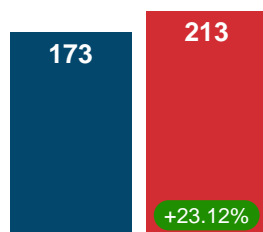
Inventory on May 31, 2025 = **675**

2024 **2025**

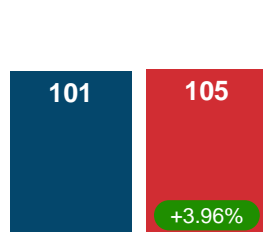
MAY MARKET

AVERAGE PRICES

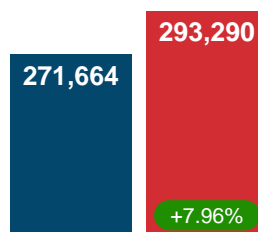
New Listings



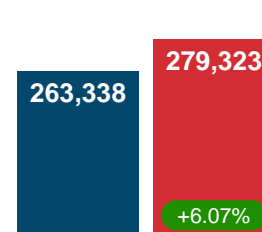
Pending Listings



List Price



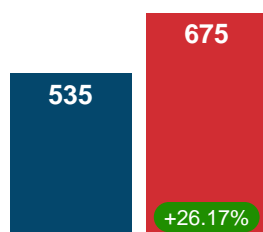
Sale Price



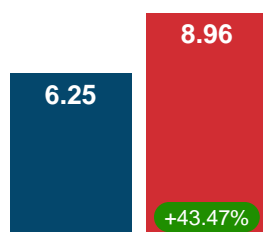
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

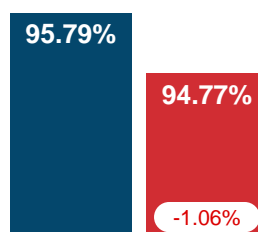
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

