

June 2025



Area Delimited by County Of Muskogee - Residential Property Type

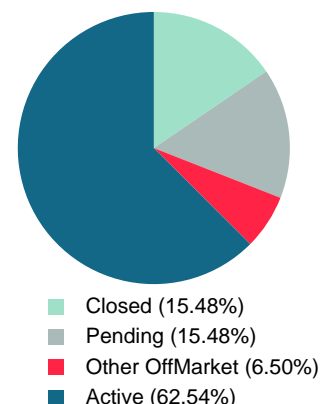


MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	June 2025	+/- %
Closed Listings	38	50	31.58%
Pending Listings	59	50	-15.25%
New Listings	82	83	1.22%
Average List Price	210,993	211,577	0.28%
Average Sale Price	206,865	204,295	-1.24%
Average Percent of Selling Price to List Price	96.19%	95.38%	-0.84%
Average Days on Market to Sale	40.71	50.34	23.65%
End of Month Inventory	184	202	9.78%
Months Supply of Inventory	3.62	4.32	19.37%

Absorption: Last 12 months, an Average of **47** Sales/Month
Active Inventory as of June 30, 2025 = **202**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2025 rose **9.78%** to 202 existing homes available for sale. Over the last 12 months this area has had an average of 47 closed sales per month. This represents an unsold inventory index of **4.32** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **1.24%** in June 2025 to \$204,295 versus the previous year at \$206,865.

Average Days on Market Lengthens

The average number of **50.34** days that homes spent on the market before selling increased by 9.63 days or **23.65%** in June 2025 compared to last year's same month at **40.71** DOM.

Sales Success for June 2025 is Positive

Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 83 New Listings in June 2025, up **1.22%** from last year at 82. Furthermore, there were 50 Closed Listings this month versus last year at 38, a **31.58%** increase.

Closed versus Listed trends yielded a **60.2%** ratio, up from previous year's, June 2024, at **46.3%**, a **29.99%** upswing. 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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

June 2025



Area Delimited by County Of Muskogee - Residential Property Type

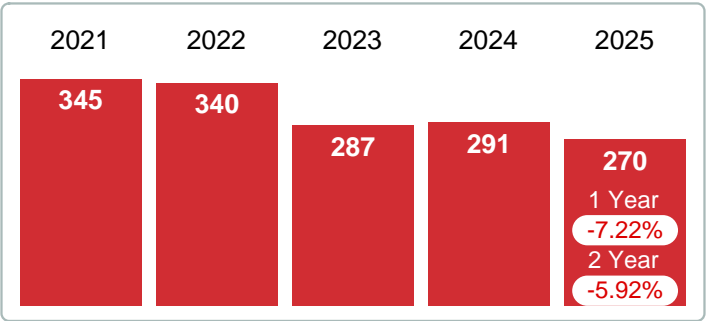
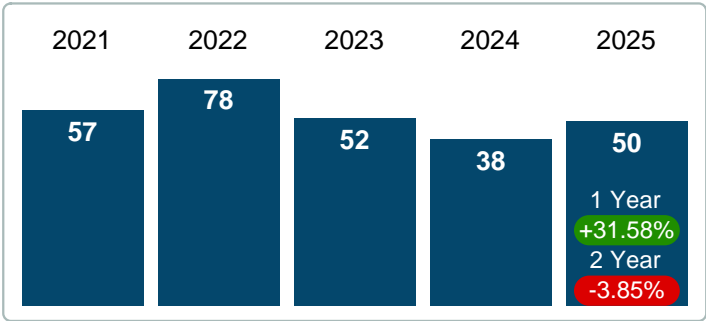


CLOSED LISTINGS

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

JUNE

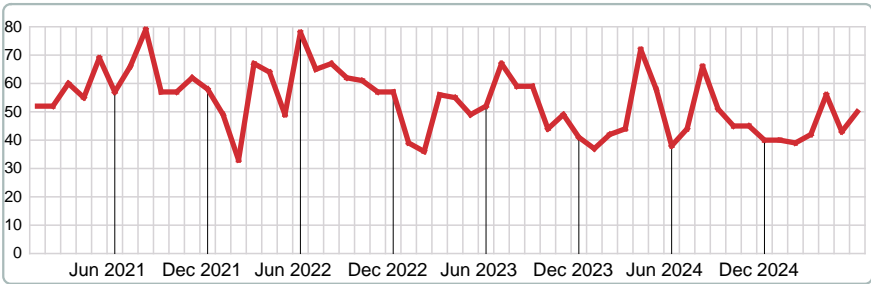
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 55



High Aug 2021 79 Low Feb 2022 33

Closed Listings this month at 50
below the 5 yr JUN average of 55

APR 56

MAY 43

JUN 50

23.21%

16.28%

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	5			10.00%	71.6	2	3	0	0
\$50,001 - \$100,000	6			12.00%	31.8	1	5	0	0
\$100,001 - \$125,000	1			2.00%	182.0	1	0	0	0
\$125,001 - \$200,000	18			36.00%	51.1	2	10	6	0
\$200,001 - \$225,000	5			10.00%	61.4	0	5	0	0
\$225,001 - \$400,000	11			22.00%	36.2	1	8	2	0
\$400,001 and up	4			8.00%	40.3	0	1	1	2
Total Closed Units					50	7	32	9	2
Total Closed Volume					10,214,750	828.00K	5.97M	2.14M	1.28M
Average Closed Price					\$204,295	\$118,286	\$186,592	\$237,644	\$638,500

June 2025



Area Delimited by County Of Muskogee - Residential Property Type

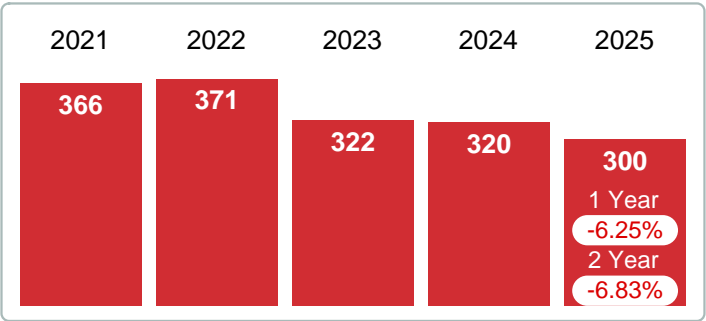
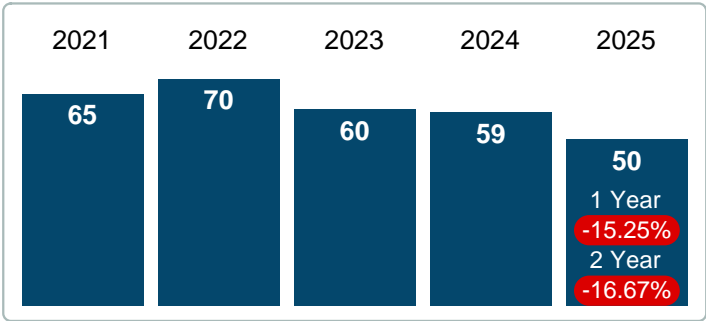


PENDING LISTINGS

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

JUNE

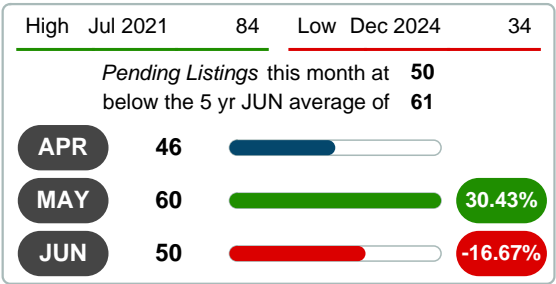
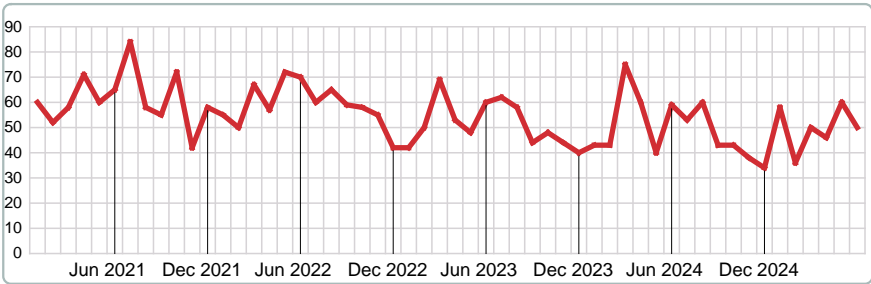
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 61



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4			8.00%	40.0	0	3	1	0
\$50,001 - \$100,000	6			12.00%	42.3	3	2	1	0
\$100,001 - \$150,000	9			18.00%	42.8	3	5	1	0
\$150,001 - \$200,000	10			20.00%	28.5	0	10	0	0
\$200,001 - \$275,000	9			18.00%	24.6	0	5	4	0
\$275,001 - \$425,000	7			14.00%	35.0	0	3	4	0
\$425,001 and up	5			10.00%	47.0	0	2	2	1
Total Pending Units					50	6	30	13	1
Total Pending Volume					10,518,750	671.30K	5.63M	3.62M	599.00K
Average Listing Price					\$210,375	\$111,883	\$187,735	\$278,186	\$599,000

June 2025



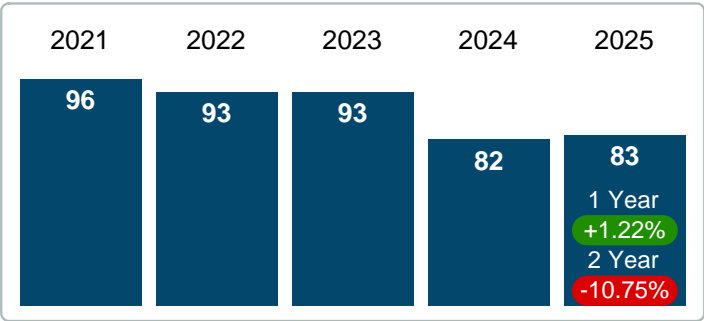
Area Delimited by County Of Muskogee - Residential Property Type



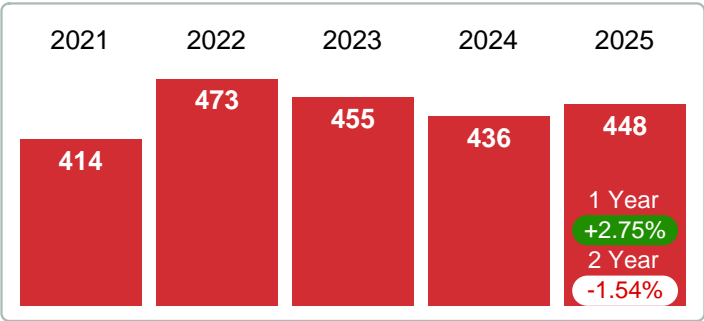
NEW LISTINGS

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

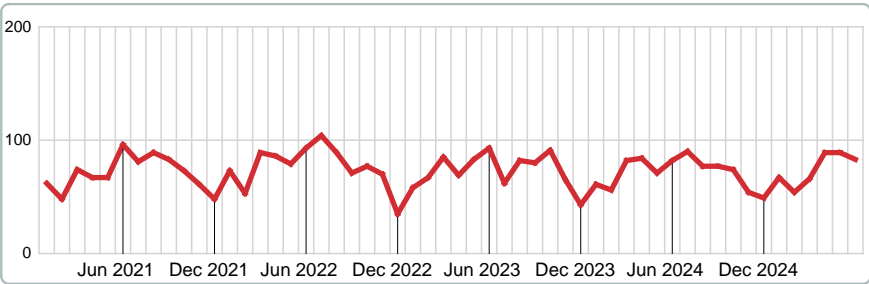
JUNE



YEAR TO DATE (YTD)

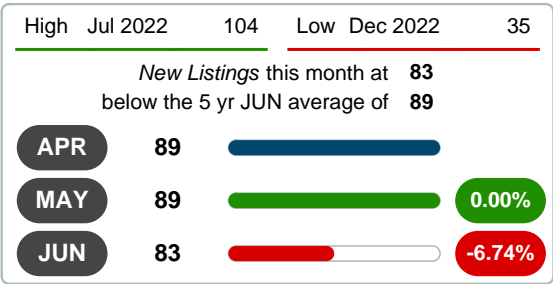


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 89



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$75,000 and less	8	9.64%
\$75,001 - \$100,000	6	7.23%
\$100,001 - \$150,000	12	14.46%
\$150,001 - \$200,000	22	26.51%
\$200,001 - \$275,000	15	18.07%
\$275,001 - \$400,000	11	13.25%
\$400,001 and up	9	10.84%
Total New Listed Units	83	
Total New Listed Volume	18,970,894	100%
Average New Listed Listing Price	\$228,565	

1-2 Beds	3 Beds	4 Beds	5+ Beds
5	3	0	0
3	3	0	0
4	5	3	0
5	14	2	1
1	9	3	2
0	5	4	2
2	1	4	2
20	40	16	7
3.58M	7.66M	5.10M	2.62M
\$179,090	\$191,600	\$318,831	\$374,829

June 2025



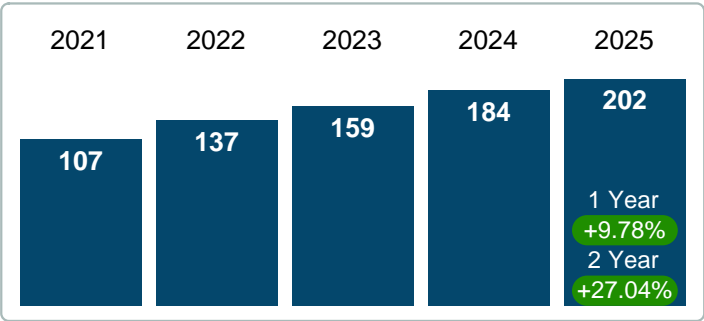
Area Delimited by County Of Muskogee - Residential Property Type



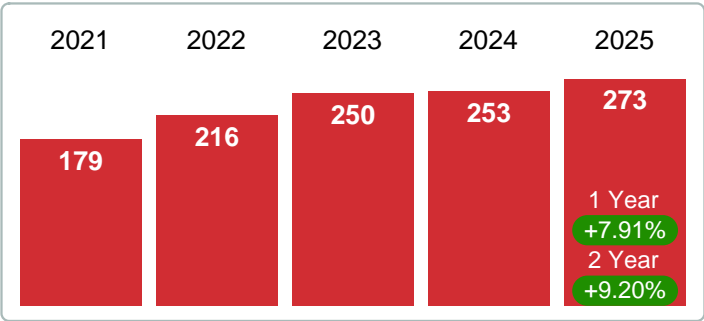
ACTIVE INVENTORY

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

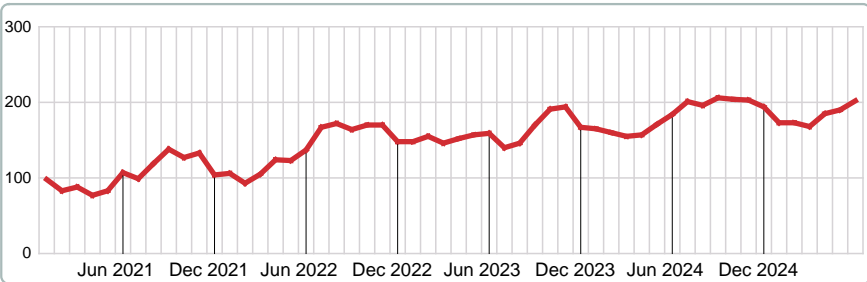
END OF JUNE



ACTIVE DURING JUNE

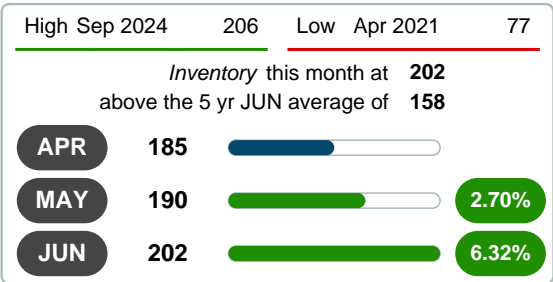


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 158



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	17		8.42%	93.7	7	6	2	2
\$75,001 - \$100,000	11		5.45%	97.2	7	3	1	0
\$100,001 - \$150,000	38		18.81%	67.4	16	17	5	0
\$150,001 - \$250,000	54		26.73%	54.4	7	40	5	2
\$250,001 - \$325,000	31		15.35%	70.4	4	12	13	2
\$325,001 - \$475,000	27		13.37%	73.6	0	12	11	4
\$475,001 and up	24		11.88%	111.5	3	5	9	7
Total Active Inventory by Units				202	44	95	46	17
Total Active Inventory by Volume				55,823,946	8.87M	22.13M	15.85M	8.97M
Average Active Inventory Listing Price				\$276,356	\$201,616	\$232,950	\$344,524	\$527,912

June 2025



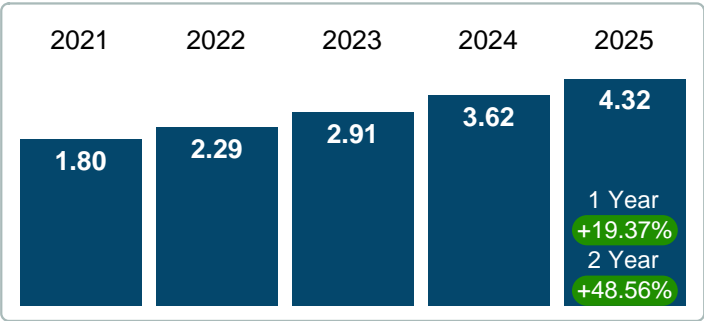
Area Delimited by County Of Muskogee - Residential Property Type



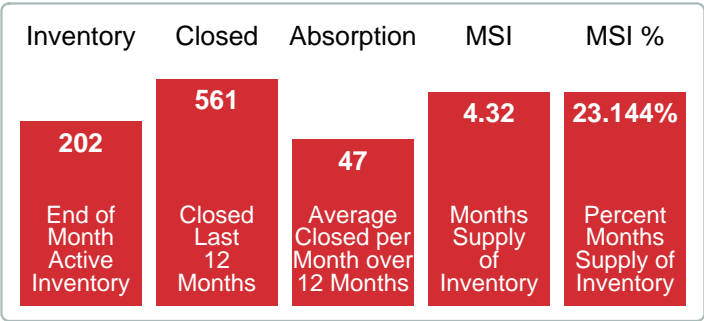
MONTHS SUPPLY of INVENTORY (MSI)

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

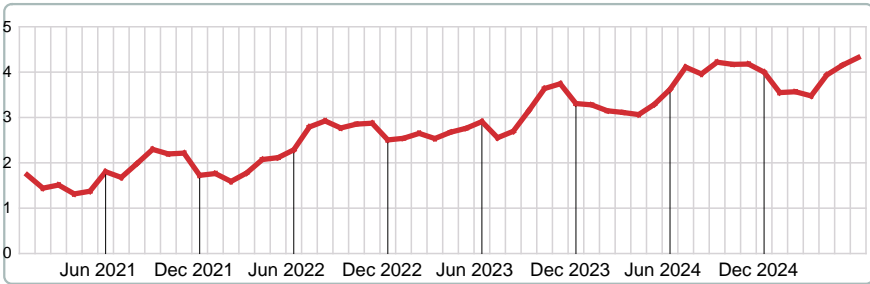
MSI FOR JUNE



INDICATORS FOR JUNE 2025

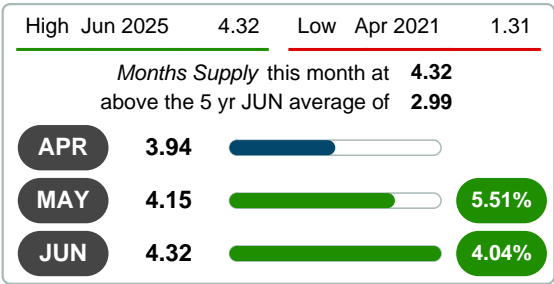


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 2.99



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	17			8.42%	2.72	2.55	2.32	2.67	12.00
\$75,001 - \$100,000	11			5.45%	3.88	4.94	2.25	12.00	0.00
\$100,001 - \$150,000	38			18.81%	3.93	6.40	2.68	7.50	0.00
\$150,001 - \$250,000	54			26.73%	3.01	8.40	2.98	1.54	4.80
\$250,001 - \$325,000	31			15.35%	6.31	0.00	3.51	9.18	24.00
\$325,001 - \$475,000	27			13.37%	7.53	0.00	6.86	6.95	0.00
\$475,001 and up	24			11.88%	15.16	36.00	20.00	10.80	16.80
Market Supply of Inventory (MSI)					4.32	5.62	3.27	5.36	13.60
Total Active Inventory by Units				100%	4.32	44	95	46	17

June 2025



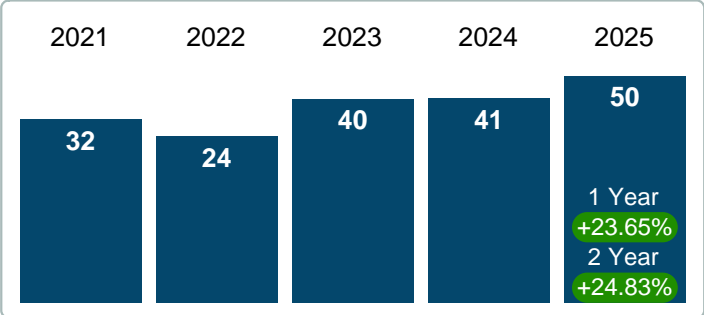
Area Delimited by County Of Muskogee - Residential Property Type



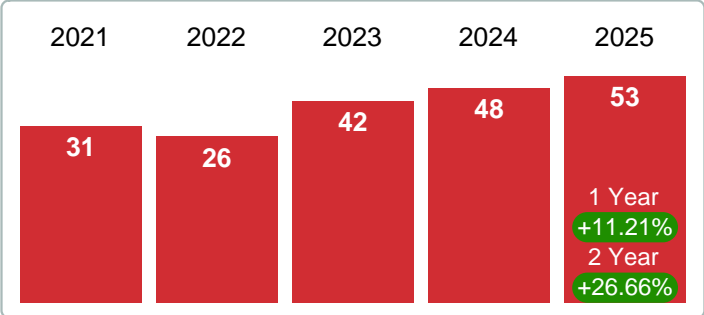
AVERAGE DAYS ON MARKET TO SALE

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

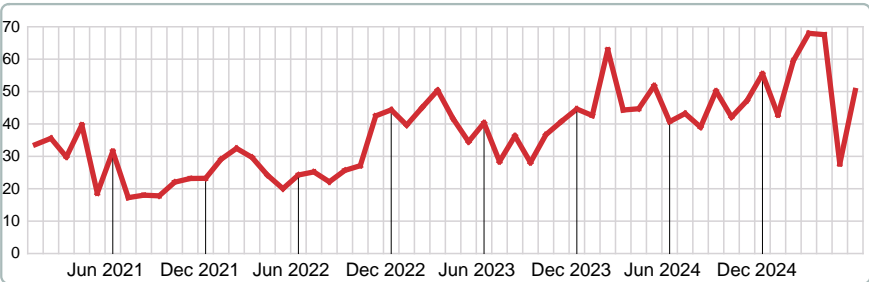
JUNE



YEAR TO DATE (YTD)

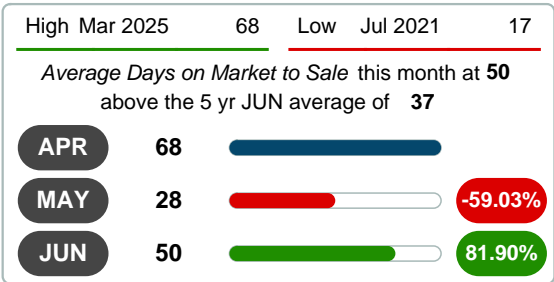


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 37



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	5			10.00%	72	119	40	0	0
\$50,001 - \$100,000	6			12.00%	32	25	33	0	0
\$100,001 - \$125,000	1			2.00%	182	182	0	0	0
\$125,001 - \$200,000	18			36.00%	51	55	45	60	0
\$200,001 - \$225,000	5			10.00%	61	0	61	0	0
\$225,001 - \$400,000	11			22.00%	36	37	36	36	0
\$400,001 and up	4			8.00%	40	0	49	15	49
Average Closed DOM		50				85	43	49	49
Total Closed Units		50		100%	50	7	32	9	2
Total Closed Volume		10,214,750				828.00K	5.97M	2.14M	1.28M

June 2025



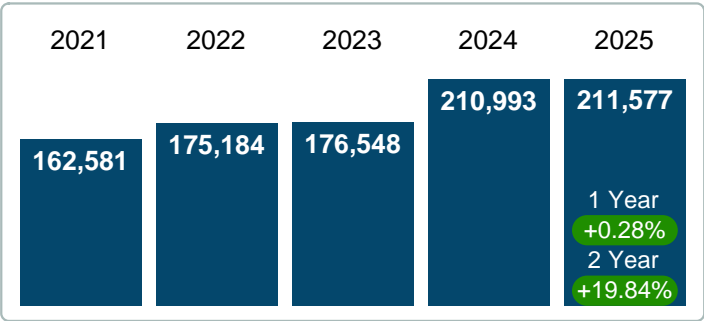
Area Delimited by County Of Muskogee - Residential Property Type



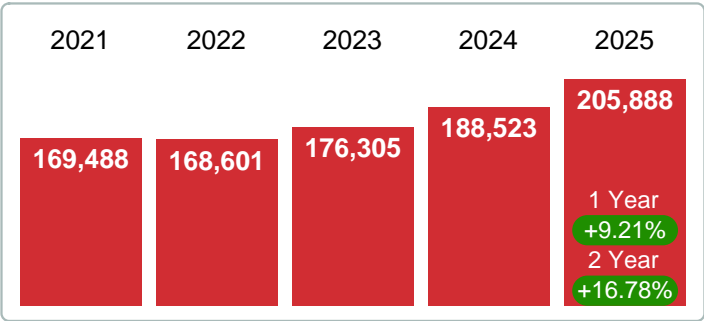
AVERAGE LIST PRICE AT CLOSING

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

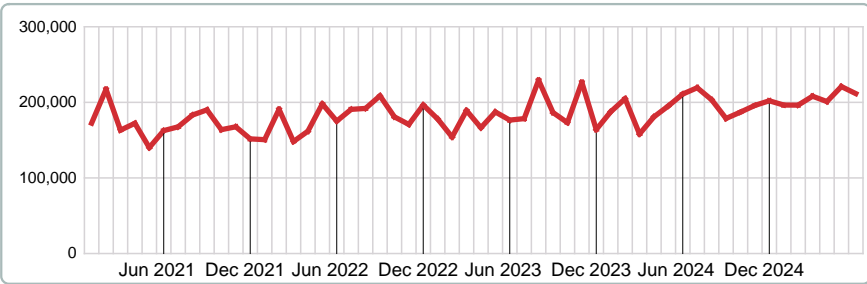
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 187,377

High Aug 2023 229,242 Low May 2021 140,150

Average List Price at Closing this month at **211,577**
above the 5 yr JUN average of **187,377**

APR

201,057

MAY

220,866

9.85%

JUN

211,577

-4.21%

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	4	8.00%	42,350	42,250	48,300	0	0
\$50,001 - \$100,000	7	14.00%	80,557	95,000	81,780	0	0
\$100,001 - \$125,000	1	2.00%	119,500	119,500	0	0	0
\$125,001 - \$200,000	16	32.00%	163,850	147,200	172,810	179,917	0
\$200,001 - \$225,000	5	10.00%	217,150	0	214,550	0	0
\$225,001 - \$400,000	13	26.00%	281,554	325,000	288,600	279,500	0
\$400,001 and up	4	8.00%	589,625	0	469,000	565,000	662,250
Average List Price			211,577	131,200	191,639	244,833	662,250
Total Closed Units		100%	211,577	7	32	9	2
Total Closed Volume			10,578,849	918.40K	6.13M	2.20M	1.32M

June 2025



Area Delimited by County Of Muskogee - Residential Property Type

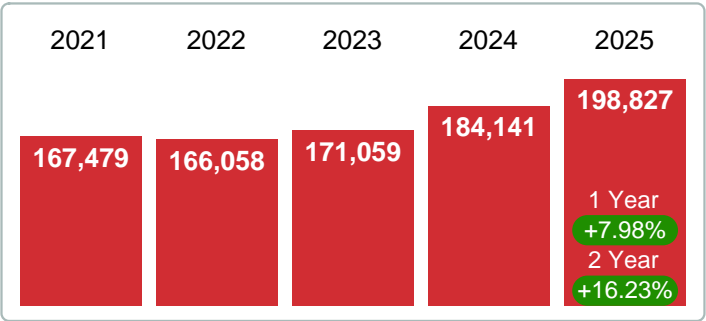
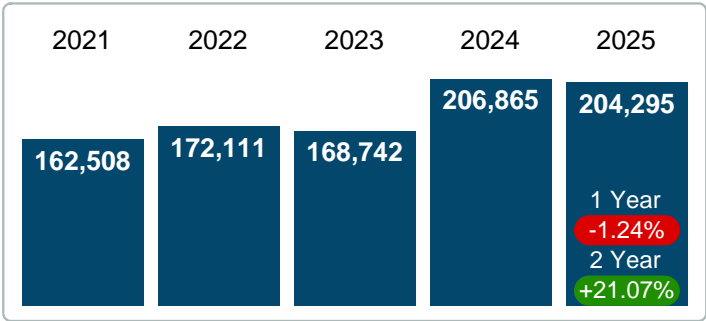


AVERAGE SOLD PRICE AT CLOSING

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

JUNE

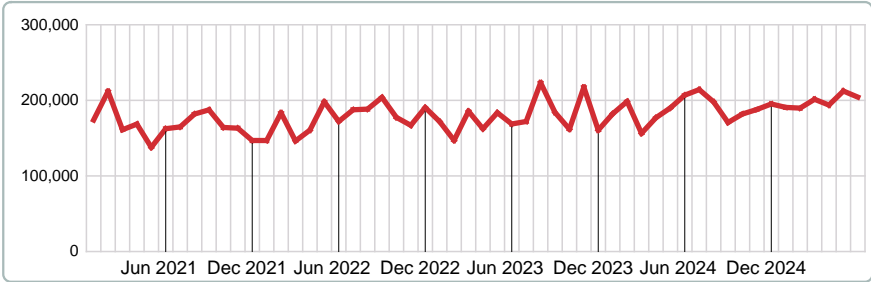
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 182,904



High Aug 2023 223,298 Low May 2021 137,824

Average Sold Price at Closing this month at **204,295**
above the 5 yr JUN average of **182,904**

APR

193,798

MAY

212,347

9.57%

JUN

204,295

-3.79%

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	5			10.00%	36,200	38,500	34,667	0	0
\$50,001 - \$100,000	6			12.00%	80,767	95,000	77,920	0	0
\$100,001 - \$125,000	1			2.00%	116,000	116,000	0	0	0
\$125,001 - \$200,000	18			36.00%	165,500	145,000	167,420	169,133	0
\$200,001 - \$225,000	5			10.00%	213,750	0	213,750	0	0
\$225,001 - \$400,000	11			22.00%	279,855	250,000	284,300	277,000	0
\$400,001 and up	4			8.00%	576,750	0	460,000	570,000	638,500
Average Sold Price					204,295	118,286	186,592	237,644	638,500
Total Closed Units				100%	204,295	7	32	9	2
Total Closed Volume					10,214,750	828.00K	5.97M	2.14M	1.28M

June 2025



Area Delimited by County Of Muskogee - Residential Property Type

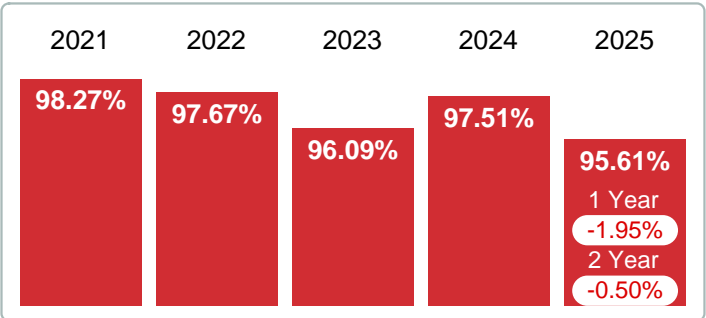
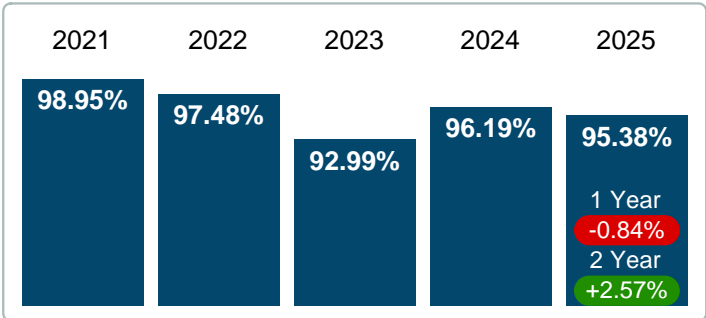


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

JUNE

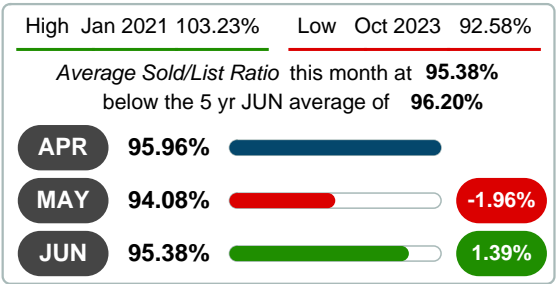
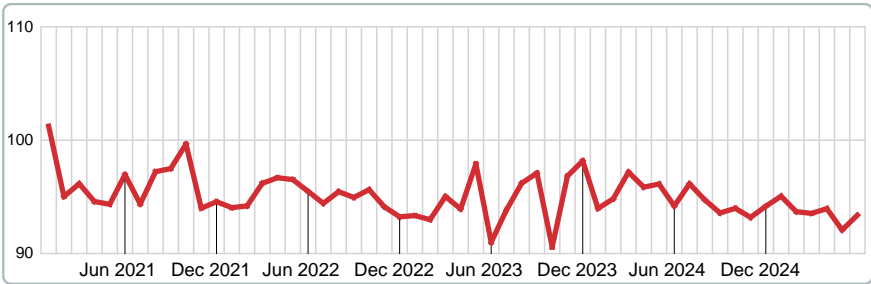
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 96.20%



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	5	10.00%	80.13%	91.35%	72.66%	0.00%	0.00%
\$50,001 - \$100,000	6	12.00%	96.08%	100.00%	95.30%	0.00%	0.00%
\$100,001 - \$125,000	1	2.00%	97.07%	97.07%	0.00%	0.00%	0.00%
\$125,001 - \$200,000	18	36.00%	96.81%	98.34%	97.31%	95.45%	0.00%
\$200,001 - \$225,000	5	10.00%	99.72%	0.00%	99.72%	0.00%	0.00%
\$225,001 - \$400,000	11	22.00%	96.60%	76.92%	98.40%	99.22%	0.00%
\$400,001 and up	4	8.00%	97.82%	0.00%	98.08%	100.88%	96.15%
Average Sold/List Ratio		95.40%		93.34%	95.36%	96.89%	96.15%
Total Closed Units		50	100%	7	32	9	2
Total Closed Volume		10,214,750		828.00K	5.97M	2.14M	1.28M

June 2025



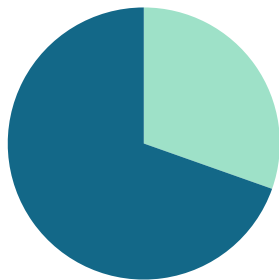
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY



Inventory

New Listings
83 = 30.40%

Start Inventory
190

Total Inventory
Units
273

Volume
\$70,589,995

Market Activity

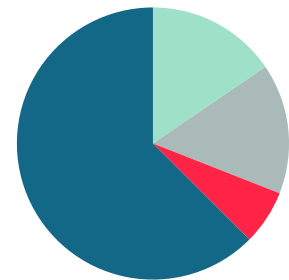
Closed Sales
50 = 15.48%

Pending Sales
50 = 15.48%

Other Off Market
21 = 6.50%

Active Inventory
202 = 62.54%

MARKET ACTIVITY



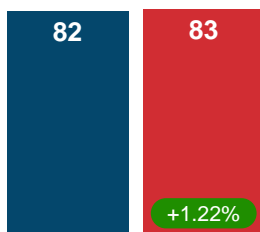
Compared Metrics	2024	June 2025	+/-%	2024	Year to Date 2025	+/-%
Closed Sales	38	50	31.58%	291	270	-7.22%
Pending Sales	59	50	-15.25%	320	300	-6.25%
New Listings	82	83	1.22%	436	448	2.75%
Average List Price	210,993	211,577	0.28%	188,523	205,888	9.21%
Average Sale Price	206,865	204,295	-1.24%	184,141	198,827	7.98%
Average Percent of Selling Price to List Price	96.19%	95.38%	-0.84%	97.51%	95.61%	-1.95%
Average Days on Market to Sale	40.71	50.34	23.65%	47.88	53.25	11.21%
Monthly Inventory	184	202	9.78%	184	202	9.78%
Months Supply of Inventory	3.62	4.32	19.37%	3.62	4.32	19.37%

Absorption: Last 12 months, an Average of **47** Sales/Month**Inventory** on June 30, 2025 = **202****2024** **2025**

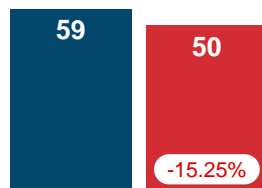
JUNE MARKET

AVERAGE PRICES

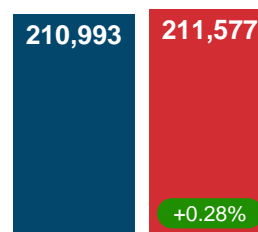
New Listings



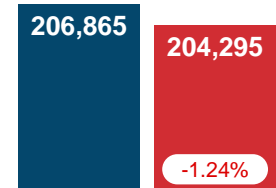
Pending Listings



List Price



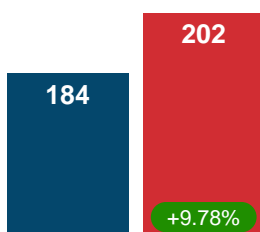
Sale Price



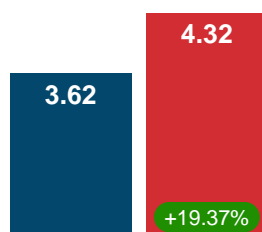
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

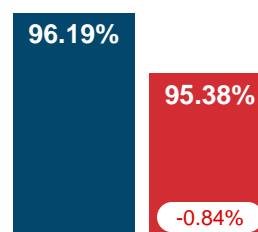
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

