

June 2025



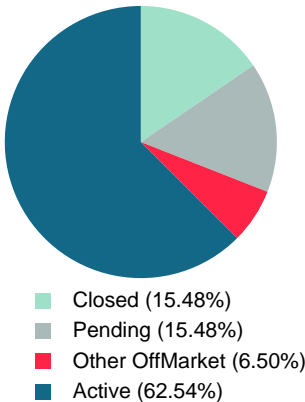
Area Delimited by County Of Muskogee - Residential Property Type



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%
Median List Price	207,404	189,450	-8.66%
Median Sale Price	207,354	186,750	-9.94%
Median Percent of Selling Price to List Price	99.24%	98.26%	-0.99%
Median Days on Market to Sale	19.00	33.00	73.68%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **9.94%** in June 2025 to \$186,750 versus the previous year at \$207,354.

Median Days on Market Lengthens

The median number of **33.00** days that homes spent on the market before selling increased by 14.00 days or **73.68%** in June 2025 compared to last year's same month at **19.00** DOM.

Sales Success for June 2025 is Positive

Overall, with Median 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.

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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

## June 2025



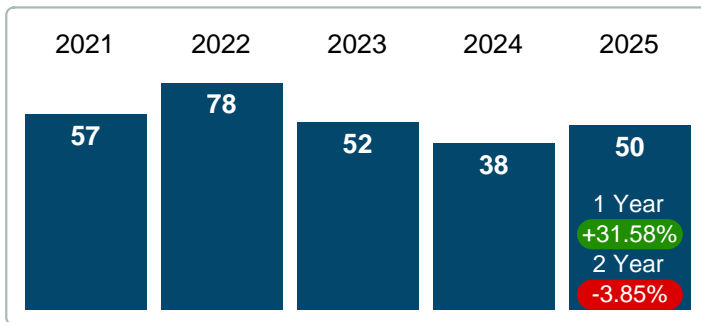
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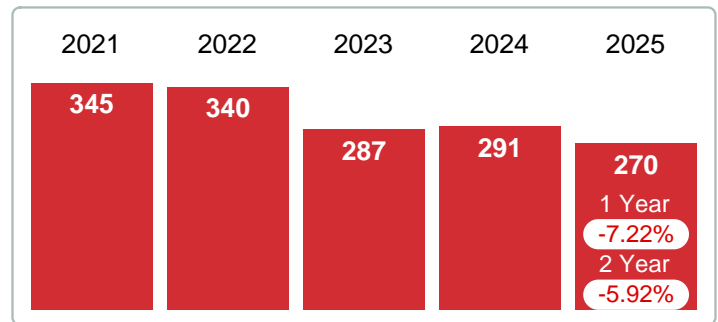
## CLOSED LISTINGS

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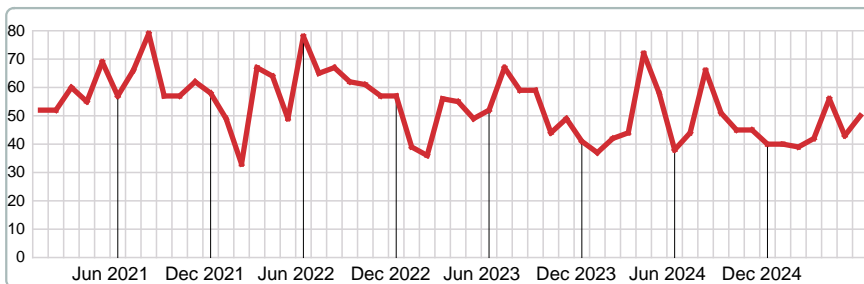
## JUNE



## 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

## CLOSED LISTINGS &amp; BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	10.00%	64.0	2	3	0	0
\$50,001 - \$100,000	6	12.00%	27.5	1	5	0	0
\$100,001 - \$125,000	1	2.00%	182.0	1	0	0	0
\$125,001 - \$200,000	18	36.00%	24.0	2	10	6	0
\$200,001 - \$225,000	5	10.00%	61.0	0	5	0	0
\$225,001 - \$400,000	11	22.00%	20.0	1	8	2	0
\$400,001 and up	4	8.00%	47.5	0	1	1	2
Total Closed Units	50			7	32	9	2
Total Closed Volume	10,214,750	100%	33.0	828.00K	5.97M	2.14M	1.28M
Median Closed Price	\$186,750			\$116,000	\$197,450	\$179,900	\$638,500

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

June 2025



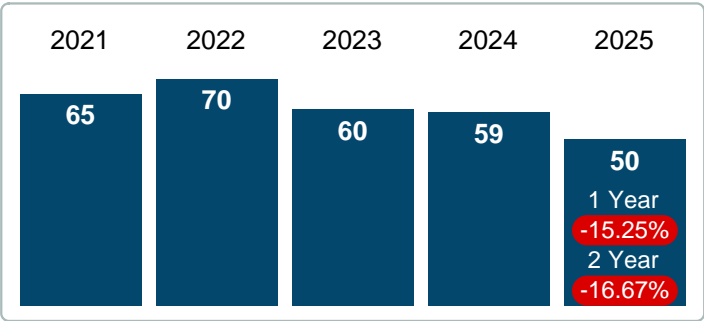
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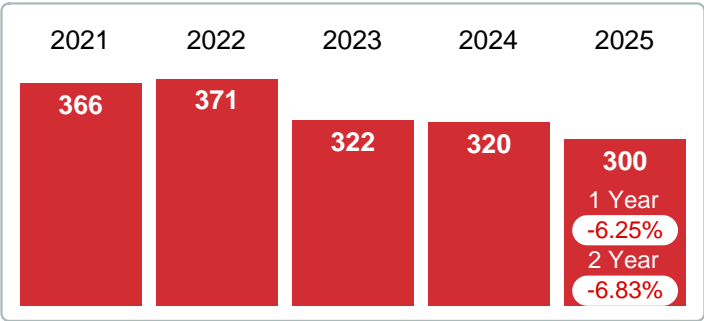
PENDING LISTINGS

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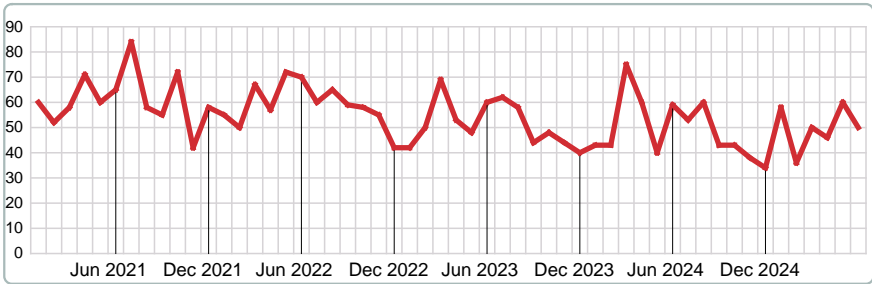
JUNE



YEAR TO DATE (YTD)

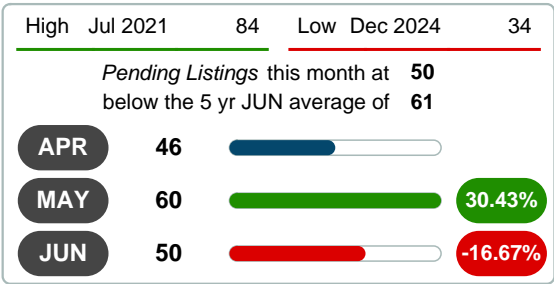


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 61



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4			8.00%	48.0	0	3	1	0
\$50,001 - \$100,000	6			12.00%	23.5	3	2	1	0
\$100,001 - \$150,000	9			18.00%	31.0	3	5	1	0
\$150,001 - \$200,000	10			20.00%	25.0	0	10	0	0
\$200,001 - \$275,000	9			18.00%	23.0	0	5	4	0
\$275,001 - \$425,000	7			14.00%	36.0	0	3	4	0
\$425,001 and up	5			10.00%	23.0	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
Median Listing Price					\$192,268	\$108,450	\$185,400	\$269,000	\$599,000

June 2025



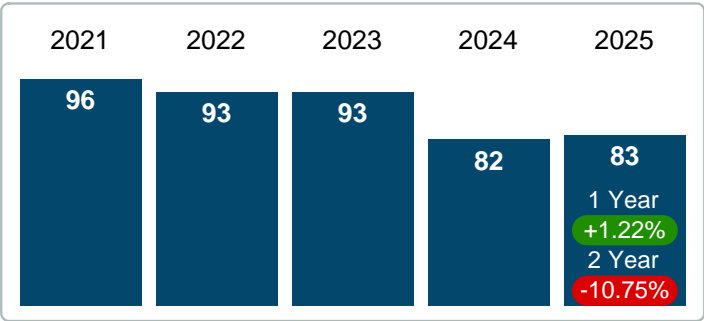
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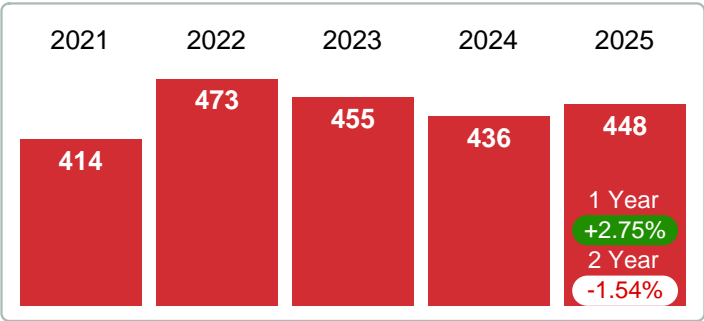
NEW LISTINGS

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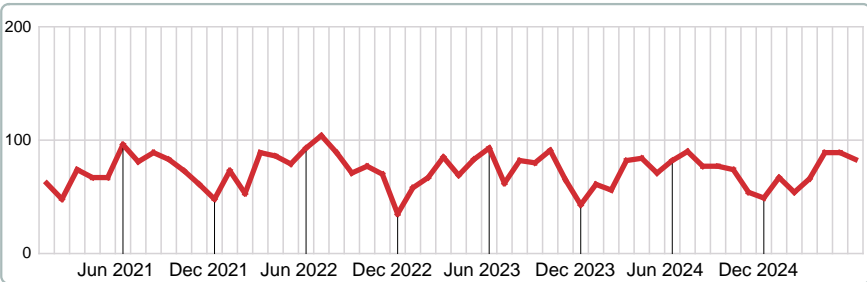
JUNE



YEAR TO DATE (YTD)

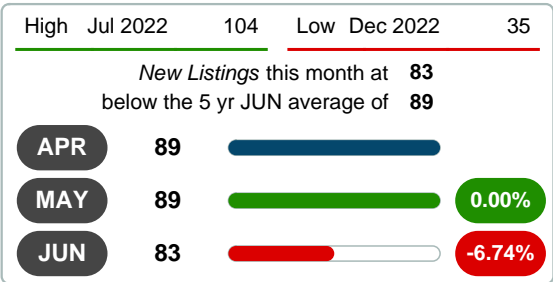


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price			\$180,900

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
\$128,750	\$180,400	\$279,250	\$370,000

June 2025



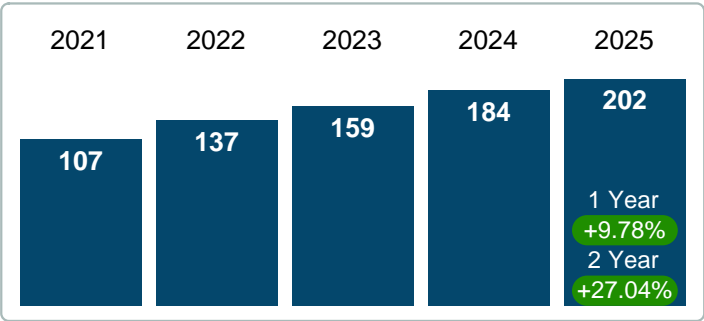
Area Delimited by County Of Muskogee - Residential Property Type



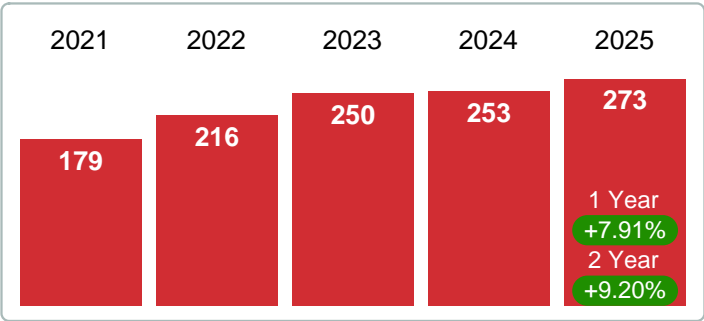
ACTIVE INVENTORY

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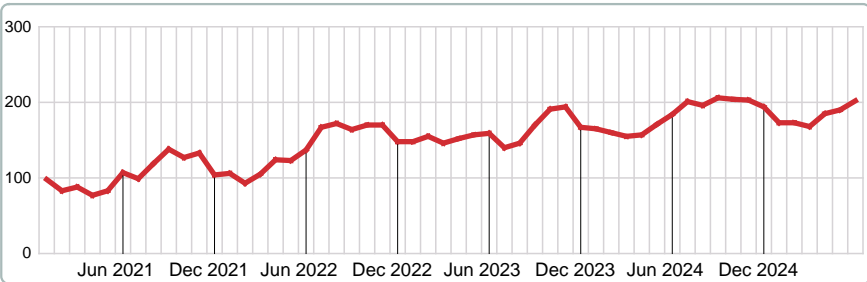
END OF JUNE



ACTIVE DURING JUNE

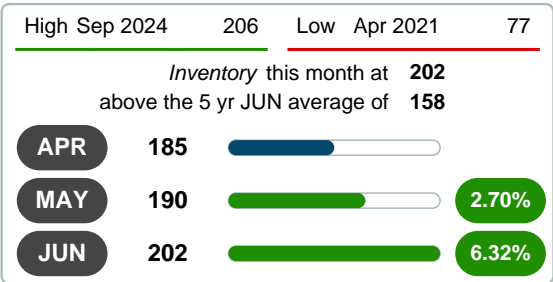


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 158



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range			%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	17		8.42%	67.0	7	6	2	2
\$75,001 - \$100,000	11		5.45%	66.0	7	3	1	0
\$100,001 - \$150,000	38		18.81%	71.5	16	17	5	0
\$150,001 - \$250,000	54		26.73%	37.5	7	40	5	2
\$250,001 - \$325,000	31		15.35%	50.0	4	12	13	2
\$325,001 - \$475,000	27		13.37%	49.0	0	12	11	4
\$475,001 and up	24		11.88%	90.5	3	5	9	7
Total Active Inventory by Units			202		44	95	46	17
Total Active Inventory by Volume			55,823,946	100%	8.87M	22.13M	15.85M	8.97M
Median Active Inventory Listing Price			\$199,400		\$115,250	\$197,000	\$300,900	\$449,900

## June 2025



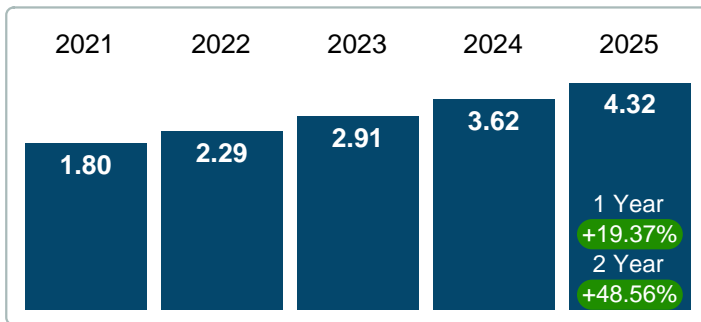
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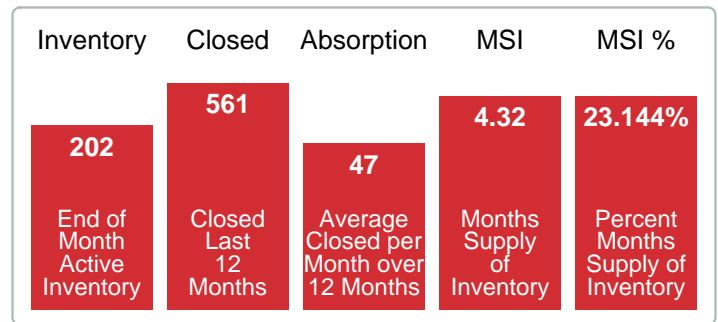
## MONTHS SUPPLY of INVENTORY (MSI)

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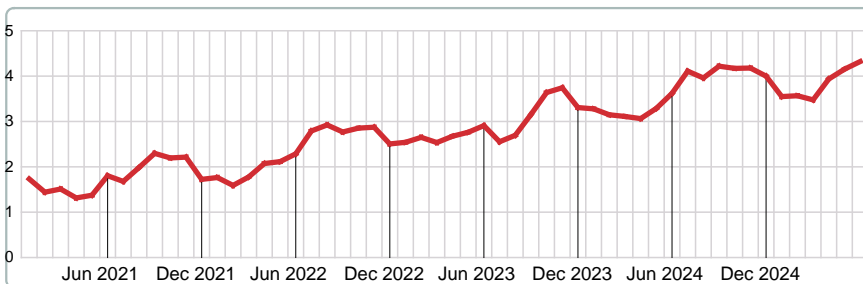
## MSI FOR JUNE



## INDICATORS FOR JUNE 2025



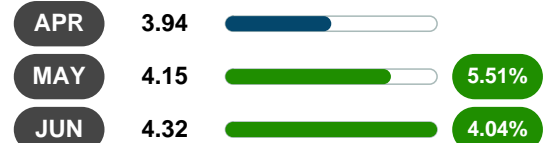
## 5 YEAR MARKET ACTIVITY TRENDS



## 3 MONTHS

5 year JUN AVG = 2.99

High Jun 2025 4.32 Low Apr 2021 1.31

Months Supply this month at 4.32  
above the 5 yr JUN average of 2.99

## MONTHS SUPPLY &amp; 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

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

June 2025



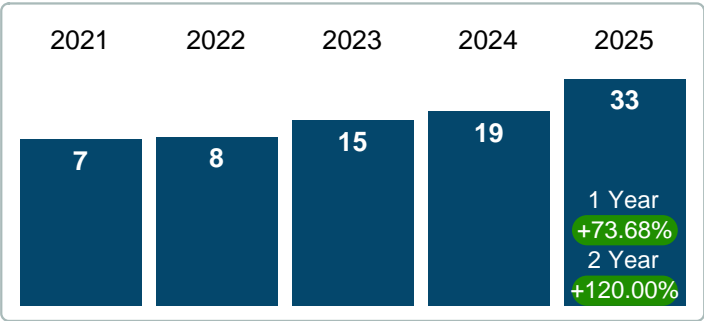
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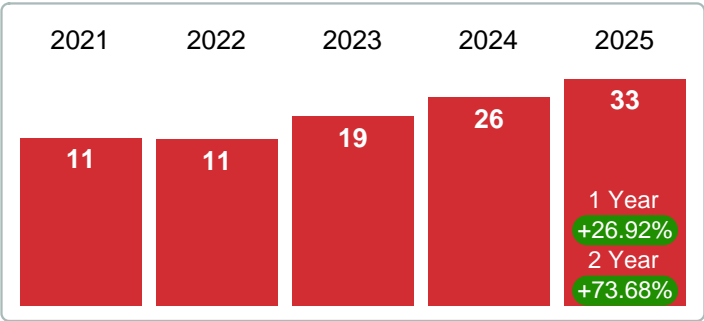
MEDIAN DAYS ON MARKET TO SALE

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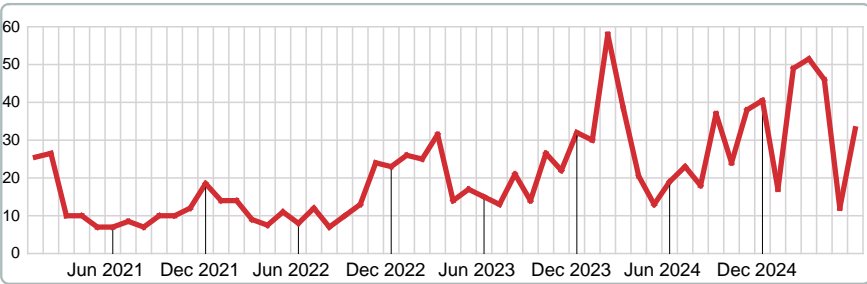
JUNE



YEAR TO DATE (YTD)

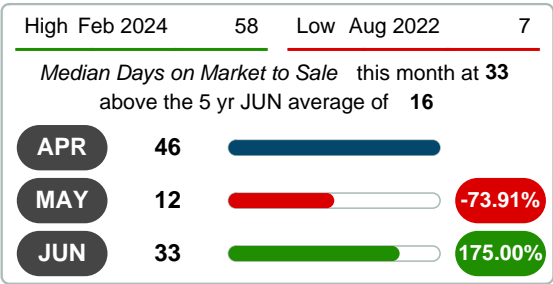


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 16



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
\$50,000 and less	5			10.00%	64	119	53	0	0
\$50,001 - \$100,000	6			12.00%	28	25	30	0	0
\$100,001 - \$125,000	1			2.00%	182	182	0	0	0
\$125,001 - \$200,000	18			36.00%	24	55	14	30	0
\$200,001 - \$225,000	5			10.00%	61	0	61	0	0
\$225,001 - \$400,000	11			22.00%	20	37	16	36	0
\$400,001 and up	4			8.00%	48	0	49	15	49
Median Closed DOM			33			105	23	32	49
Total Closed Units			50	100%	33.0	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

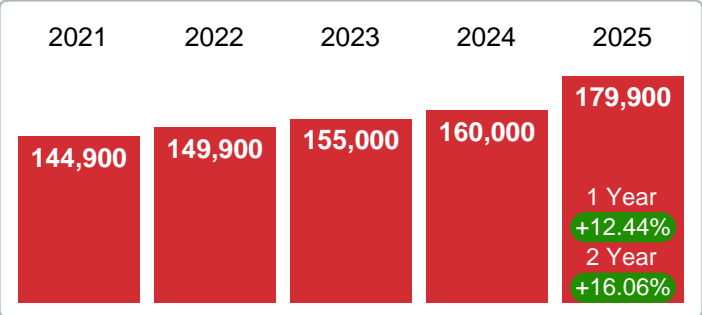
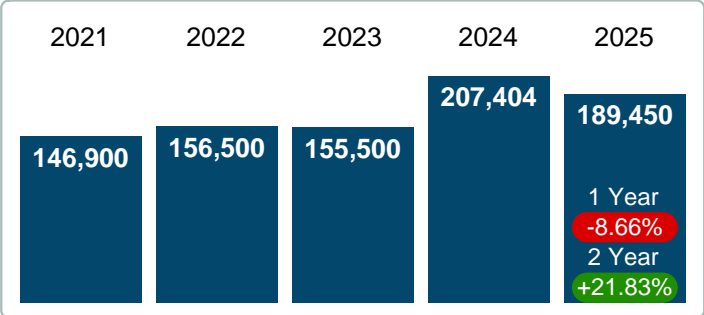


MEDIAN LIST PRICE AT CLOSING

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JUNE

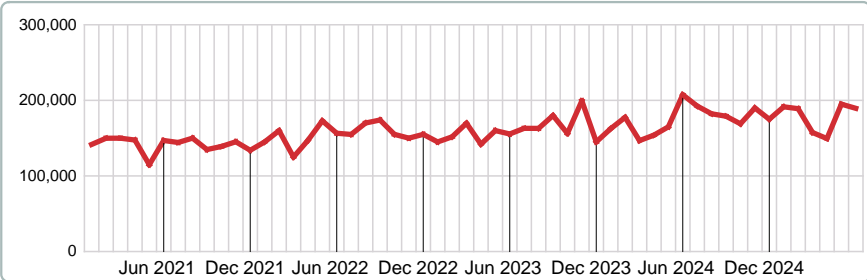
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 171,151



High Jun 2024 207,404    Low May 2021 114,900

Median List Price at Closing this month at **189,450**  
above the 5 yr JUN average of **171,151**

APR

149,450

MAY

195,000

30.48%

JUN

189,450

-2.85%

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
\$50,000 and less	4		8.00%	42,450	42,250	42,450	0	0
\$50,001 - \$100,000	7		14.00%	79,000	95,000	78,500	0	0
\$100,001 - \$125,000	1		2.00%	119,500	119,500	0	0	0
\$125,001 - \$200,000	16		32.00%	159,700	147,200	149,900	174,900	0
\$200,001 - \$225,000	5		10.00%	215,950	0	215,950	0	0
\$225,001 - \$400,000	13		26.00%	278,000	325,000	278,000	240,000	0
\$400,001 and up	4		8.00%	582,250	0	469,000	565,000	662,250
Median List Price				189,450	119,500	194,700	199,900	662,250
Total Closed Units			100%	189,450	7	32	9	2
Total Closed Volume				10,578,849	918.40K	6.13M	2.20M	1.32M



June 2025



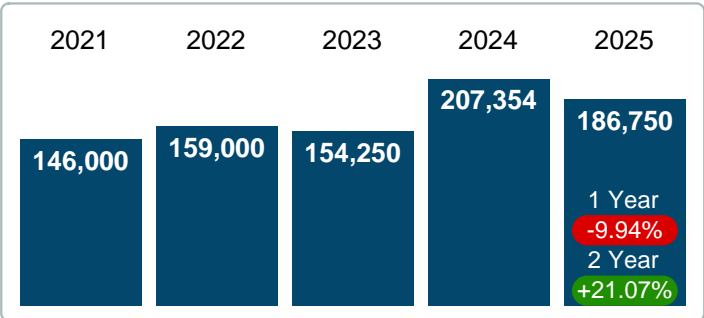
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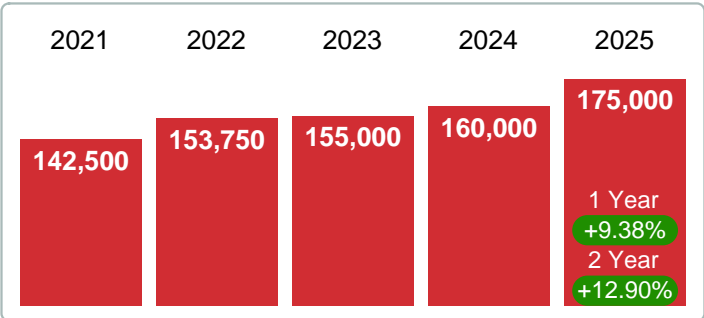
MEDIAN SOLD PRICE AT CLOSING

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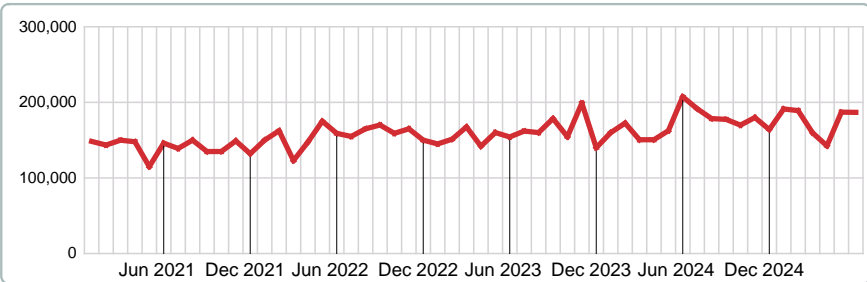
JUNE



YEAR TO DATE (YTD)

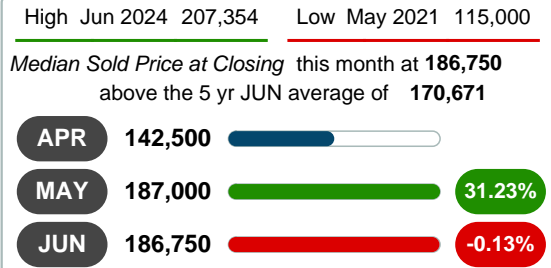


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 170,671



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
\$50,000 and less	5	10.00%	35,000	38,500	35,000	0	0
\$50,001 - \$100,000	6	12.00%	76,250	95,000	75,000	0	0
\$100,001 - \$125,000	1	2.00%	116,000	116,000	0	0	0
\$125,001 - \$200,000	18	36.00%	167,950	145,000	165,750	169,500	0
\$200,001 - \$225,000	5	10.00%	215,950	0	215,950	0	0
\$225,001 - \$400,000	11	22.00%	260,000	250,000	276,000	277,000	0
\$400,001 and up	4	8.00%	565,000	0	460,000	570,000	638,500
Median Sold Price			186,750	116,000	197,450	179,900	638,500
Total Closed Units		100%	186,750	7	32	9	2
Total Closed Volume			10,214,750	828.00K	5.97M	2.14M	1.28M

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Area Delimited by County Of Muskogee - Residential Property Type

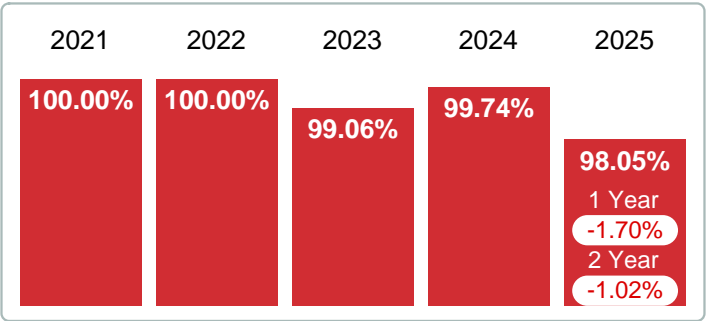
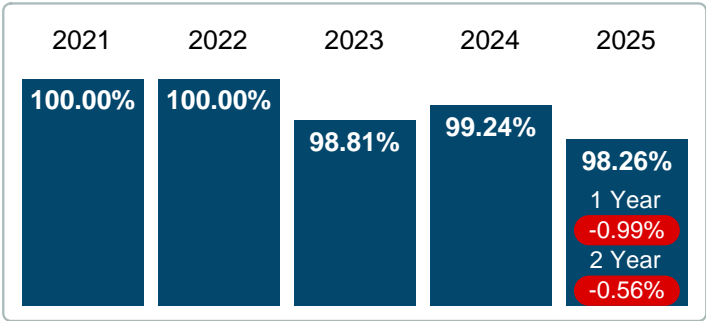


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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JUNE

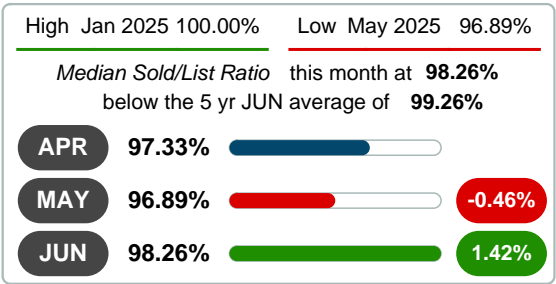
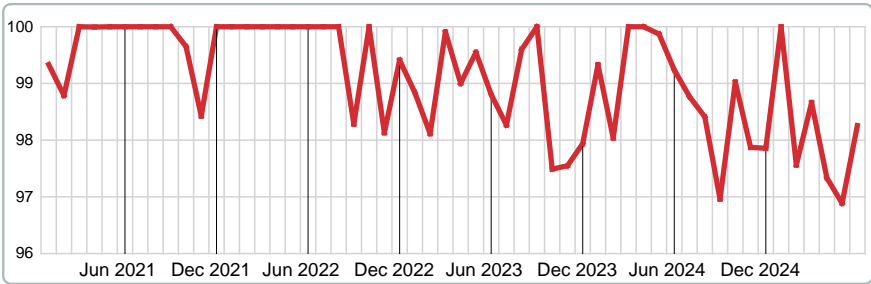
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 99.26%



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
\$50,000 and less	5		10.00%	77.78%	91.35%	75.19%	0.00%	0.00%
\$50,001 - \$100,000	6		12.00%	96.23%	100.00%	95.00%	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%	99.44%	98.34%	98.69%	99.69%	0.00%
\$200,001 - \$225,000	5		10.00%	100.00%	0.00%	100.00%	0.00%	0.00%
\$225,001 - \$400,000	11		22.00%	98.94%	76.92%	99.47%	99.22%	0.00%
\$400,001 and up	4		8.00%	98.49%	0.00%	98.08%	100.88%	96.15%
Median Sold/List Ratio			98.26%		96.37%	97.98%	100.00%	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



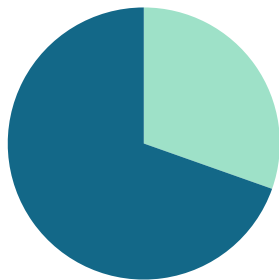
Area Delimited by County Of Muskogee - Residential Property Type



## 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

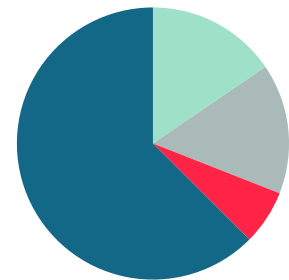
Closed Sales  
**50 = 15.48%**

Pending Sales  
**50 = 15.48%**

Other Off Market  
**21 = 6.50%**

Active Inventory  
**202 = 62.54%**

## MARKET ACTIVITY



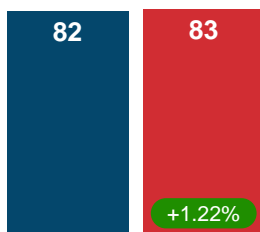
Compared Metrics	2024	June 2025	+/-%	2024	Year to Date 2025	+/-%
Closed Sales	38	50	31.58%	291	270	-7.22%
Pending Sales	59	50	-15.25%	320	300	-6.25%
New Listings	82	83	1.22%	436	448	2.75%
Median List Price	207,404	189,450	-8.66%	160,000	179,900	12.44%
Median Sale Price	207,354	186,750	-9.94%	160,000	175,000	9.38%
Median Percent of Selling Price to List Price	99.24%	98.26%	-0.99%	99.74%	98.05%	-1.70%
Median Days on Market to Sale	19.00	33.00	73.68%	26.00	33.00	26.92%
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**

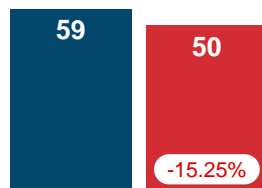
## JUNE MARKET

## MEDIAN PRICES

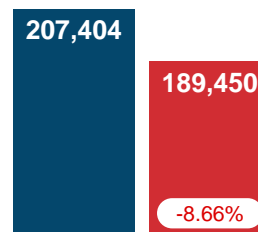
## New Listings



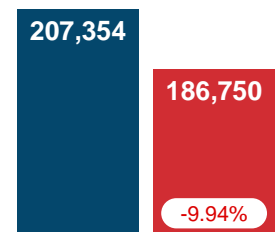
## Pending Listings



## List Price



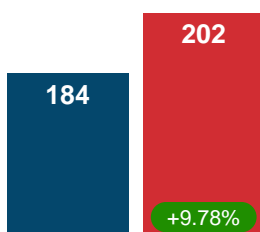
## Sale Price



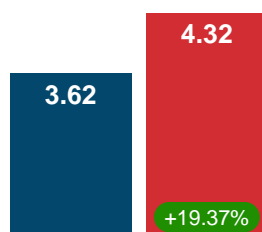
## INVENTORY

## MEDIAN SOLD/LIST RATIO &amp; DOM

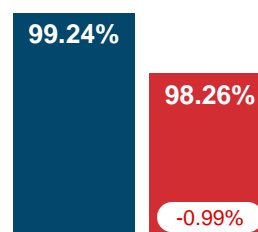
## Active Inventory



## Monthly Supply of Inventory



## Sale/List Ratio



## Days on Market

