

June 2025



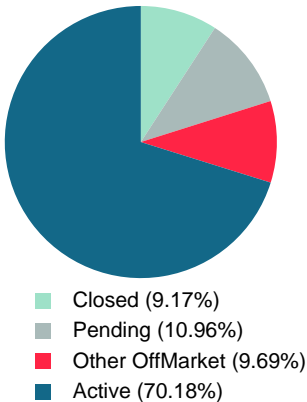
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	June 2025	+/- %
Closed Listings	90	87	-3.33%
Pending Listings	96	104	8.33%
New Listings	176	170	-3.41%
Median List Price	215,000	194,999	-9.30%
Median Sale Price	207,500	189,000	-8.92%
Median Percent of Selling Price to List Price	95.97%	95.61%	-0.38%
Median Days on Market to Sale	51.50	41.00	-20.39%
End of Month Inventory	567	666	17.46%
Months Supply of Inventory	6.70	8.87	32.45%



Absorption: Last 12 months, an Average of **75** Sales/Month
Active Inventory as of June 30, 2025 = **666**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2025 rose **17.46%** to 666 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 **8.87** 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 **8.92%** in June 2025 to \$189,000 versus the previous year at \$207,500.

Median Days on Market Shortens

The median number of **41.00** days that homes spent on the market before selling decreased by 10.50 days or **20.39%** in June 2025 compared to last year's same month at **51.50** DOM.

Sales Success for June 2025 is Positive

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

There were 170 New Listings in June 2025, down **3.41%** from last year at 176. Furthermore, there were 87 Closed Listings this month versus last year at 90, a **-3.33%** decrease.

Closed versus Listed trends yielded a **51.2%** ratio, up from previous year's, June 2024, at **51.1%**, a **0.08%** 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



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

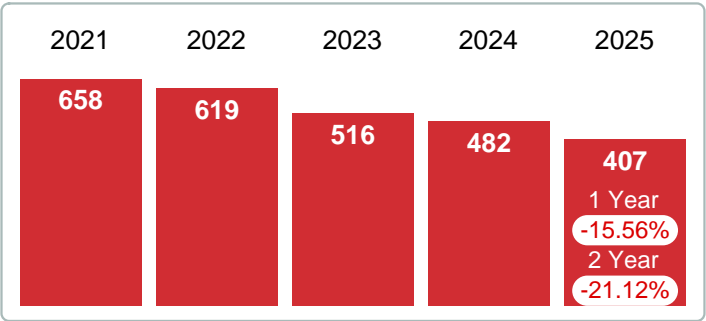
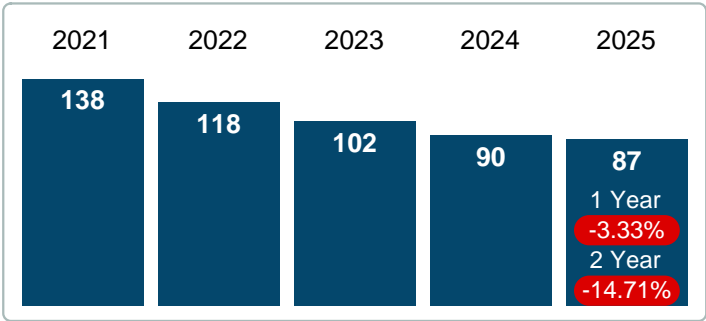


CLOSED LISTINGS

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JUNE

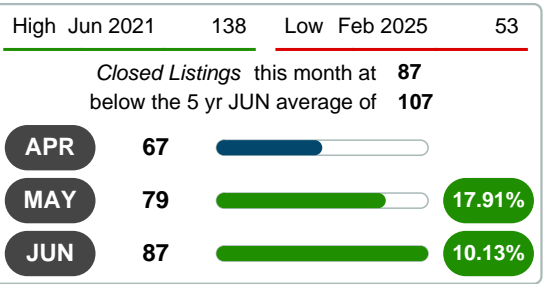
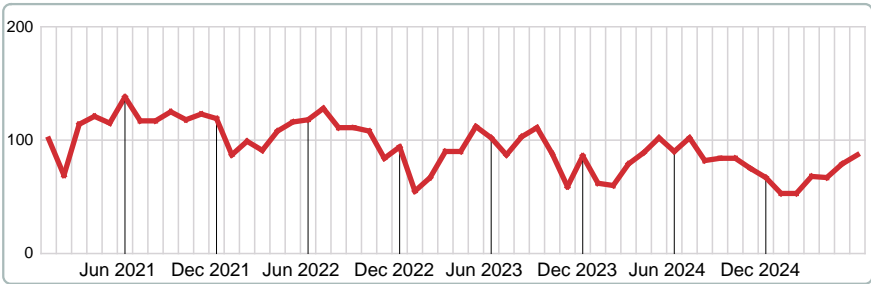
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 107



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	9			10.34%	13.0	3	5	1	0
\$75,001 - \$125,000	7			8.05%	71.0	1	6	0	0
\$125,001 - \$150,000	14			16.09%	51.5	4	10	0	0
\$150,001 - \$225,000	23			26.44%	58.0	4	15	3	1
\$225,001 - \$275,000	10			11.49%	20.0	0	7	2	1
\$275,001 - \$400,000	14			16.09%	36.0	1	8	5	0
\$400,001 and up	10			11.49%	87.5	0	5	1	4
Total Closed Units				87		13	56	12	6
Total Closed Volume				21,788,121	100%	1.88M	11.92M	3.48M	4.51M
Median Closed Price				\$189,000		\$140,000	\$178,750	\$282,500	\$829,011

June 2025



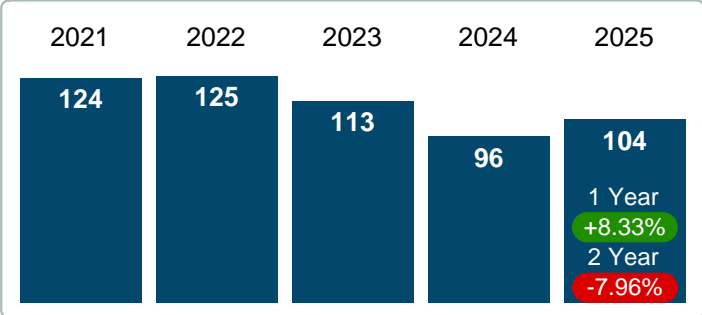
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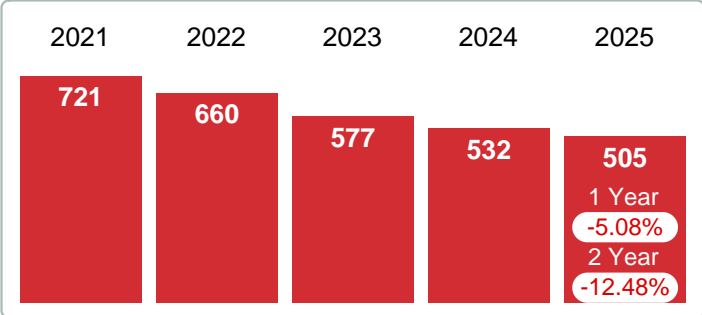
PENDING LISTINGS

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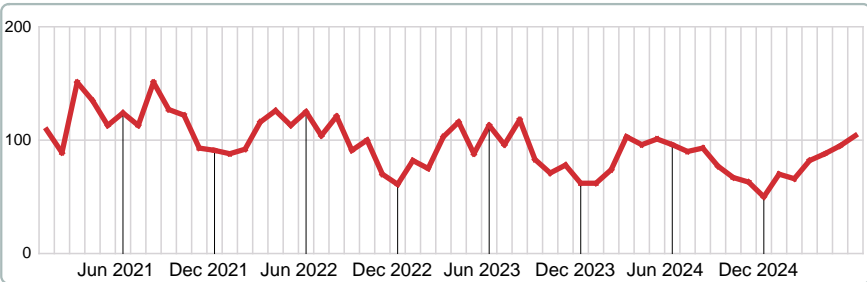
JUNE



YEAR TO DATE (YTD)

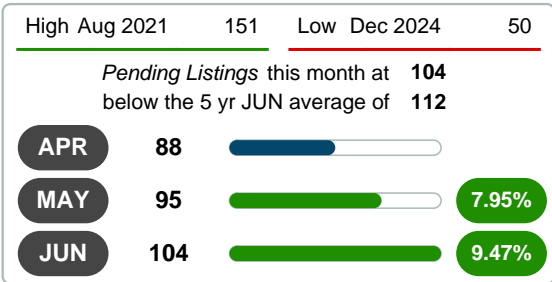


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 112



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			3.85%	13.0	3	0	1	0
\$50,001 - \$125,000	18			17.31%	58.0	7	9	1	1
\$125,001 - \$150,000	16			15.38%	58.5	5	9	2	0
\$150,001 - \$250,000	30			28.85%	45.5	1	24	4	1
\$250,001 - \$325,000	12			11.54%	79.0	2	5	5	0
\$325,001 - \$525,000	13			12.50%	36.0	0	8	4	1
\$525,001 and up	11			10.58%	70.0	0	6	3	2
Total Pending Units					104	18	61	20	5
Total Pending Volume					27,968,098	2.21M	15.38M	6.37M	4.00M
Median Listing Price					\$199,500	\$111,000	\$200,000	\$276,250	\$499,900

June 2025



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

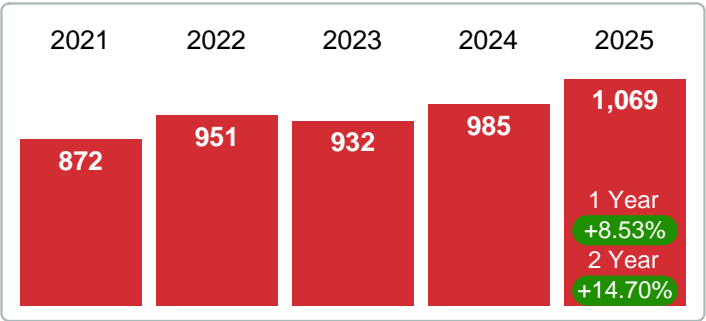
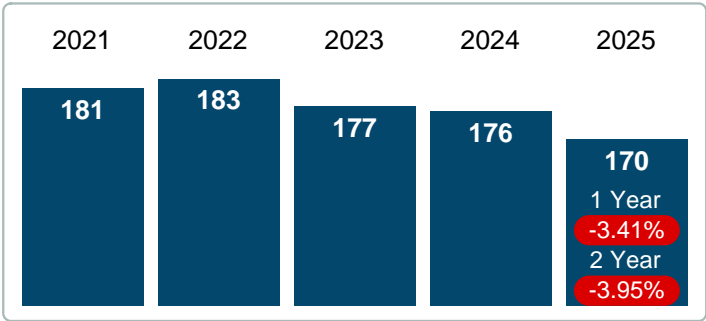


NEW LISTINGS

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JUNE

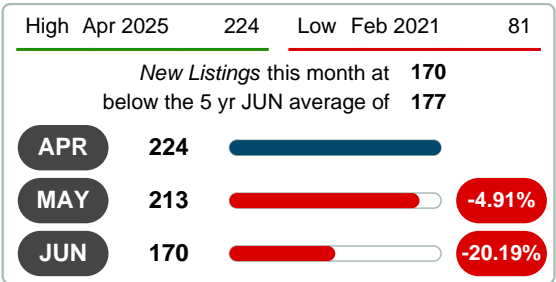
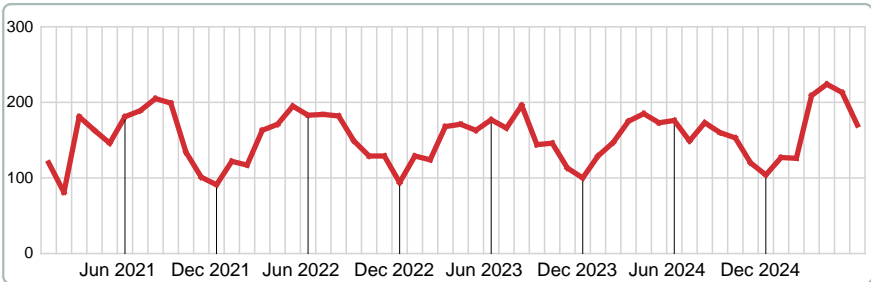
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 177



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$75,000 and less	10	5.88%
\$75,001 - \$125,000	24	14.12%
\$125,001 - \$175,000	30	17.65%
\$175,001 - \$275,000	37	21.76%
\$275,001 - \$375,000	26	15.29%
\$375,001 - \$575,000	23	13.53%
\$575,001 and up	20	11.76%
Total New Listed Units	170	
Total New Listed Volume	55,863,028	100%
Median New Listed Listing Price	\$239,500	

1-2 Beds	3 Beds	4 Beds	5+ Beds
7	3	0	0
9	12	3	0
9	19	2	0
5	23	6	3
4	16	5	1
2	16	5	0
1	11	6	2
37	100	27	6
6.26M	34.91M	11.38M	3.31M
\$134,900	\$250,000	\$348,500	\$306,900

June 2025



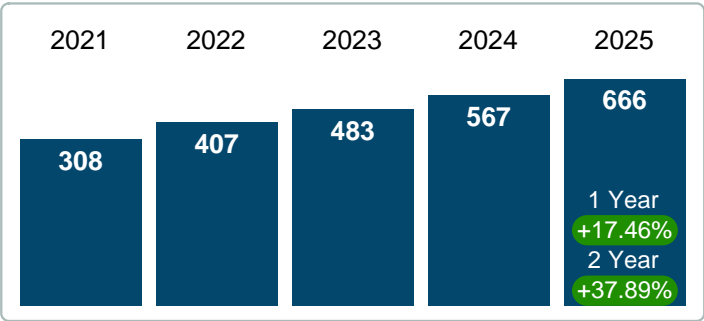
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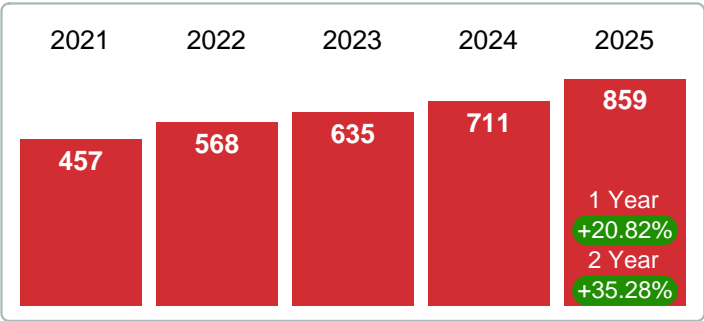
ACTIVE INVENTORY

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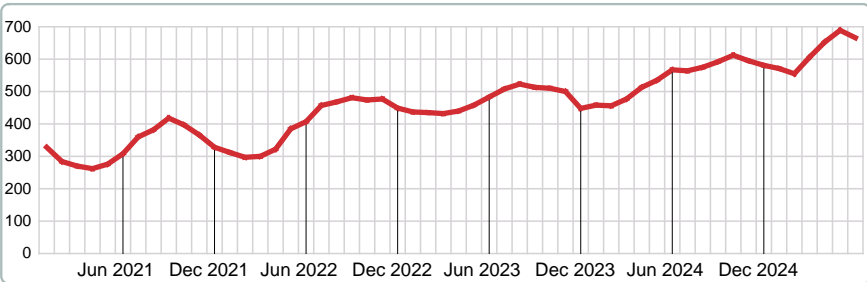
END OF JUNE



ACTIVE DURING JUNE

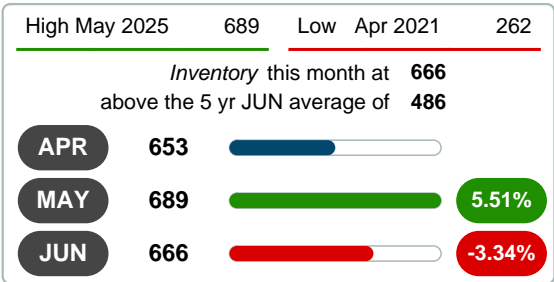


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 486



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	40		6.01%	71.5	23	16	1	0
\$75,001 - \$125,000	75		11.26%	60.0	30	39	6	0
\$125,001 - \$175,000	84		12.61%	58.5	25	48	10	1
\$175,001 - \$325,000	218		32.73%	69.0	40	133	38	7
\$325,001 - \$475,000	97		14.56%	62.0	15	58	20	4
\$475,001 - \$775,000	85		12.76%	80.0	9	37	30	9
\$775,001 and up	67		10.06%	87.0	2	22	27	16
Total Active Inventory by Units					144	353	132	37
Total Active Inventory by Volume					30.82M	122.90M	66.24M	42.51M
Median Active Inventory Listing Price					\$159,950	\$240,000	\$399,950	\$599,999

June 2025



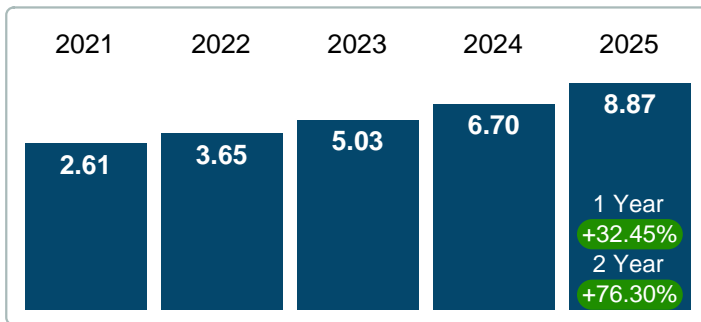
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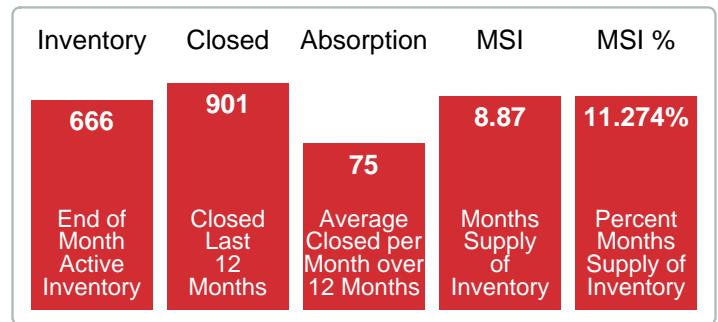
MONTHS SUPPLY of INVENTORY (MSI)

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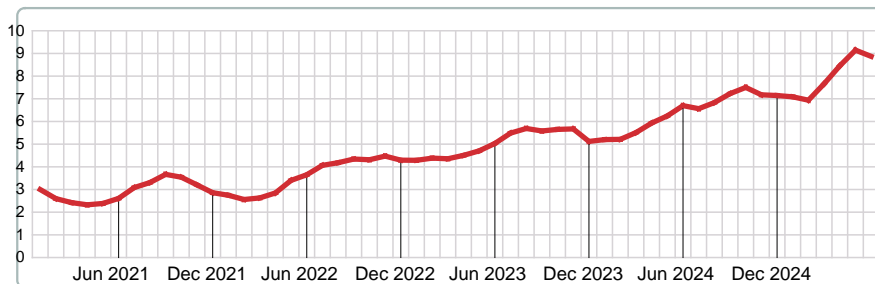
MSI FOR JUNE



INDICATORS FOR JUNE 2025



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 5.37

High May 2025 9.15 Low Apr 2021 2.33

Months Supply this month at **8.87**
above the 5 yr JUN average of **5.37**



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	40	6.01%	4.10	4.76	4.00	1.33	0.00
\$75,001 - \$125,000	75	11.26%	7.38	8.18	6.59	10.29	0.00
\$125,001 - \$175,000	84	12.61%	4.85	6.98	4.09	5.45	6.00
\$175,001 - \$325,000	218	32.73%	9.62	17.78	8.36	9.31	16.80
\$325,001 - \$475,000	97	14.56%	13.38	15.00	13.92	10.91	16.00
\$475,001 - \$775,000	85	12.76%	17.00	54.00	15.86	18.00	10.80
\$775,001 and up	67	10.06%	22.97	0.00	37.71	18.00	19.20
Market Supply of Inventory (MSI)			8.87	9.29	7.90	10.78	13.88
Total Active Inventory by Units		100%	8.87	144	353	132	37

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

June 2025



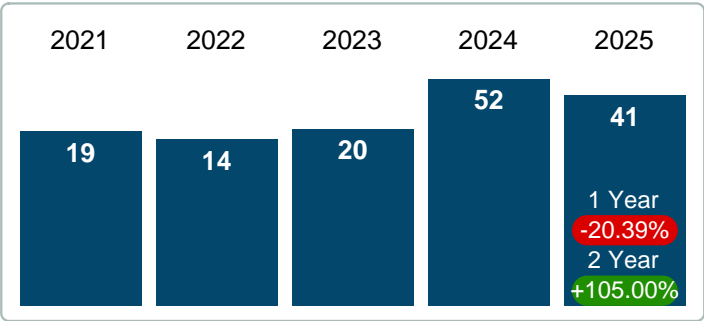
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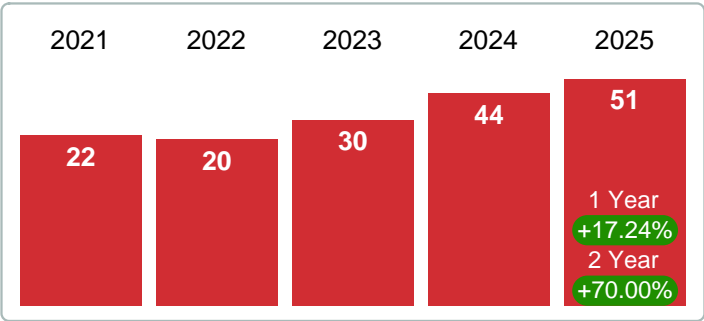
MEDIAN DAYS ON MARKET TO SALE

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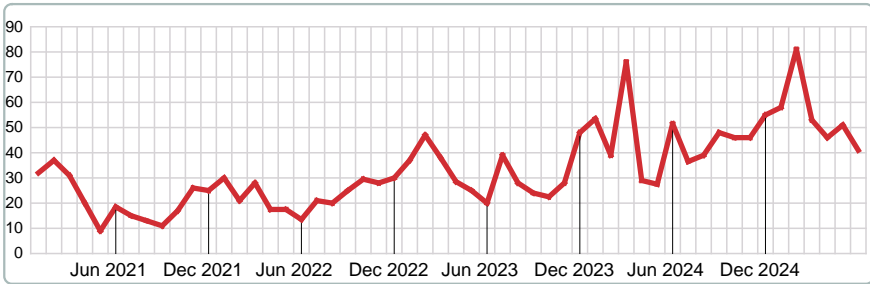
JUNE



YEAR TO DATE (YTD)

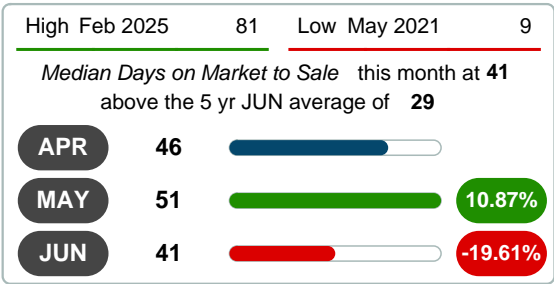


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 29



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	9			10.34%	13	41	12	18	0
\$75,001 - \$125,000	7			8.05%	71	13	87	0	0
\$125,001 - \$150,000	14			16.09%	52	56	40	0	0
\$150,001 - \$225,000	23			26.44%	58	27	60	56	136
\$225,001 - \$275,000	10			11.49%	20	0	20	53	20
\$275,001 - \$400,000	14			16.09%	36	151	27	62	0
\$400,001 and up	10			11.49%	88	0	40	5	164
Median Closed DOM	41					43	37	37	144
Total Closed Units	87				100%	13	56	12	6
Total Closed Volume	21,788,121					1.88M	11.92M	3.48M	4.51M

June 2025



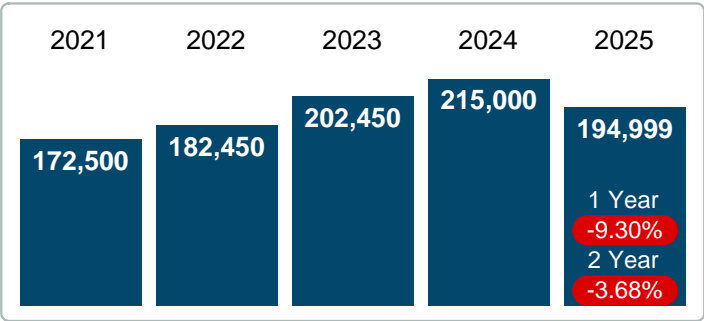
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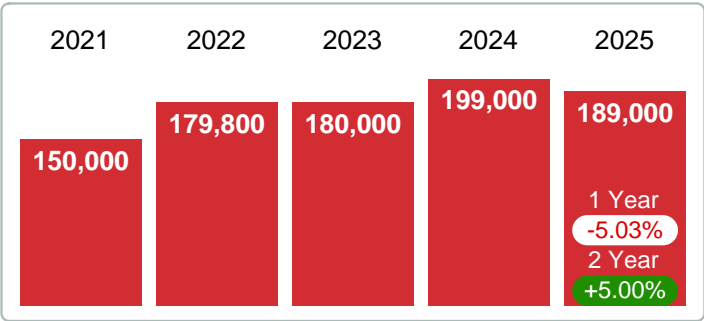
MEDIAN LIST PRICE AT CLOSING

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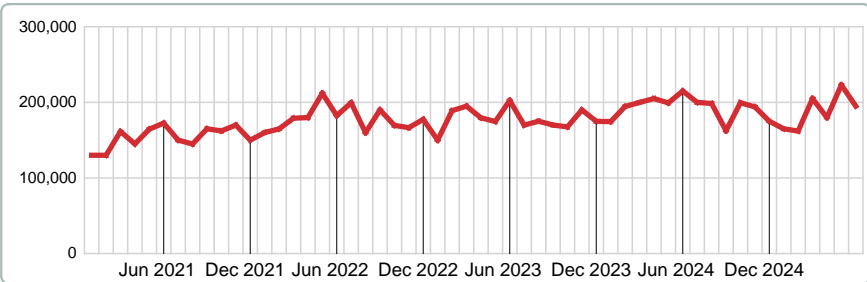
JUNE



YEAR TO DATE (YTD)

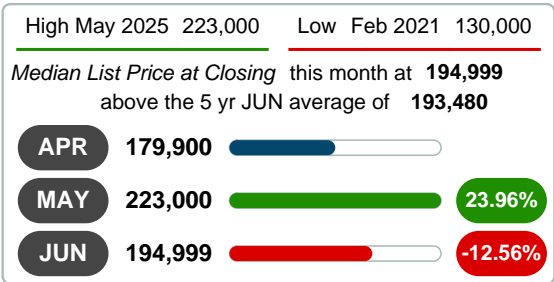


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 193,480



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	8			9.20%	59,900	39,000	64,900	0	0
\$75,001 - \$125,000	7			8.05%	110,000	100,000	119,000	79,900	0
\$125,001 - \$150,000	14			16.09%	145,000	149,000	144,900	0	0
\$150,001 - \$225,000	22			25.29%	179,950	170,000	180,000	199,900	165,000
\$225,001 - \$275,000	9			10.34%	249,900	239,450	250,000	234,900	260,000
\$275,001 - \$400,000	16			18.39%	307,500	348,000	319,000	299,950	0
\$400,001 and up	11			12.64%	599,950	0	484,000	899,900	1,110,000
Median List Price					194,999	149,000	184,500	297,450	990,000
Total Closed Units				100%	194,999	13	56	12	6
Total Closed Volume					23,103,448	1.98M	12.58M	3.63M	4.92M

June 2025



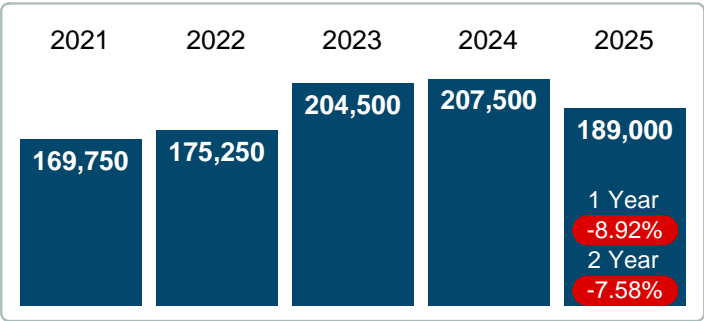
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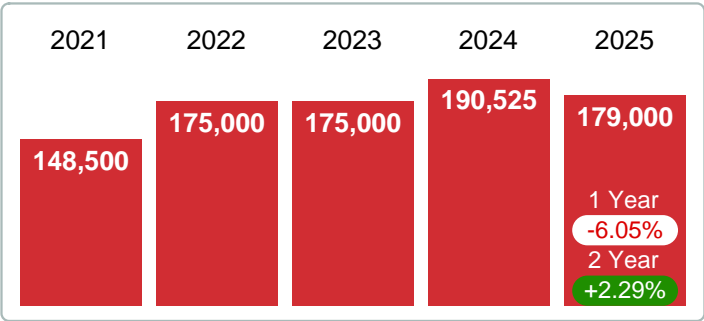
MEDIAN SOLD PRICE AT CLOSING

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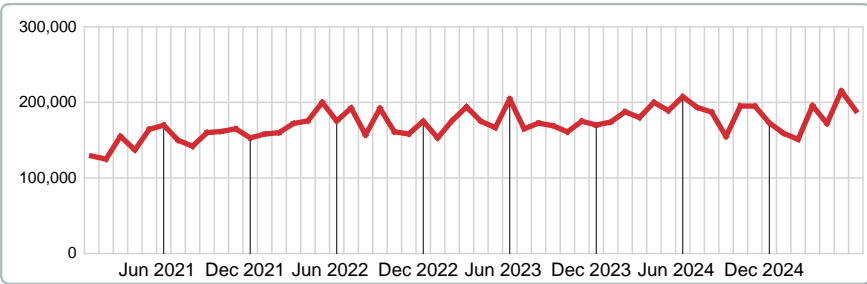
JUNE



YEAR TO DATE (YTD)

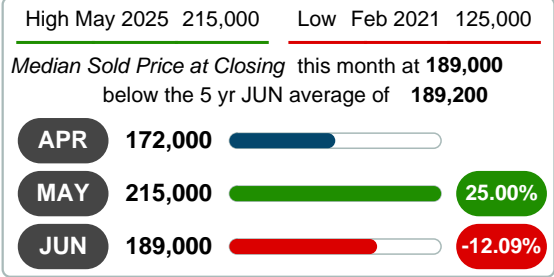


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 189,200



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	9			10.34%	53,000	29,500	53,900	75,000	0
\$75,001 - \$125,000	7			8.05%	112,000	100,000	116,000	0	0
\$125,001 - \$150,000	14			16.09%	138,650	139,000	134,650	0	0
\$150,001 - \$225,000	23			26.44%	180,000	185,000	180,000	199,500	157,500
\$225,001 - \$275,000	10			11.49%	250,000	0	250,000	254,950	232,500
\$275,001 - \$400,000	14			16.09%	302,000	375,000	349,750	294,400	0
\$400,001 and up	10			11.49%	706,949	0	460,000	850,000	964,563
Median Sold Price					189,000	140,000	178,750	282,500	829,011
Total Closed Units				100%	189,000	13	56	12	6
Total Closed Volume					21,788,121	1.88M	11.92M	3.48M	4.51M

June 2025



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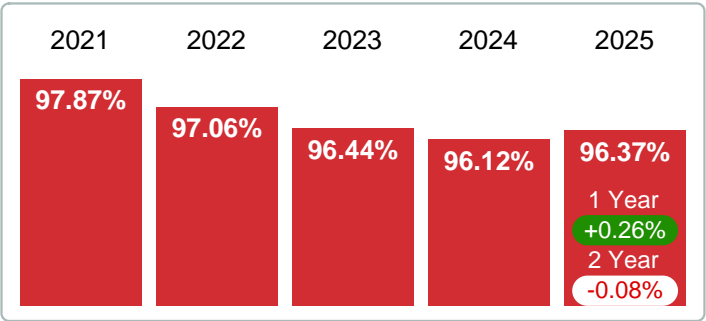
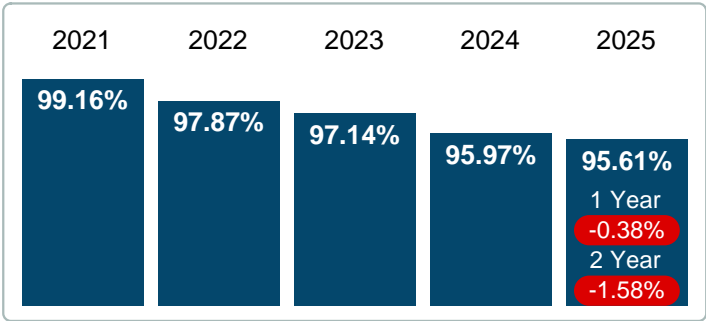


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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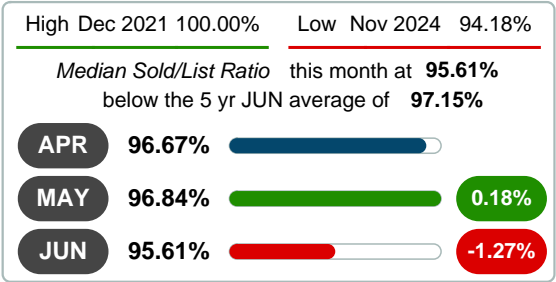
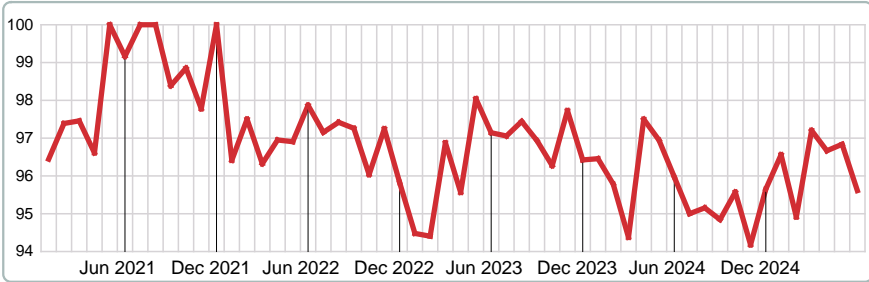
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 97.15%



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	9	10.34%	77.04%	73.58%	89.41%	93.87%	0.00%
\$75,001 - \$125,000	7	8.05%	93.72%	100.00%	91.47%	0.00%	0.00%
\$125,001 - \$150,000	14	16.09%	94.25%	91.15%	98.39%	0.00%	0.00%
\$150,001 - \$225,000	23	26.44%	98.18%	98.41%	98.39%	98.18%	95.45%
\$225,001 - \$275,000	10	11.49%	95.45%	0.00%	96.23%	95.99%	89.42%
\$275,001 - \$400,000	14	16.09%	97.18%	107.76%	97.18%	96.67%	0.00%
\$400,001 and up	10	11.49%	94.70%	0.00%	94.94%	94.45%	95.72%
Median Sold/List Ratio		95.61%		93.33%	97.12%	96.14%	94.56%
Total Closed Units		87	100%	13	56	12	6
Total Closed Volume		21,788,121		1.88M	11.92M	3.48M	4.51M

June 2025



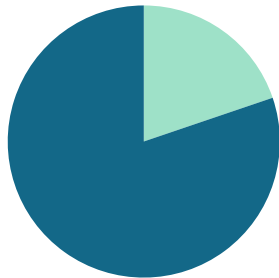
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY



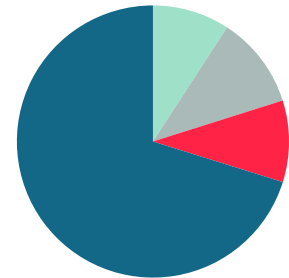
Inventory

New Listings
170 = 19.79%
Start Inventory
689
Total Inventory Units
859
Volume
\$318,101,397

Market Activity

Closed Sales
87 = 9.17%
Pending Sales
104 = 10.96%
Other Off Market
92 = 9.69%
Active Inventory
666 = 70.18%

MARKET ACTIVITY



Compared Metrics	2024	June 2025	+/- %	2024	Year to Date 2025	+/- %
Closed Sales	90	87	-3.33%	482	407	-15.56%
Pending Sales	96	104	8.33%	532	505	-5.08%
New Listings	176	170	-3.41%	985	1,069	8.53%
Median List Price	215,000	194,999	-9.30%	199,000	189,000	-5.03%
Median Sale Price	207,500	189,000	-8.92%	190,525	179,000	-6.05%
Median Percent of Selling Price to List Price	95.97%	95.61%	-0.38%	96.12%	96.37%	0.26%
Median Days on Market to Sale	51.50	41.00	-20.39%	43.50	51.00	17.24%
Monthly Inventory	567	666	17.46%	567	666	17.46%
Months Supply of Inventory	6.70	8.87	32.45%	6.70	8.87	32.45%

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

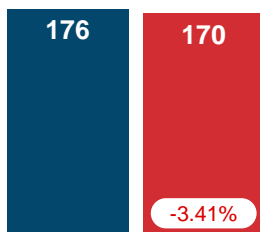
Inventory on June 30, 2025 = **666**

2024 **2025**

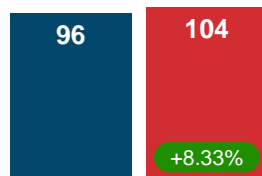
JUNE MARKET

MEDIAN PRICES

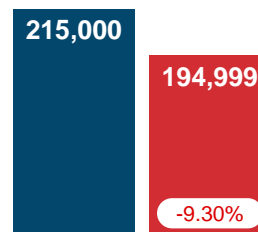
New Listings



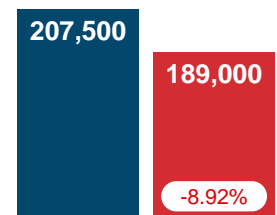
Pending Listings



List Price



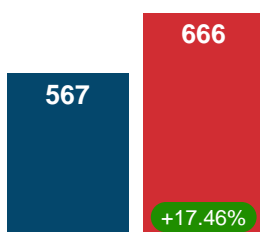
Sale Price



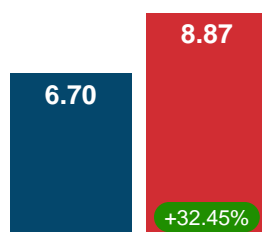
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

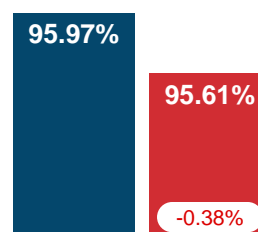
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

