

# July 2025



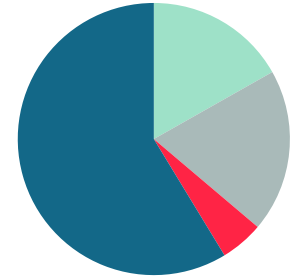
Area Delimited by County Of Muskogee - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	July 2025	+/-%
Closed Listings	44	59	34.09%
Pending Listings	53	68	28.30%
New Listings	90	79	-12.22%
Average List Price	219,337	195,044	-11.08%
Average Sale Price	214,235	193,786	-9.55%
Average Percent of Selling Price to List Price	98.15%	97.16%	-1.01%
Average Days on Market to Sale	43.23	34.69	-19.74%
End of Month Inventory	201	206	2.49%
Months Supply of Inventory	4.11	4.29	4.44%



■ Closed (16.81%)  
■ Pending (19.37%)  
■ Other OffMarket (5.13%)  
■ Active (58.69%)

**Absorption:** Last 12 months, an Average of **48** Sales/Month  
**Active Inventory** as of July 31, 2025 = **206**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2025 rose **2.49%** to 206 existing homes available for sale. Over the last 12 months this area has had an average of 48 closed sales per month. This represents an unsold inventory index of **4.29** 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 **9.55%** in July 2025 to \$193,786 versus the previous year at \$214,235.

#### Average Days on Market Shortens

The average number of **34.69** days that homes spent on the market before selling decreased by 8.53 days or **19.74%** in July 2025 compared to last year's same month at **43.23** DOM.

#### Sales Success for July 2025 is Positive

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

There were 79 New Listings in July 2025, down **12.22%** from last year at 90. Furthermore, there were 59 Closed Listings this month versus last year at 44, a **34.09%** increase.

Closed versus Listed trends yielded a **74.7%** ratio, up from previous year's, July 2024, at **48.9%**, a **52.76%** 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

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

### 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

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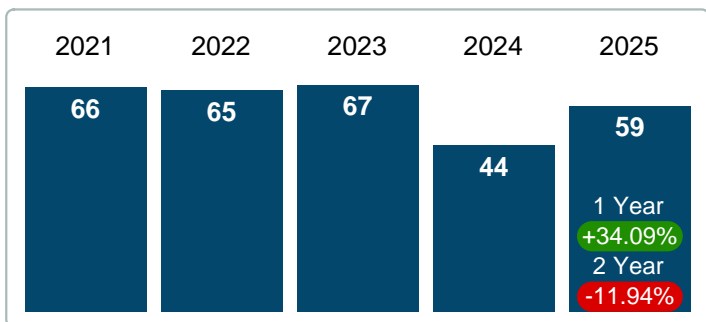
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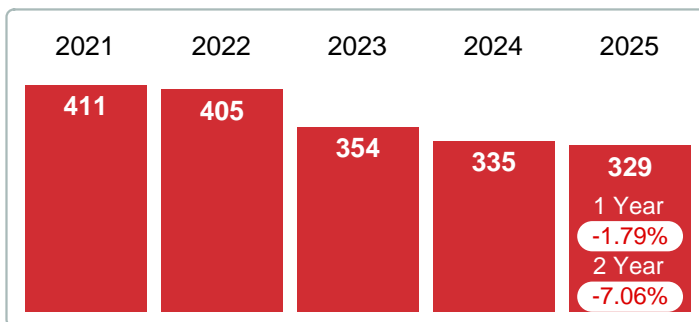
## CLOSED LISTINGS

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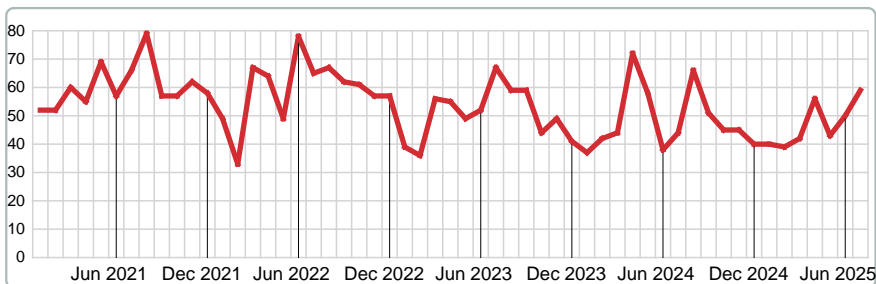
### JULY



### YEAR TO DATE (YTD)

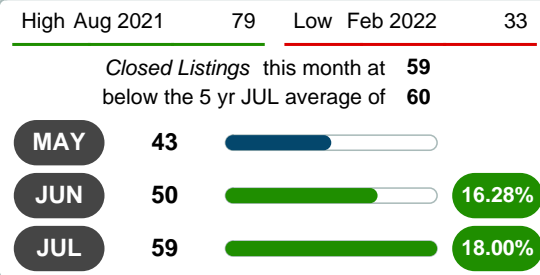


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 60



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	1	1.69%	3.0	0	1	0	0
\$25,001 - \$75,000	10	16.95%	41.3	2	5	2	1
\$75,001 - \$125,000	8	13.56%	47.6	3	4	1	0
\$125,001 - \$175,000	14	23.73%	29.6	5	8	1	0
\$175,001 - \$225,000	10	16.95%	13.1	0	9	1	0
\$225,001 - \$400,000	10	16.95%	42.4	0	4	5	1
\$400,001 and up	6	10.17%	46.7	0	2	3	1
<b>Total Closed Units</b>	<b>59</b>			<b>10</b>	<b>33</b>	<b>13</b>	<b>3</b>
<b>Total Closed Volume</b>	<b>11,433,376</b>	<b>100%</b>	<b>34.7</b>	<b>1.16M</b>	<b>5.77M</b>	<b>3.38M</b>	<b>1.12M</b>
<b>Average Closed Price</b>	<b>\$193,786</b>			<b>\$115,549</b>	<b>\$174,975</b>	<b>\$260,170</b>	<b>\$373,833</b>

# July 2025



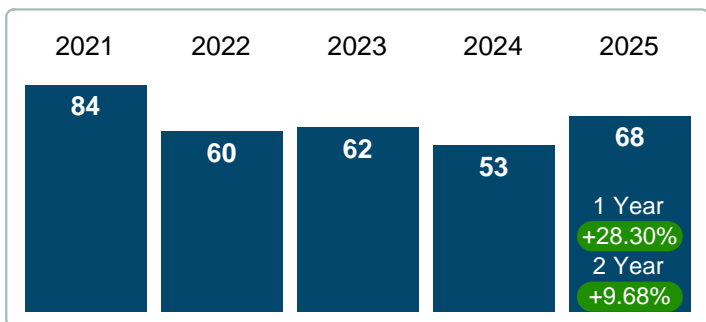
Area Delimited by County Of Muskogee - Residential Property Type



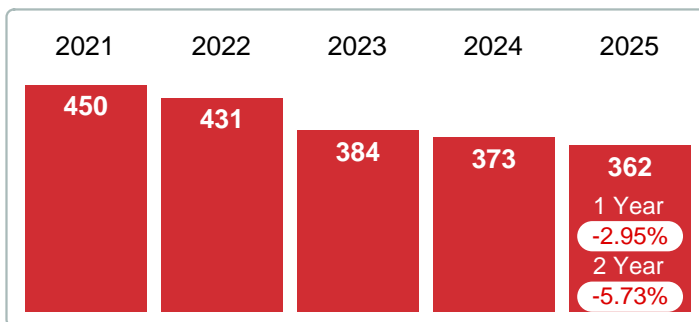
## PENDING LISTINGS

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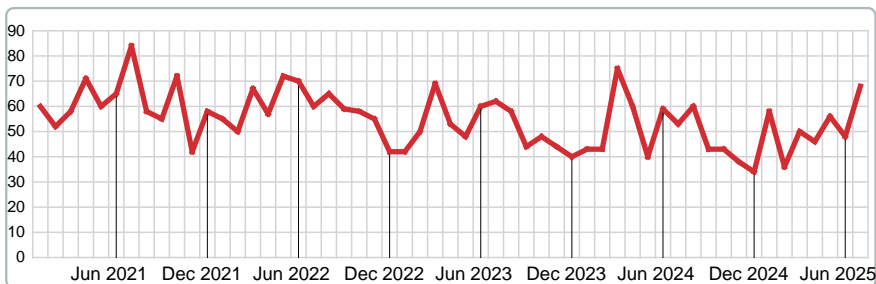
### JULY



### YEAR TO DATE (YTD)

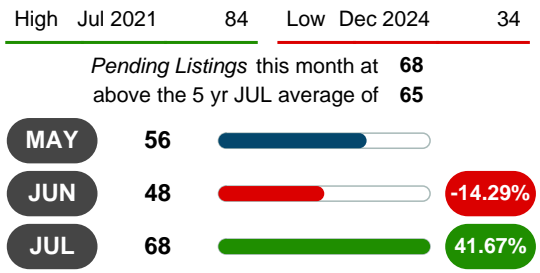


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 65



### 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	5.88%	116.8	1	1	1	1
\$50,001 - \$125,000	9	13.24%	44.7	3	3	3	0
\$125,001 - \$175,000	12	17.65%	40.6	2	8	2	0
\$175,001 - \$225,000	16	23.53%	40.3	1	14	1	0
\$225,001 - \$275,000	7	10.29%	52.7	1	5	0	1
\$275,001 - \$375,000	13	19.12%	79.6	2	7	3	1
\$375,001 and up	7	10.29%	96.0	0	1	5	1
<b>Total Pending Units</b>	<b>68</b>			<b>10</b>	<b>39</b>	<b>15</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>15,283,373</b>	<b>100%</b>	<b>59.9</b>	<b>1.67M</b>	<b>7.99M</b>	<b>4.60M</b>	<b>1.03M</b>
<b>Average Listing Price</b>	<b>\$224,755</b>			<b>\$166,540</b>	<b>\$204,773</b>	<b>\$306,661</b>	<b>\$257,975</b>

# July 2025



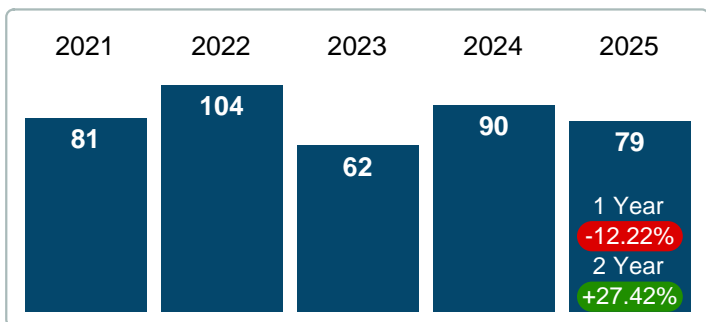
Area Delimited by County Of Muskogee - Residential Property Type



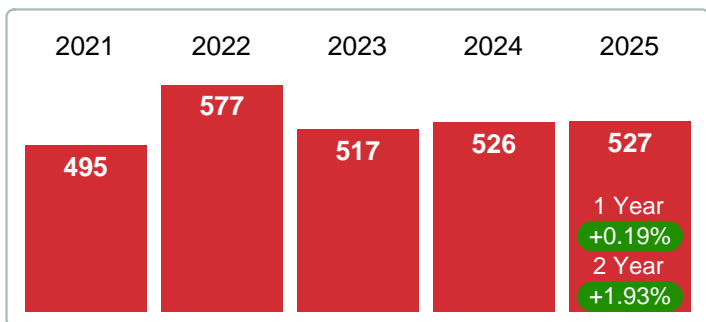
## NEW LISTINGS

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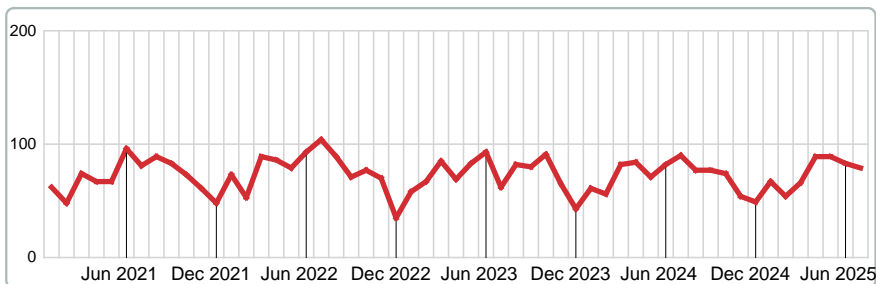
### JULY



### YEAR TO DATE (YTD)

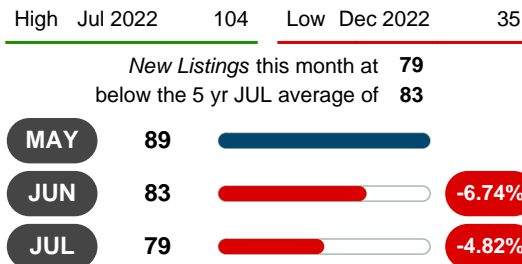


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 83



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7	8.86%	4	2	1	0
\$100,001 - \$150,000	8	10.13%	2	5	1	0
\$150,001 - \$175,000	6	7.59%	2	4	0	0
\$175,001 - \$225,000	20	25.32%	2	14	4	0
\$225,001 - \$325,000	18	22.78%	0	15	3	0
\$325,001 - \$375,000	9	11.39%	0	5	3	1
\$375,001 and up	11	13.92%	1	4	4	2
<b>Total New Listed Units</b>	<b>79</b>		<b>11</b>	<b>49</b>	<b>16</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>20,196,043</b>	<b>100%</b>	<b>1.83M</b>	<b>12.33M</b>	<b>4.75M</b>	<b>1.29M</b>
<b>Average New Listed Listing Price</b>	<b>\$255,646</b>		<b>\$166,039</b>	<b>\$251,674</b>	<b>\$296,792</b>	<b>\$429,633</b>

# July 2025



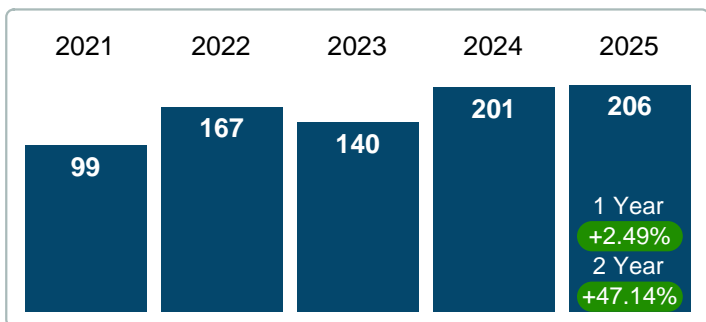
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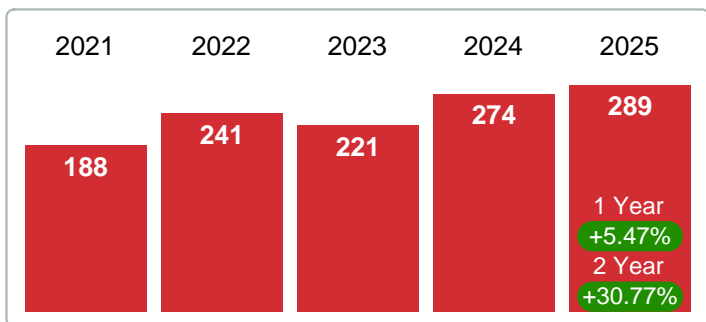
## ACTIVE INVENTORY

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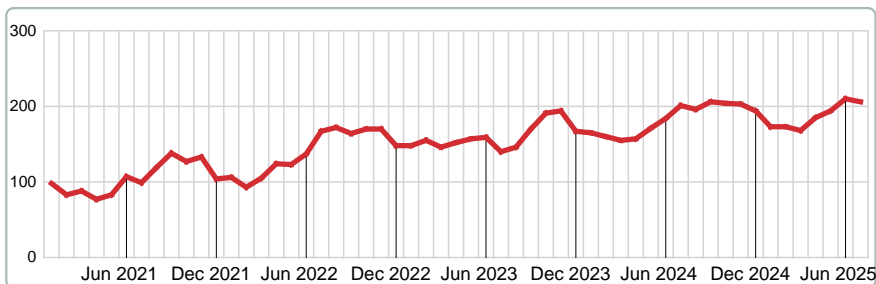
### END OF JULY



### ACTIVE DURING JULY



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 163

High Jun 2025 210 Low Apr 2021 77

Inventory this month at 206 above the 5 yr JUL average of 163

MAY	194	<div style="width: 80%;"></div>
JUN	210	<div style="width: 100%;"></div> 8.25%
JUL	206	<div style="width: 95%;"></div> -1.90%

### 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	13	6.31%	91.2	8	5	0	0
\$75,001 - \$125,000	31	15.05%	94.8	20	10	1	0
\$125,001 - \$175,000	28	13.59%	69.7	7	18	2	1
\$175,001 - \$275,000	57	27.67%	61.4	5	36	14	2
\$275,001 - \$350,000	29	14.08%	73.2	1	17	11	0
\$350,001 - \$525,000	27	13.11%	97.7	0	10	11	6
\$525,001 and up	21	10.19%	91.0	4	4	7	6
<b>Total Active Inventory by Units</b>	<b>206</b>			<b>45</b>	<b>100</b>	<b>46</b>	<b>15</b>
<b>Total Active Inventory by Volume</b>	<b>59,234,302</b>	<b>100%</b>	<b>78.9</b>	<b>9.01M</b>	<b>24.23M</b>	<b>16.88M</b>	<b>9.12M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$287,545</b>			<b>\$200,234</b>	<b>\$242,250</b>	<b>\$366,914</b>	<b>\$608,047</b>

# July 2025



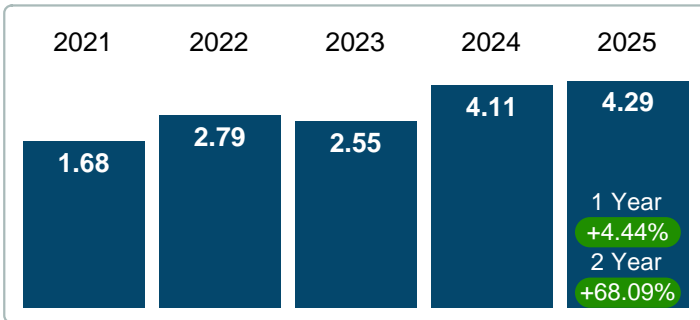
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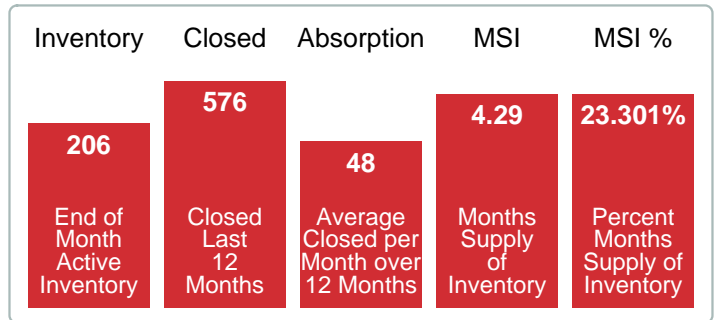
## MONTHS SUPPLY of INVENTORY (MSI)

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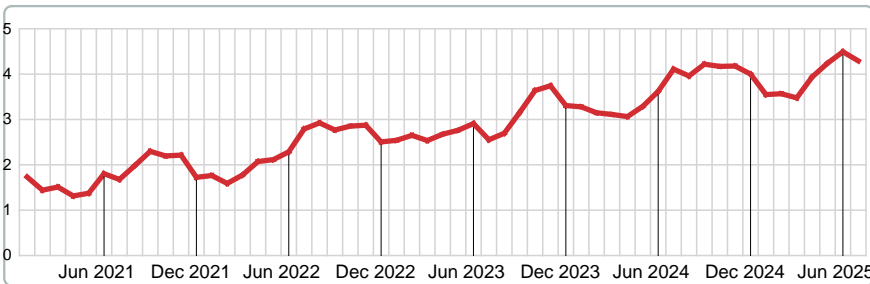
### MSI FOR JULY



### INDICATORS FOR JULY 2025

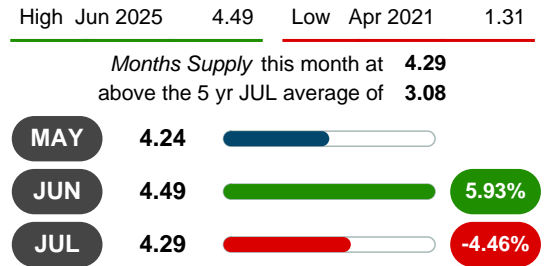


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 3.08



### 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	13	6.31%	1.81	2.74	1.62	0.00	0.00
\$75,001 - \$125,000	31	15.05%	4.23	6.15	2.73	3.00	0.00
\$125,001 - \$175,000	28	13.59%	2.75	5.25	2.37	1.71	12.00
\$175,001 - \$275,000	57	27.67%	3.80	15.00	3.15	4.94	4.80
\$275,001 - \$350,000	29	14.08%	7.57	6.00	8.16	6.95	0.00
\$350,001 - \$525,000	27	13.11%	8.31	0.00	6.67	6.95	72.00
\$525,001 and up	21	10.19%	16.80	48.00	48.00	10.50	14.40
Market Supply of Inventory (MSI)			4.29	5.51	3.40	5.06	11.25
Total Active Inventory by Units		100%	4.29	45	100	46	15

# July 2025



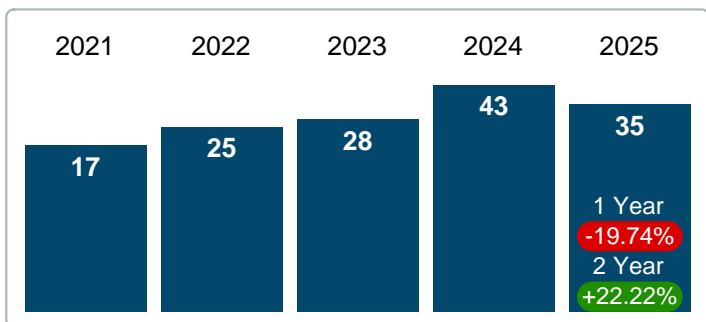
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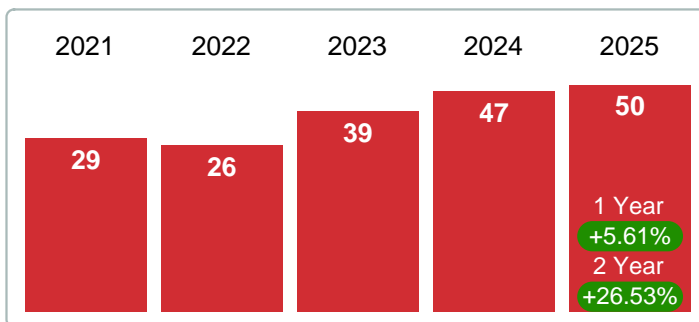
## AVERAGE DAYS ON MARKET TO SALE

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

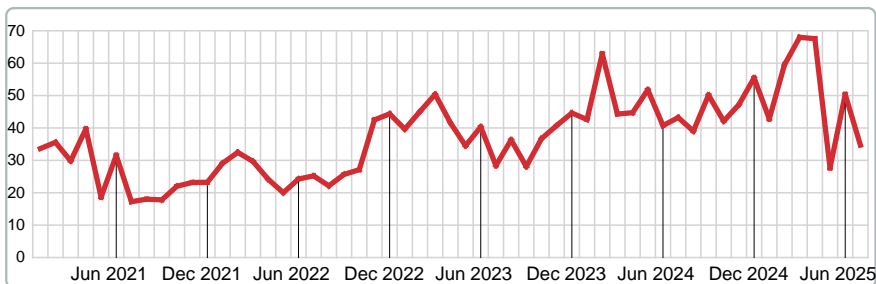
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 30

High Mar 2025 68 Low Jul 2021 17

Average Days on Market to Sale this month at 35 above the 5 yr JUL average of 30



### 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
\$25,000 and less	1.69%	3	0	3	0	0
\$25,001 - \$75,000	16.95%	41	9	27	62	136
\$75,001 - \$125,000	13.56%	48	53	50	23	0
\$125,001 - \$175,000	23.73%	30	31	20	102	0
\$175,001 - \$225,000	16.95%	13	0	14	9	0
\$225,001 - \$400,000	16.95%	42	0	45	30	93
\$400,001 and up	10.17%	47	0	49	58	10
<b>Average Closed DOM</b>		<b>35</b>	<b>33</b>	<b>27</b>	<b>45</b>	<b>80</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>35</b>	<b>10</b>	<b>33</b>	<b>13</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>11,433,376</b>	<b>1.16M</b>	<b>5.77M</b>	<b>3.38M</b>	<b>1.12M</b>

# July 2025



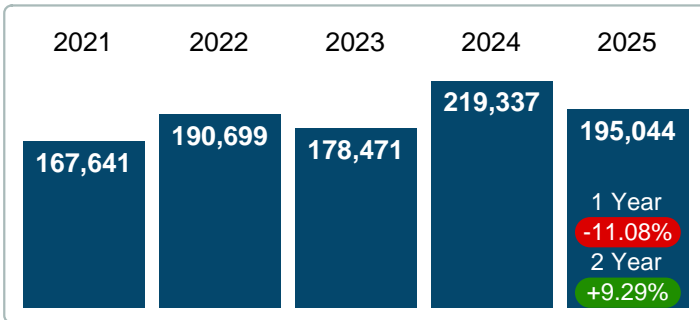
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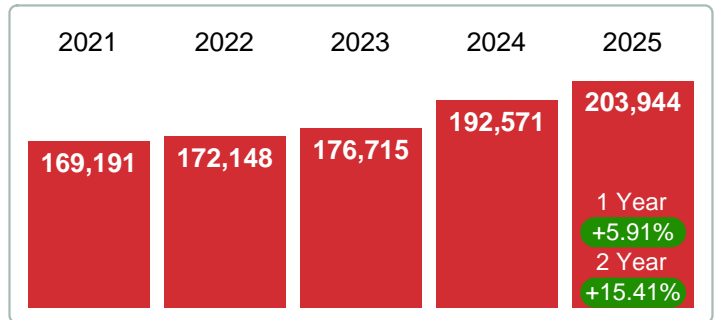
## AVERAGE LIST PRICE AT CLOSING

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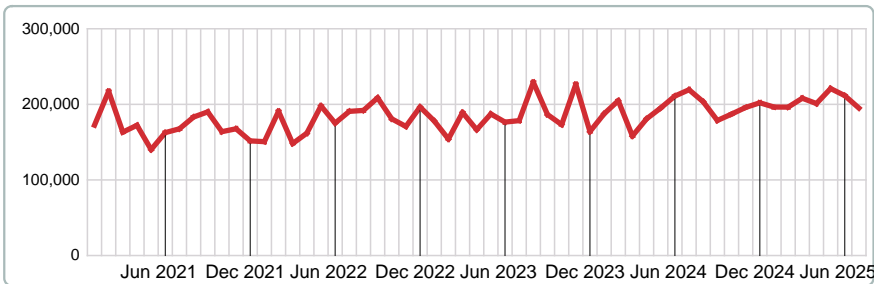
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

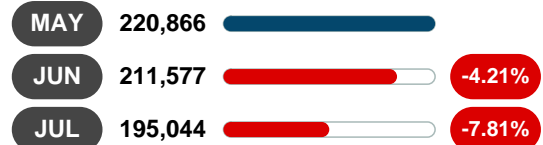


### 3 MONTHS

5 year JUL AVG = 190,239

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

Average List Price at Closing this month at **195,044** above the 5 yr JUL average of **190,239**



### 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
\$25,000 and less	1	1.69%	19,500	0	19,500	0	0
\$25,001 - \$75,000	9	15.25%	48,422	55,500	58,980	49,950	33,000
\$75,001 - \$125,000	9	15.25%	106,756	102,267	119,000	75,000	0
\$125,001 - \$175,000	12	20.34%	155,032	157,397	162,863	150,000	0
\$175,001 - \$225,000	12	20.34%	195,488	0	195,582	206,115	0
\$225,001 - \$400,000	10	16.95%	278,335	0	281,863	279,180	260,000
\$400,001 and up	6	10.17%	516,983	0	499,000	501,633	599,000
Average List Price			195,044	120,479	181,181	263,986	297,333
Total Closed Units		100%	195,044	10	33	13	3
Total Closed Volume			11,507,585	1.20M	5.98M	3.43M	892.00K

# July 2025



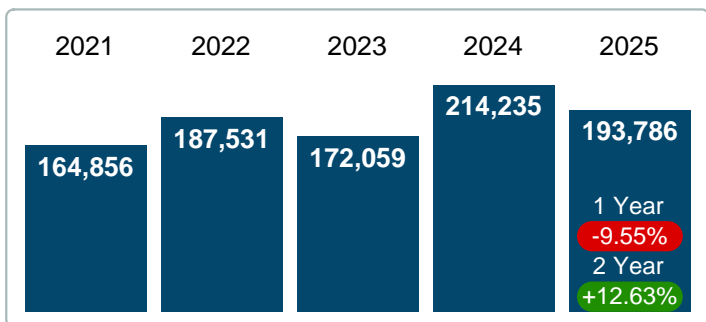
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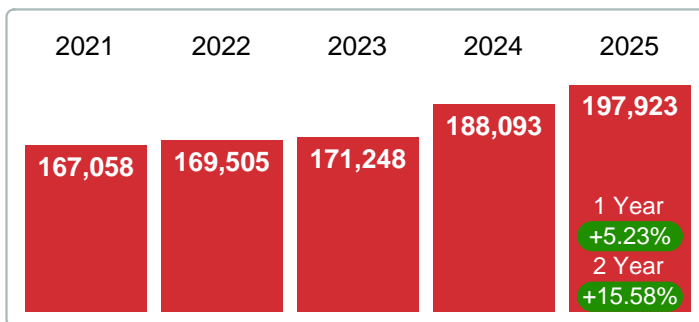
## AVERAGE SOLD PRICE AT CLOSING

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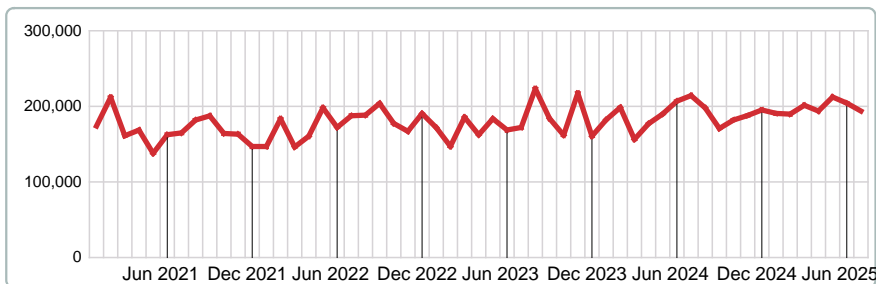
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

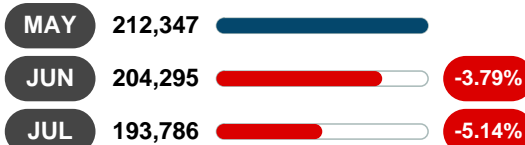


### 3 MONTHS

5 year JUL AVG = 186,493

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

Average Sold Price at Closing this month at 193,786 above the 5 yr JUL average of 186,493



### 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
\$25,000 and less	1	1.69%	17,000	0	17,000	0	0
\$25,001 - \$75,000	10	16.95%	43,555	49,125	45,160	40,000	31,500
\$75,001 - \$125,000	8	13.56%	103,463	91,333	112,175	105,000	0
\$125,001 - \$175,000	14	23.73%	158,445	156,647	160,249	153,000	0
\$175,001 - \$225,000	10	16.95%	196,185	0	195,082	206,115	0
\$225,001 - \$400,000	10	16.95%	276,705	0	277,488	279,420	260,000
\$400,001 and up	6	10.17%	534,333	0	467,500	480,333	830,000
<b>Average Sold Price</b>			<b>193,786</b>	<b>115,549</b>	<b>174,975</b>	<b>260,170</b>	<b>373,833</b>
<b>Total Closed Units</b>		<b>100%</b>	<b>193,786</b>	<b>10</b>	<b>33</b>	<b>13</b>	<b>3</b>
<b>Total Closed Volume</b>			<b>11,433,376</b>	<b>1.16M</b>	<b>5.77M</b>	<b>3.38M</b>	<b>1.12M</b>

# July 2025



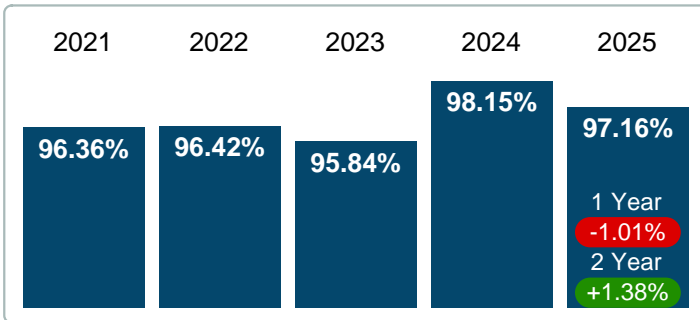
Area Delimited by County Of Muskogee - Residential Property Type



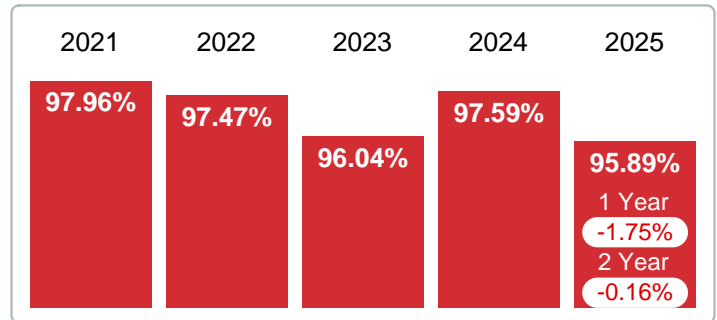
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

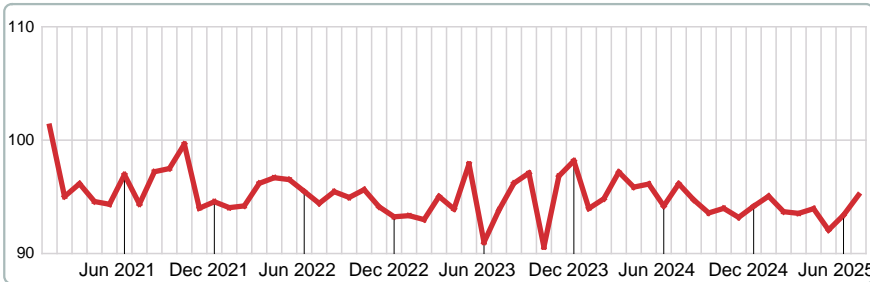
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

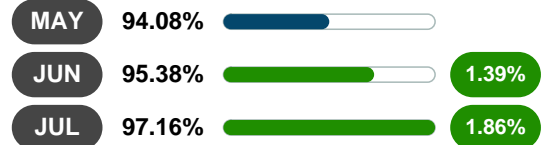


### 3 MONTHS

5 year JUL AVG = 96.79%

High Jan 2021 103.23% Low Oct 2023 92.58%

Average Sold/List Ratio this month at **97.16%**  
equal to 5 yr JUL average of **96.79%**



### 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
\$25,000 and less	1	1.69%	87.18%	0.00%	87.18%	0.00%	0.00%
\$25,001 - \$75,000	10	16.95%	86.12%	86.74%	85.69%	81.88%	95.45%
\$75,001 - \$125,000	8	13.56%	98.20%	89.59%	94.20%	140.00%	0.00%
\$125,001 - \$175,000	14	23.73%	99.40%	99.55%	98.98%	102.00%	0.00%
\$175,001 - \$225,000	10	16.95%	99.78%	0.00%	99.76%	100.00%	0.00%
\$225,001 - \$400,000	10	16.95%	99.44%	0.00%	98.48%	100.09%	100.00%
\$400,001 and up	6	10.17%	102.44%	0.00%	93.57%	96.31%	138.56%
Average Sold/List Ratio		97.20%		94.00%	95.86%	99.62%	111.34%
Total Closed Units		59	100%	10	33	13	3
Total Closed Volume		11,433,376		1.16M	5.77M	3.38M	1.12M

# July 2025



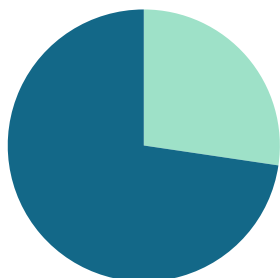
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

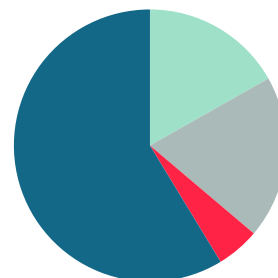


**Inventory**  
 New Listings  
**79 = 27.34%**  
 Start Inventory  
**210**  
 Total Inventory Units  
**289**  
 Volume  
**\$77,644,389**

### Market Activity

Closed Sales  
**59 = 16.81%**  
 Pending Sales  
**68 = 19.37%**  
 Other Off Market  
**18 = 5.13%**  
 Active Inventory  
**206 = 58.69%**

### MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	44	59	34.09%	335	329	-1.79%
Pending Sales	53	68	28.30%	373	362	-2.95%
New Listings	90	79	-12.22%	526	527	0.19%
Average List Price	219,337	195,044	-11.08%	192,571	203,944	5.91%
Average Sale Price	214,235	193,786	-9.55%	188,093	197,923	5.23%
Average Percent of Selling Price to List Price	98.15%	97.16%	-1.01%	97.59%	95.89%	-1.75%
Average Days on Market to Sale	43.23	34.69	-19.74%	47.27	49.92	5.61%
Monthly Inventory	201	206	2.49%	201	206	2.49%
Months Supply of Inventory	4.11	4.29	4.44%	4.11	4.29	4.44%

**Absorption:** Last 12 months, an Average of **48** Sales/Month

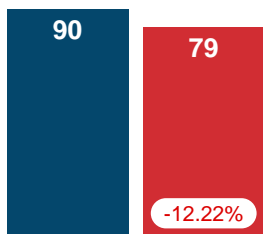
**Inventory** on July 31, 2025 = **206**

**2024** **2025**

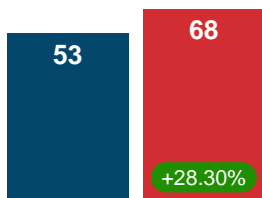
### JULY MARKET

### AVERAGE PRICES

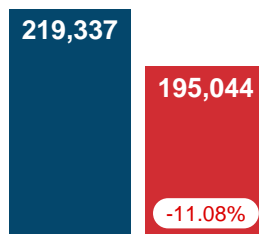
#### New Listings



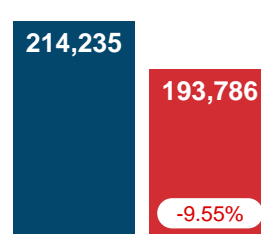
#### Pending Listings



#### List Price



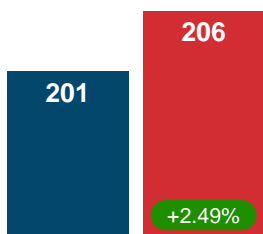
#### Sale Price



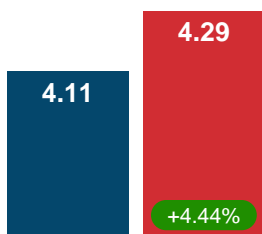
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

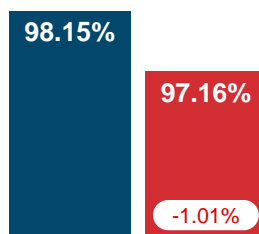
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

