

July 2025



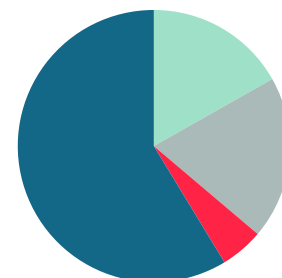
Area Delimited by County Of Muskogee - Residential Property Type



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%
Median List Price	192,450	174,585	-9.28%
Median Sale Price	191,500	170,000	-11.23%
Median Percent of Selling Price to List Price	98.77%	100.00%	1.25%
Median Days on Market to Sale	23.00	23.00	0.00%
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.

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 **11.23%** in July 2025 to \$170,000 versus the previous year at \$191,500.

Median Days on Market Shortens

The median number of **23.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in July 2025 compared to last year's same month at **23.00** DOM.

Sales Success for July 2025 is Positive

Overall, with Median 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

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

July 2025



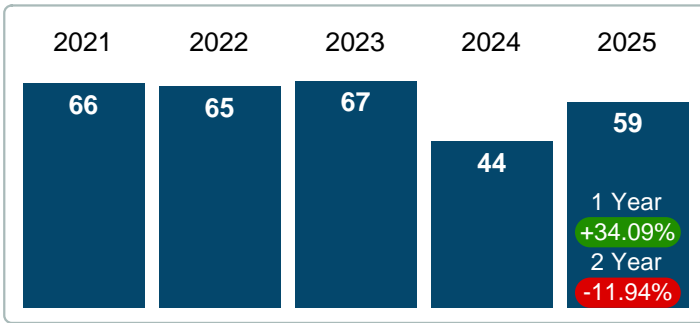
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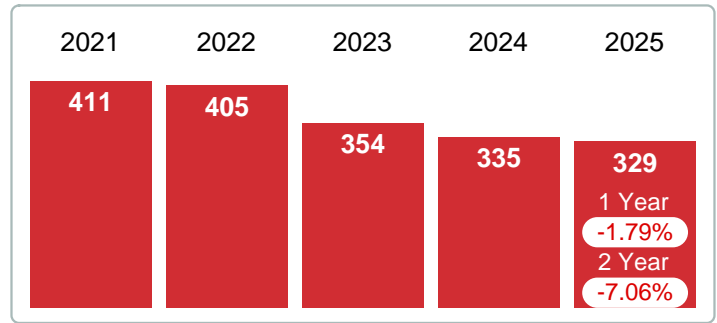
CLOSED LISTINGS

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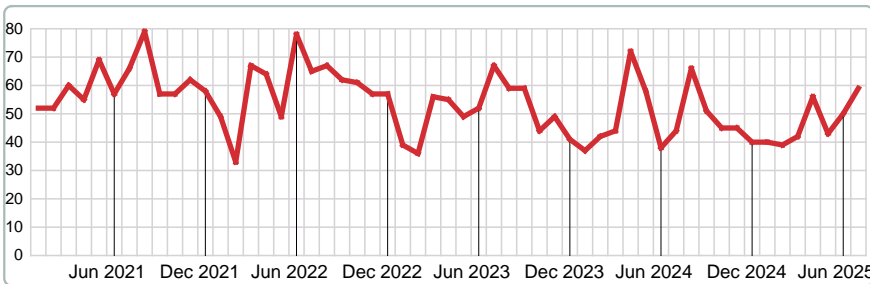
JULY



YEAR TO DATE (YTD)

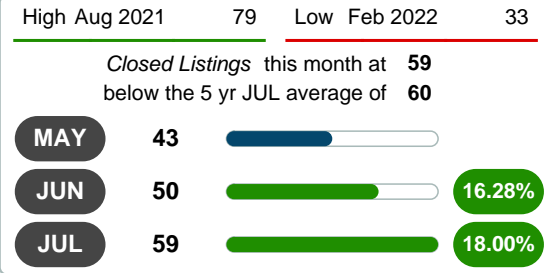


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 60



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	31.5	2	5	2	1
\$75,001 - \$125,000	8	13.56%	36.5	3	4	1	0
\$125,001 - \$175,000	14	23.73%	16.0	5	8	1	0
\$175,001 - \$225,000	10	16.95%	7.5	0	9	1	0
\$225,001 - \$400,000	10	16.95%	25.0	0	4	5	1
\$400,001 and up	6	10.17%	44.5	0	2	3	1
Total Closed Units	59			10	33	13	3
Total Closed Volume	11,433,376	100%	23.0	1.16M	5.77M	3.38M	1.12M
Median Closed Price	\$170,000			\$119,500	\$172,000	\$270,000	\$260,000

July 2025



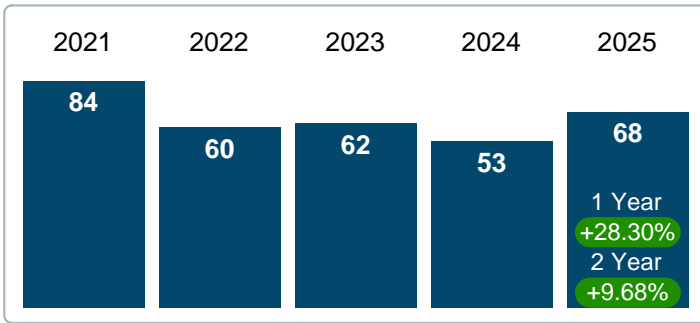
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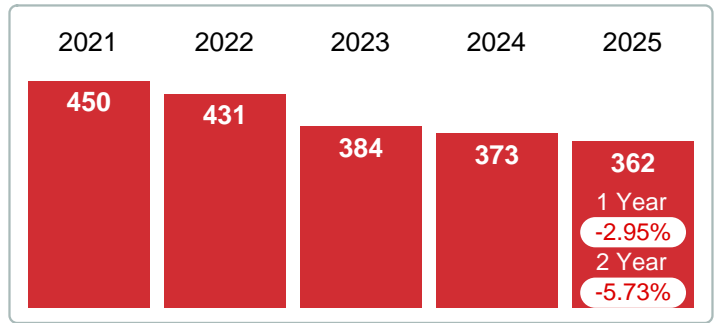
PENDING LISTINGS

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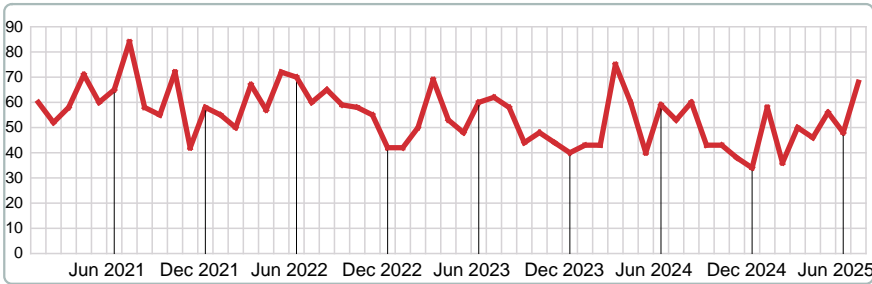
JULY



YEAR TO DATE (YTD)

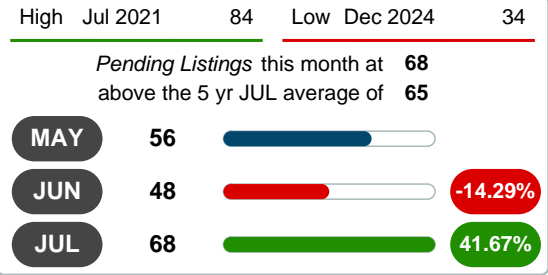


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 65



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	5.88%	136.0	1	1	1	1
\$50,001 - \$125,000	9	13.24%	39.0	3	3	3	0
\$125,001 - \$175,000	12	17.65%	37.5	2	8	2	0
\$175,001 - \$225,000	16	23.53%	36.0	1	14	1	0
\$225,001 - \$275,000	7	10.29%	53.0	1	5	0	1
\$275,001 - \$375,000	13	19.12%	72.0	2	7	3	1
\$375,001 and up	7	10.29%	79.0	0	1	5	1
Total Pending Units	68			10	39	15	4
Total Pending Volume	15,283,373	100%	54.0	1.67M	7.99M	4.60M	1.03M
Median Listing Price	\$190,000			\$166,700	\$190,000	\$279,000	\$304,500

July 2025



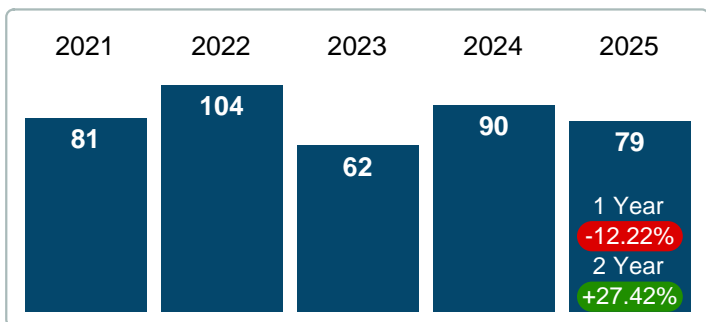
Area Delimited by County Of Muskogee - Residential Property Type



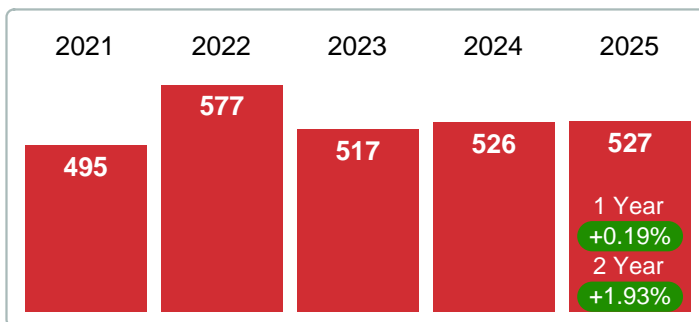
NEW LISTINGS

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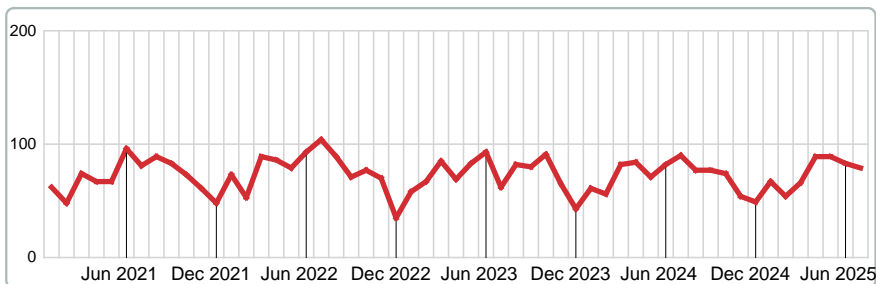
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 83

High Jul 2022 104 Low Dec 2022 35

New Listings this month at 79 below the 5 yr JUL average of 83

- MAY 89
- JUN 83 (-6.74%)
- JUL 79 (-4.82%)

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
Total New Listed Units	79		11	49	16	3
Total New Listed Volume	20,196,043	100%	1.83M	12.33M	4.75M	1.29M
Median New Listed Listing Price	\$209,000		\$129,999	\$210,000	\$252,000	\$389,900

July 2025



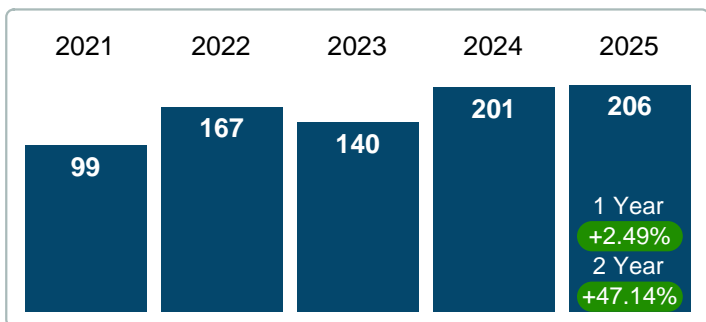
Area Delimited by County Of Muskogee - Residential Property Type



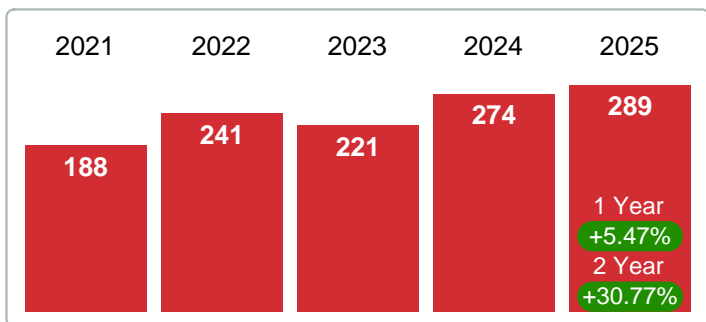
ACTIVE INVENTORY

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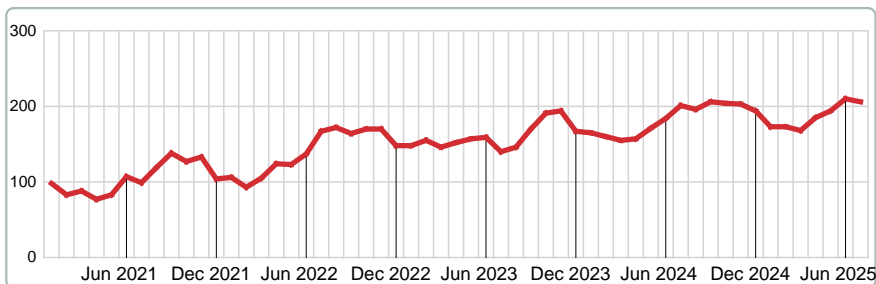
END OF JULY



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



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	13	6.31%	57.0	8	5	0	0
\$75,001 - \$125,000	31	15.05%	104.0	20	10	1	0
\$125,001 - \$175,000	28	13.59%	46.0	7	18	2	1
\$175,001 - \$275,000	57	27.67%	42.0	5	36	14	2
\$275,001 - \$350,000	29	14.08%	68.0	1	17	11	0
\$350,001 - \$525,000	27	13.11%	73.0	0	10	11	6
\$525,001 and up	21	10.19%	72.0	4	4	7	6
Total Active Inventory by Units	206			45	100	46	15
Total Active Inventory by Volume	59,234,302	100%	58.0	9.01M	24.23M	16.88M	9.12M
Median Active Inventory Listing Price	\$222,450			\$110,000	\$209,500	\$325,000	\$489,900

July 2025



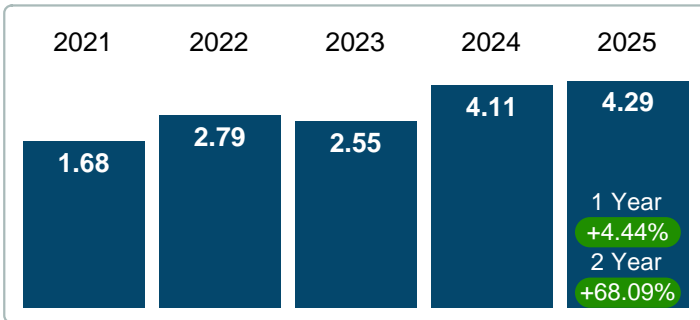
Area Delimited by County Of Muskogee - Residential Property Type



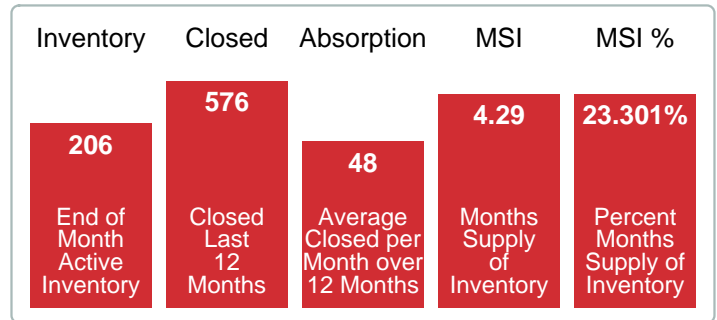
MONTHS SUPPLY of INVENTORY (MSI)

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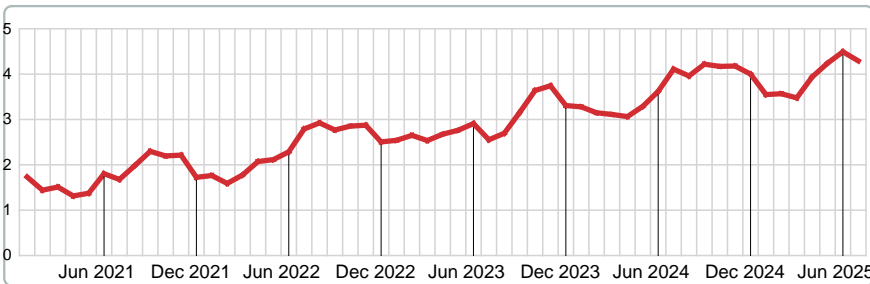
MSI FOR JULY



INDICATORS FOR JULY 2025

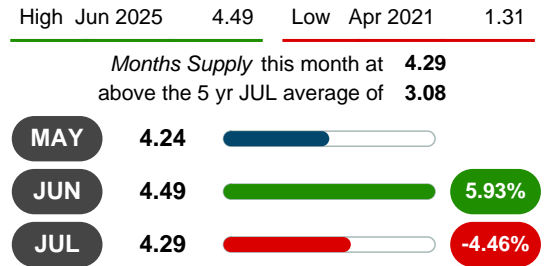


5 YEAR MARKET ACTIVITY TRENDS



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



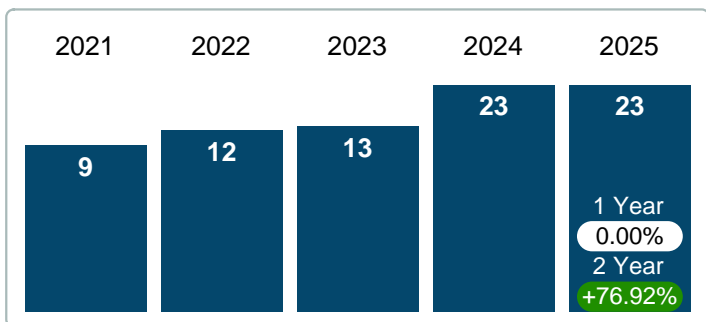
Area Delimited by County Of Muskogee - Residential Property Type



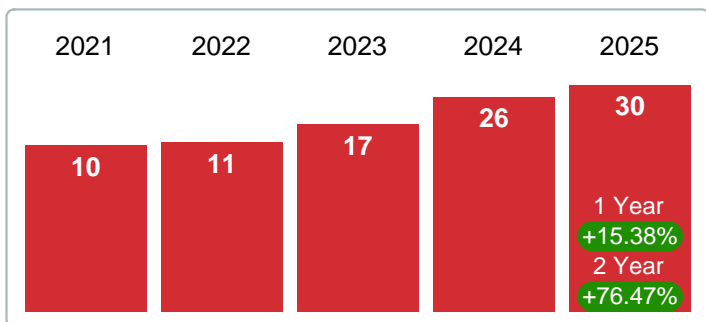
MEDIAN DAYS ON MARKET TO SALE

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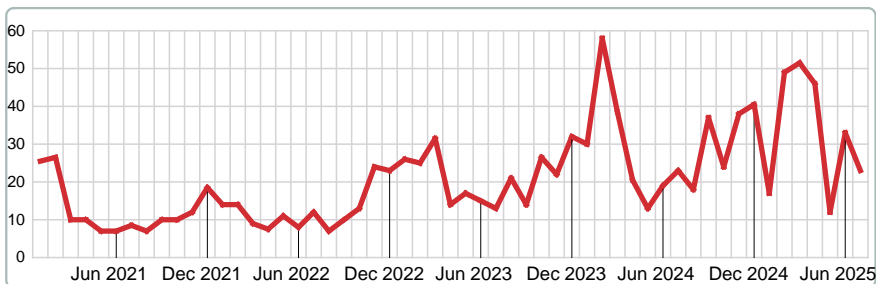
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 16

High Feb 2024 58 Low Aug 2022 7

Median Days on Market to Sale this month at 23 above the 5 yr JUL average of 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
\$25,000 and less	1.69%	3	0	3	0	0
\$25,001 - \$75,000	16.95%	32	9	36	62	136
\$75,001 - \$125,000	13.56%	37	51	37	23	0
\$125,001 - \$175,000	23.73%	16	20	10	102	0
\$175,001 - \$225,000	16.95%	8	0	6	9	0
\$225,001 - \$400,000	16.95%	25	0	16	25	93
\$400,001 and up	10.17%	45	0	49	66	10
Median Closed DOM		23	18	12	27	93
Total Closed Units	100%	23.0	10	33	13	3
Total Closed Volume		11,433,376	1.16M	5.77M	3.38M	1.12M

July 2025



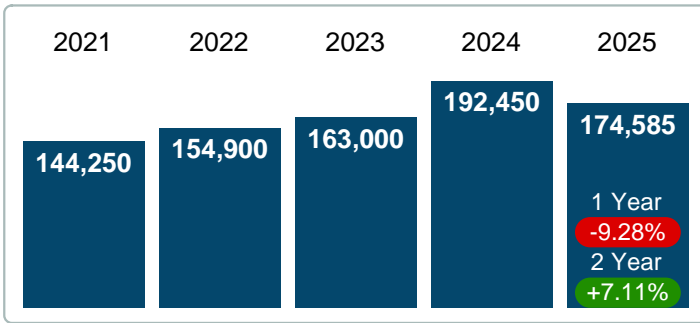
Area Delimited by County Of Muskogee - Residential Property Type



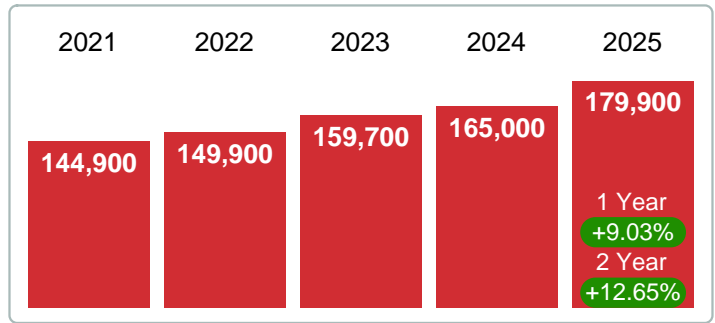
MEDIAN LIST PRICE AT CLOSING

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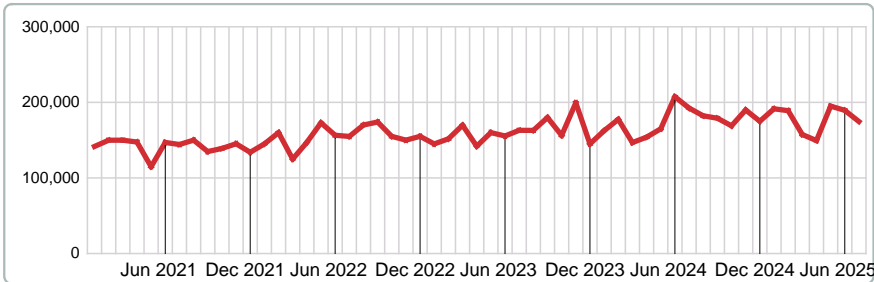
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

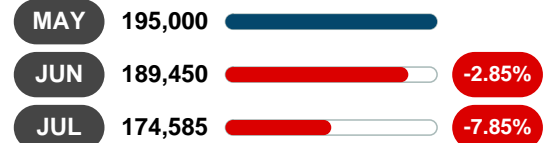


3 MONTHS

5 year JUL AVG = 165,837

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

Median List Price at Closing this month at 174,585 above the 5 yr JUL average of 165,837



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
\$25,000 and less	1	1.69%	19,500	0	19,500	0	0
\$25,001 - \$75,000	9	15.25%	45,500	55,500	40,000	54,900	33,000
\$75,001 - \$125,000	9	15.25%	117,000	99,900	118,300	0	0
\$125,001 - \$175,000	12	20.34%	156,700	159,500	157,950	150,000	0
\$175,001 - \$225,000	12	20.34%	194,950	0	194,900	206,115	0
\$225,001 - \$400,000	10	16.95%	266,000	0	249,025	279,000	260,000
\$400,001 and up	6	10.17%	519,500	0	499,000	490,000	599,000
Median List Price			174,585	128,000	180,000	269,000	260,000
Total Closed Units		100%	174,585	10	33	13	3
Total Closed Volume			11,507,585	1.20M	5.98M	3.43M	892.00K

July 2025



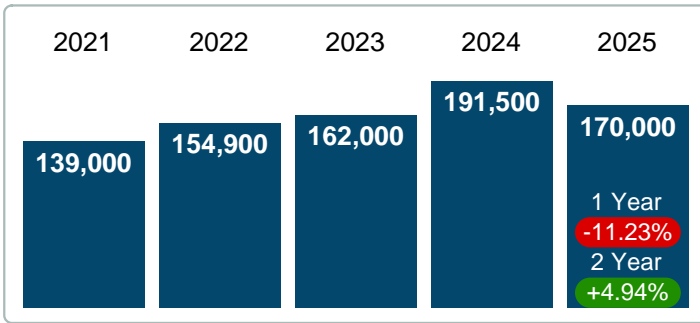
Area Delimited by County Of Muskogee - Residential Property Type



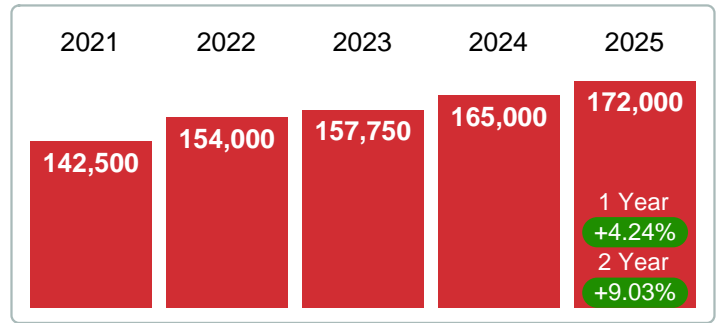
MEDIAN SOLD PRICE AT CLOSING

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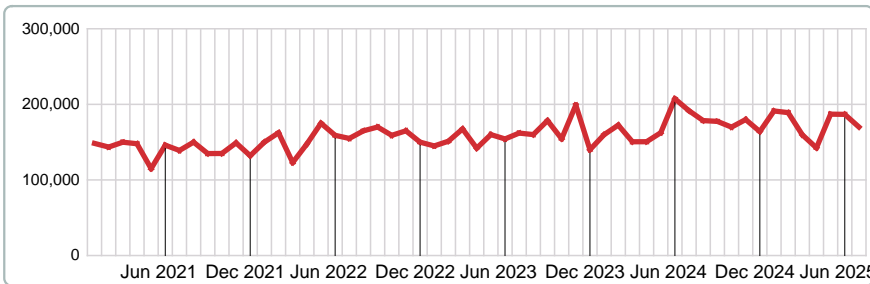
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

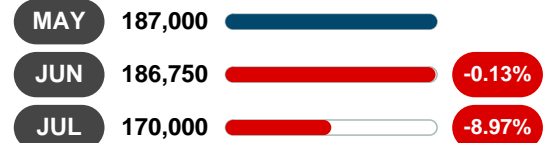


3 MONTHS

5 year JUL AVG = 163,480

High Jun 2024 207,354 Low May 2021 115,000

Median Sold Price at Closing this month at 170,000 above the 5 yr JUL average of 163,480



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
\$25,000 and less	1	1.69%	17,000	0	17,000	0	0
\$25,001 - \$75,000	10	16.95%	42,500	49,125	50,000	40,000	31,500
\$75,001 - \$125,000	8	13.56%	102,500	92,000	117,500	105,000	0
\$125,001 - \$175,000	14	23.73%	160,075	160,000	167,500	153,000	0
\$175,001 - \$225,000	10	16.95%	194,950	0	194,900	206,115	0
\$225,001 - \$400,000	10	16.95%	265,000	0	242,525	275,000	260,000
\$400,001 and up	6	10.17%	505,000	0	467,500	490,000	830,000
Median Sold Price			170,000	119,500	172,000	270,000	260,000
Total Closed Units		100%	170,000	10	33	13	3
Total Closed Volume			11,433,376	1.16M	5.77M	3.38M	1.12M

July 2025



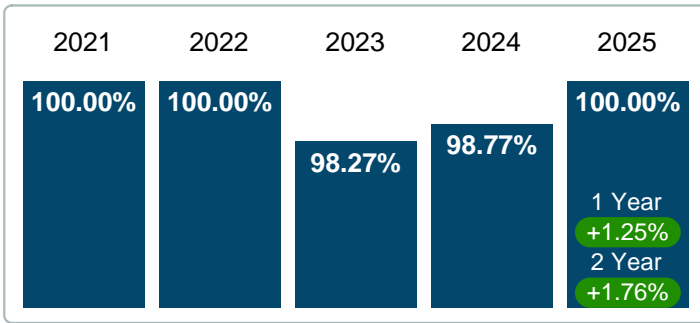
Area Delimited by County Of Muskogee - Residential Property Type



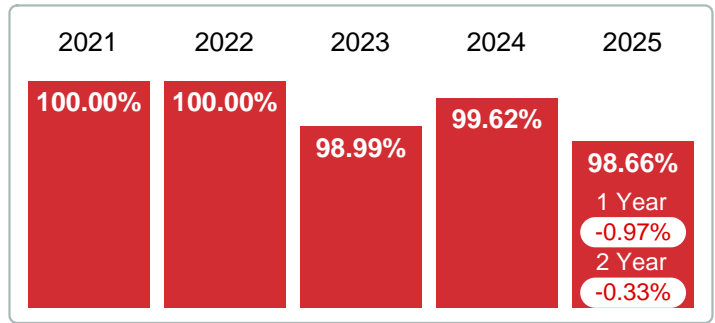
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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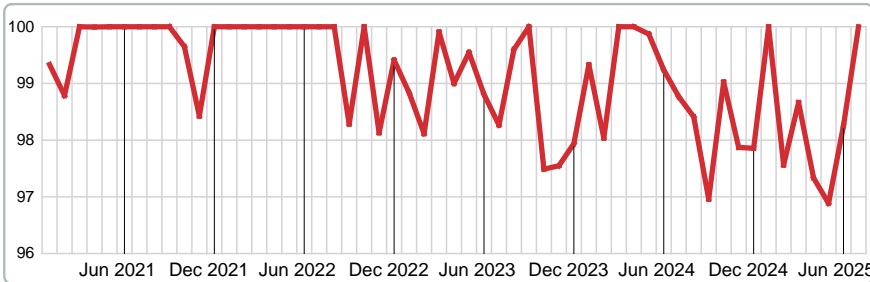
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

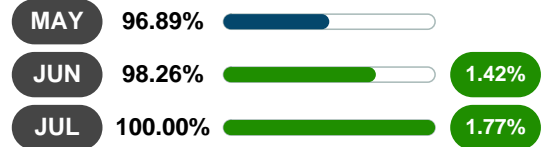


3 MONTHS

5 year JUL AVG = 99.41%

High Jul 2025 100.00% Low May 2025 96.89%

Median Sold/List Ratio this month at **100.00%** above the 5 yr JUL average of **99.41%**



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
\$25,000 and less	1	1.69%	87.18%	0.00%	87.18%	0.00%	0.00%
\$25,001 - \$75,000	10	16.95%	96.01%	86.74%	100.00%	81.88%	95.45%
\$75,001 - \$125,000	8	13.56%	94.42%	91.21%	98.37%	140.00%	0.00%
\$125,001 - \$175,000	14	23.73%	100.00%	100.00%	99.97%	102.00%	0.00%
\$175,001 - \$225,000	10	16.95%	100.00%	0.00%	100.00%	100.00%	0.00%
\$225,001 - \$400,000	10	16.95%	100.00%	0.00%	99.44%	100.37%	100.00%
\$400,001 and up	6	10.17%	96.78%	0.00%	93.57%	98.83%	138.56%
Median Sold/List Ratio		100.00%		96.94%	100.00%	100.00%	100.00%
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



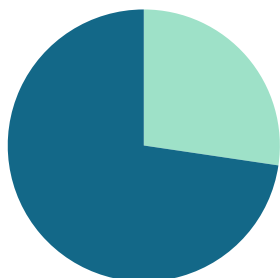
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

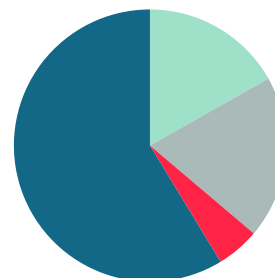


Inventory
 New Listings
79 = 27.34%
 Start Inventory
210
 Total Inventory Units
289
 Volume
\$77,644,389

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%
Median List Price	192,450	174,585	-9.28%	165,000	179,900	9.03%
Median Sale Price	191,500	170,000	-11.23%	165,000	172,000	4.24%
Median Percent of Selling Price to List Price	98.77%	100.00%	1.25%	99.62%	98.66%	-0.97%
Median Days on Market to Sale	23.00	23.00	0.00%	26.00	30.00	15.38%
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

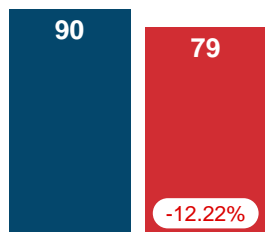
Inventory on July 31, 2025 = 206

2024 2025

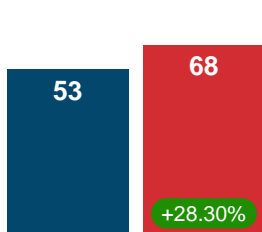
JULY MARKET

MEDIAN PRICES

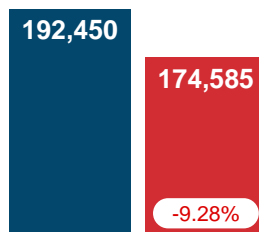
New Listings



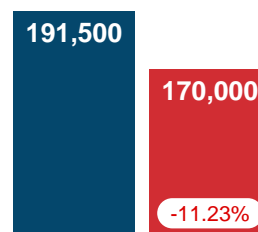
Pending Listings



List Price



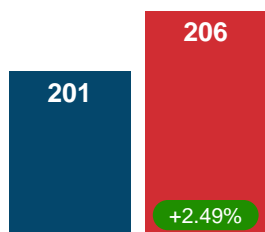
Sale Price



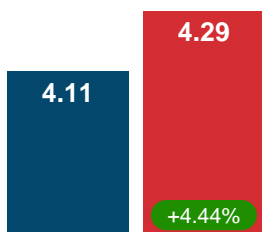
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

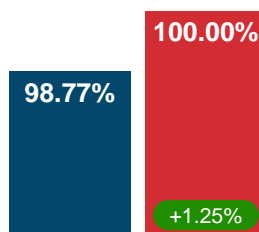
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

+0.00%