

July 2025



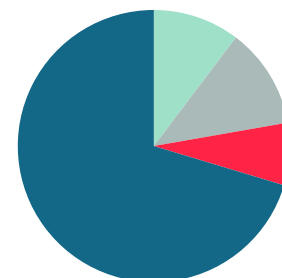
Area Delimited by Counties Haskell, Latimer, Leflore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	July 2025	+/-%
Closed Listings	102	100	-1.96%
Pending Listings	90	116	28.89%
New Listings	149	196	31.54%
Median List Price	199,950	188,500	-5.73%
Median Sale Price	193,350	182,500	-5.61%
Median Percent of Selling Price to List Price	95.00%	95.87%	0.92%
Median Days on Market to Sale	36.50	41.00	12.33%
End of Month Inventory	565	683	20.88%
Months Supply of Inventory	6.58	9.12	38.63%



■ Closed (10.30%)
■ Pending (11.95%)
■ Other OffMarket (7.42%)
■ Active (70.34%)

Absorption: Last 12 months, an Average of **75** Sales/Month
Active Inventory as of July 31, 2025 = **683**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2025 rose **20.88%** to 683 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 **9.12** 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 **5.61%** in July 2025 to \$182,500 versus the previous year at \$193,350.

Median Days on Market Lengthens

The median number of **41.00** days that homes spent on the market before selling increased by 4.50 days or **12.33%** in July 2025 compared to last year's same month at **36.50** DOM.

Sales Success for July 2025 is Positive

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

There were 196 New Listings in July 2025, up **31.54%** from last year at 149. Furthermore, there were 100 Closed Listings this month versus last year at 102, a **-1.96%** decrease.

Closed versus Listed trends yielded a **51.0%** ratio, down from previous year's, July 2024, at **68.5%**, a **25.47%** downswing. This will certainly create pressure on an increasing Monthly 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



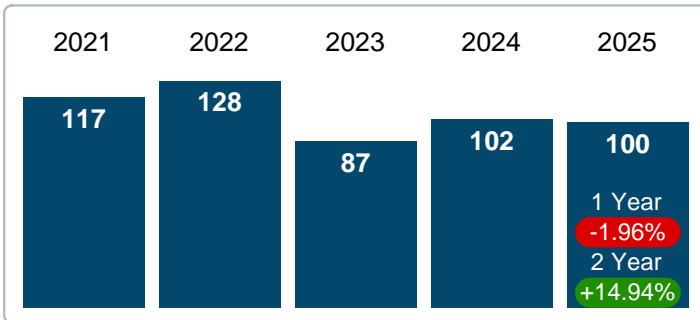
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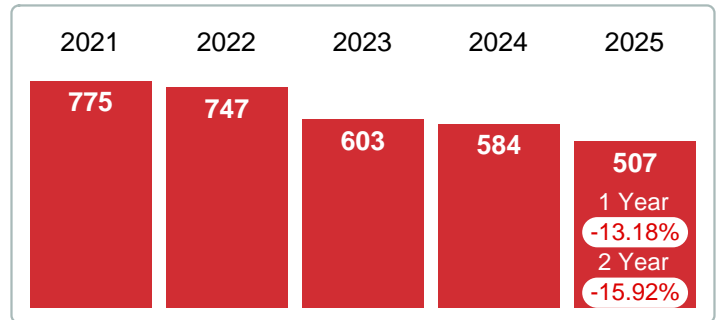
CLOSED LISTINGS

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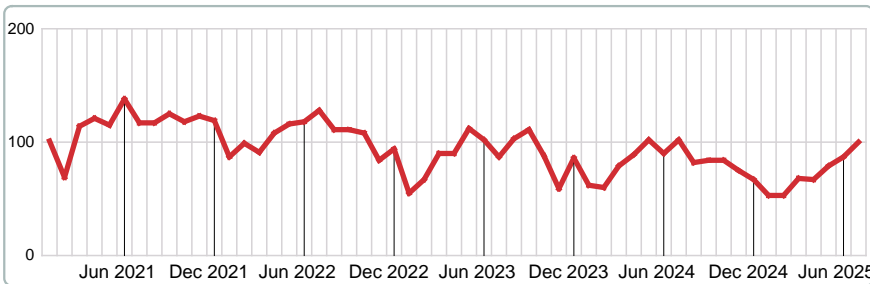
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

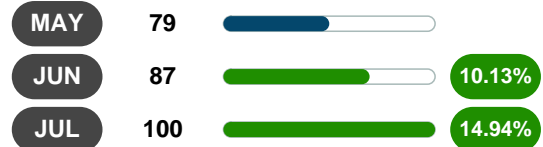


3 MONTHS

5 year JUL AVG = 107

High Jun 2021 138 Low Feb 2025 53

Closed Listings this month at 100
below the 5 yr JUL average of 107



CLOSED LISTINGS & 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	9	9.00%	32.0	3	5	1	0
\$50,001 - \$100,000	8	8.00%	42.5	2	4	1	1
\$100,001 - \$150,000	18	18.00%	50.5	4	12	2	0
\$150,001 - \$225,000	28	28.00%	45.5	2	22	3	1
\$225,001 - \$275,000	13	13.00%	22.0	1	4	7	1
\$275,001 - \$400,000	13	13.00%	29.0	2	6	5	0
\$400,001 and up	11	11.00%	91.0	0	3	4	4
Total Closed Units	100			14	56	23	7
Total Closed Volume	23,895,951	100%	41.0	2.11M	10.78M	6.54M	4.46M
Median Closed Price	\$182,500			\$114,500	\$173,600	\$265,000	\$485,000

July 2025



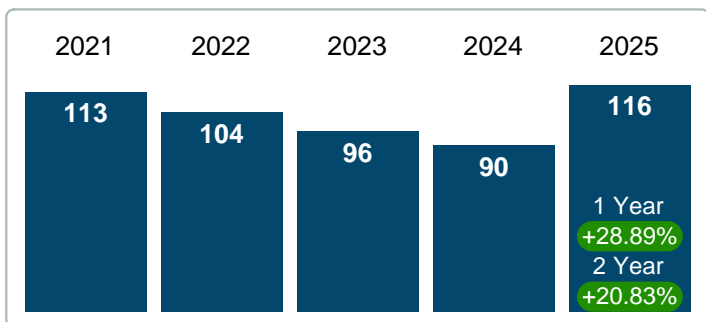
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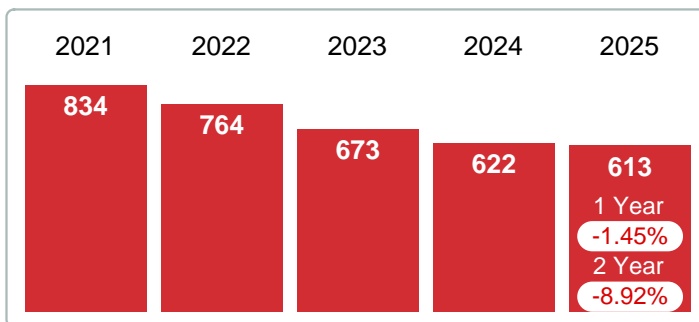
PENDING LISTINGS

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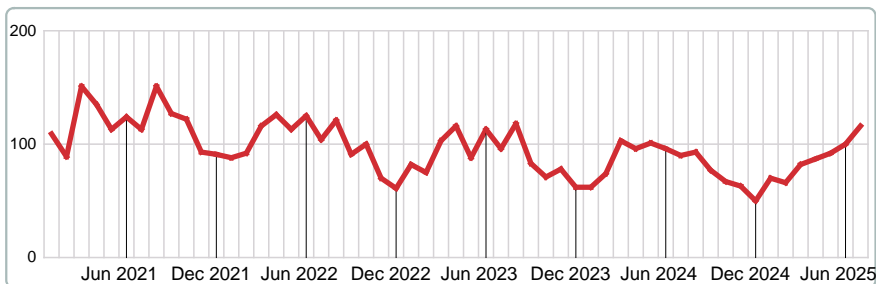
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

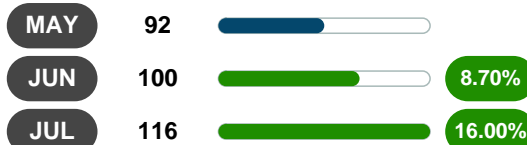


3 MONTHS

5 year JUL AVG = 104

High Aug 2021 151 Low Dec 2024 50

Pending Listings this month at 116 above the 5 yr JUL average of 104



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7	6.03%	60.0	0	7	0	0
\$75,001 - \$100,000	16	13.79%	47.0	6	8	2	0
\$100,001 - \$150,000	15	12.93%	47.0	4	10	1	0
\$150,001 - \$250,000	34	29.31%	70.5	6	19	8	1
\$250,001 - \$325,000	18	15.52%	111.5	1	13	4	0
\$325,001 - \$475,000	14	12.07%	34.0	1	9	4	0
\$475,001 and up	12	10.34%	74.0	0	3	4	5
Total Pending Units	116			18	69	23	6
Total Pending Volume	40,155,094	100%	60.5	3.05M	16.21M	7.79M	13.11M
Median Listing Price	\$195,000			\$144,450	\$184,900	\$261,000	\$724,450

July 2025



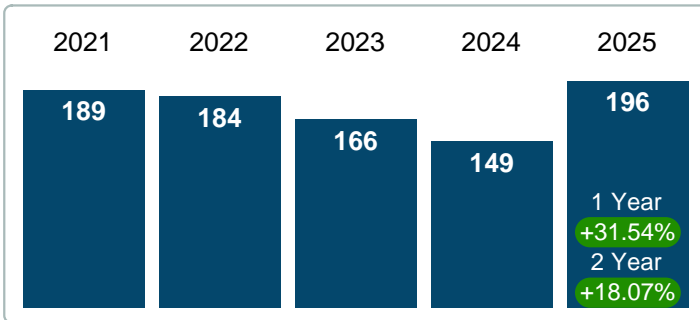
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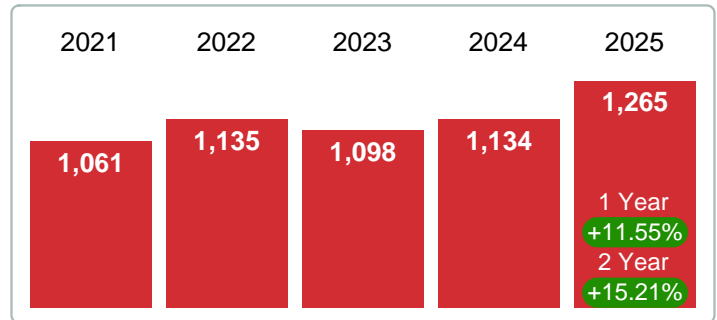
NEW LISTINGS

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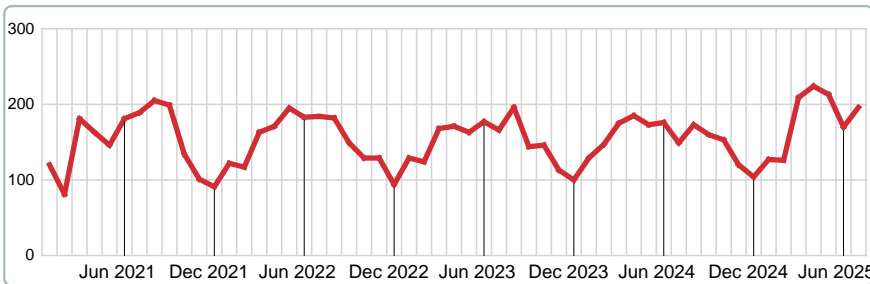
JULY



YEAR TO DATE (YTD)

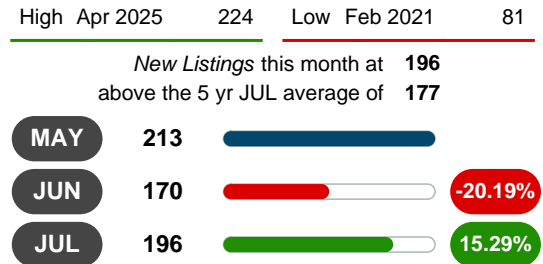


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 177



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	4.08%	2	5	1	0
\$75,001 - \$125,000	23	11.73%	11	12	0	0
\$125,001 - \$175,000	33	16.84%	9	21	3	0
\$175,001 - \$300,000	51	26.02%	9	33	6	3
\$300,001 - \$375,000	29	14.80%	7	17	4	1
\$375,001 - \$550,000	32	16.33%	5	20	6	1
\$550,001 and up	20	10.20%	3	7	5	5
Total New Listed Units	196		46	115	25	10
Total New Listed Volume	86,110,792	100%	11.15M	55.76M	10.33M	8.87M
Median New Listed Listing Price	\$265,000		\$180,000	\$255,000	\$350,000	\$619,500

July 2025



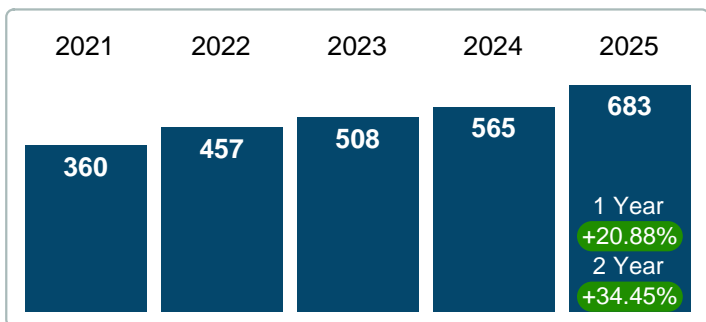
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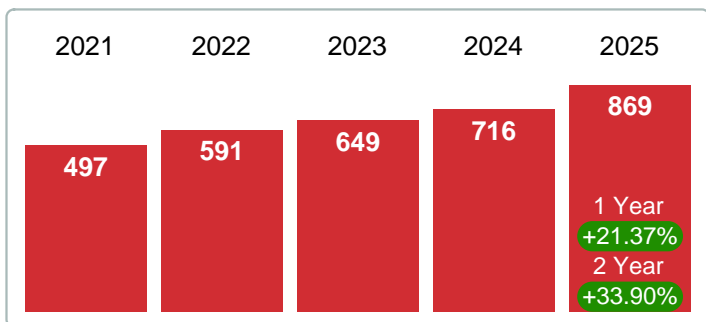
ACTIVE INVENTORY

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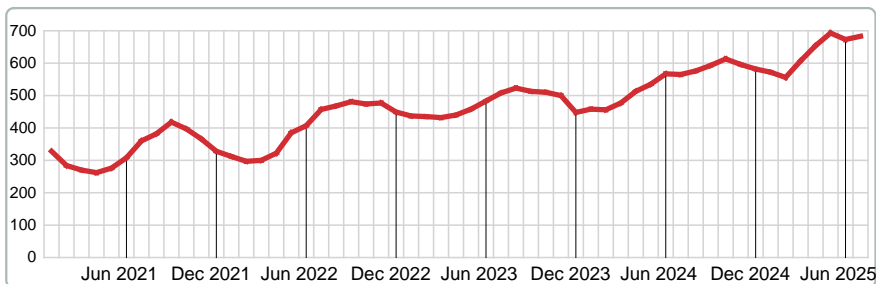
END OF JULY



ACTIVE DURING JULY

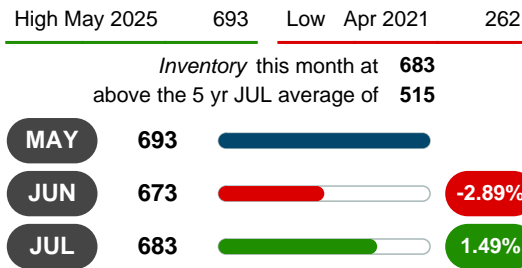


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 515



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	42	6.15%	94.5	26	14	2	0
\$75,001 - \$125,000	78	11.42%	71.5	35	41	2	0
\$125,001 - \$175,000	95	13.91%	63.0	30	56	9	0
\$175,001 - \$325,000	210	30.75%	70.0	36	134	31	9
\$325,001 - \$475,000	106	15.52%	55.5	21	59	23	3
\$475,001 - \$725,000	81	11.86%	94.0	9	36	30	6
\$725,001 and up	71	10.40%	104.0	3	27	23	18
Total Active Inventory by Units		683		160	367	120	36
Total Active Inventory by Volume		279,751,436	100%	34.03M	151.33M	59.30M	35.10M
Median Active Inventory Listing Price		\$259,000		\$159,250	\$245,000	\$427,000	\$699,500

July 2025



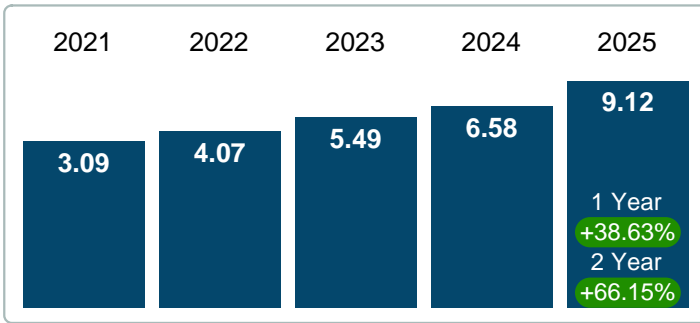
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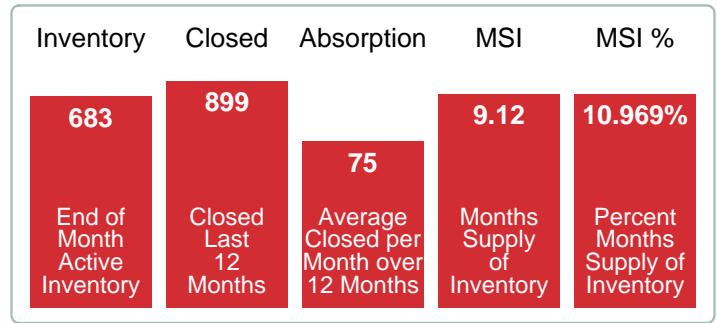
MONTHS SUPPLY of INVENTORY (MSI)

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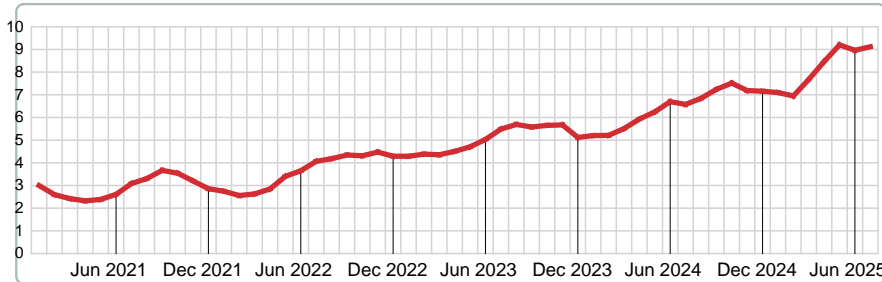
MSI FOR JULY



INDICATORS FOR JULY 2025

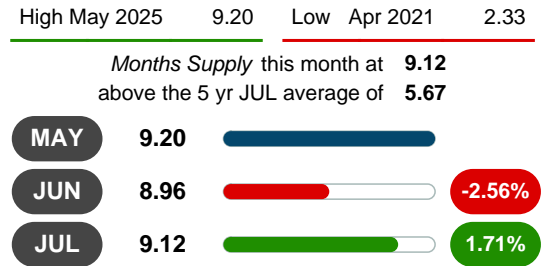


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 5.67



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	42	6.15%	4.31	5.47	3.36	3.00	0.00
\$75,001 - \$125,000	78	11.42%	7.80	10.00	6.93	3.43	0.00
\$125,001 - \$175,000	95	13.91%	5.45	8.78	4.70	4.91	0.00
\$175,001 - \$325,000	210	30.75%	9.16	15.43	8.79	6.41	18.00
\$325,001 - \$475,000	106	15.52%	14.62	22.91	14.45	11.50	12.00
\$475,001 - \$725,000	81	11.86%	19.84	54.00	19.64	24.00	7.20
\$725,001 and up	71	10.40%	20.29	0.00	36.00	14.53	15.43
Market Supply of Inventory (MSI)			9.12	10.61	8.36	9.41	11.37
Total Active Inventory by Units		100%	9.12	160	367	120	36

July 2025



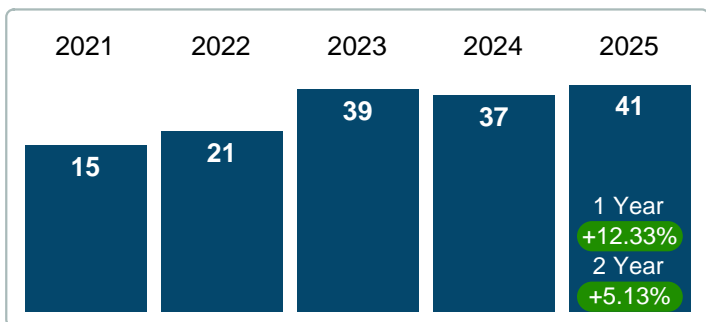
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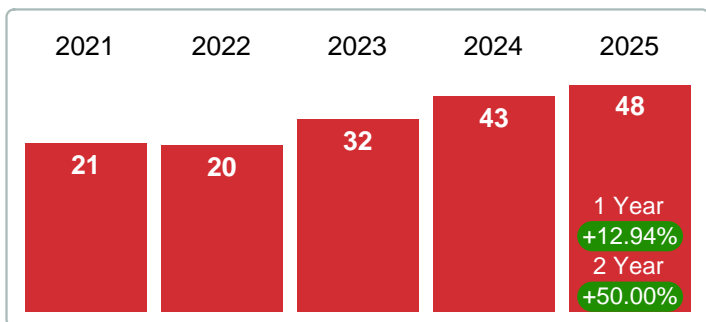
MEDIAN DAYS ON MARKET TO SALE

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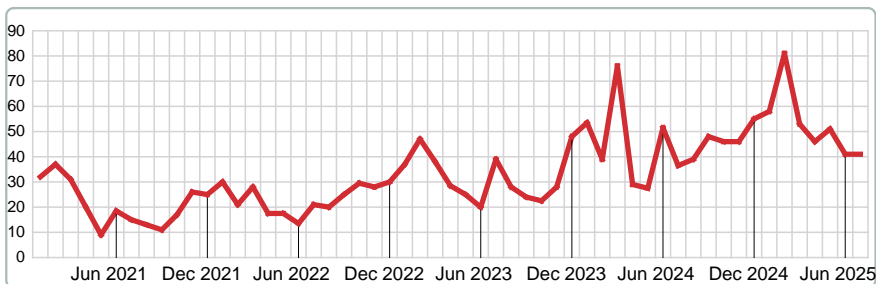
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 31

High Feb 2025 81 Low May 2021 9

Median Days on Market to Sale this month at 41 above the 5 yr JUL average of 31



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	9.00%	32	6	96	18	0
\$50,001 - \$100,000	8.00%	43	154	43	20	12
\$100,001 - \$150,000	18.00%	51	84	25	67	0
\$150,001 - \$225,000	28.00%	46	48	50	4	5
\$225,001 - \$275,000	13.00%	22	10	15	42	22
\$275,001 - \$400,000	13.00%	29	27	53	26	0
\$400,001 and up	11.00%	91	0	40	88	128
Median Closed DOM		41	38	43	36	91
Total Closed Units	100%	41.0	14	56	23	7
Total Closed Volume		23,895,951	2.11M	10.78M	6.54M	4.46M

July 2025



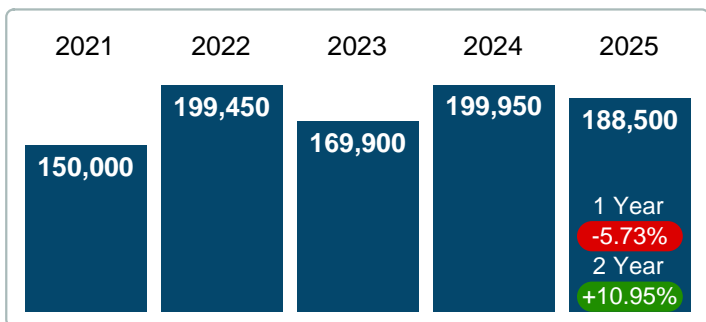
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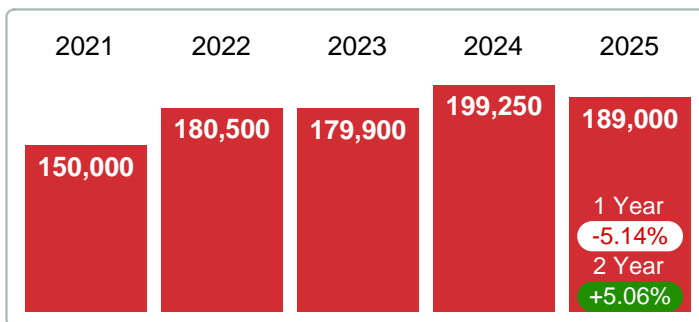
MEDIAN LIST PRICE AT CLOSING

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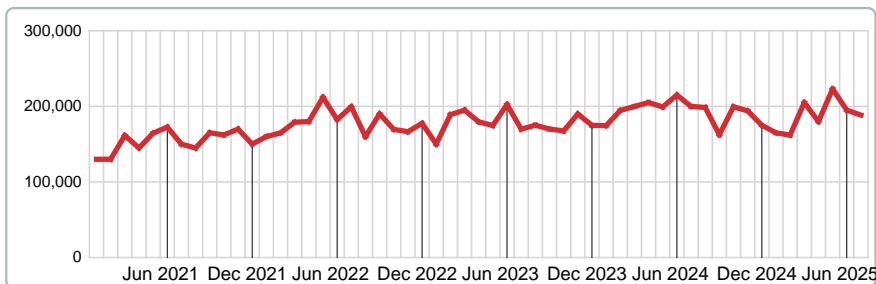
JULY



YEAR TO DATE (YTD)

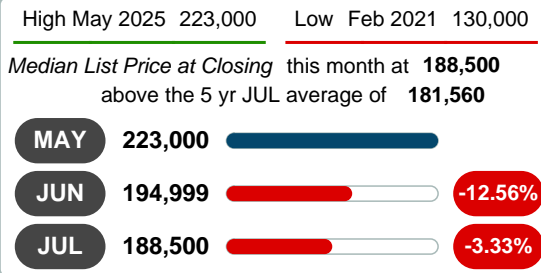


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 181,560



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	4.00%	44,950	50,000	44,950	40,000	0
\$50,001 - \$100,000	13	13.00%	69,000	67,000	75,000	97,500	65,000
\$100,001 - \$150,000	18	18.00%	130,000	132,000	129,950	132,950	0
\$150,001 - \$225,000	27	27.00%	185,500	0	186,250	189,000	155,000
\$225,001 - \$275,000	13	13.00%	257,000	0	253,500	262,500	250,000
\$275,001 - \$400,000	14	14.00%	335,000	364,000	335,000	299,900	0
\$400,001 and up	11	11.00%	550,000	0	575,000	474,500	747,450
Median List Price			188,500	125,000	182,450	265,000	499,900
Total Closed Units		100%	188,500	14	56	23	7
Total Closed Volume			24,942,397	2.13M	11.38M	6.76M	4.66M

July 2025



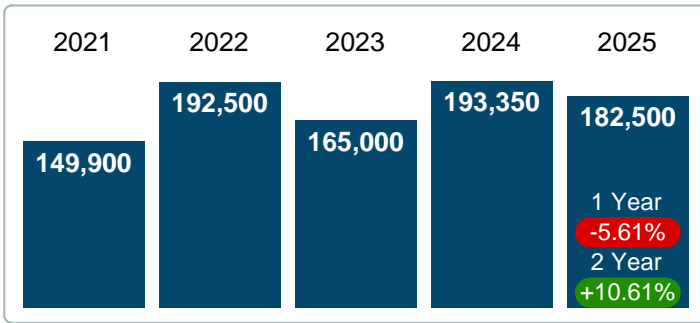
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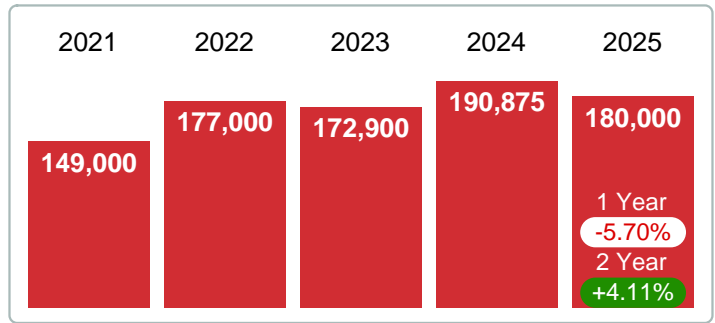
MEDIAN SOLD PRICE AT CLOSING

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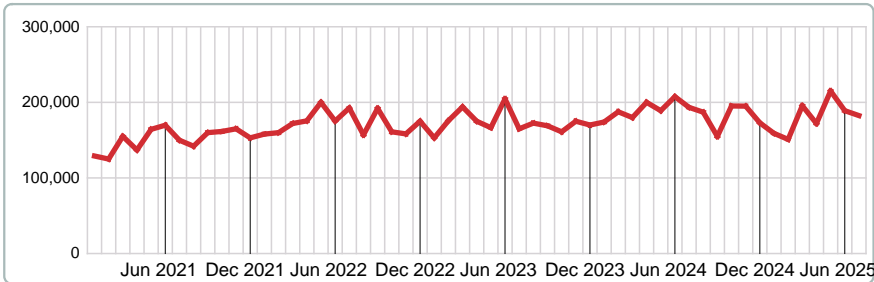
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 176,650

High May 2025 215,000 Low Feb 2021 125,000

Median Sold Price at Closing this month at **182,500** above the 5 yr JUL average of **176,650**



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	9.00%	48,000	50,000	40,000	25,000	0
\$50,001 - \$100,000	8.00%	76,000	82,000	76,000	93,000	56,500
\$100,001 - \$150,000	18.00%	122,500	114,500	127,450	116,500	0
\$150,001 - \$225,000	28.00%	180,000	166,500	186,000	165,000	163,000
\$225,001 - \$275,000	13.00%	250,000	240,090	242,500	255,962	230,000
\$275,001 - \$400,000	13.00%	330,000	365,500	332,500	292,200	0
\$400,001 and up	11.00%	545,000	0	545,000	452,500	767,500
Median Sold Price		182,500	114,500	173,600	265,000	485,000
Total Closed Units		100	14	56	23	7
Total Closed Volume		23,895,951	2.11M	10.78M	6.54M	4.46M

July 2025



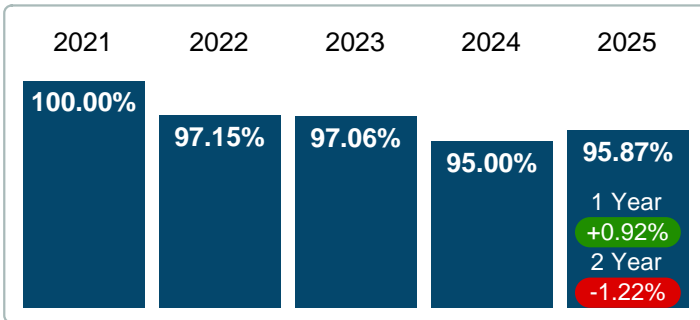
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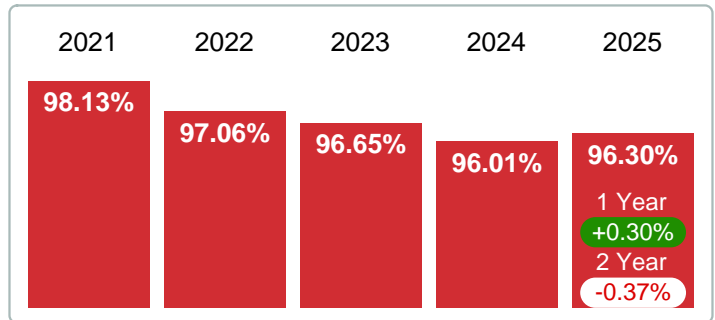
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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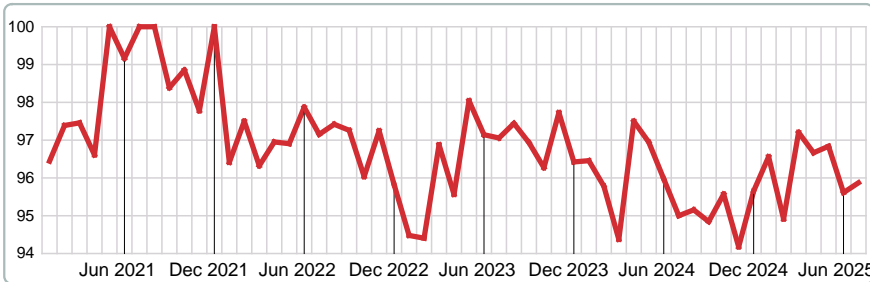
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

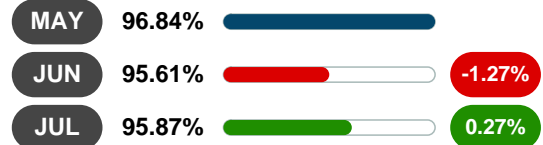


3 MONTHS

5 year JUL AVG = 97.02%

High Dec 2021 100.00% Low Nov 2024 94.18%

Median Sold/List Ratio this month at **95.87%**
 below the 5 yr JUL average of **97.02%**



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	9	9.00%	80.65%	94.34%	80.65%	62.50%	0.00%	
\$50,001 - \$100,000	8	8.00%	91.15%	84.17%	88.89%	95.38%	86.92%	
\$100,001 - \$150,000	18	18.00%	95.15%	92.70%	95.80%	87.44%	0.00%	
\$150,001 - \$225,000	28	28.00%	96.77%	171.34%	96.14%	92.75%	105.16%	
\$225,001 - \$275,000	13	13.00%	97.25%	85.75%	94.97%	100.00%	92.00%	
\$275,001 - \$400,000	13	13.00%	99.29%	99.73%	97.06%	99.29%	0.00%	
\$400,001 and up	11	11.00%	97.00%	0.00%	96.85%	97.35%	96.66%	
Median Sold/List Ratio		95.87%		95.67%	95.70%	97.25%	96.30%	
Total Closed Units		100	100%	95.87%	14	56	23	7
Total Closed Volume		23,895,951			2.11M	10.78M	6.54M	4.46M

July 2025



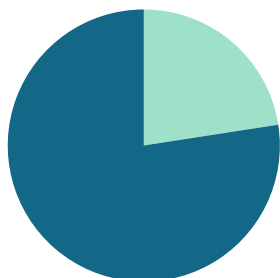
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

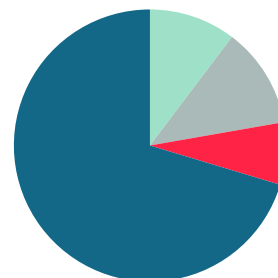


Inventory
 New Listings
196 = 22.55%
 Start Inventory
673
 Total Inventory Units
869
 Volume
\$346,727,303

Market Activity

Closed Sales
100 = 10.30%
 Pending Sales
116 = 11.95%
 Other Off Market
72 = 7.42%
 Active Inventory
683 = 70.34%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	102	100	-1.96%	584	507	-13.18%
Pending Sales	90	116	28.89%	622	613	-1.45%
New Listings	149	196	31.54%	1,134	1,265	11.55%
Median List Price	199,950	188,500	-5.73%	199,250	189,000	-5.14%
Median Sale Price	193,350	182,500	-5.61%	190,875	180,000	-5.70%
Median Percent of Selling Price to List Price	95.00%	95.87%	0.92%	96.01%	96.30%	0.30%
Median Days on Market to Sale	36.50	41.00	12.33%	42.50	48.00	12.94%
Monthly Inventory	565	683	20.88%	565	683	20.88%
Months Supply of Inventory	6.58	9.12	38.63%	6.58	9.12	38.63%

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

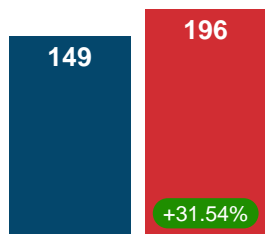
Inventory on July 31, 2025 = 683

2024 2025

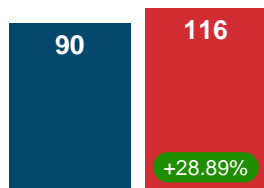
JULY MARKET

MEDIAN PRICES

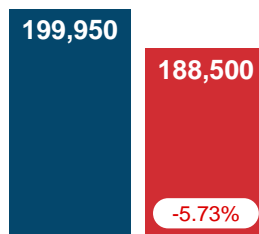
New Listings



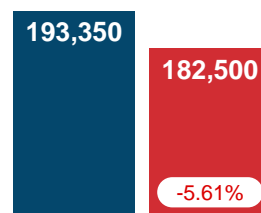
Pending Listings



List Price



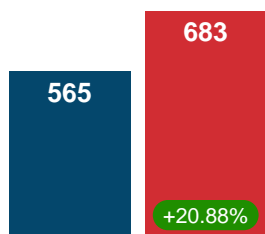
Sale Price



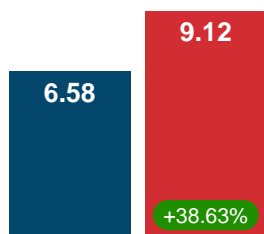
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

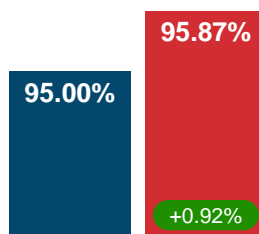
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

