

August 2025



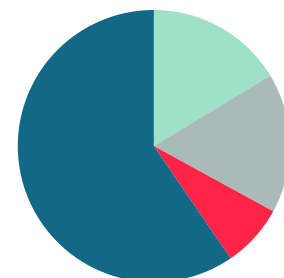
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	August 2025	+/-%
Closed Listings	66	59	-10.61%
Pending Listings	60	60	0.00%
New Listings	77	92	19.48%
Average List Price	203,440	211,871	4.14%
Average Sale Price	197,941	203,469	2.79%
Average Percent of Selling Price to List Price	96.73%	95.47%	-1.30%
Average Days on Market to Sale	39.02	53.47	37.06%
End of Month Inventory	195	215	10.26%
Months Supply of Inventory	3.95	4.53	14.91%



Absorption: Last 12 months, an Average of **47** Sales/Month
Active Inventory as of August 31, 2025 = **215**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2025 rose **10.26%** to 215 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 **4.53** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **2.79%** in August 2025 to \$203,469 versus the previous year at \$197,941.

Average Days on Market Lengthens

The average number of **53.47** days that homes spent on the market before selling increased by 14.46 days or **37.06%** in August 2025 compared to last year's same month at **39.02** DOM.

Sales Success for August 2025 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 92 New Listings in August 2025, up **19.48%** from last year at 77. Furthermore, there were 59 Closed Listings this month versus last year at 66, a **-10.61%** decrease.

Closed versus Listed trends yielded a **64.1%** ratio, down from previous year's, August 2024, at **85.7%**, a **25.18%** downswing. 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

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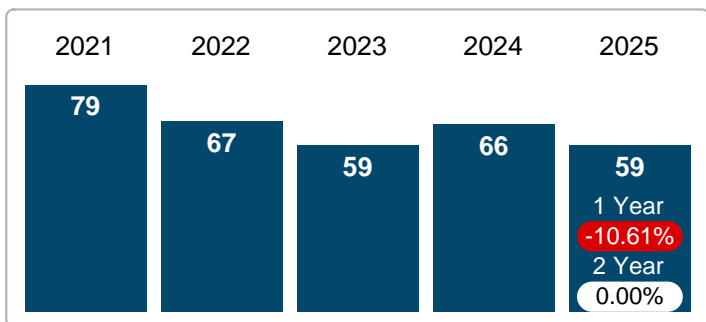
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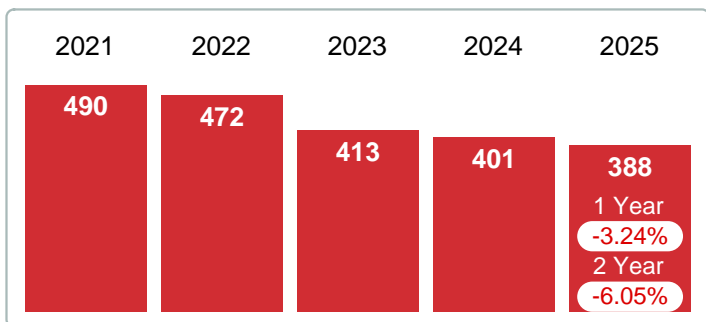
CLOSED LISTINGS

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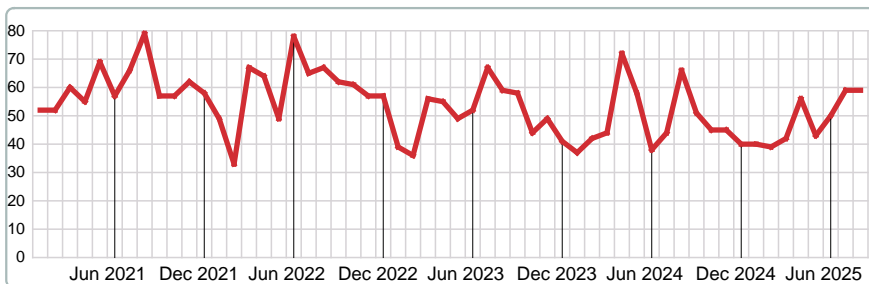
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 66

High Aug 2021: 79 | Low Feb 2022: 33

Closed Listings this month at **59**
below the 5 yr AUG average of **66**

Month	Closed Listings	% Change
JUN	50	
JUL	59	18.00%
AUG	59	0.00%

CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	8.47%	64.0	2	2	1	0
\$50,001 - \$100,000	6	10.17%	53.3	2	3	1	0
\$100,001 - \$150,000	10	16.95%	33.5	1	7	2	0
\$150,001 - \$200,000	15	25.42%	44.7	1	14	0	0
\$200,001 - \$275,000	9	15.25%	47.3	2	6	1	0
\$275,001 - \$325,000	8	13.56%	74.5	1	5	2	0
\$325,001 and up	6	10.17%	81.3	0	0	4	2
Total Closed Units	59			9	37	11	2
Total Closed Volume	12,004,674	100%	53.5	1.36M	6.68M	3.22M	738.90K
Average Closed Price	\$203,469			\$151,444	\$180,556	\$292,929	\$369,450

August 2025



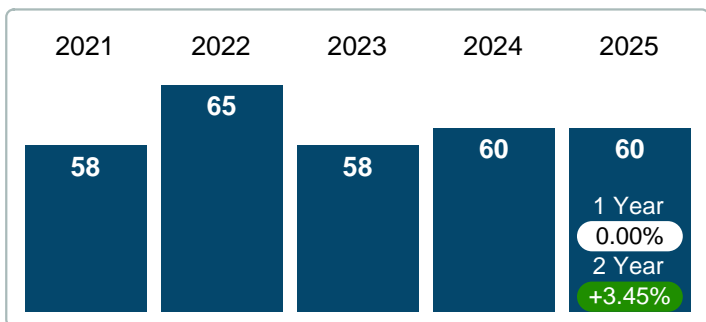
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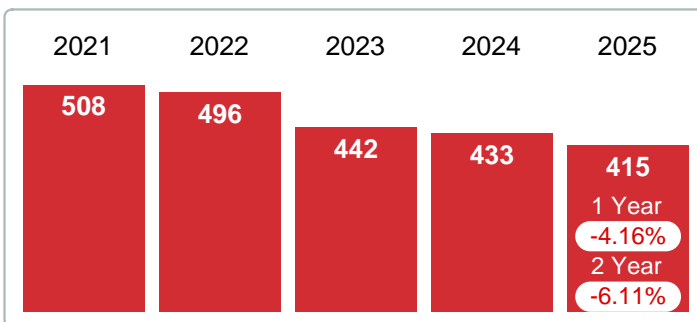
PENDING LISTINGS

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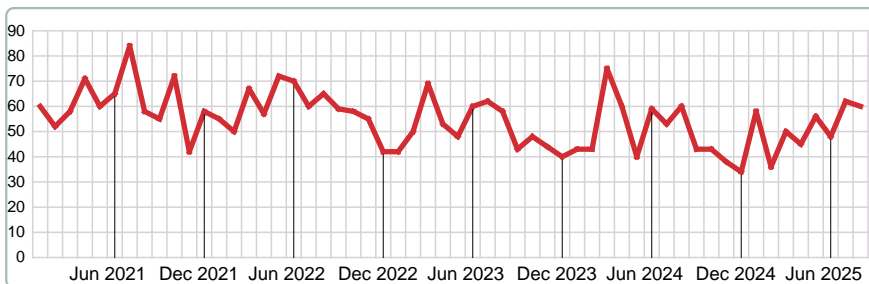
AUGUST



YEAR TO DATE (YTD)

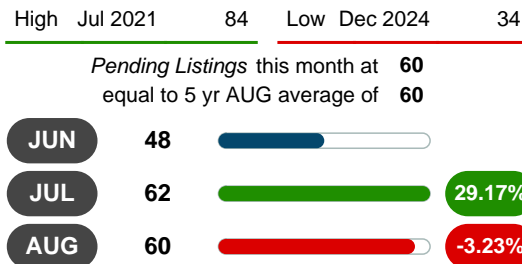


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 60



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	8.33%	38.6	4	1	0	0
\$75,001 - \$100,000	7	11.67%	116.4	4	3	0	0
\$100,001 - \$150,000	9	15.00%	33.6	3	5	1	0
\$150,001 - \$225,000	15	25.00%	39.5	0	13	2	0
\$225,001 - \$275,000	10	16.67%	24.3	0	7	1	2
\$275,001 - \$325,000	7	11.67%	50.1	0	5	2	0
\$325,001 and up	7	11.67%	120.0	0	4	3	0
Total Pending Units	60			11	38	9	2
Total Pending Volume	12,541,030	100%	55.6	904.80K	8.13M	3.01M	494.90K
Average Listing Price	\$209,017			\$82,255	\$214,000	\$334,371	\$247,450

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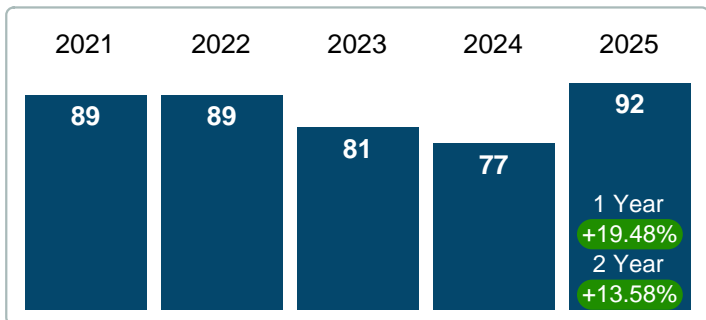
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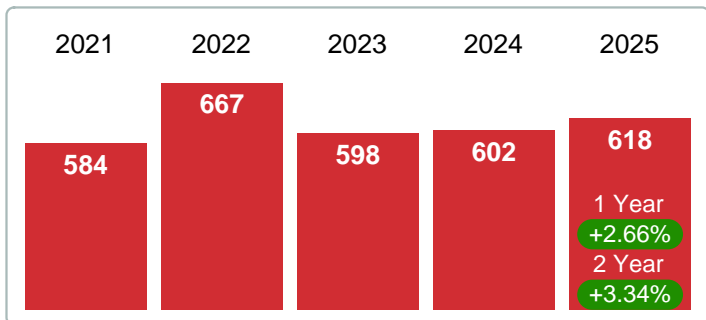
NEW LISTINGS

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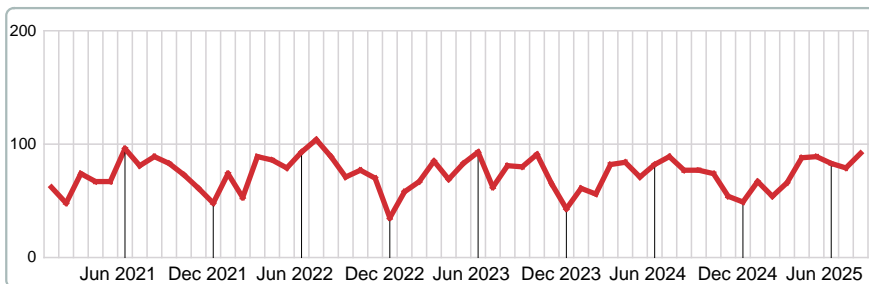
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 86

High Jul 2022 104 Low Dec 2022 35

New Listings this month at **92**
above the 5 yr AUG average of **86**



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	5	5.43%	5	0	0	0
\$75,001 - \$125,000	15	16.30%	7	6	2	0
\$125,001 - \$150,000	10	10.87%	2	5	2	1
\$150,001 - \$200,000	24	26.09%	4	17	2	1
\$200,001 - \$275,000	17	18.48%	0	13	2	2
\$275,001 - \$350,000	10	10.87%	1	7	2	0
\$350,001 and up	11	11.96%	0	6	4	1
Total New Listed Units	92		19	54	14	5
Total New Listed Volume	19,412,484	100%	2.19M	12.60M	3.42M	1.20M
Average New Listed Listing Price	\$211,005		\$115,173	\$233,364	\$244,253	\$240,600

August 2025



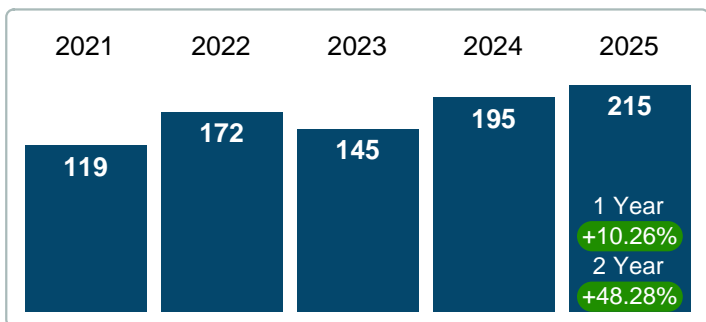
Area Delimited by County Of Muskogee - Residential Property Type



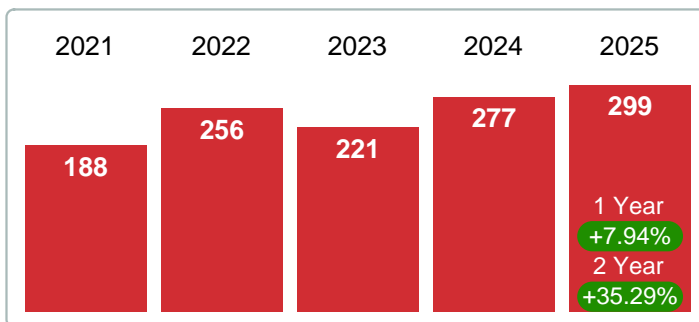
ACTIVE INVENTORY

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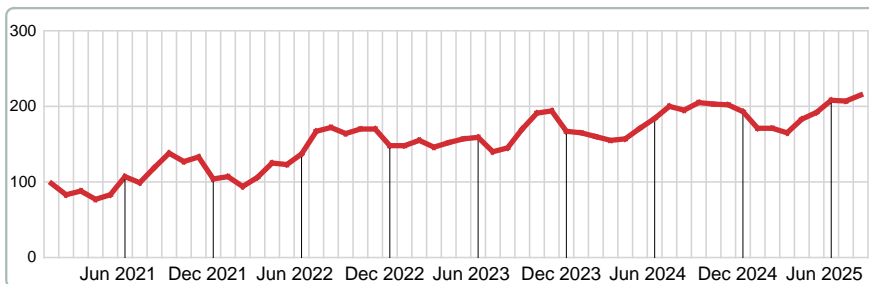
END OF AUGUST



ACTIVE DURING AUGUST



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 169

High Aug 2025 215 Low Apr 2021 77

Inventory this month at 215
above the 5 yr AUG average of 169

- JUN 208
- JUL 207 (-0.48%)
- AUG 215 (3.86%)

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	6.05%	107.7	9	4	0	0
\$75,001 - \$125,000	35	16.28%	74.8	23	9	3	0
\$125,001 - \$175,000	33	15.35%	60.0	7	21	4	1
\$175,001 - \$250,000	49	22.79%	53.1	5	34	8	2
\$250,001 - \$325,000	28	13.02%	72.6	1	15	11	1
\$325,001 - \$475,000	32	14.88%	84.0	0	12	15	5
\$475,001 and up	25	11.63%	106.8	4	6	8	7
Total Active Inventory by Units	215			49	101	49	16
Total Active Inventory by Volume	58,855,917	100%	74.4	9.21M	24.26M	16.43M	8.96M
Average Active Inventory Listing Price	\$273,748			\$187,994	\$240,169	\$335,344	\$559,706

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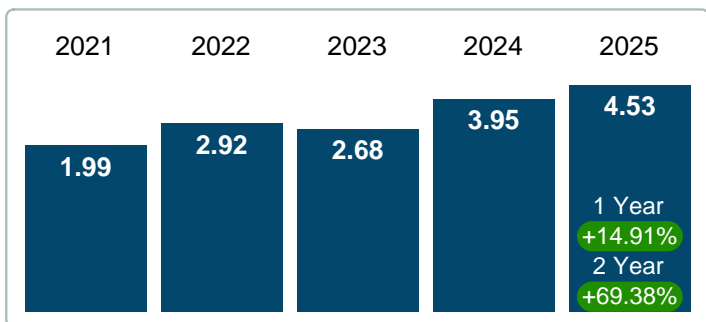
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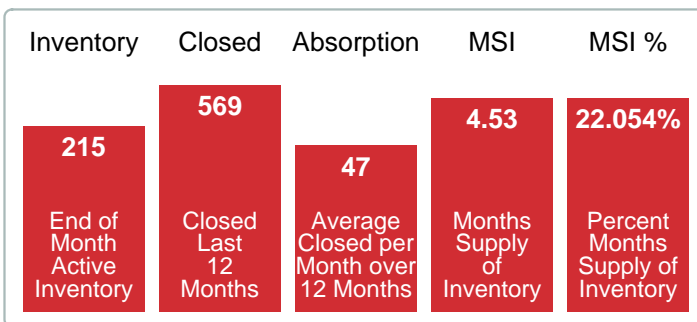
MONTHS SUPPLY of INVENTORY (MSI)

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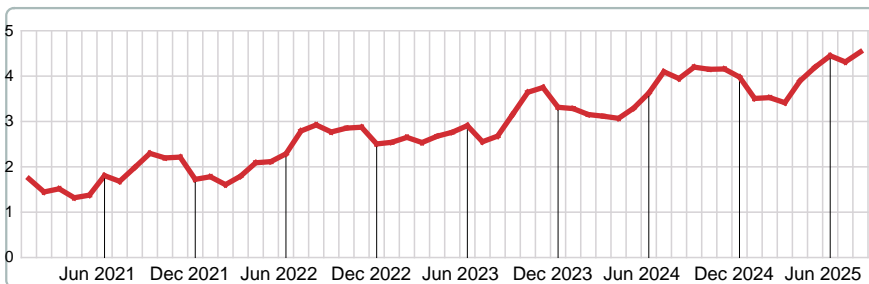
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025

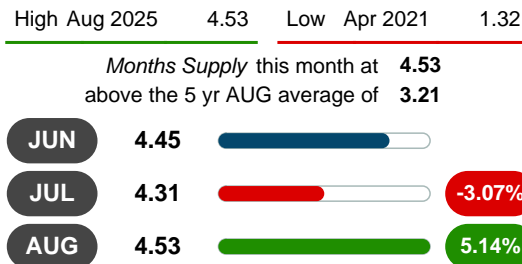


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 3.21



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	6.05%	1.79	3.38	1.20	0.00	0.00
\$75,001 - \$125,000	35	16.28%	4.94	7.67	2.57	6.00	0.00
\$125,001 - \$175,000	33	15.35%	3.38	5.25	2.90	3.69	12.00
\$175,001 - \$250,000	49	22.79%	3.75	15.00	3.32	3.43	12.00
\$250,001 - \$325,000	28	13.02%	5.51	4.00	4.86	6.95	6.00
\$325,001 - \$475,000	32	14.88%	9.60	0.00	9.00	8.57	30.00
\$475,001 and up	25	11.63%	13.64	48.00	24.00	8.00	14.00
Market Supply of Inventory (MSI)			4.53	6.32	3.48	5.30	11.29
Total Active Inventory by Units		100%	4.53	49	101	49	16

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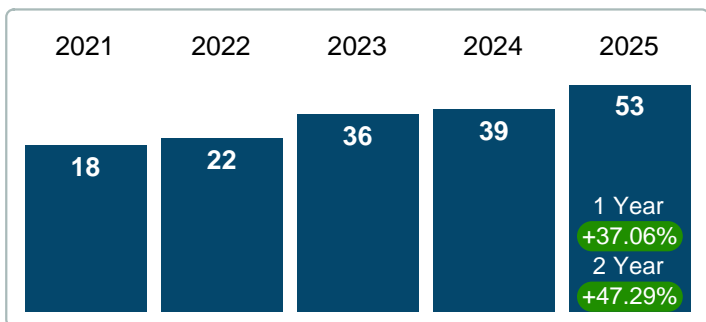
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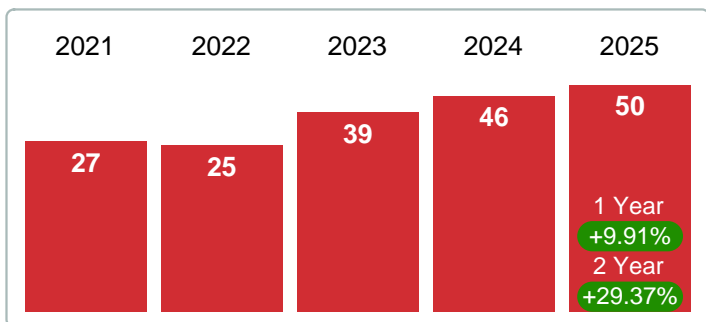
AVERAGE DAYS ON MARKET TO SALE

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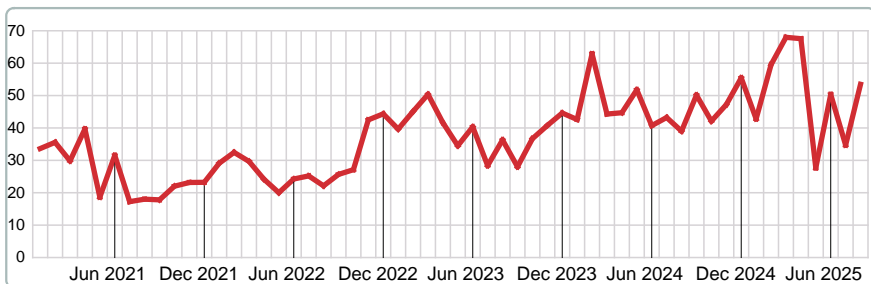
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 34

High Mar 2025 68 Low Jul 2021 17

Average Days on Market to Sale this month at 53 above the 5 yr AUG average of 34

- JUN 50 (Progress bar)
- JUL 35 (-31.08%)
- AUG 53 (54.13%)

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
\$50,000 and less	8.47%	64	58	26	153	0
\$50,001 - \$100,000	10.17%	53	66	56	20	0
\$100,001 - \$150,000	16.95%	34	31	34	34	0
\$150,001 - \$200,000	25.42%	45	4	48	0	0
\$200,001 - \$275,000	15.25%	47	43	49	44	0
\$275,001 - \$325,000	13.56%	75	54	58	126	0
\$325,001 and up	10.17%	81	0	0	121	3
Average Closed DOM		53	47	46	93	3
Total Closed Units	100%	59	9	37	11	2
Total Closed Volume		12,004,674	1.36M	6.68M	3.22M	738.90K

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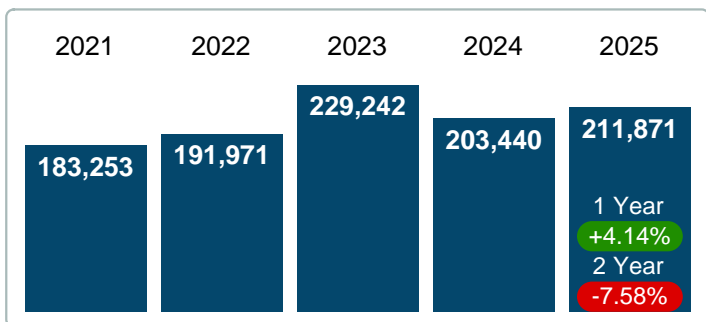
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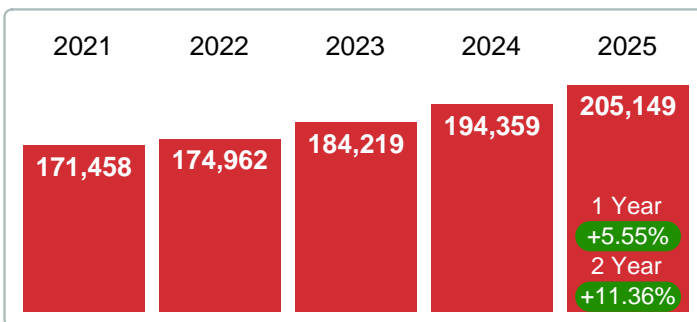
AVERAGE LIST PRICE AT CLOSING

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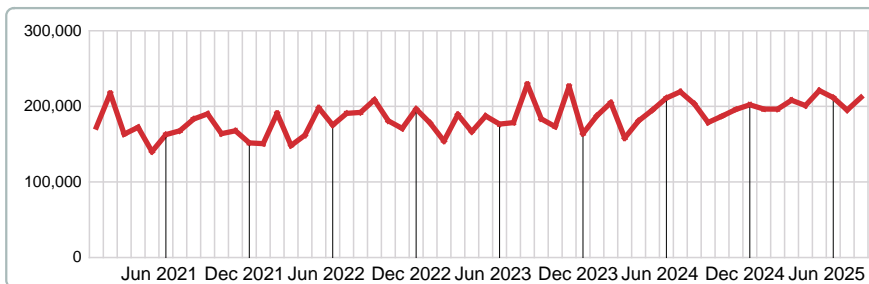
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

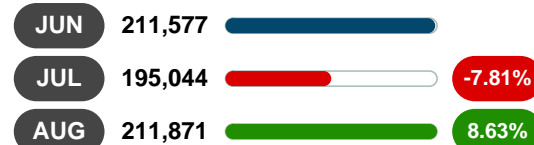


3 MONTHS

5 year AUG AVG = 203,955

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

Average List Price at Closing this month at **211,871** above the 5 yr AUG average of **203,955**



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
\$50,000 and less	8.47%	36,360	42,000	36,400	25,000	0
\$50,001 - \$100,000	8.47%	86,123	97,500	85,800	83,214	0
\$100,001 - \$150,000	16.95%	132,410	149,500	141,514	127,500	0
\$150,001 - \$200,000	23.73%	184,407	169,000	189,050	0	0
\$200,001 - \$275,000	15.25%	232,978	281,250	247,450	215,000	0
\$275,001 - \$325,000	15.25%	295,955	297,499	295,760	328,400	0
\$325,001 and up	11.86%	460,257	0	0	534,500	369,450
Average List Price		211,871	161,944	187,324	306,638	369,450
Total Closed Units	100%	211,871	9	37	11	2
Total Closed Volume		12,500,412	1.46M	6.93M	3.37M	738.90K

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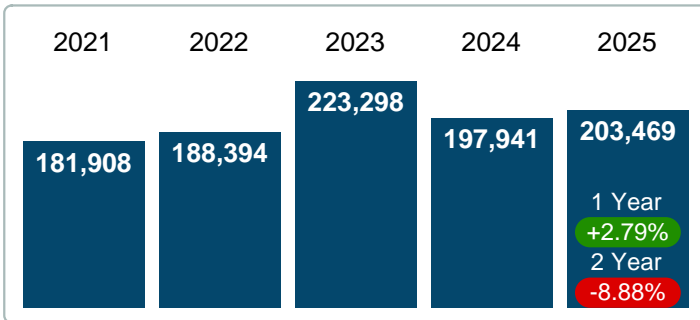
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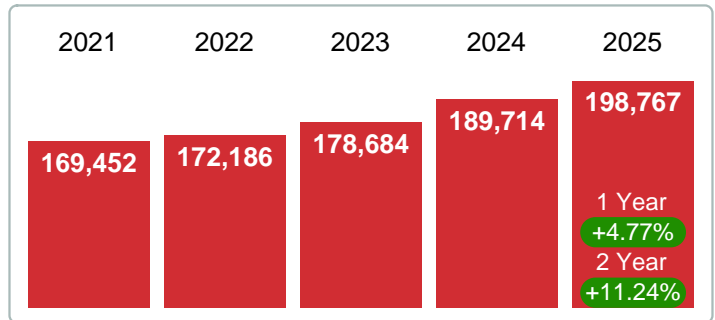
AVERAGE SOLD PRICE AT CLOSING

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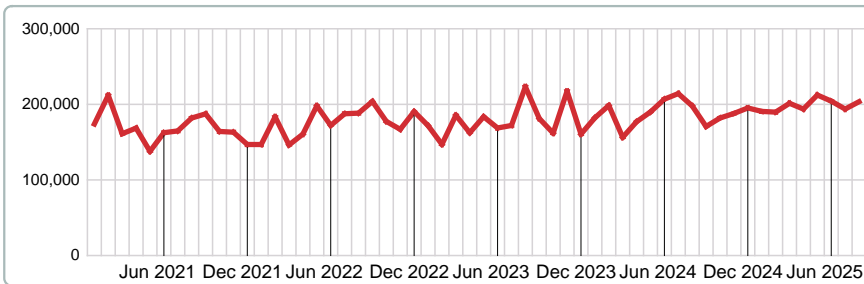
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

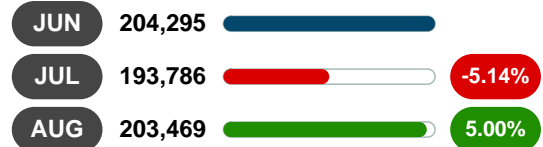


3 MONTHS

5 year AUG AVG = 199,002

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

Average Sold Price at Closing this month at **203,469** above the 5 yr AUG average of **199,002**



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
\$50,000 and less	8.47%	30,600	27,500	39,000	20,000	0
\$50,001 - \$100,000	10.17%	87,036	98,750	80,500	83,214	0
\$100,001 - \$150,000	16.95%	128,150	147,500	126,143	125,500	0
\$150,001 - \$200,000	25.42%	182,427	157,000	184,243	0	0
\$200,001 - \$275,000	15.25%	241,256	259,500	239,217	217,000	0
\$275,001 - \$325,000	13.56%	295,045	287,000	292,672	305,000	0
\$325,001 and up	10.17%	463,317	0	0	510,250	369,450
Average Sold Price		203,469	151,444	180,556	292,929	369,450
Total Closed Units	100%	203,469	9	37	11	2
Total Closed Volume		12,004,674	1.36M	6.68M	3.22M	738.90K

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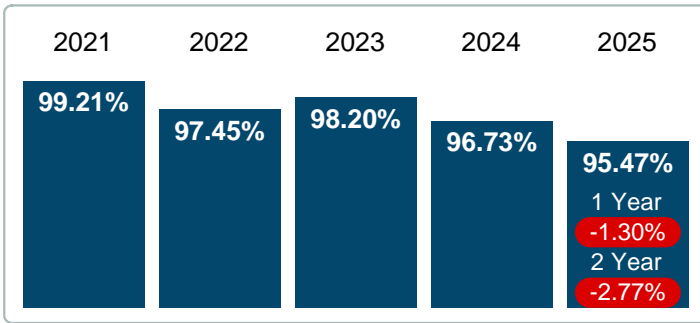
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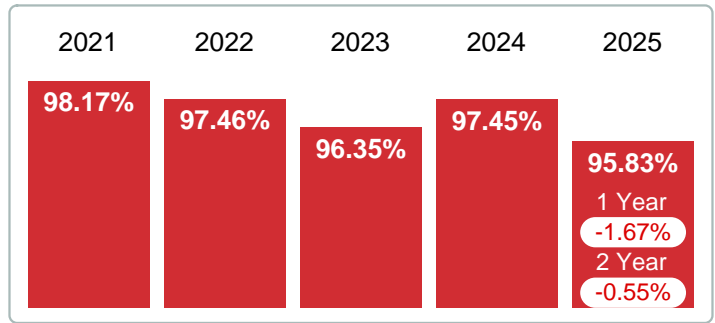
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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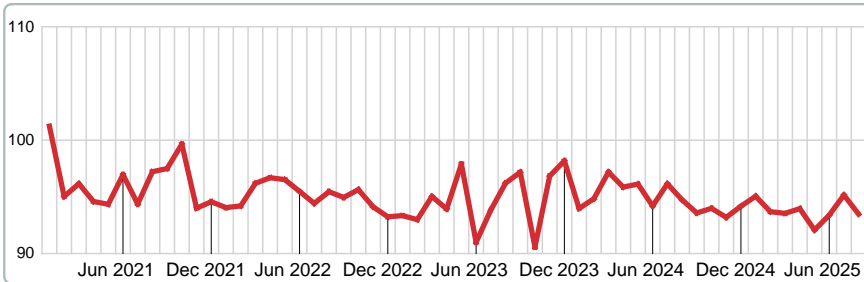
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 97.41%

High Jan 2021 103.23% Low Oct 2023 92.58%

Average Sold/List Ratio this month at **95.47%**
below the 5 yr AUG average of **97.41%**



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
\$50,000 and less	5	8.47%	86.18%	68.37%	107.09%	80.00%	0.00%
\$50,001 - \$100,000	6	10.17%	97.37%	101.32%	93.87%	100.00%	0.00%
\$100,001 - \$150,000	10	16.95%	92.97%	98.66%	90.64%	98.24%	0.00%
\$150,001 - \$200,000	15	25.42%	97.15%	92.90%	97.46%	0.00%	0.00%
\$200,001 - \$275,000	9	15.25%	96.45%	92.46%	97.03%	100.93%	0.00%
\$275,001 - \$325,000	8	13.56%	97.11%	96.47%	98.97%	92.80%	0.00%
\$325,001 and up	6	10.17%	97.67%	0.00%	0.00%	96.50%	100.00%
Average Sold/List Ratio		95.50%		90.26%	96.53%	95.36%	100.00%
Total Closed Units		59	100%	9	37	11	2
Total Closed Volume		12,004,674		1.36M	6.68M	3.22M	738.90K

August 2025



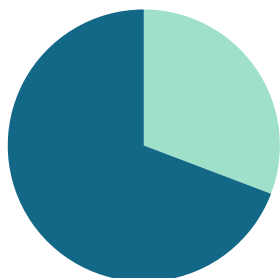
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

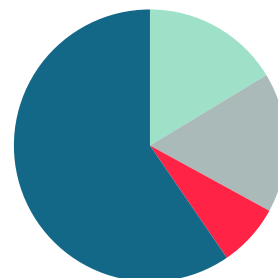


Inventory
 New Listings
92 = 30.77%
 Start Inventory
207
 Total Inventory Units
299
 Volume
\$77,195,686

Market Activity

Closed Sales
59 = 16.34%
 Pending Sales
60 = 16.62%
 Other Off Market
27 = 7.48%
 Active Inventory
215 = 59.56%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	66	59	-10.61%	401	388	-3.24%
Pending Sales	60	60	0.00%	433	415	-4.16%
New Listings	77	92	19.48%	602	618	2.66%
Average List Price	203,440	211,871	4.14%	194,359	205,149	5.55%
Average Sale Price	197,941	203,469	2.79%	189,714	198,767	4.77%
Average Percent of Selling Price to List Price	96.73%	95.47%	-1.30%	97.45%	95.83%	-1.67%
Average Days on Market to Sale	39.02	53.47	37.06%	45.91	50.46	9.91%
Monthly Inventory	195	215	10.26%	195	215	10.26%
Months Supply of Inventory	3.95	4.53	14.91%	3.95	4.53	14.91%

Absorption: Last 12 months, an Average of **47** Sales/Month

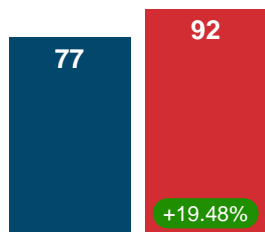
Inventory on August 31, 2025 = **215**

2024 **2025**

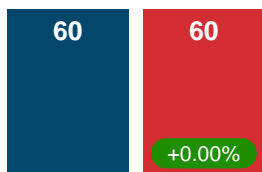
AUGUST MARKET

AVERAGE PRICES

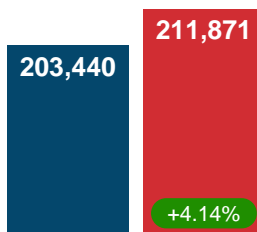
New Listings



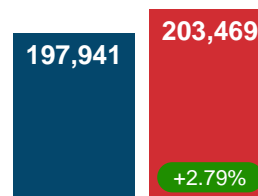
Pending Listings



List Price



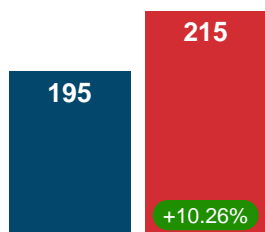
Sale Price



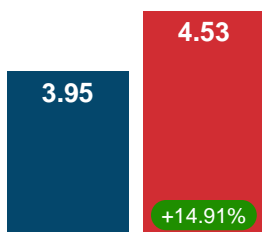
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

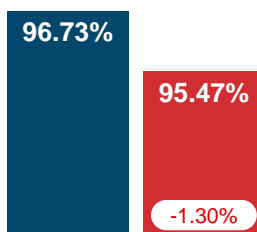
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

