

August 2025



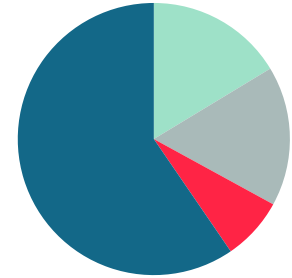
Area Delimited by County Of Muskogee - Residential Property Type



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%
Median List Price	182,200	189,900	4.23%
Median Sale Price	178,500	188,000	5.32%
Median Percent of Selling Price to List Price	98.41%	98.31%	-0.10%
Median Days on Market to Sale	18.00	36.00	100.00%
End of Month Inventory	195	215	10.26%
Months Supply of Inventory	3.95	4.53	14.91%



- Closed (16.34%)
- Pending (16.62%)
- Other OffMarket (7.48%)
- Active (59.56%)

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.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **5.32%** in August 2025 to \$188,000 versus the previous year at \$178,500.

Median Days on Market Lengthens

The median number of **36.00** days that homes spent on the market before selling increased by 18.00 days or **100.00%** in August 2025 compared to last year's same month at **18.00** DOM.

Sales Success for August 2025 is Positive

Overall, with Median 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.

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

August 2025



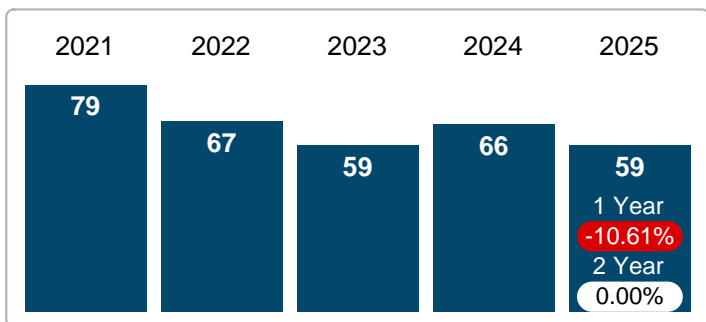
Area Delimited by County Of Muskogee - Residential Property Type



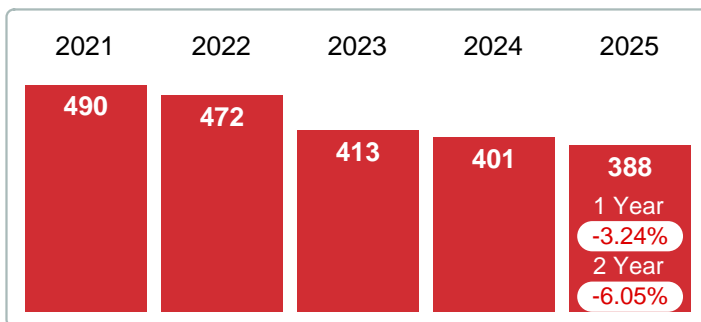
CLOSED LISTINGS

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

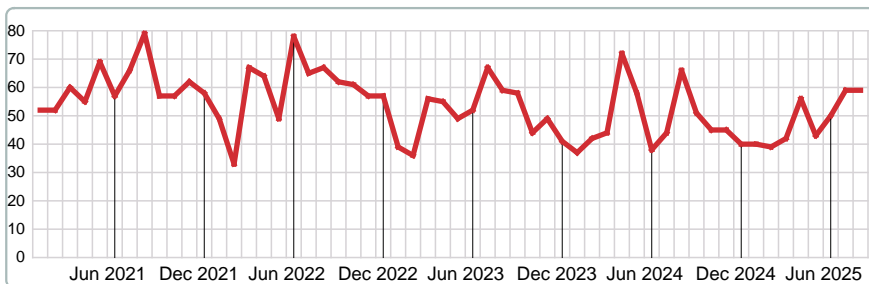
AUGUST



YEAR TO DATE (YTD)

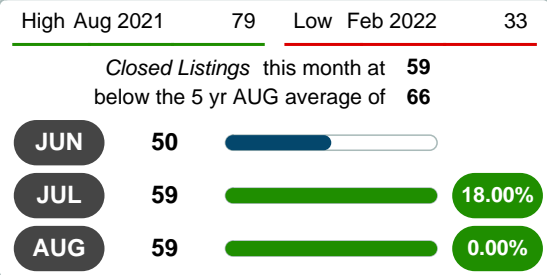


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 66



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	5	8.47%	49.0	2	2	1	0
\$50,001 - \$100,000	6	10.17%	22.0	2	3	1	0
\$100,001 - \$150,000	10	16.95%	30.0	1	7	2	0
\$150,001 - \$200,000	15	25.42%	44.0	1	14	0	0
\$200,001 - \$275,000	9	15.25%	33.0	2	6	1	0
\$275,001 - \$325,000	8	13.56%	62.5	1	5	2	0
\$325,001 and up	6	10.17%	35.0	0	0	4	2
Total Closed Units	59			9	37	11	2
Total Closed Volume	12,004,674	100%	36.0	1.36M	6.68M	3.22M	738.90K
Median Closed Price	\$188,000			\$147,500	\$185,000	\$285,000	\$369,450

August 2025



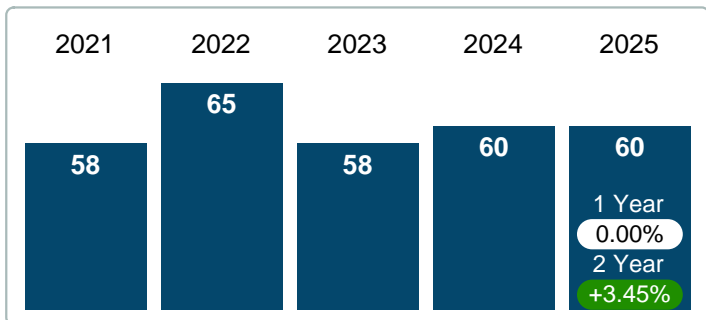
Area Delimited by County Of Muskogee - Residential Property Type



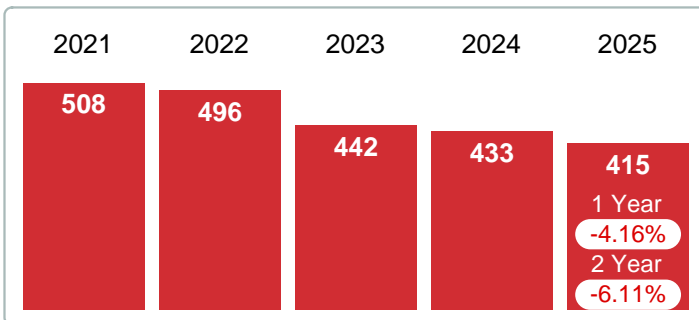
PENDING LISTINGS

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

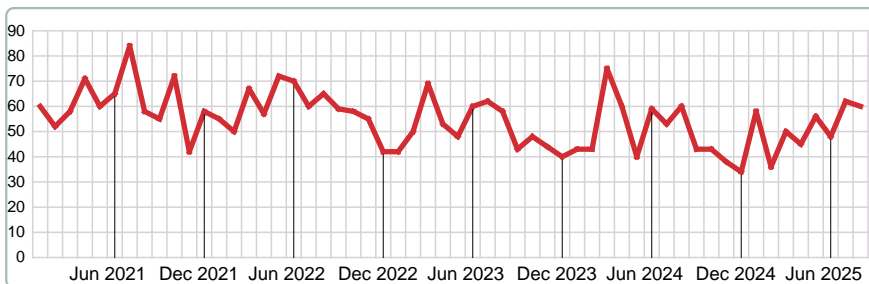
AUGUST



YEAR TO DATE (YTD)

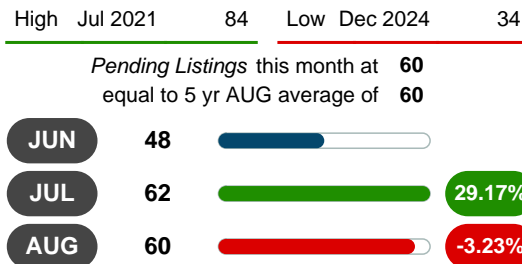


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 60



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	8.33%	49.0	4	1	0	0
\$75,001 - \$100,000	7	11.67%	77.0	4	3	0	0
\$100,001 - \$150,000	9	15.00%	14.0	3	5	1	0
\$150,001 - \$225,000	15	25.00%	33.0	0	13	2	0
\$225,001 - \$275,000	10	16.67%	18.5	0	7	1	2
\$275,001 - \$325,000	7	11.67%	43.0	0	5	2	0
\$325,001 and up	7	11.67%	93.0	0	4	3	0
Total Pending Units	60			11	38	9	2
Total Pending Volume	12,541,030	100%	34.0	904.80K	8.13M	3.01M	494.90K
Median Listing Price	\$199,250			\$80,000	\$203,500	\$299,000	\$247,450

August 2025



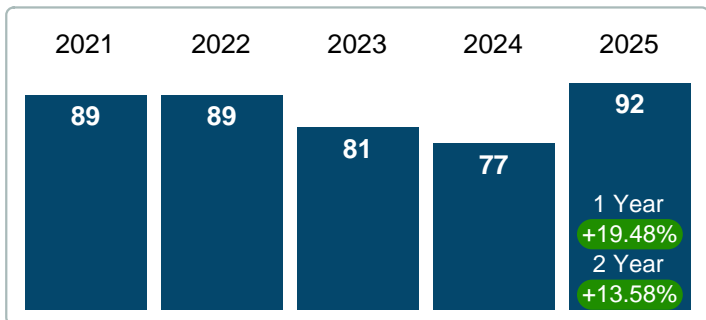
Area Delimited by County Of Muskogee - Residential Property Type



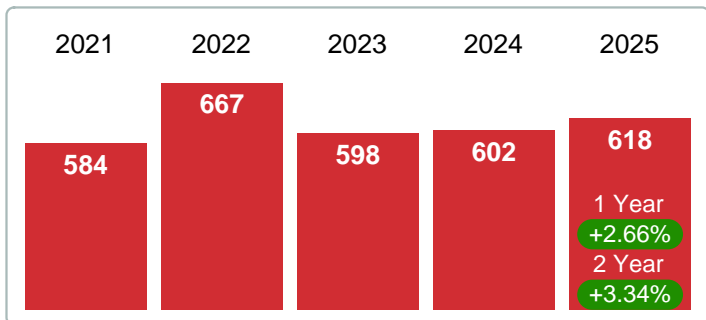
NEW LISTINGS

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

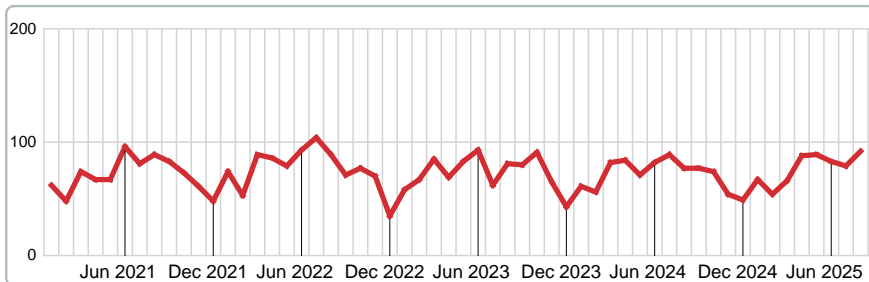
AUGUST



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
Median New Listed Listing Price	\$192,185		\$110,000	\$199,250	\$216,870	\$249,900

August 2025



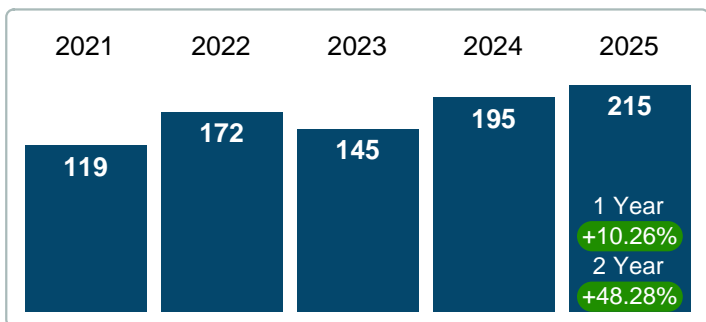
Area Delimited by County Of Muskogee - Residential Property Type



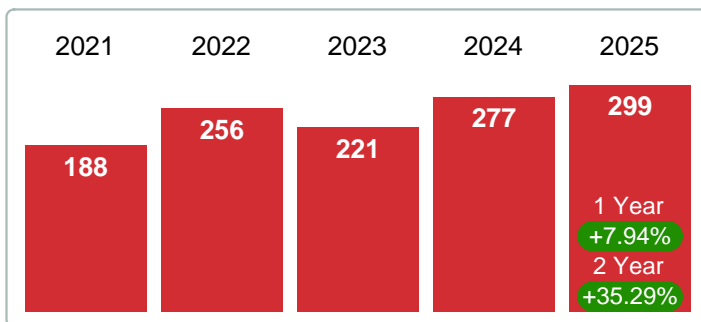
ACTIVE INVENTORY

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

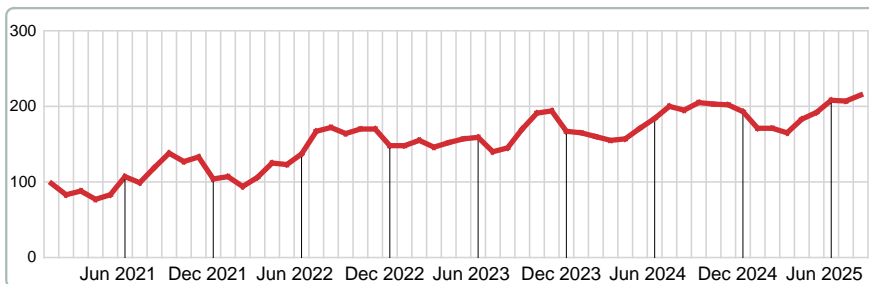
END OF AUGUST



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	13	6.05%	88.0	9	4	0	0
\$75,001 - \$125,000	35	16.28%	55.0	23	9	3	0
\$125,001 - \$175,000	33	15.35%	49.0	7	21	4	1
\$175,001 - \$250,000	49	22.79%	36.0	5	34	8	2
\$250,001 - \$325,000	28	13.02%	66.0	1	15	11	1
\$325,001 - \$475,000	32	14.88%	56.0	0	12	15	5
\$475,001 and up	25	11.63%	82.0	4	6	8	7
Total Active Inventory by Units	215			49	101	49	16
Total Active Inventory by Volume	58,855,917	100%	57.0	9.21M	24.26M	16.43M	8.96M
Median Active Inventory Listing Price	\$206,860			\$110,000	\$204,000	\$315,000	\$409,000

August 2025



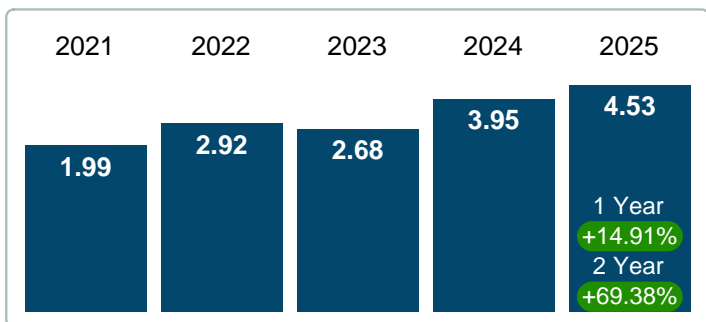
Area Delimited by County Of Muskogee - Residential Property Type



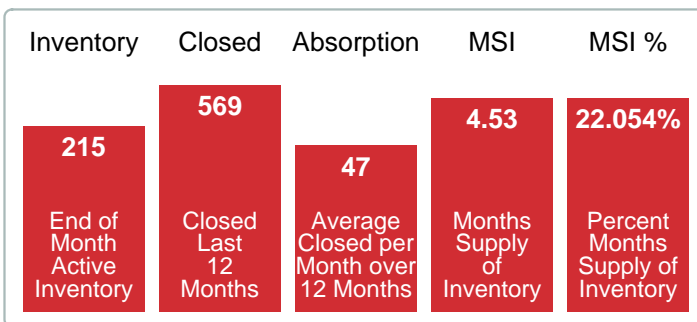
MONTHS SUPPLY of INVENTORY (MSI)

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

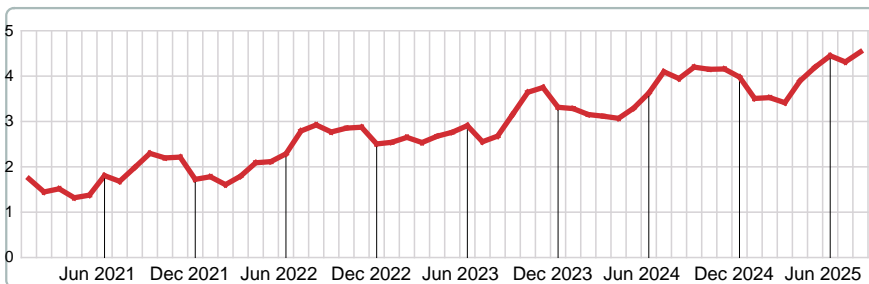
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025

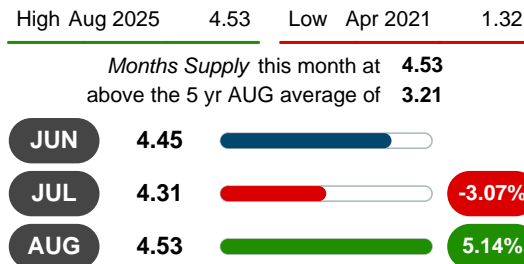


5 YEAR MARKET ACTIVITY TRENDS



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

August 2025



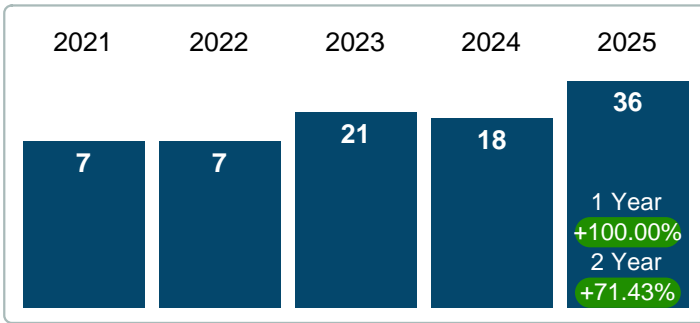
Area Delimited by County Of Muskogee - Residential Property Type



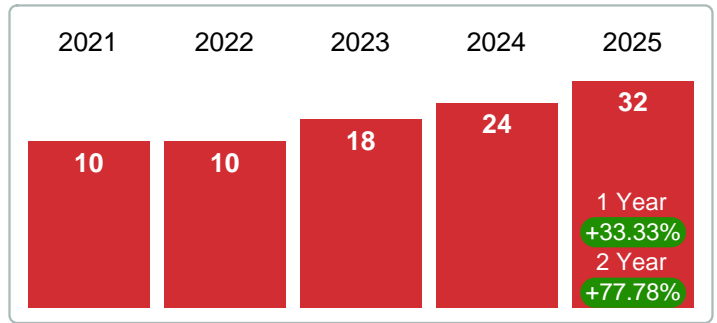
MEDIAN DAYS ON MARKET TO SALE

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

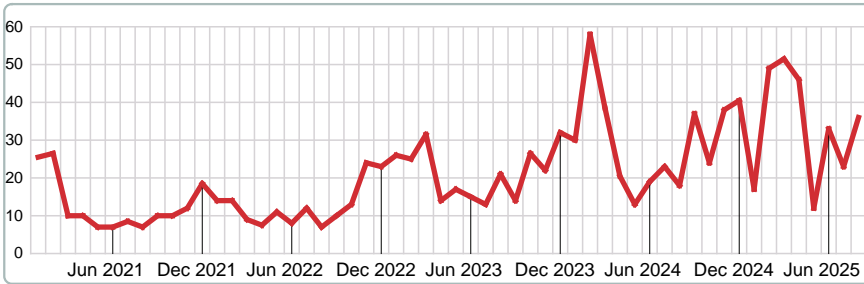
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 18

High Feb 2024 58 Low Aug 2022 7

Median Days on Market to Sale this month at 36 above the 5 yr AUG average of 18



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	8.47%	49	58	26	153	0
\$50,001 - \$100,000	10.17%	22	66	24	20	0
\$100,001 - \$150,000	16.95%	30	31	23	34	0
\$150,001 - \$200,000	25.42%	44	4	45	0	0
\$200,001 - \$275,000	15.25%	33	43	26	44	0
\$275,001 - \$325,000	13.56%	63	54	36	126	0
\$325,001 and up	10.17%	35	0	0	99	3
Median Closed DOM		36	33	36	49	3
Total Closed Units	100%	36.0	9	37	11	2
Total Closed Volume		12,004,674	1.36M	6.68M	3.22M	738.90K

August 2025



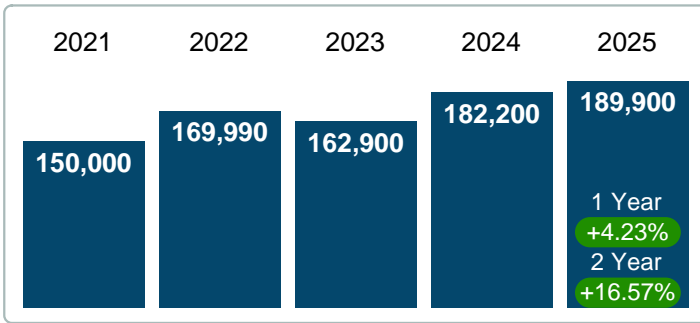
Area Delimited by County Of Muskogee - Residential Property Type



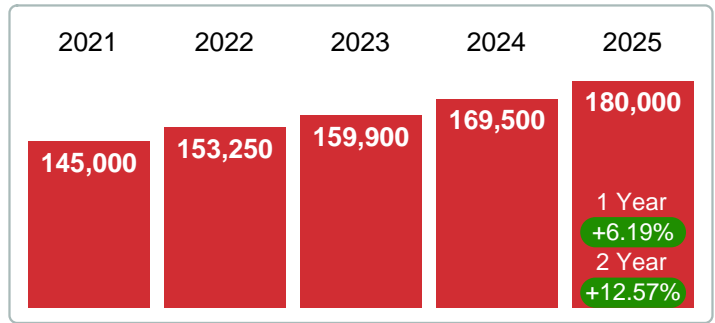
MEDIAN LIST PRICE AT CLOSING

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

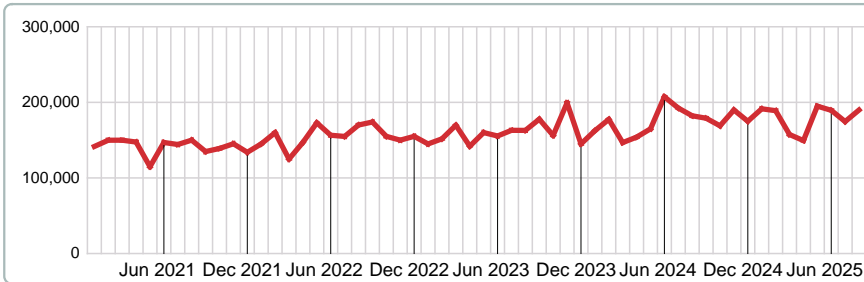
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

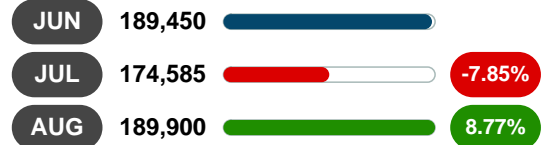


3 MONTHS

5 year AUG AVG = 170,998

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

Median List Price at Closing this month at **189,900**
above the 5 yr AUG average of **170,998**



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	8.47%	35,900	42,000	36,400	25,000	0
\$50,001 - \$100,000	8.47%	83,214	97,500	76,200	83,214	0
\$100,001 - \$150,000	16.95%	134,900	149,500	129,900	127,500	0
\$150,001 - \$200,000	23.73%	188,500	169,000	189,000	0	0
\$200,001 - \$275,000	15.25%	229,900	265,000	229,900	215,000	0
\$275,001 - \$325,000	15.25%	297,499	297,499	292,000	311,900	0
\$325,001 and up	11.86%	389,900	0	0	415,000	369,450
Median List Price		189,900	149,500	189,000	311,900	369,450
Total Closed Units	100%	189,900	9	37	11	2
Total Closed Volume		12,500,412	1.46M	6.93M	3.37M	738.90K

August 2025



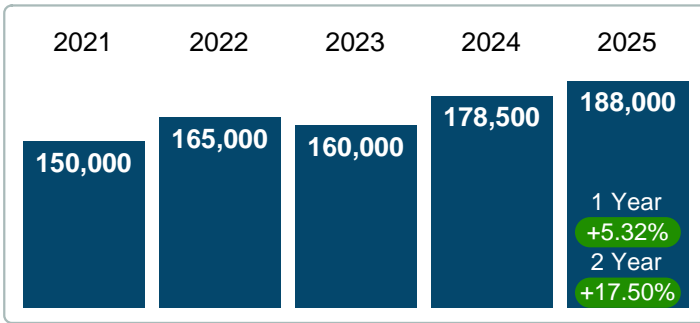
Area Delimited by County Of Muskogee - Residential Property Type



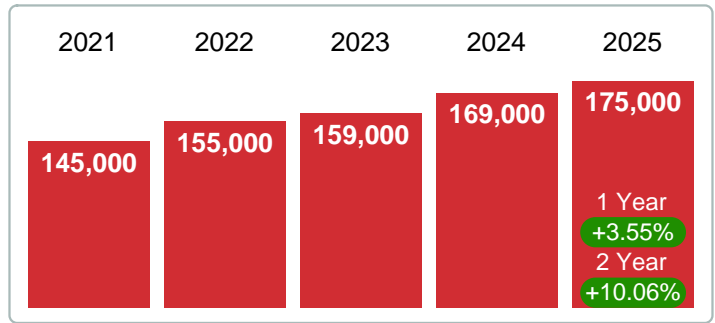
MEDIAN SOLD PRICE AT CLOSING

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

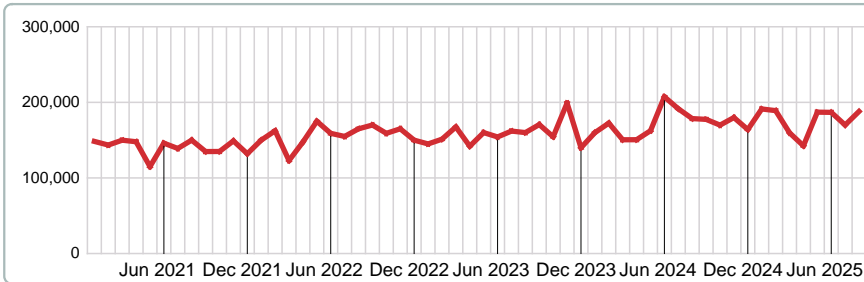
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

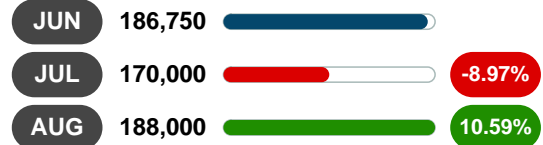


3 MONTHS

5 year AUG AVG = 168,300

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

Median Sold Price at Closing this month at **188,000** above the 5 yr AUG average of **168,300**



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	8.47%	30,000	27,500	39,000	20,000	0
\$50,001 - \$100,000	10.17%	90,357	98,750	72,500	83,214	0
\$100,001 - \$150,000	16.95%	126,500	147,500	125,500	125,500	0
\$150,001 - \$200,000	25.42%	185,000	157,000	186,500	0	0
\$200,001 - \$275,000	15.25%	247,000	259,500	244,500	217,000	0
\$275,001 - \$325,000	13.56%	290,750	287,000	294,500	305,000	0
\$325,001 and up	10.17%	398,950	0	0	499,000	369,450
Median Sold Price		188,000	147,500	185,000	285,000	369,450
Total Closed Units		59	9	37	11	2
Total Closed Volume		12,004,674	1.36M	6.68M	3.22M	738.90K

August 2025



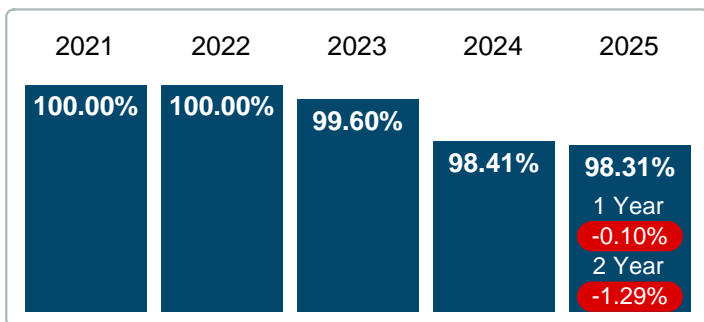
Area Delimited by County Of Muskogee - Residential Property Type



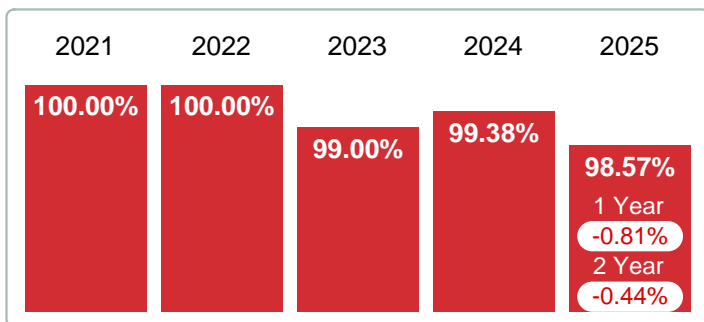
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

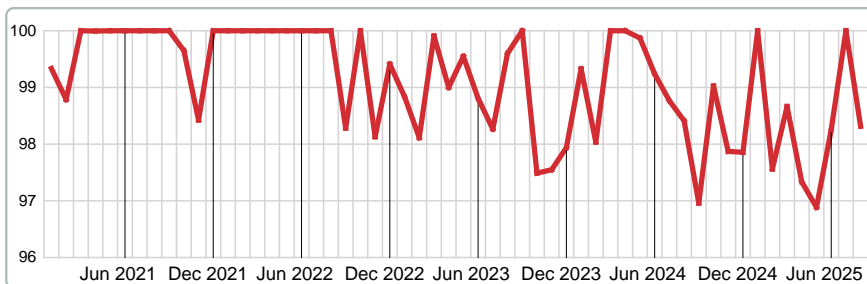
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

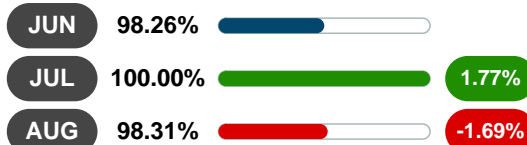


3 MONTHS

5 year AUG AVG = 99.26%

High Jul 2025 100.00% Low May 2025 96.89%

Median Sold/List Ratio this month at **98.31%**
below the 5 yr AUG average of **99.26%**



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	5	8.47%	85.71%	68.37%	107.09%	80.00%	0.00%
\$50,001 - \$100,000	6	10.17%	100.00%	101.32%	95.24%	100.00%	0.00%
\$100,001 - \$150,000	10	16.95%	98.41%	98.66%	98.15%	98.24%	0.00%
\$150,001 - \$200,000	15	25.42%	97.88%	92.90%	97.88%	0.00%	0.00%
\$200,001 - \$275,000	9	15.25%	99.80%	92.46%	99.90%	100.93%	0.00%
\$275,001 - \$325,000	8	13.56%	97.50%	96.47%	99.83%	92.80%	0.00%
\$325,001 and up	6	10.17%	99.25%	0.00%	0.00%	98.41%	100.00%
Median Sold/List Ratio		98.31%		95.85%	99.36%	98.31%	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



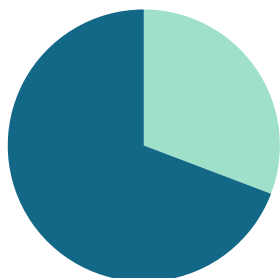
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

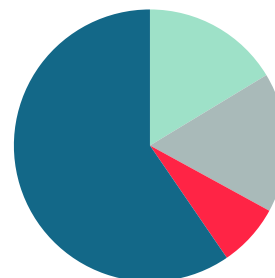


Inventory
 New Listings **92 = 30.77%**
 Start Inventory **207**
 Total Inventory Units **299**
 Volume **\$77,195,686**

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%
Median List Price	182,200	189,900	4.23%	169,500	180,000	6.19%
Median Sale Price	178,500	188,000	5.32%	169,000	175,000	3.55%
Median Percent of Selling Price to List Price	98.41%	98.31%	-0.10%	99.38%	98.57%	-0.81%
Median Days on Market to Sale	18.00	36.00	100.00%	24.00	32.00	33.33%
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

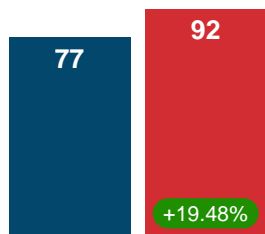
Inventory on August 31, 2025 = **215**

2024 **2025**

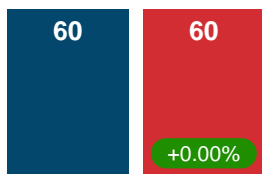
AUGUST MARKET

MEDIAN PRICES

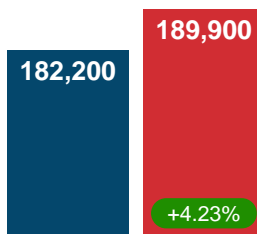
New Listings



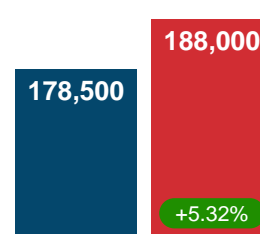
Pending Listings



List Price



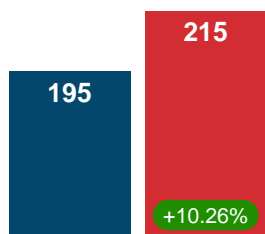
Sale Price



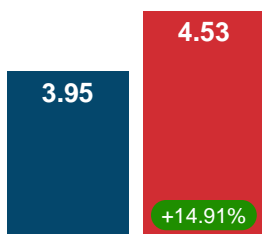
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

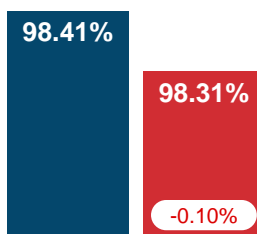
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

