

# August 2025



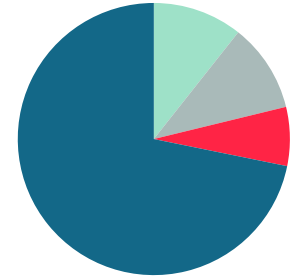
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	August 2025	+/-%
Closed Listings	82	105	28.05%
Pending Listings	92	104	13.04%
New Listings	173	183	5.78%
Average List Price	214,907	372,236	73.21%
Average Sale Price	201,552	342,684	70.02%
Average Percent of Selling Price to List Price	92.68%	93.28%	0.65%
Average Days on Market to Sale	58.65	76.60	30.61%
End of Month Inventory	577	708	22.70%
Months Supply of Inventory	6.86	9.21	34.42%



- Closed (10.65%)
- Pending (10.55%)
- Other OffMarket (7.00%)
- Active (71.81%)

**Absorption:** Last 12 months, an Average of **77** Sales/Month  
**Active Inventory** as of August 31, 2025 = **708**

### Analysis Wrap-Up

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

The total housing inventory at the end of August 2025 rose **22.70%** to 708 existing homes available for sale. Over the last 12 months this area has had an average of 77 closed sales per month. This represents an unsold inventory index of **9.21** 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 **70.02%** in August 2025 to \$342,684 versus the previous year at \$201,552.

#### Average Days on Market Lengthens

The average number of **76.60** days that homes spent on the market before selling increased by 17.95 days or **30.61%** in August 2025 compared to last year's same month at **58.65** 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 strong this month.

There were 183 New Listings in August 2025, up **5.78%** from last year at 173. Furthermore, there were 105 Closed Listings this month versus last year at 82, a **28.05%** increase.

Closed versus Listed trends yielded a **57.4%** ratio, up from previous year's, August 2024, at **47.4%**, a **21.05%** 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

# August 2025



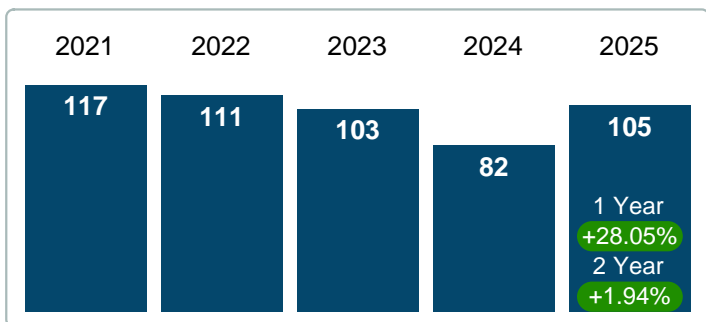
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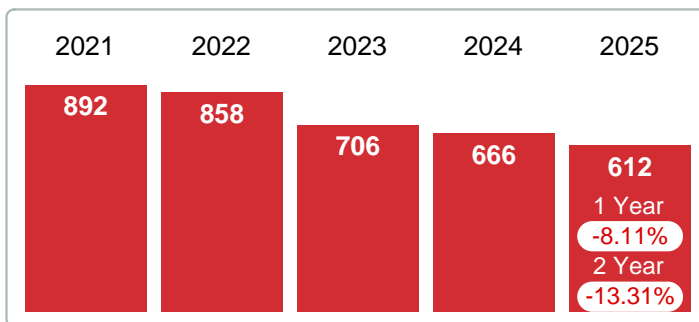
## CLOSED LISTINGS

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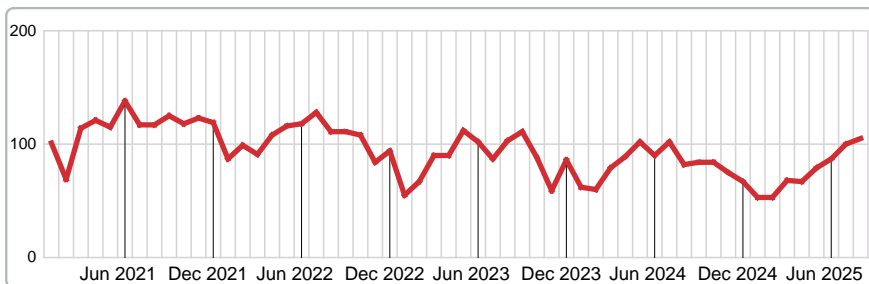
### AUGUST



### YEAR TO DATE (YTD)

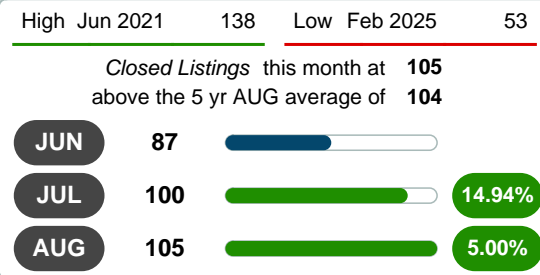


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 104



### 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	4.76%	118.4	3	2	0	0
\$50,001 - \$100,000	17	16.19%	76.9	4	9	4	0
\$100,001 - \$150,000	20	19.05%	75.3	4	13	3	0
\$150,001 - \$225,000	22	20.95%	84.9	2	17	3	0
\$225,001 - \$350,000	17	16.19%	85.6	2	10	5	0
\$350,001 - \$600,000	15	14.29%	54.4	1	8	4	2
\$600,001 and up	9	8.57%	55.6	0	2	3	4
<b>Total Closed Units</b>	<b>105</b>			<b>16</b>	<b>61</b>	<b>22</b>	<b>6</b>
<b>Total Closed Volume</b>	<b>35,981,851</b>	<b>100%</b>	<b>76.6</b>	<b>2.27M</b>	<b>14.40M</b>	<b>7.26M</b>	<b>12.05M</b>
<b>Average Closed Price</b>	<b>\$342,684</b>			<b>\$142,056</b>	<b>\$236,122</b>	<b>\$329,841</b>	<b>\$2,008,167</b>

# August 2025



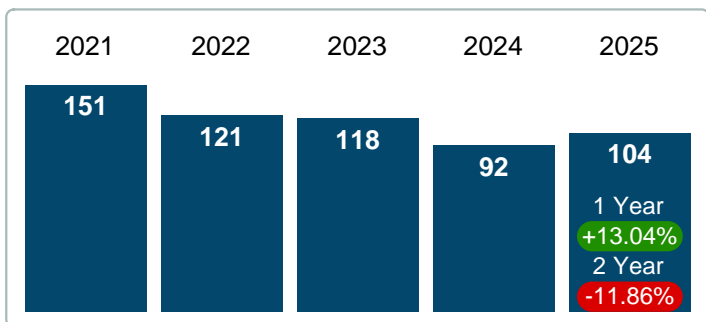
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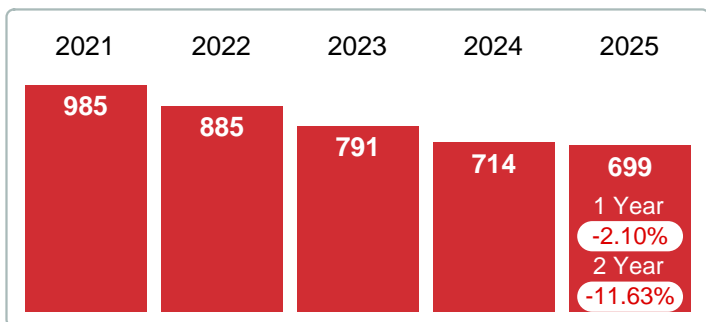
## PENDING LISTINGS

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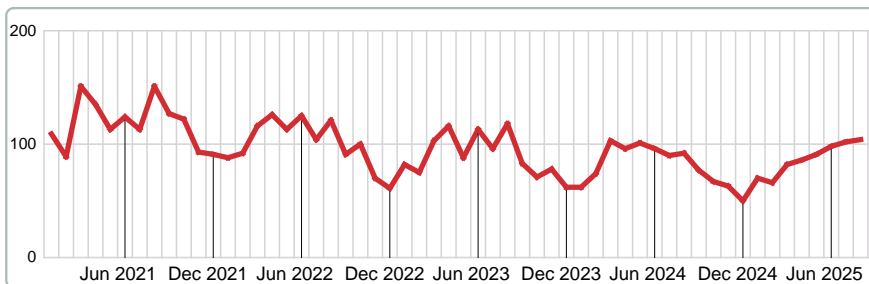
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

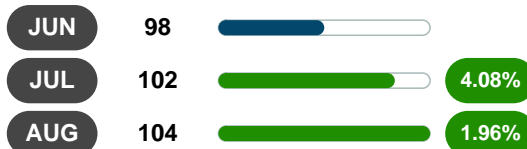


### 3 MONTHS

5 year AUG AVG = 117

High Aug 2021 151 | Low Dec 2024 50

Pending Listings this month at **104**  
below the 5 yr AUG average of **117**



### 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	8	7.69%	102.6	5	3	0	0
\$75,001 - \$100,000	7	6.73%	67.4	1	6	0	0
\$100,001 - \$150,000	21	20.19%	53.1	6	13	2	0
\$150,001 - \$225,000	28	26.92%	73.1	7	18	2	1
\$225,001 - \$325,000	16	15.38%	43.1	3	7	5	1
\$325,001 - \$475,000	12	11.54%	79.3	3	6	3	0
\$475,001 and up	12	11.54%	57.2	0	9	2	1
<b>Total Pending Units</b>	<b>104</b>			<b>25</b>	<b>62</b>	<b>14</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>28,005,973</b>	<b>100%</b>	<b>65.2</b>	<b>4.36M</b>	<b>15.76M</b>	<b>4.22M</b>	<b>3.67M</b>
<b>Average Listing Price</b>	<b>\$269,288</b>			<b>\$174,319</b>	<b>\$254,230</b>	<b>\$301,121</b>	<b>\$1,223,333</b>

# August 2025



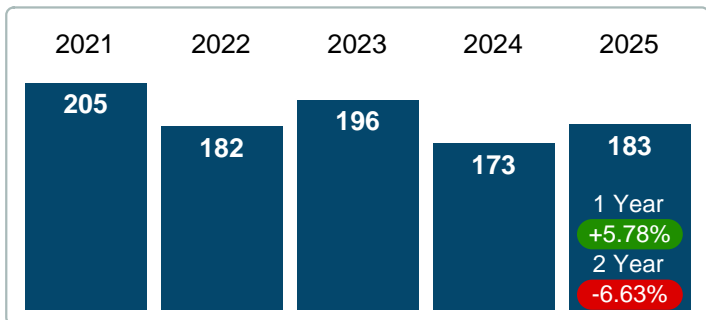
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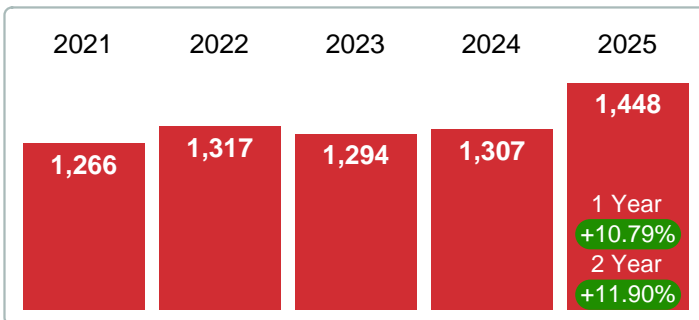
## NEW LISTINGS

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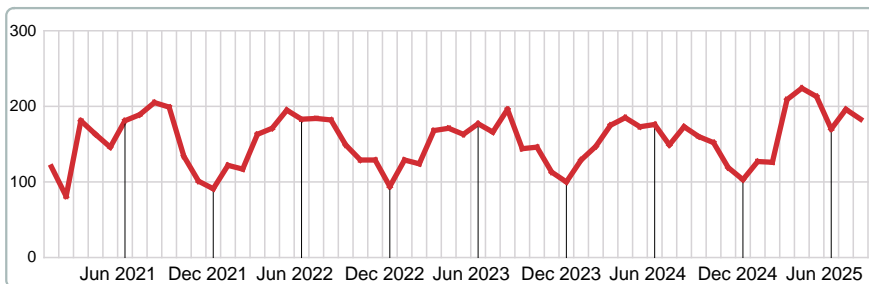
### AUGUST



### YEAR TO DATE (YTD)

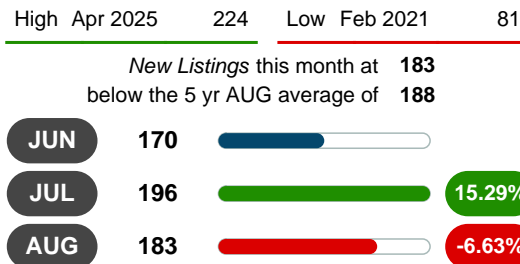


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 188



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	18	9.84%	10	7	0	1
\$100,001 - \$125,000	9	4.92%	3	6	0	0
\$125,001 - \$175,000	35	19.13%	6	23	6	0
\$175,001 - \$275,000	42	22.95%	7	30	4	1
\$275,001 - \$375,000	31	16.94%	3	14	13	1
\$375,001 - \$725,000	30	16.39%	1	12	12	5
\$725,001 and up	18	9.84%	0	7	7	4
<b>Total New Listed Units</b>	<b>183</b>		<b>30</b>	<b>99</b>	<b>42</b>	<b>12</b>
<b>Total New Listed Volume</b>	<b>64,314,093</b>	<b>100%</b>	<b>4.52M</b>	<b>27.95M</b>	<b>20.41M</b>	<b>11.43M</b>
<b>Average New Listed Listing Price</b>	<b>\$351,443</b>		<b>\$150,726</b>	<b>\$282,348</b>	<b>\$485,985</b>	<b>\$952,375</b>

# August 2025



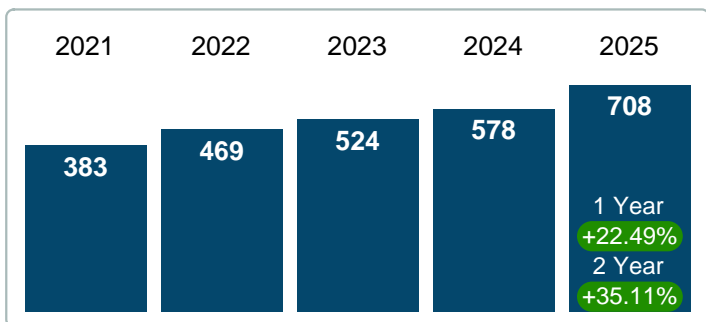
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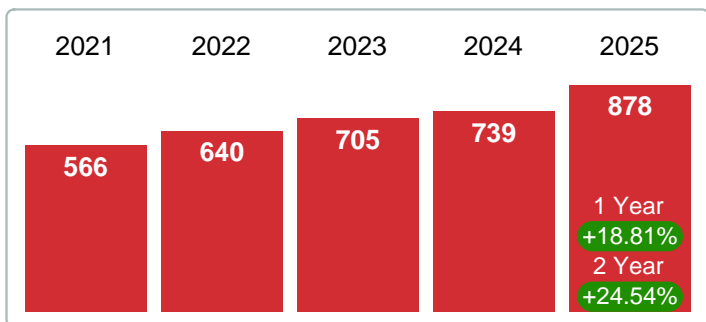
## ACTIVE INVENTORY

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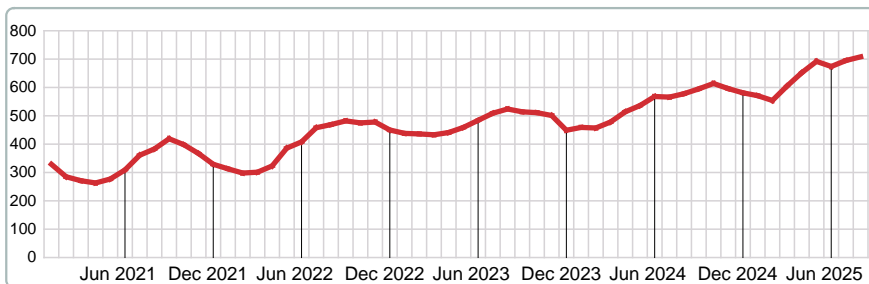
### END OF AUGUST



### ACTIVE DURING AUGUST



### 5 YEAR MARKET ACTIVITY TRENDS

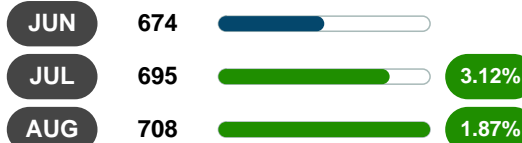


### 3 MONTHS

5 year AUG AVG = 532

High Aug 2025 708 Low Apr 2021 263

Inventory this month at **708**  
above the 5 yr AUG average of **532**



### 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	51	7.20%	89.6	32	16	2	1
\$75,001 - \$125,000	73	10.31%	103.7	32	39	2	0
\$125,001 - \$175,000	91	12.85%	67.9	27	53	10	1
\$175,001 - \$325,000	221	31.21%	87.6	33	140	39	9
\$325,001 - \$475,000	117	16.53%	85.7	19	62	31	5
\$475,001 - \$750,000	84	11.86%	113.2	9	36	30	9
\$750,001 and up	71	10.03%	106.8	1	25	27	18
<b>Total Active Inventory by Units</b>	<b>708</b>			<b>153</b>	<b>371</b>	<b>141</b>	<b>43</b>
<b>Total Active Inventory by Volume</b>	<b>292,411,295</b>	<b>100%</b>	<b>91.5</b>	<b>31.14M</b>	<b>151.29M</b>	<b>69.62M</b>	<b>40.36M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$413,010</b>			<b>\$203,534</b>	<b>\$407,786</b>	<b>\$493,783</b>	<b>\$938,573</b>

# August 2025



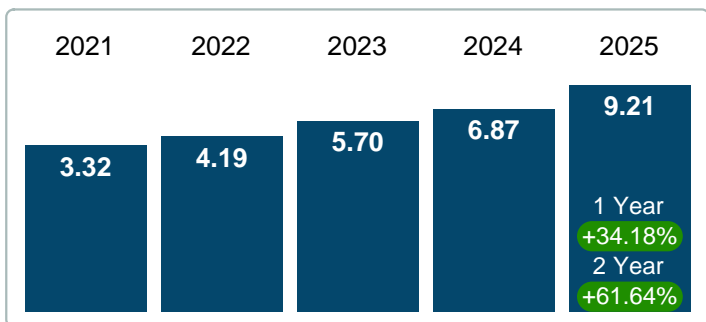
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



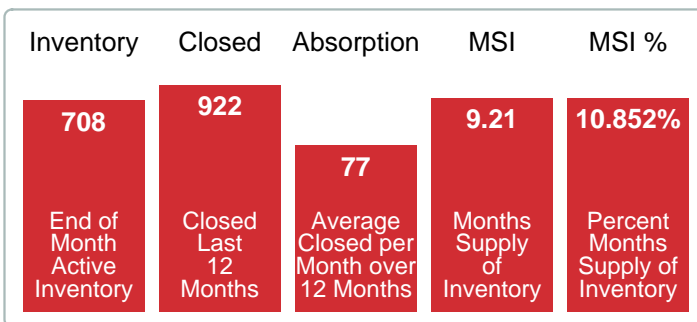
## MONTHS SUPPLY of INVENTORY (MSI)

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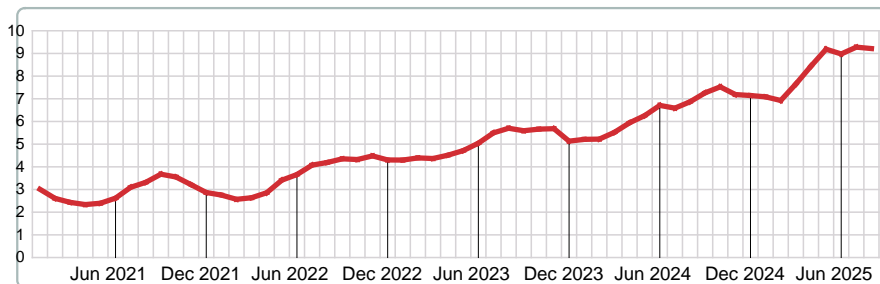
### MSI FOR AUGUST



### INDICATORS FOR AUGUST 2025

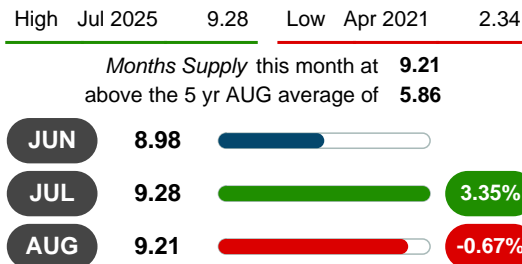


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 5.86



### 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	51	7.20%	5.19	6.86	3.69	3.00	6.00
\$75,001 - \$125,000	73	10.31%	7.12	9.14	6.59	2.40	0.00
\$125,001 - \$175,000	91	12.85%	4.96	7.53	4.30	4.62	4.00
\$175,001 - \$325,000	221	31.21%	9.93	13.20	9.71	7.93	21.60
\$325,001 - \$475,000	117	16.53%	15.60	20.73	14.59	14.88	20.00
\$475,001 - \$750,000	84	11.86%	17.38	54.00	16.62	20.00	9.00
\$750,001 and up	71	10.03%	18.52	0.00	33.33	16.20	12.71
Market Supply of Inventory (MSI)			9.21	9.98	8.40	10.19	12.29
Total Active Inventory by Units		100%	9.21	153	371	141	43

# August 2025



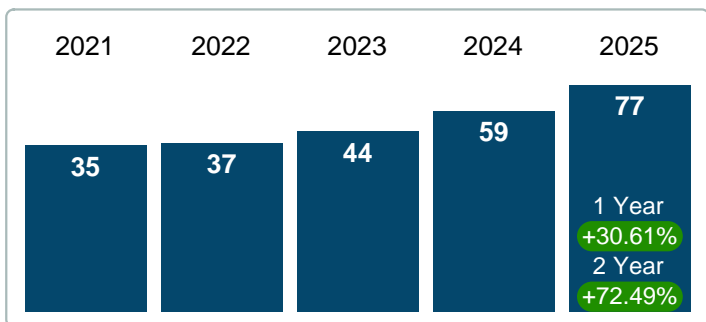
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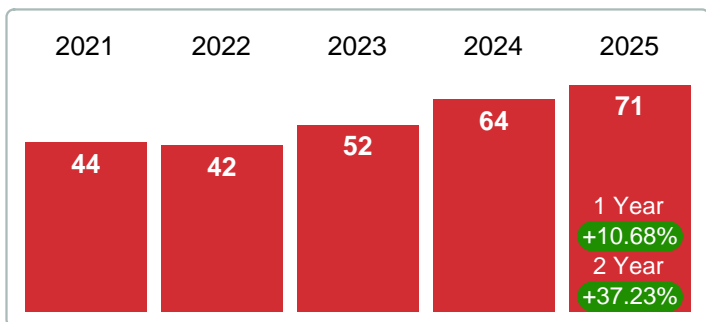
## AVERAGE DAYS ON MARKET TO SALE

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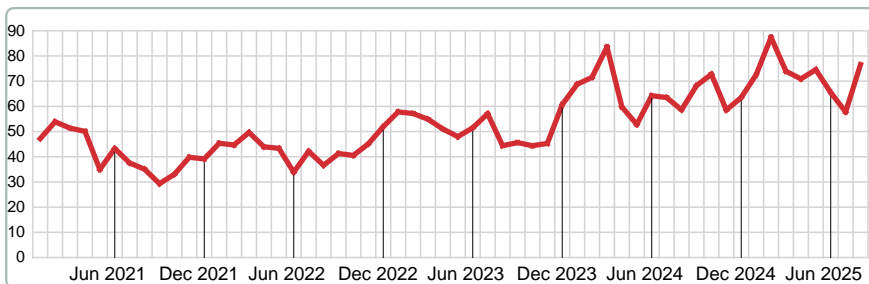
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 50

High Feb 2025 87 Low Sep 2021 29

Average Days on Market to Sale this month at 77 above the 5 yr AUG average of 50



### 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	4.76%	118	180	26	0	0
\$50,001 - \$100,000	16.19%	77	18	102	79	0
\$100,001 - \$150,000	19.05%	75	62	73	103	0
\$150,001 - \$225,000	20.95%	85	47	81	133	0
\$225,001 - \$350,000	16.19%	86	186	45	126	0
\$350,001 - \$600,000	14.29%	54	35	49	92	10
\$600,001 and up	8.57%	56	0	22	69	62
<b>Average Closed DOM</b>		<b>77</b>	<b>85</b>	<b>69</b>	<b>101</b>	<b>45</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>77</b>	<b>16</b>	<b>61</b>	<b>22</b>	<b>6</b>
<b>Total Closed Volume</b>		<b>35,981,851</b>	<b>2.27M</b>	<b>14.40M</b>	<b>7.26M</b>	<b>12.05M</b>

# August 2025



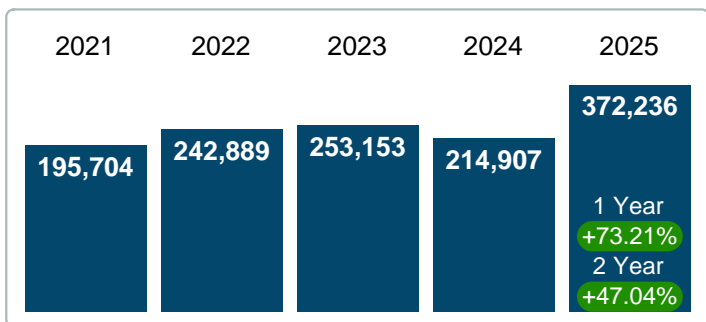
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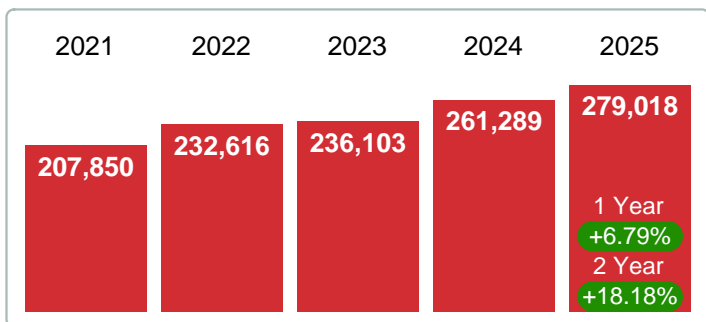
## AVERAGE LIST PRICE AT CLOSING

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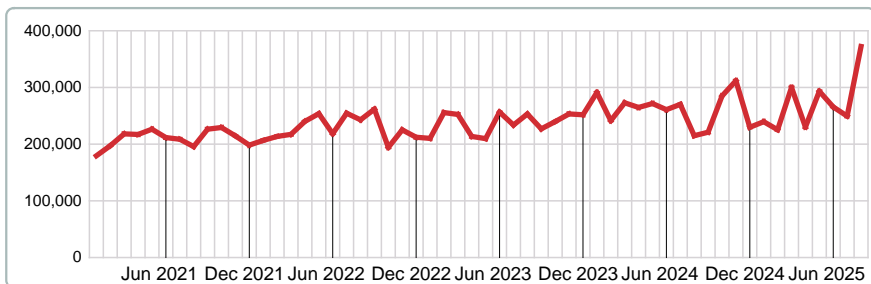
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 255,778

High Aug 2025 372,236    Low Jan 2021 179,431

Average List Price at Closing this month at **372,236**  
above the 5 yr AUG average of **255,778**

Month	Price	% Change
JUN	265,557	
JUL	249,424	-6.08%
AUG	372,236	49.24%

### 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	3	2.86%	38,267	51,600	69,900	0	
\$50,001 - \$100,000	15	14.29%	85,580	101,600	85,822	105,975	
\$100,001 - \$150,000	21	20.00%	136,324	138,675	141,515	155,500	
\$150,001 - \$225,000	24	22.86%	181,592	202,500	184,188	185,000	
\$225,001 - \$350,000	18	17.14%	301,989	307,500	310,750	299,680	
\$350,001 - \$600,000	13	12.38%	467,154	360,000	494,175	492,450	
\$600,001 and up	11	10.48%	1,723,318		01,067,500	897,5003,222,250	
<b>Average List Price</b>			<b>372,236</b>	155,994	247,197	345,732	2,317,300
<b>Total Closed Units</b>			<b>105</b>	16	61	22	6
<b>Total Closed Volume</b>			<b>39,084,799</b>	2.50M	15.08M	7.61M	13.90M

# August 2025



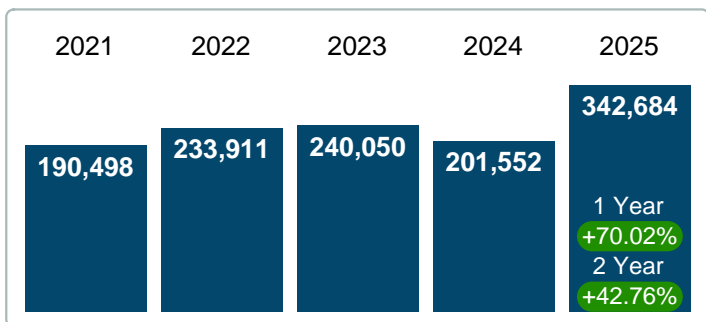
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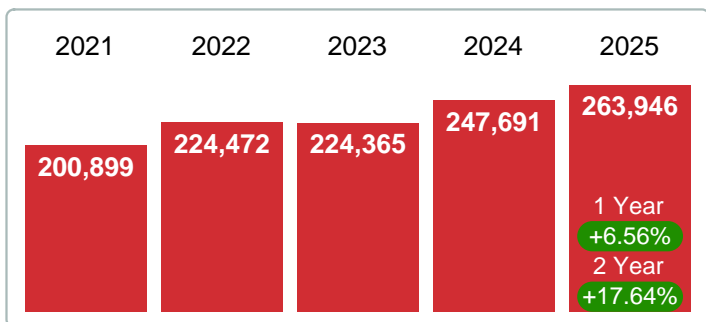
## AVERAGE SOLD PRICE AT CLOSING

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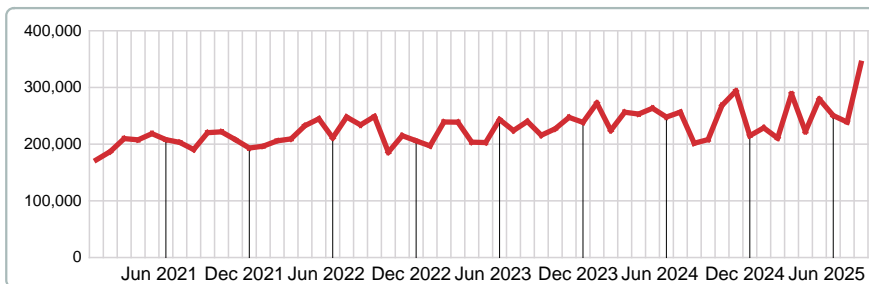
### AUGUST



### YEAR TO DATE (YTD)

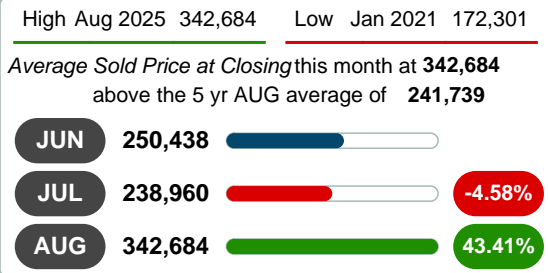


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 241,739



### 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	4.76%	37,600	34,333	42,500	0	0
\$50,001 - \$100,000	16.19%	82,529	89,875	77,944	85,500	0
\$100,001 - \$150,000	19.05%	133,675	130,975	133,815	136,667	0
\$150,001 - \$225,000	20.95%	178,716	183,750	179,368	171,667	0
\$225,001 - \$350,000	16.19%	290,412	282,500	295,150	284,100	0
\$350,001 - \$600,000	14.29%	476,240	354,000	483,325	487,250	487,000
\$600,001 and up	8.57%	1,745,000		01,005,000	873,333	2,768,750
<b>Average Sold Price</b>		<b>342,684</b>	<b>142,056</b>	<b>236,122</b>	<b>329,841</b>	<b>2,008,167</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>342,684</b>	<b>16</b>	<b>61</b>	<b>22</b>	<b>6</b>
<b>Total Closed Volume</b>		<b>35,981,851</b>	<b>2.27M</b>	<b>14.40M</b>	<b>7.26M</b>	<b>12.05M</b>

# August 2025



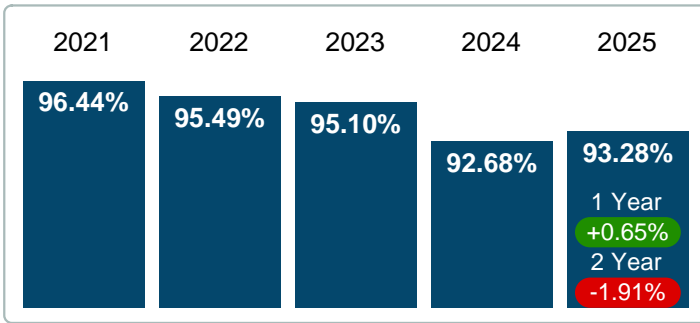
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



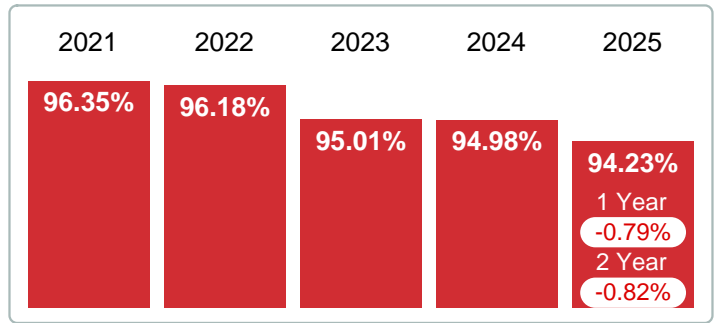
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

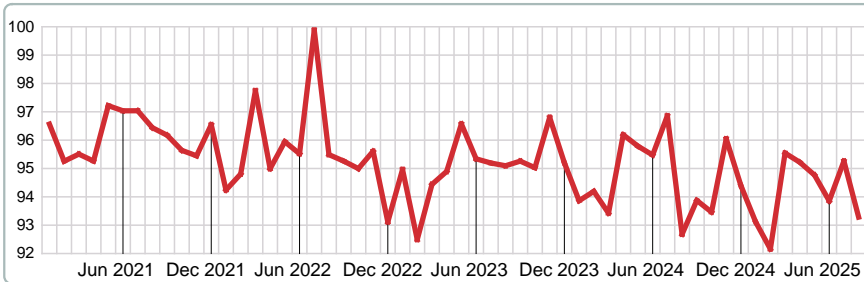
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

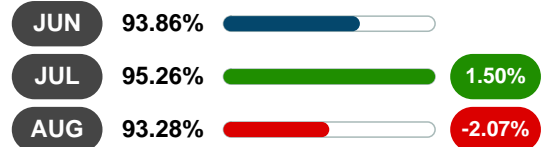


### 3 MONTHS

5 year AUG AVG = 94.60%

High Jul 2022 99.88% Low Feb 2025 92.16%

Average Sold/List Ratio this month at **93.28%**  
below the 5 yr AUG average of **94.60%**



### 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	4.76%	72.00%	76.59%	65.11%	0.00%	0.00%
\$50,001 - \$100,000	17	16.19%	89.52%	90.94%	91.56%	83.53%	0.00%
\$100,001 - \$150,000	20	19.05%	93.66%	94.41%	94.72%	88.08%	0.00%
\$150,001 - \$225,000	22	20.95%	96.35%	91.81%	97.44%	93.16%	0.00%
\$225,001 - \$350,000	17	16.19%	94.81%	92.84%	95.16%	94.90%	0.00%
\$350,001 - \$600,000	15	14.29%	97.85%	98.33%	97.85%	98.60%	96.11%
\$600,001 and up	9	8.57%	93.39%	0.00%	95.30%	97.20%	89.57%
Average Sold/List Ratio		93.30%		89.92%	94.54%	92.65%	91.75%
Total Closed Units		105	100%	16	61	22	6
Total Closed Volume		35,981,851		2.27M	14.40M	7.26M	12.05M

# August 2025



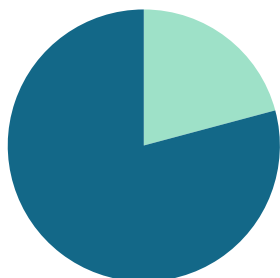
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

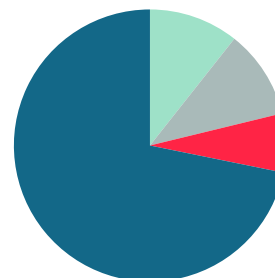


**Inventory**  
 New Listings  
**183 = 20.84%**  
 Start Inventory  
**695**  
 Total Inventory Units  
**878**  
 Volume  
**\$345,086,658**

### Market Activity

Closed Sales  
**105 = 10.65%**  
 Pending Sales  
**104 = 10.55%**  
 Other Off Market  
**69 = 7.00%**  
 Active Inventory  
**708 = 71.81%**

### MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	82	105	28.05%	666	612	-8.11%
Pending Sales	92	104	13.04%	714	699	-2.10%
New Listings	173	183	5.78%	1,307	1,448	10.79%
Average List Price	214,907	372,236	73.21%	261,289	279,018	6.79%
Average Sale Price	201,552	342,684	70.02%	247,691	263,946	6.56%
Average Percent of Selling Price to List Price	92.68%	93.28%	0.65%	94.98%	94.23%	-0.79%
Average Days on Market to Sale	58.65	76.60	30.61%	64.46	71.34	10.68%
Monthly Inventory	577	708	22.70%	577	708	22.70%
Months Supply of Inventory	6.86	9.21	34.42%	6.86	9.21	34.42%

**Absorption:** Last 12 months, an Average of **77** Sales/Month

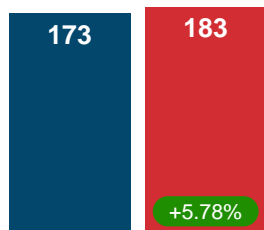
**Inventory** on August 31, 2025 = **708**

**2024** **2025**

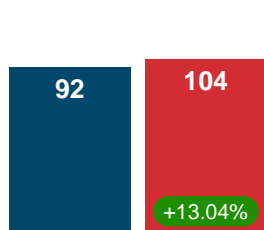
### AUGUST MARKET

### AVERAGE PRICES

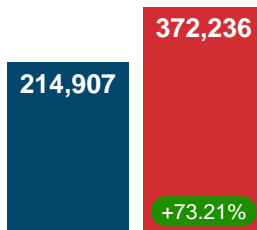
#### New Listings



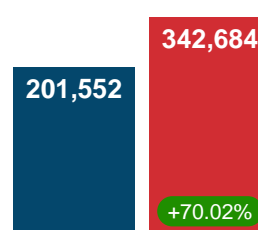
#### Pending Listings



#### List Price



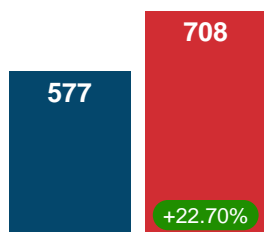
#### Sale Price



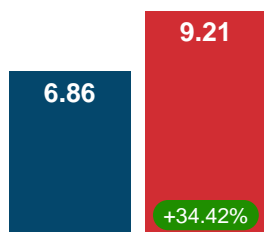
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

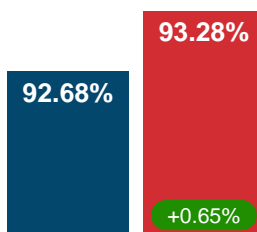
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

