

August 2025



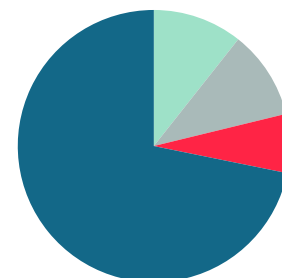
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



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%
Median List Price	198,500	180,000	-9.32%
Median Sale Price	187,000	173,000	-7.49%
Median Percent of Selling Price to List Price	95.16%	94.55%	-0.64%
Median Days on Market to Sale	39.00	46.00	17.95%
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.

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 **7.49%** in August 2025 to \$173,000 versus the previous year at \$187,000.

Median Days on Market Lengthens

The median number of **46.00** days that homes spent on the market before selling increased by 7.00 days or **17.95%** in August 2025 compared to last year's same month at **39.00** DOM.

Sales Success for August 2025 is Positive

Overall, with Median Prices falling 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.

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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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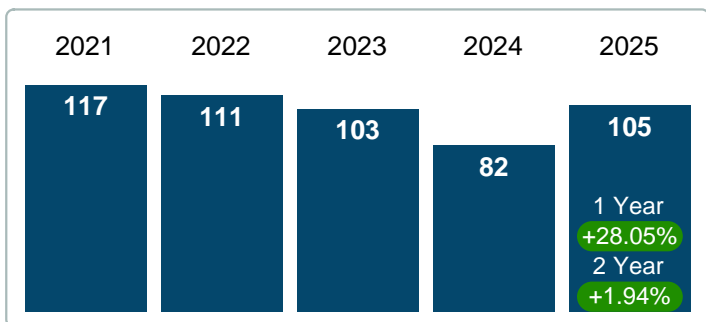
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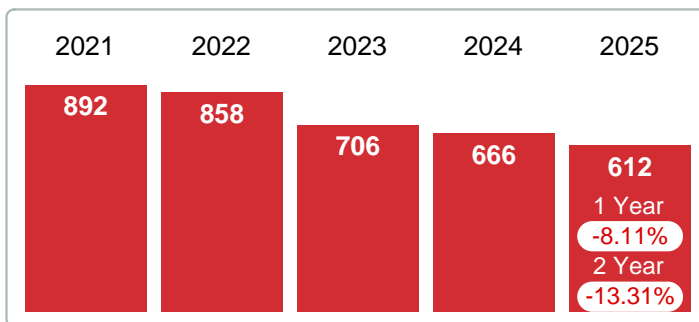
CLOSED LISTINGS

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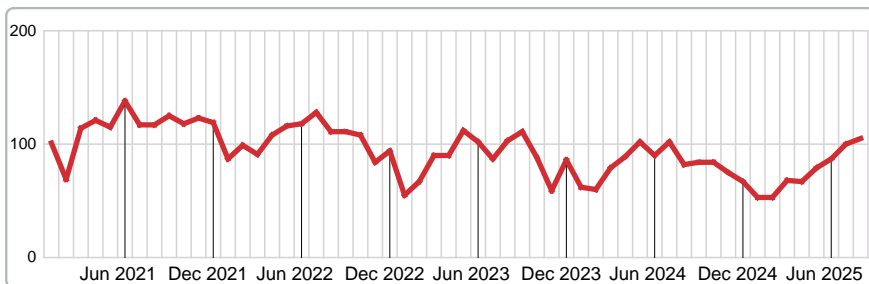
AUGUST



YEAR TO DATE (YTD)

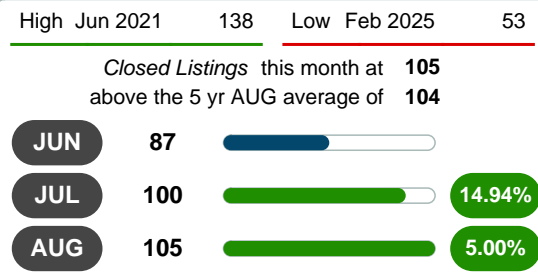


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 104



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	4.76%	105.0	3	2	0	0
\$50,001 - \$100,000	17	16.19%	46.0	4	9	4	0
\$100,001 - \$150,000	20	19.05%	55.5	4	13	3	0
\$150,001 - \$225,000	22	20.95%	67.5	2	17	3	0
\$225,001 - \$350,000	17	16.19%	44.0	2	10	5	0
\$350,001 - \$600,000	15	14.29%	25.0	1	8	4	2
\$600,001 and up	9	8.57%	37.0	0	2	3	4
Total Closed Units	105			16	61	22	6
Total Closed Volume	35,981,851	100%	46.0	2.27M	14.40M	7.26M	12.05M
Median Closed Price	\$173,000			\$123,500	\$170,000	\$269,000	\$887,500

August 2025



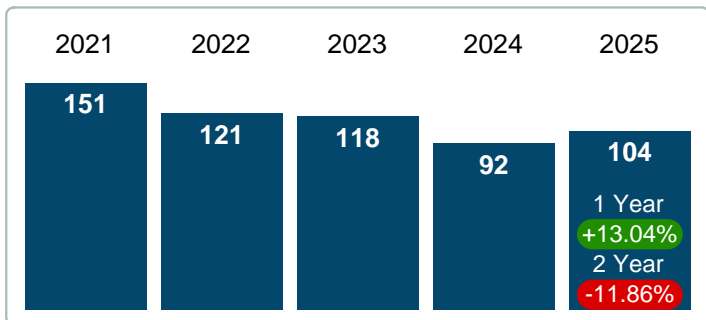
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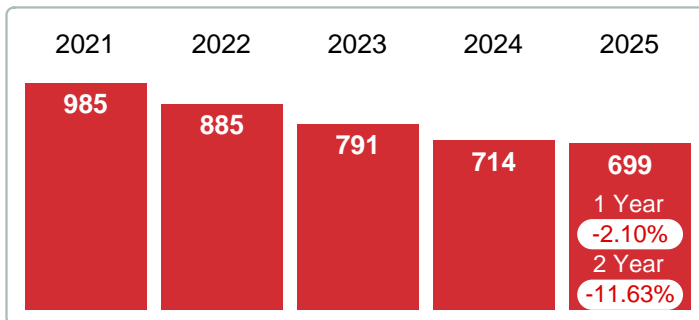
PENDING LISTINGS

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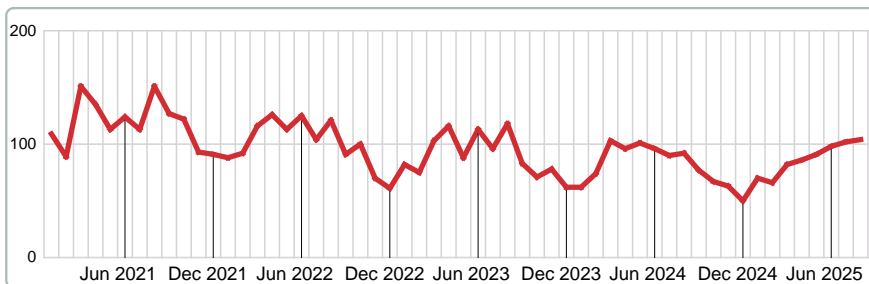
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

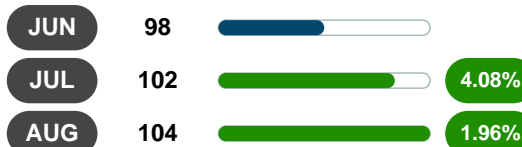


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	7.69%	115.5	5	3	0	0
\$75,001 - \$100,000	7	6.73%	21.0	1	6	0	0
\$100,001 - \$150,000	21	20.19%	30.0	6	13	2	0
\$150,001 - \$225,000	28	26.92%	56.0	7	18	2	1
\$225,001 - \$325,000	16	15.38%	36.0	3	7	5	1
\$325,001 - \$475,000	12	11.54%	56.0	3	6	3	0
\$475,001 and up	12	11.54%	11.5	0	9	2	1
Total Pending Units	104			25	62	14	3
Total Pending Volume	28,005,973	100%	38.0	4.36M	15.76M	4.22M	3.67M
Median Listing Price	\$191,950			\$159,000	\$185,000	\$298,950	\$315,000

August 2025



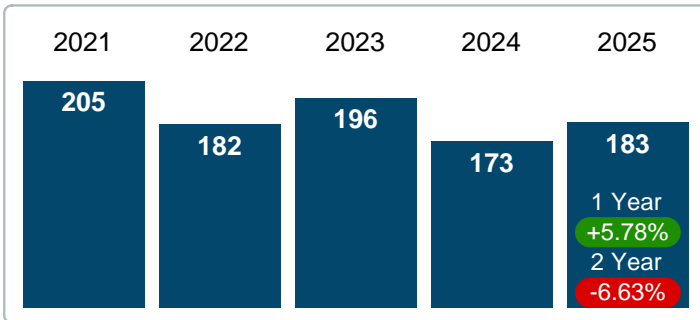
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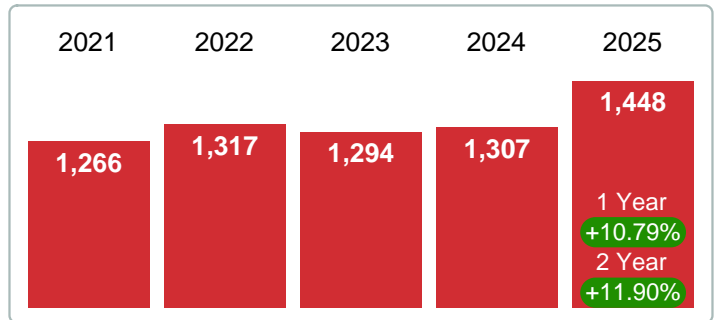
NEW LISTINGS

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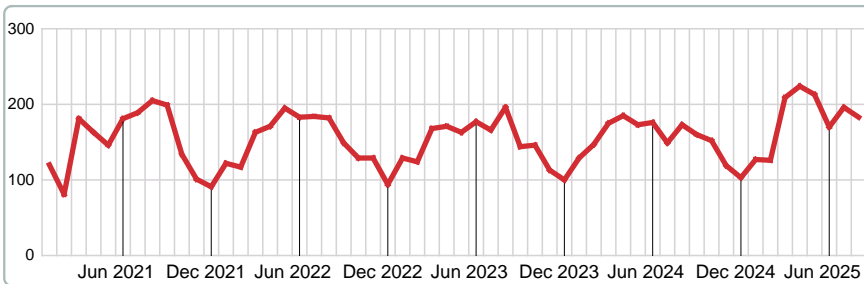
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 188

High Apr 2025 224 Low Feb 2021 81

New Listings this month at 183
below the 5 yr AUG average of 188



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	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
Total New Listed Units	183		30	99	42	12
Total New Listed Volume	64,314,093	100%	4.52M	27.95M	20.41M	11.43M
Median New Listed Listing Price	\$248,000		\$134,950	\$209,000	\$339,450	\$524,500

August 2025



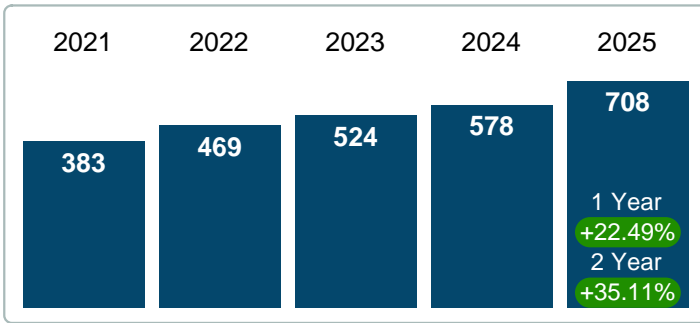
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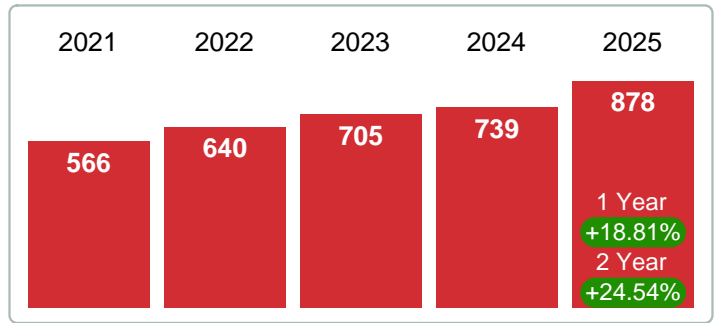
ACTIVE INVENTORY

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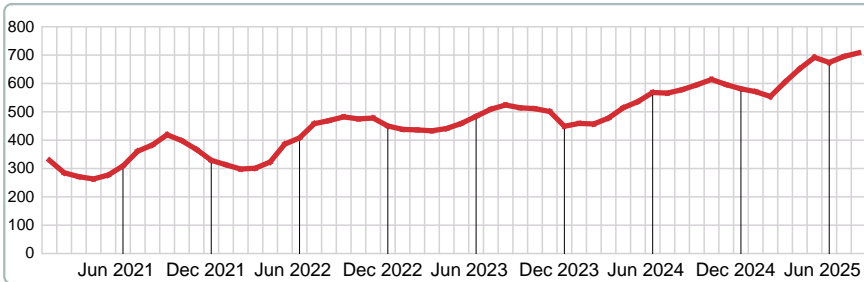
END OF AUGUST



ACTIVE DURING AUGUST



5 YEAR MARKET ACTIVITY TRENDS

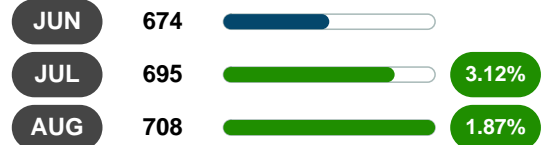


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	51	7.20%	90.0	32	16	2	1
\$75,001 - \$125,000	73	10.31%	92.0	32	39	2	0
\$125,001 - \$175,000	91	12.85%	47.0	27	53	10	1
\$175,001 - \$325,000	221	31.21%	78.0	33	140	39	9
\$325,001 - \$475,000	117	16.53%	74.0	19	62	31	5
\$475,001 - \$750,000	84	11.86%	116.5	9	36	30	9
\$750,001 and up	71	10.03%	99.0	1	25	27	18
Total Active Inventory by Units	708			153	371	141	43
Total Active Inventory by Volume	292,411,295	100%	83.0	31.14M	151.29M	69.62M	40.36M
Median Active Inventory Listing Price	\$269,000			\$145,000	\$249,900	\$399,900	\$650,000

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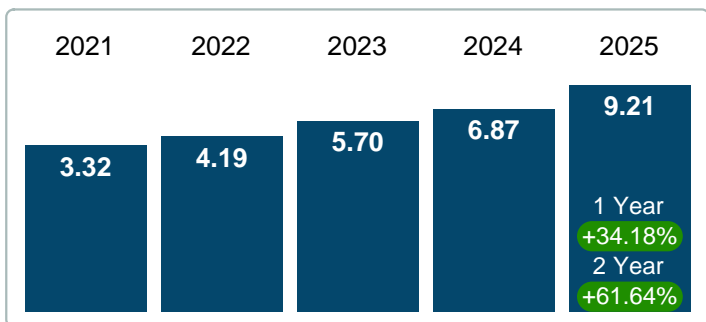
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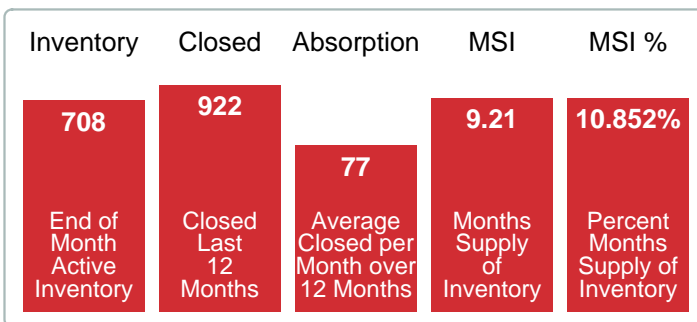
MONTHS SUPPLY of INVENTORY (MSI)

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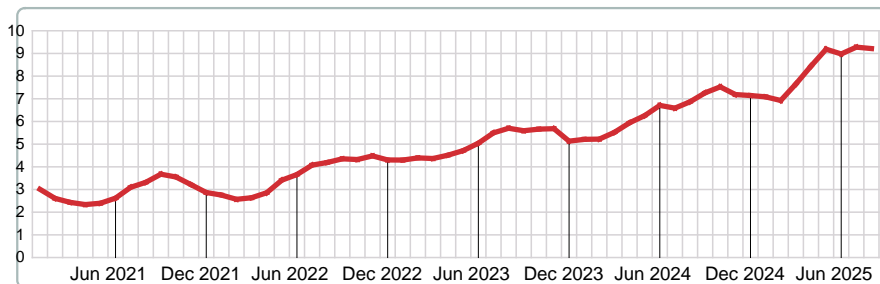
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025

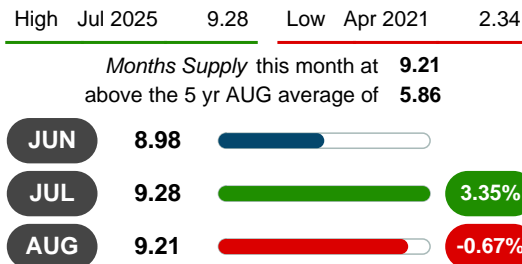


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 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

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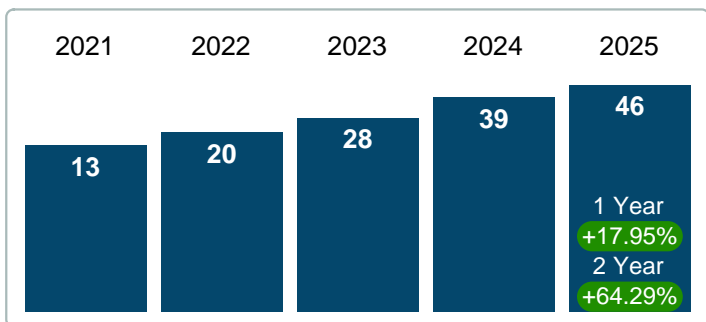
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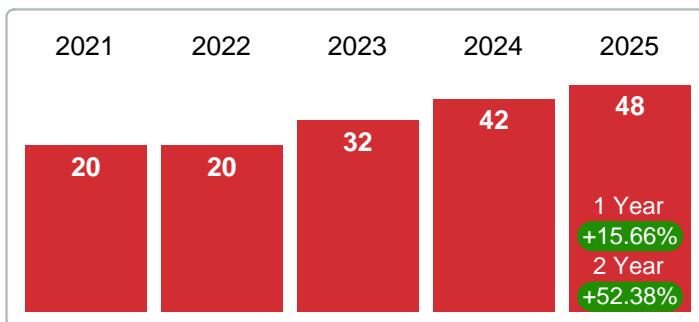
MEDIAN DAYS ON MARKET TO SALE

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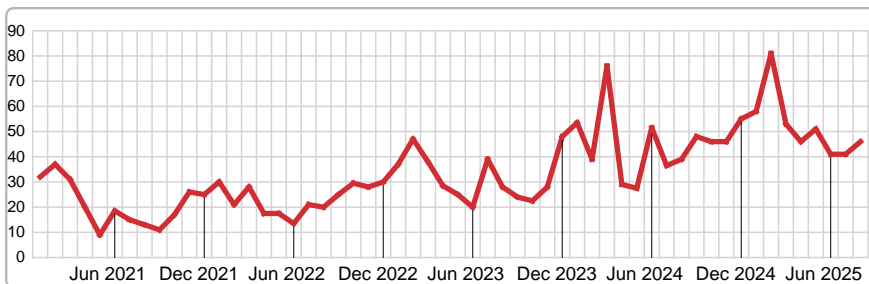
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

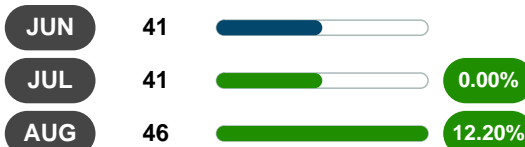


3 MONTHS

5 year AUG AVG = 29

High Feb 2025 81 Low May 2021 9

Median Days on Market to Sale this month at 46 above the 5 yr AUG average of 29



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	4.76%	105	122	26	0	0
\$50,001 - \$100,000	16.19%	46	17	111	64	0
\$100,001 - \$150,000	19.05%	56	37	60	100	0
\$150,001 - \$225,000	20.95%	68	47	66	152	0
\$225,001 - \$350,000	16.19%	44	186	37	124	0
\$350,001 - \$600,000	14.29%	25	35	23	48	10
\$600,001 and up	8.57%	37	0	22	100	49
Median Closed DOM		46	36	44	86	17
Total Closed Units	100%	105	16	61	22	6
Total Closed Volume		35,981,851	2.27M	14.40M	7.26M	12.05M

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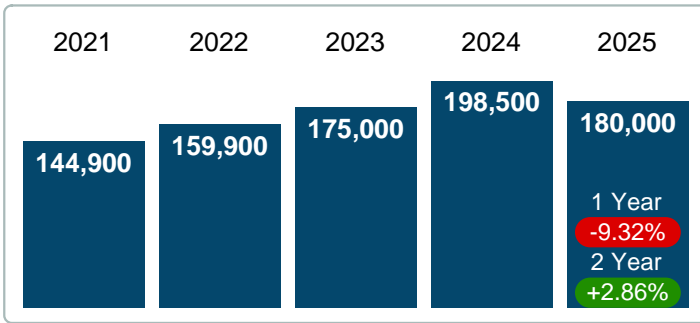
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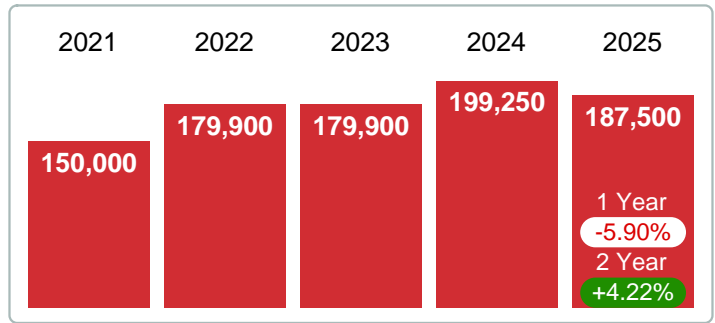
MEDIAN LIST PRICE AT CLOSING

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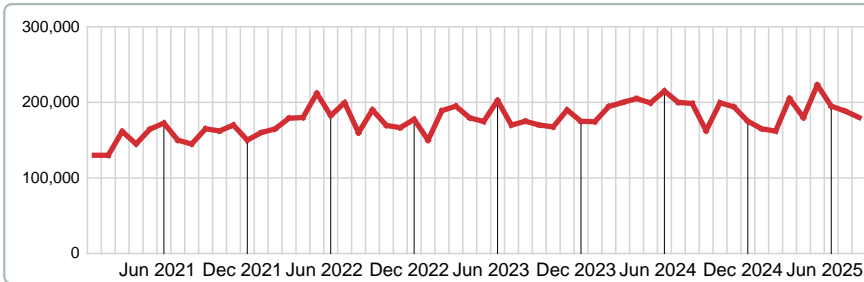
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

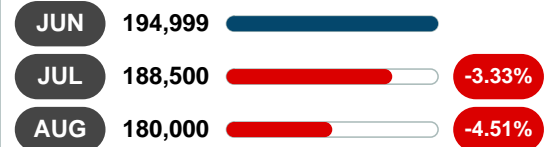


3 MONTHS

5 year AUG AVG = 171,660

High May 2025 223,000 Low Feb 2021 130,000

Median List Price at Closing this month at **180,000** above the 5 yr AUG average of **171,660**



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	3	2.86%	39,900	32,450	49,900	0	0
\$50,001 - \$100,000	15	14.29%	89,900	87,450	89,900	87,450	0
\$100,001 - \$150,000	21	20.00%	139,900	139,900	140,000	139,000	0
\$150,001 - \$225,000	24	22.86%	177,500	202,500	175,000	168,000	0
\$225,001 - \$350,000	18	17.14%	299,250	250,000	317,500	289,500	0
\$350,001 - \$600,000	13	12.38%	465,000	362,500	459,000	497,450	507,400
\$600,001 and up	11	10.48%	899,000	0	655,000	899,000	1,245,000
Median List Price			180,000	137,400	175,000	282,450	944,500
Total Closed Units		100%	180,000	16	61	22	6
Total Closed Volume			39,084,799	2.50M	15.08M	7.61M	13.90M

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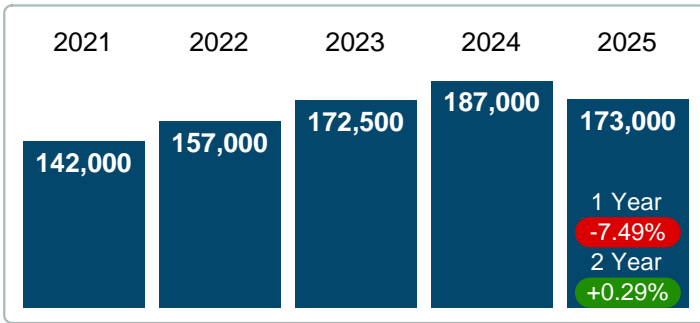
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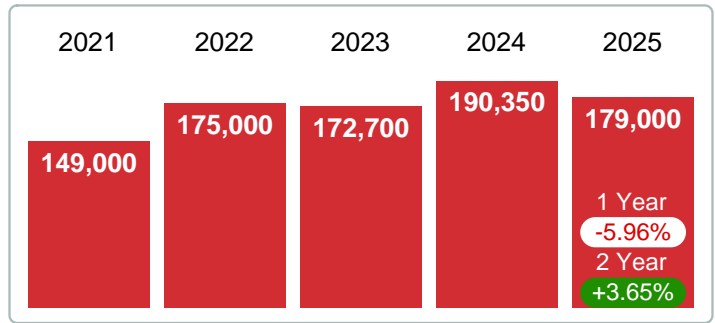
MEDIAN SOLD PRICE AT CLOSING

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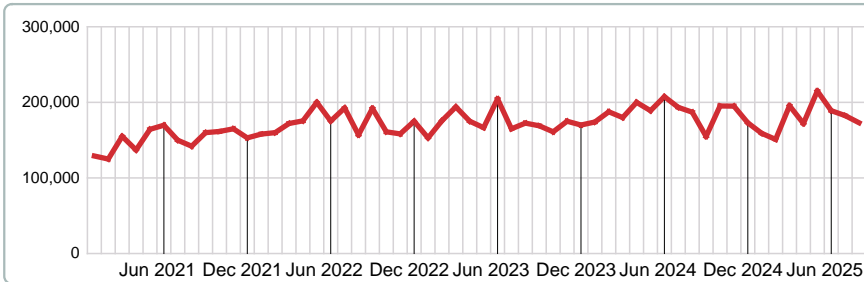
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

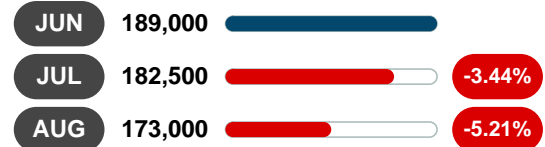


3 MONTHS

5 year AUG AVG = 166,300

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

Median Sold Price at Closing this month at 173,000 above the 5 yr AUG average of 166,300



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	4.76%	40,000	35,000	42,500	0	0
\$50,001 - \$100,000	16.19%	85,000	92,250	74,100	88,000	0
\$100,001 - \$150,000	19.05%	132,250	134,450	132,500	130,000	0
\$150,001 - \$225,000	20.95%	174,000	183,750	173,000	170,000	0
\$225,001 - \$350,000	16.19%	295,000	282,500	299,750	280,000	0
\$350,001 - \$600,000	14.29%	484,000	354,000	492,500	477,000	487,000
\$600,001 and up	8.57%	980,000		01,005,000	850,000	1,140,000
Median Sold Price		173,000	123,500	170,000	269,000	887,500
Total Closed Units	100%	173,000	16	61	22	6
Total Closed Volume		35,981,851	2.27M	14.40M	7.26M	12.05M

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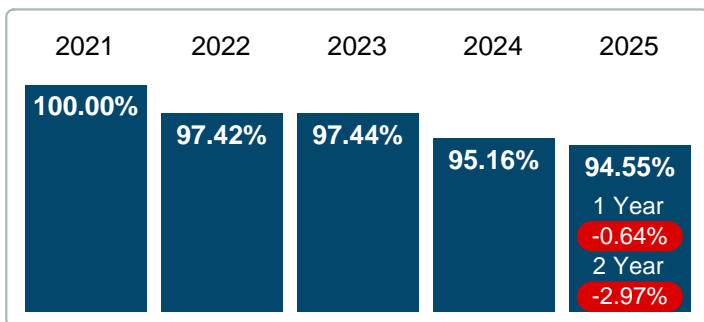
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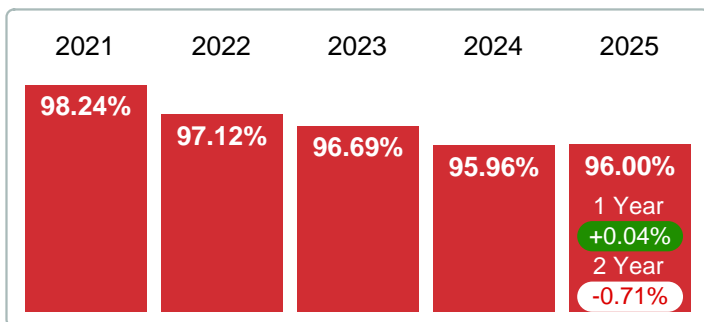
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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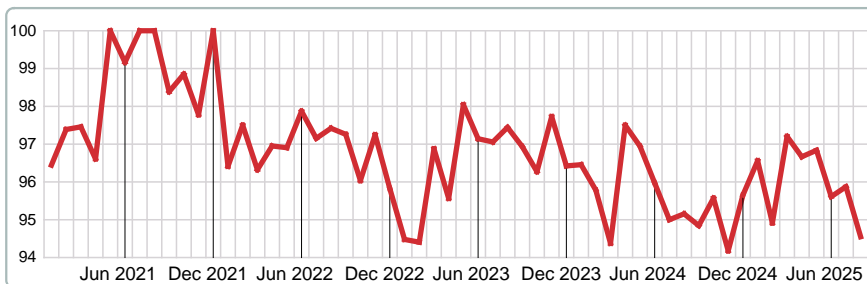
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

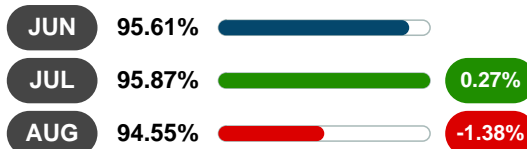


3 MONTHS

5 year AUG AVG = 96.91%

High Dec 2021 100.00% Low Nov 2024 94.18%

Median Sold/List Ratio this month at **94.55%**
below the 5 yr AUG average of **96.91%**



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	4.76%	80.16%	87.72%	65.11%	0.00%	0.00%
\$50,001 - \$100,000	17	16.19%	90.99%	93.11%	90.99%	84.17%	0.00%
\$100,001 - \$150,000	20	19.05%	93.57%	94.12%	96.65%	89.29%	0.00%
\$150,001 - \$225,000	22	20.95%	97.65%	91.81%	98.43%	92.31%	0.00%
\$225,001 - \$350,000	17	16.19%	95.38%	92.84%	95.42%	93.65%	0.00%
\$350,001 - \$600,000	15	14.29%	97.29%	98.33%	97.43%	94.21%	96.11%
\$600,001 and up	9	8.57%	94.55%	0.00%	95.30%	97.06%	87.55%
Median Sold/List Ratio		94.55%		92.98%	95.69%	93.42%	90.33%
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



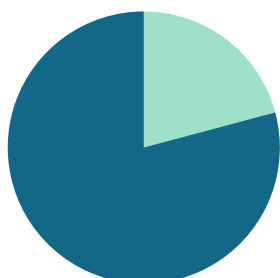
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

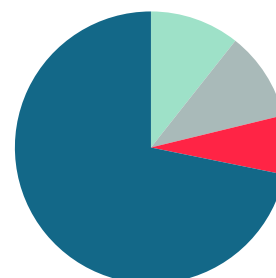


Inventory
 New Listings
183 = 20.84%
 Start Inventory
695
 Total Inventory Units
878
 Volume
\$345,086,658

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%
Median List Price	198,500	180,000	-9.32%	199,250	187,500	-5.90%
Median Sale Price	187,000	173,000	-7.49%	190,350	179,000	-5.96%
Median Percent of Selling Price to List Price	95.16%	94.55%	-0.64%	95.96%	96.00%	0.04%
Median Days on Market to Sale	39.00	46.00	17.95%	41.50	48.00	15.66%
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

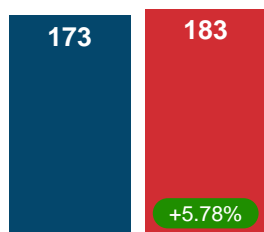
Inventory on August 31, 2025 = 708

2024 2025

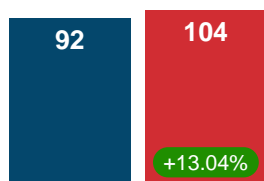
AUGUST MARKET

MEDIAN PRICES

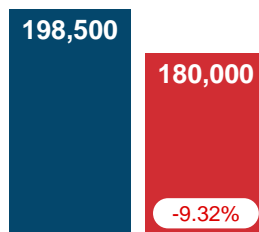
New Listings



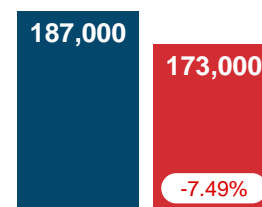
Pending Listings



List Price



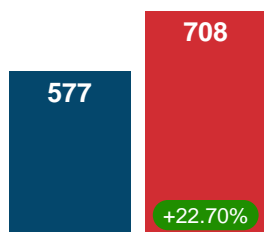
Sale Price



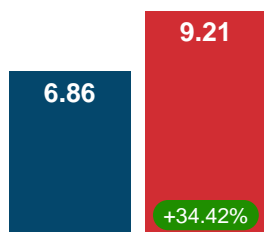
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

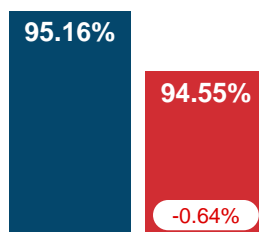
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

