

# September 2025



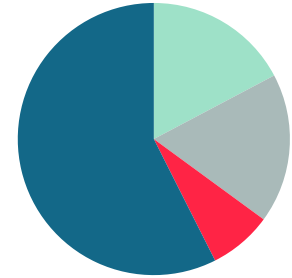
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Oct 13, 2025 for MLS Technology Inc.

Compared Metrics	September		
	2024	2025	+/-%
Closed Listings	999	1,147	14.81%
Pending Listings	1,003	1,182	17.85%
New Listings	1,473	1,630	10.66%
Median List Price	275,000	275,000	0.00%
Median Sale Price	272,000	271,600	-0.15%
Median Percent of Selling Price to List Price	99.39%	99.46%	0.07%
Median Days on Market to Sale	20.00	21.00	5.00%
End of Month Inventory	3,461	3,816	10.26%
Months Supply of Inventory	3.35	3.52	5.32%



- Closed (17.26%)
- Pending (17.79%)
- Other OffMarket (7.51%)
- Active (57.44%)

**Absorption:** Last 12 months, an Average of **1,083** Sales/Month  
**Active Inventory** as of September 30, 2025 = **3,816**

### Analysis Wrap-Up

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

The total housing inventory at the end of September 2025 rose **10.26%** to 3,816 existing homes available for sale. Over the last 12 months this area has had an average of 1,083 closed sales per month. This represents an unsold inventory index of **3.52** 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 **0.15%** in September 2025 to \$271,600 versus the previous year at \$272,000.

#### Median Days on Market Lengthens

The median number of **21.00** days that homes spent on the market before selling increased by 1.00 days or **5.00%** in September 2025 compared to last year's same month at **20.00** DOM.

#### Sales Success for September 2025 is Positive

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

There were 1,630 New Listings in September 2025, up **10.66%** from last year at 1,473. Furthermore, there were 1,147 Closed Listings this month versus last year at 999, a **14.81%** increase.

Closed versus Listed trends yielded a **70.4%** ratio, up from previous year's, September 2024, at **67.8%**, a **3.76%** 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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

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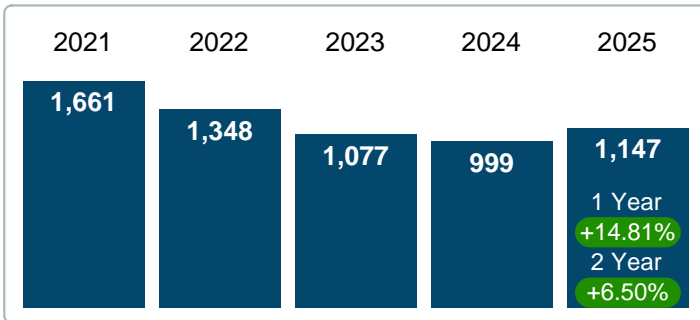
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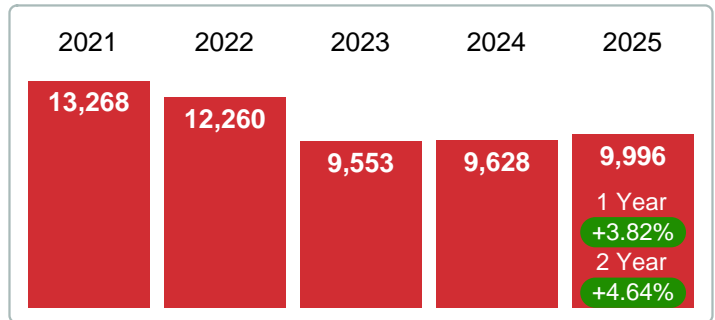
## CLOSED LISTINGS

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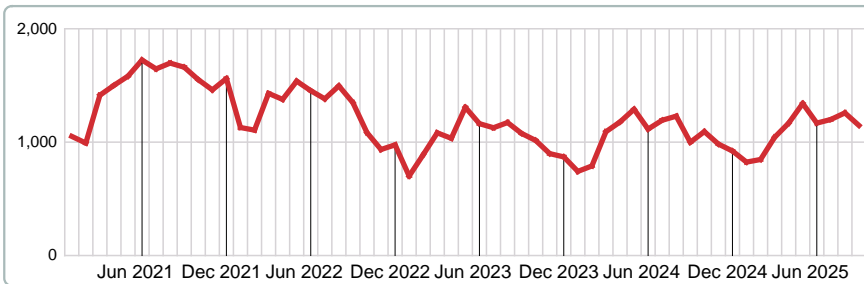
### SEPTEMBER



### YEAR TO DATE (YTD)

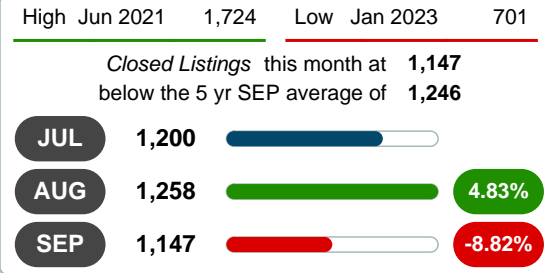


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 1,246



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	94	8.20%	16.0	44	43	7	0
\$125,001 - \$200,000	166	14.47%	13.5	28	120	17	1
\$200,001 - \$225,000	111	9.68%	13.0	7	95	9	0
\$225,001 - \$300,000	300	26.16%	19.5	13	203	76	8
\$300,001 - \$375,000	189	16.48%	29.0	8	89	83	9
\$375,001 - \$550,000	173	15.08%	21.0	6	62	84	21
\$550,001 and up	114	9.94%	38.0	0	30	53	31
<b>Total Closed Units</b>	<b>1,147</b>			<b>106</b>	<b>642</b>	<b>329</b>	<b>70</b>
<b>Total Closed Volume</b>	<b>365,863,526</b>	<b>100%</b>	<b>21.0</b>	<b>18.04M</b>	<b>176.79M</b>	<b>131.25M</b>	<b>39.78M</b>
<b>Median Closed Price</b>	<b>\$271,600</b>			<b>\$148,250</b>	<b>\$245,000</b>	<b>\$345,000</b>	<b>\$502,450</b>

# September 2025



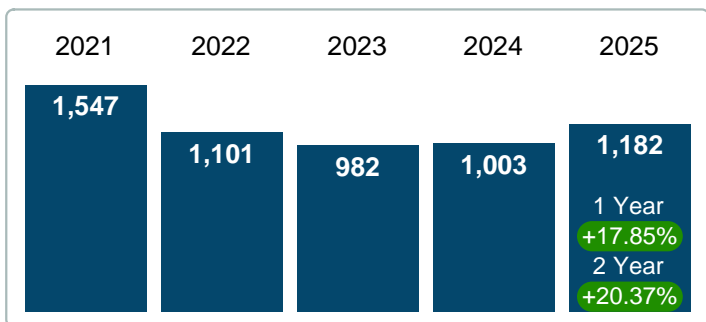
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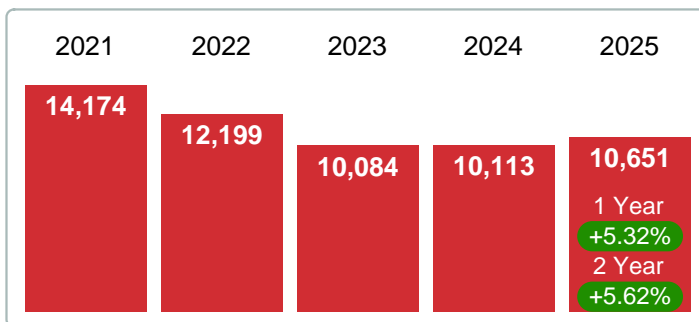
## PENDING LISTINGS

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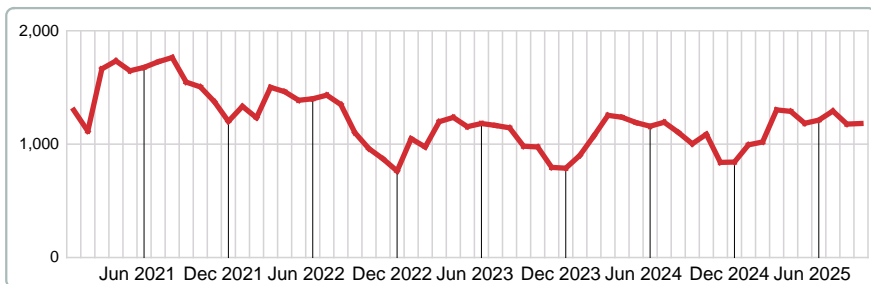
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 1,163

High Aug 2021 1,764 Low Dec 2022 763

Pending Listings this month at 1,182 above the 5 yr SEP average of 1,163



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	99	8.38%	17.0	46	49	3	1
\$125,001 - \$175,000	122	10.32%	21.0	42	70	9	1
\$175,001 - \$225,000	182	15.40%	22.5	20	137	25	0
\$225,001 - \$300,000	315	26.65%	25.0	23	215	76	1
\$300,001 - \$375,000	166	14.04%	26.0	9	76	69	12
\$375,001 - \$525,000	179	15.14%	29.0	6	60	92	21
\$525,001 and up	119	10.07%	51.0	1	26	63	29
<b>Total Pending Units</b>	<b>1,182</b>			<b>147</b>	<b>633</b>	<b>337</b>	<b>65</b>
<b>Total Pending Volume</b>	<b>377,524,475</b>	<b>100%</b>	<b>26.0</b>	<b>26.13M</b>	<b>171.61M</b>	<b>138.75M</b>	<b>41.04M</b>
<b>Median Listing Price</b>	<b>\$269,500</b>			<b>\$155,000</b>	<b>\$245,000</b>	<b>\$360,000</b>	<b>\$479,900</b>

# September 2025



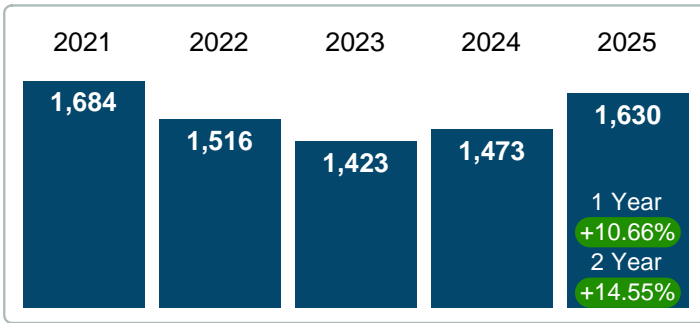
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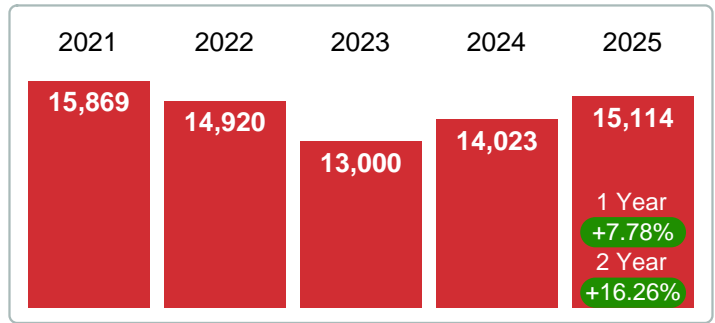
## NEW LISTINGS

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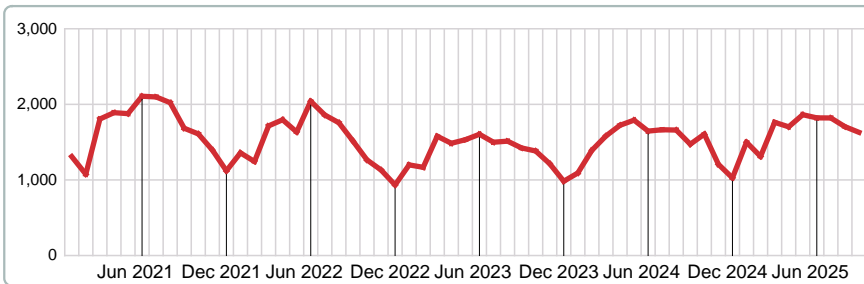
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

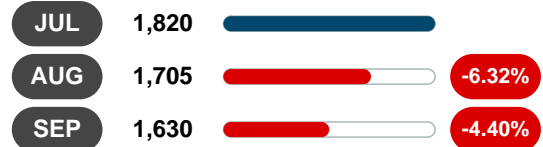


### 3 MONTHS

5 year SEP AVG = 1,545

High Jun 2021 2,107 Low Dec 2022 934

New Listings this month at **1,630**  
above the 5 yr SEP average of **1,545**



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	123	7.55%	54	55	11	3
\$125,001 - \$200,000	253	15.52%	65	166	21	1
\$200,001 - \$225,000	130	7.98%	7	107	16	0
\$225,001 - \$325,000	511	31.35%	24	343	133	11
\$325,001 - \$400,000	218	13.37%	8	94	108	8
\$400,001 - \$575,000	223	13.68%	11	77	112	23
\$575,001 and up	172	10.55%	4	38	85	45
<b>Total New Listed Units</b>	<b>1,630</b>		<b>173</b>	<b>880</b>	<b>486</b>	<b>91</b>
<b>Total New Listed Volume</b>	<b>561,878,079</b>	<b>100%</b>	<b>34.62M</b>	<b>248.60M</b>	<b>214.02M</b>	<b>64.64M</b>
<b>Median New Listed Listing Price</b>	<b>\$279,900</b>		<b>\$160,000</b>	<b>\$250,000</b>	<b>\$372,450</b>	<b>\$569,000</b>

# September 2025



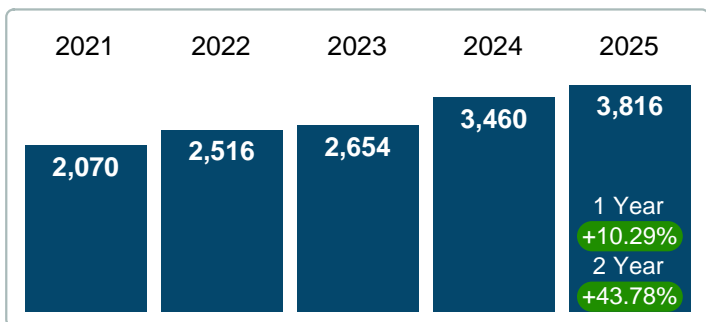
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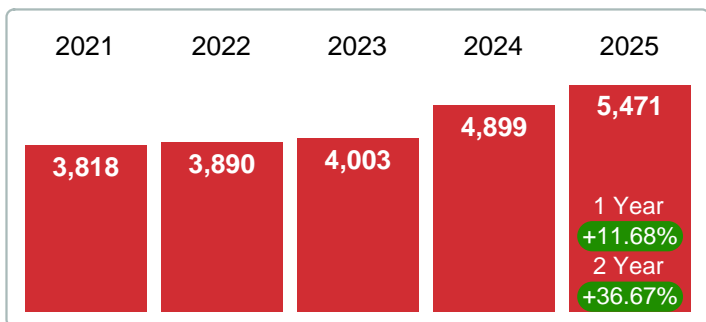
## ACTIVE INVENTORY

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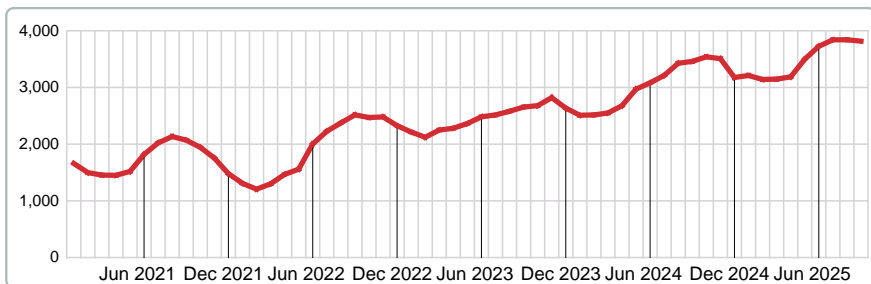
### END OF SEPTEMBER



### ACTIVE DURING SEPTEMBER



### 5 YEAR MARKET ACTIVITY TRENDS

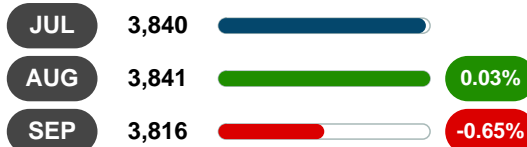


### 3 MONTHS

5 year SEP AVG = 2,903

High Aug 2025 3,841 Low Feb 2022 1,206

Inventory this month at **3,816**  
above the 5 yr SEP average of **2,903**



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$125,000 and less	285	7.47%	60.0	157	103	17	8	
\$125,001 - \$200,000	438	11.48%	43.0	109	278	45	6	
\$200,001 - \$275,000	685	17.95%	39.0	58	500	118	9	
\$275,001 - \$375,000	847	22.20%	52.0	37	412	354	44	
\$375,001 - \$500,000	644	16.88%	67.5	29	273	281	61	
\$500,001 - \$700,000	530	13.89%	76.0	14	129	315	72	
\$700,001 and up	387	10.14%	68.0	30	62	161	134	
Total Active Inventory by Units		3,816		434	1,757	1,291	334	
Total Active Inventory by Volume		1,591,556,203	100%	55.0	110.14M	569.95M	640.41M	271.06M
Median Active Inventory Listing Price		\$330,000			\$159,000	\$275,000	\$416,900	\$614,000

# September 2025



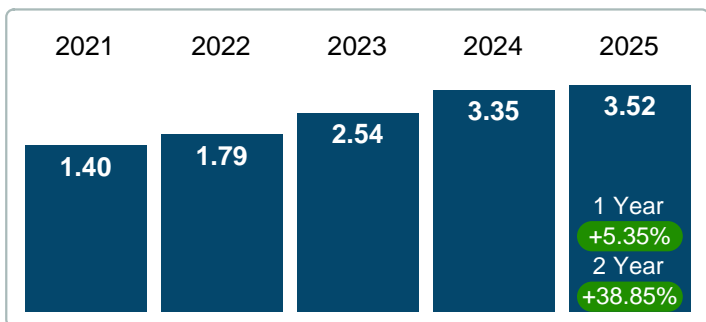
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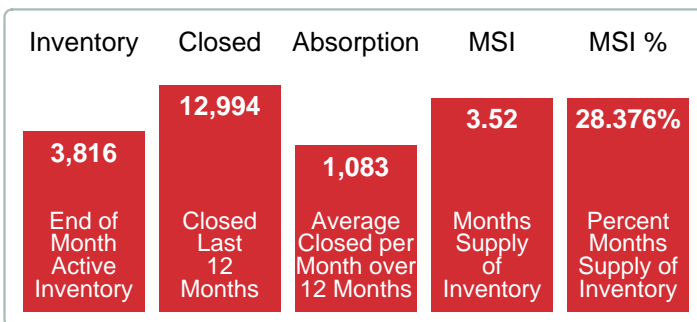
## MONTHS SUPPLY of INVENTORY (MSI)

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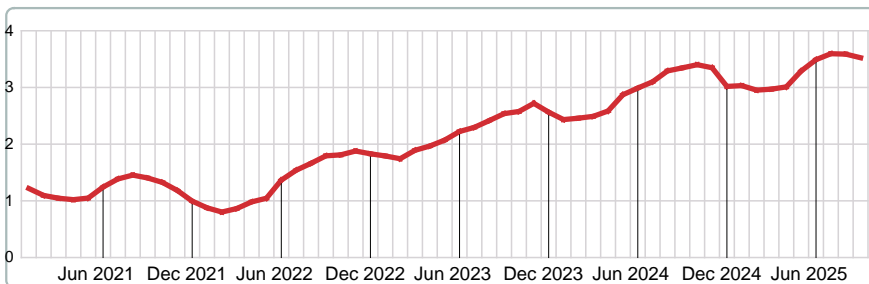
### MSI FOR SEPTEMBER



### INDICATORS FOR SEPTEMBER 2025

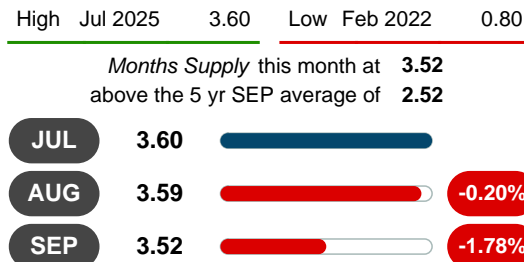


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 2.52



### 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
\$125,000 and less	285	7.47%	3.05	3.44	2.40	3.58	24.00
\$125,001 - \$200,000	438	11.48%	2.33	2.74	2.17	2.40	4.50
\$200,001 - \$275,000	685	17.95%	2.41	2.92	2.36	2.47	1.64
\$275,001 - \$375,000	847	22.20%	3.45	3.93	3.23	3.64	3.85
\$375,001 - \$500,000	644	16.88%	4.70	6.44	5.46	4.09	4.44
\$500,001 - \$700,000	530	13.89%	6.10	10.50	6.67	5.95	5.43
\$700,001 and up	387	10.14%	8.22	60.00	9.42	6.57	8.65
Market Supply of Inventory (MSI)			3.52	3.58	3.00	4.10	5.47
Total Active Inventory by Units		100%	3,816	434	1,757	1,291	334

# September 2025



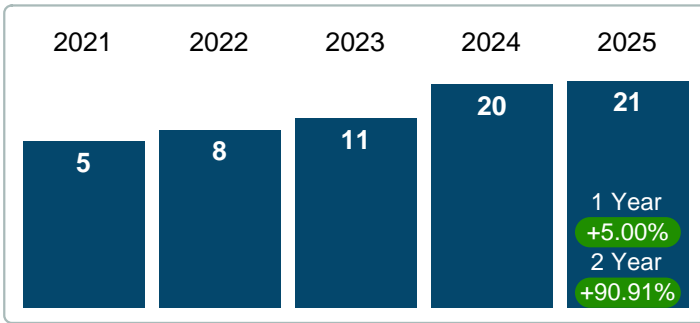
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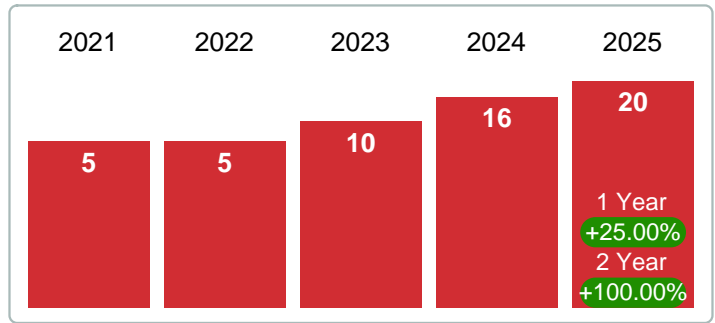
## MEDIAN DAYS ON MARKET TO SALE

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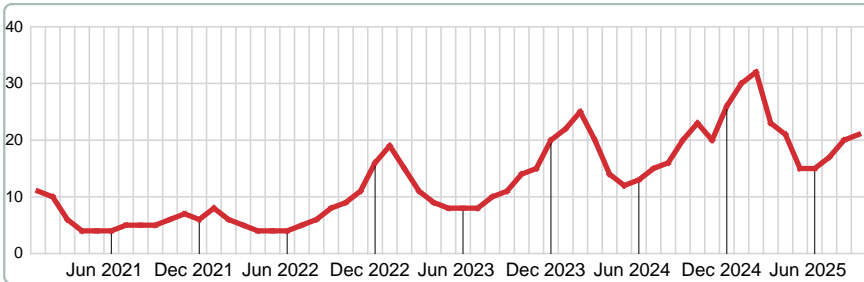
### SEPTEMBER



### YEAR TO DATE (YTD)

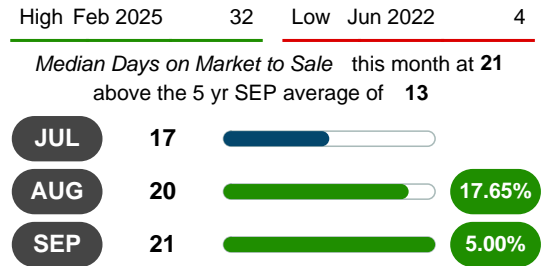


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 13



### 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
\$125,000 and less	94	8.20%	16	26	12	7	0
\$125,001 - \$200,000	166	14.47%	14	18	11	19	39
\$200,001 - \$225,000	111	9.68%	13	19	14	6	0
\$225,001 - \$300,000	300	26.16%	20	10	19	22	28
\$300,001 - \$375,000	189	16.48%	29	32	24	29	50
\$375,001 - \$550,000	173	15.08%	21	14	20	21	32
\$550,001 and up	114	9.94%	38	0	30	42	41
Median Closed DOM			21	19	17	25	41
Total Closed Units		100%	1,147	106	642	329	70
Total Closed Volume			365,863,526	18.04M	176.79M	131.25M	39.78M

# September 2025



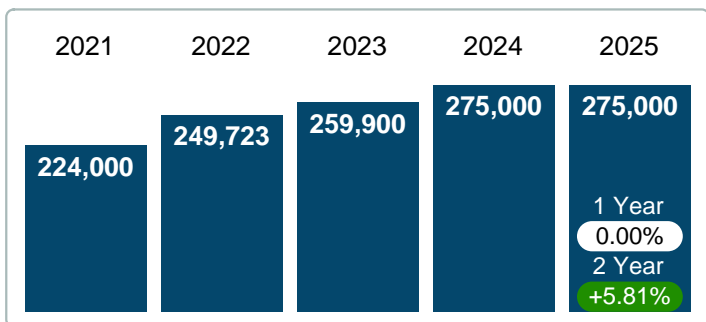
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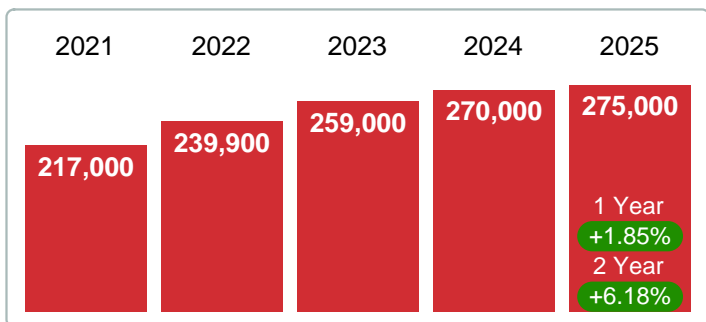
## MEDIAN LIST PRICE AT CLOSING

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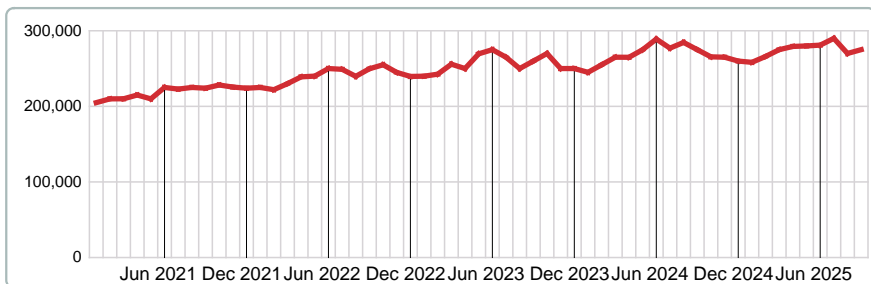
### SEPTEMBER



### YEAR TO DATE (YTD)

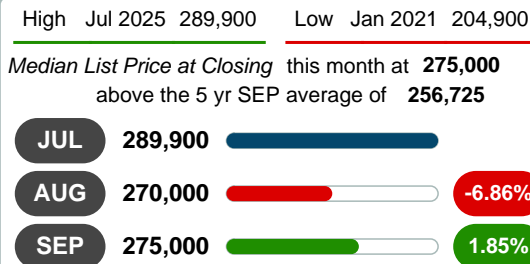


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 256,725



### 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
\$125,000 and less	83	7.24%	90,000	91,500	90,000	100,000	0
\$125,001 - \$200,000	172	15.00%	175,250	155,000	179,105	165,000	195,000
\$200,001 - \$225,000	112	9.76%	215,688	219,900	216,438	215,000	0
\$225,001 - \$300,000	296	25.81%	259,950	258,400	255,000	275,000	265,000
\$300,001 - \$375,000	187	16.30%	335,000	327,900	334,000	336,800	355,000
\$375,001 - \$550,000	186	16.22%	450,000	421,750	439,950	465,000	464,900
\$550,001 and up	111	9.68%	680,000	0	659,813	684,437	713,585
Median List Price			275,000	150,000	249,450	349,800	514,500
Total Closed Units		100%	275,000	106	642	329	70
Total Closed Volume			373,451,505	18.86M	180.37M	133.81M	40.41M

# September 2025



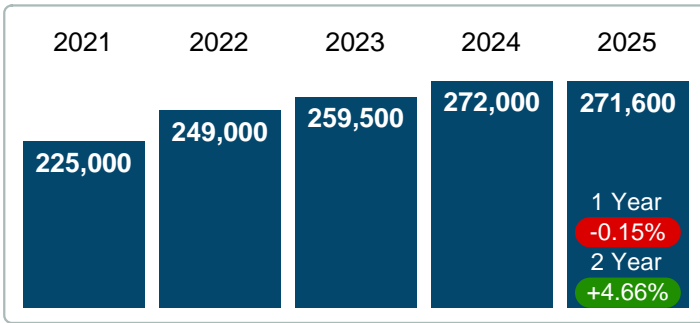
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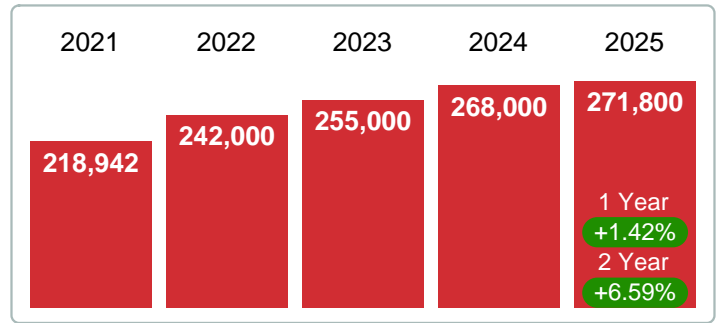
## MEDIAN SOLD PRICE AT CLOSING

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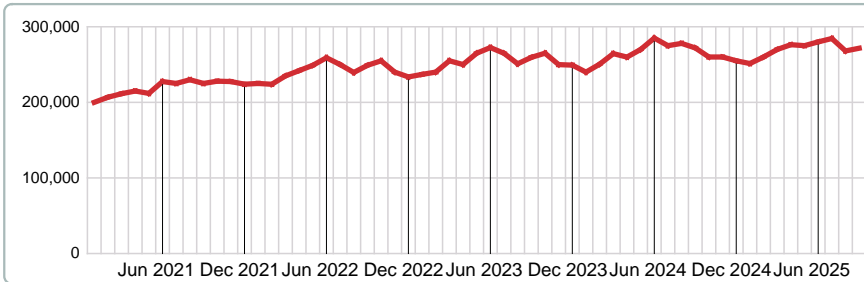
### SEPTEMBER



### YEAR TO DATE (YTD)

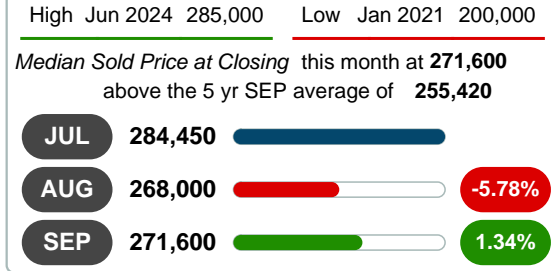


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 255,420



## 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
\$125,000 and less	8.20%	89,250	84,000	92,000	90,000	0
\$125,001 - \$200,000	14.47%	176,525	154,000	181,000	165,000	195,000
\$200,001 - \$225,000	9.68%	215,000	215,000	215,000	220,000	0
\$225,001 - \$300,000	26.16%	259,000	252,500	255,000	272,721	264,975
\$300,001 - \$375,000	16.48%	330,000	320,000	330,000	332,000	342,000
\$375,001 - \$550,000	15.08%	450,000	405,250	440,000	458,950	455,501
\$550,001 and up	9.94%	665,000	0	635,000	665,000	726,000
<b>Median Sold Price</b>		<b>271,600</b>	<b>148,250</b>	<b>245,000</b>	<b>345,000</b>	<b>502,450</b>
<b>Total Closed Units</b>		<b>1,147</b>	<b>106</b>	<b>642</b>	<b>329</b>	<b>70</b>
<b>Total Closed Volume</b>		<b>365,863,526</b>	<b>18.04M</b>	<b>176.79M</b>	<b>131.25M</b>	<b>39.78M</b>

# September 2025



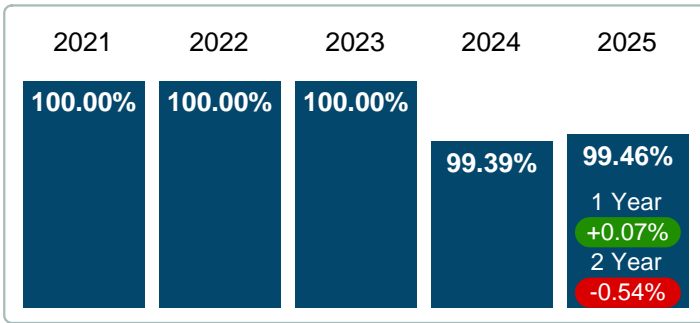
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



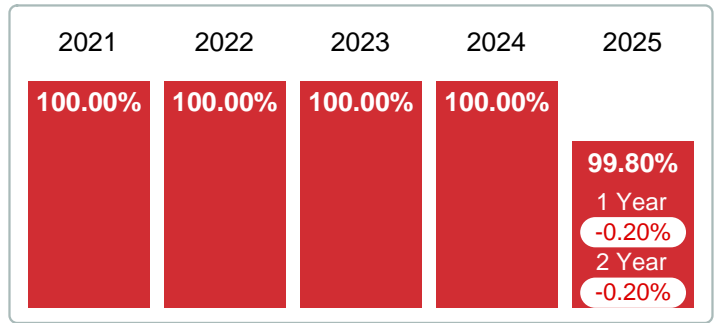
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Oct 13, 2025 for MLS Technology Inc.

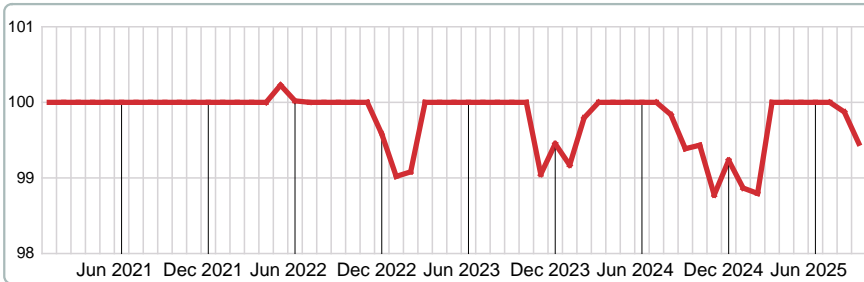
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

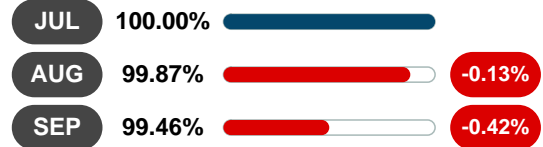


### 3 MONTHS

5 year SEP AVG = 99.77%

High May 2022 100.23% Low Nov 2024 98.77%

Median Sold/List Ratio this month at **99.46%**  
 below the 5 yr SEP average of **99.77%**



### 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
\$125,000 and less	94	8.20%	91.53%	91.75%	89.29%	100.70%	0.00%
\$125,001 - \$200,000	166	14.47%	100.00%	98.61%	100.00%	100.00%	100.00%
\$200,001 - \$225,000	111	9.68%	100.00%	97.77%	100.00%	100.00%	0.00%
\$225,001 - \$300,000	300	26.16%	100.00%	97.87%	100.00%	99.89%	100.00%
\$300,001 - \$375,000	189	16.48%	99.20%	97.22%	98.64%	100.00%	100.00%
\$375,001 - \$550,000	173	15.08%	98.83%	97.32%	98.86%	99.06%	97.70%
\$550,001 and up	114	9.94%	98.56%	0.00%	98.24%	98.53%	99.24%
Median Sold/List Ratio		99.46%		97.30%	100.00%	99.57%	98.90%
Total Closed Units		1,147	100%	106	642	329	70
Total Closed Volume		365,863,526		18.04M	176.79M	131.25M	39.78M

# September 2025



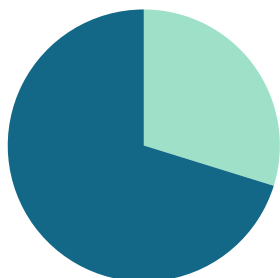
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



## MARKET SUMMARY

Report produced on Oct 13, 2025 for MLS Technology Inc.

### INVENTORY

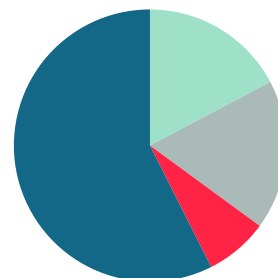


**Inventory**  
 New Listings  
**1,630 = 29.79%**  
 Start Inventory  
**3,842**  
 Total Inventory Units  
**5,472**  
 Volume  
**\$2,149,407,379**

### Market Activity

Closed Sales  
**1,147 = 17.26%**  
 Pending Sales  
**1,182 = 17.79%**  
 Other Off Market  
**499 = 7.51%**  
 Active Inventory  
**3,816 = 57.44%**

### MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	999	1,147	14.81%	9,628	9,996	3.82%
Pending Sales	1,003	1,182	17.85%	10,113	10,651	5.32%
New Listings	1,473	1,630	10.66%	14,023	15,114	7.78%
Median List Price	275,000	275,000	0.00%	270,000	275,000	1.85%
Median Sale Price	272,000	271,600	-0.15%	268,000	271,800	1.42%
Median Percent of Selling Price to List Price	99.39%	99.46%	0.07%	100.00%	99.80%	-0.20%
Median Days on Market to Sale	20.00	21.00	5.00%	16.00	20.00	25.00%
Monthly Inventory	3,461	3,816	10.26%	3,461	3,816	10.26%
Months Supply of Inventory	3.35	3.52	5.32%	3.35	3.52	5.32%

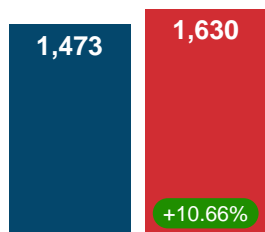
**Absorption:** Last 12 months, an Average of **1,083** Sales/Month

**Inventory** on September 30, 2025 = **3,816** 2024 2025

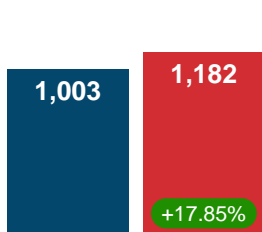
### SEPTEMBER MARKET

### MEDIAN PRICES

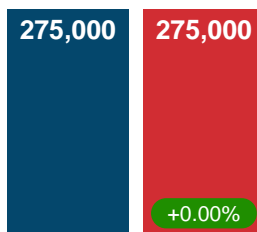
#### New Listings



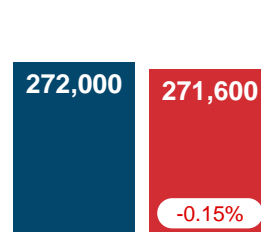
#### Pending Listings



#### List Price



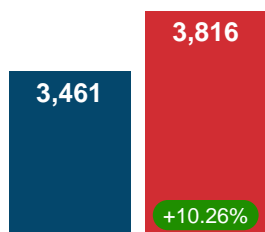
#### Sale Price



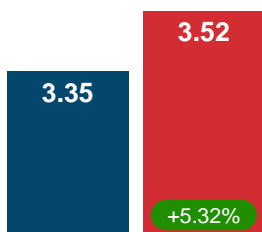
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

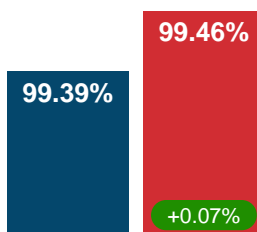
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

