

September 2025



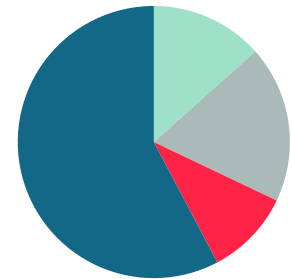
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Oct 17, 2025 for MLS Technology Inc.

Compared Metrics	September		
	2024	2025	+/-%
Closed Listings	51	46	-9.80%
Pending Listings	43	64	48.84%
New Listings	77	74	-3.90%
Average List Price	178,688	229,505	28.44%
Average Sale Price	170,705	222,580	30.39%
Average Percent of Selling Price to List Price	95.58%	95.94%	0.38%
Average Days on Market to Sale	50.14	32.48	-35.22%
End of Month Inventory	205	198	-3.41%
Months Supply of Inventory	4.20	4.21	0.35%



- Closed (13.41%)
- Pending (18.66%)
- Other OffMarket (10.20%)
- Active (57.73%)

Absorption: Last 12 months, an Average of **47** Sales/Month
Active Inventory as of September 30, 2025 = **198**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of September 2025 decreased **3.41%** to 198 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 **4.21** 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 **30.39%** in September 2025 to \$222,580 versus the previous year at \$170,705.

Average Days on Market Shortens

The average number of **32.48** days that homes spent on the market before selling decreased by 17.66 days or **35.22%** in September 2025 compared to last year's same month at **50.14** DOM.

Sales Success for September 2025 is Positive

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

There were 74 New Listings in September 2025, down **3.90%** from last year at 77. Furthermore, there were 46 Closed Listings this month versus last year at 51, a **-9.80%** decrease.

Closed versus Listed trends yielded a **62.2%** ratio, down from previous year's, September 2024, at **66.2%**, a **6.15%** downswing. This will certainly create pressure on a decreasing 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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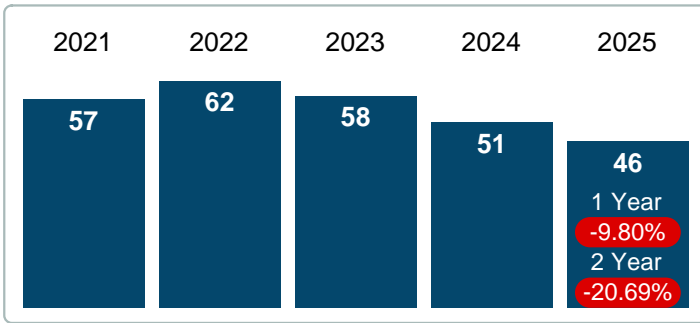
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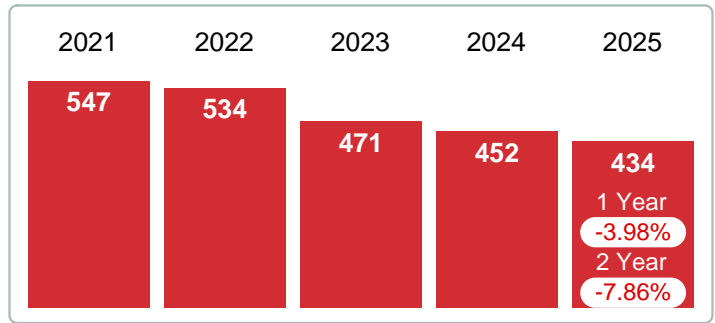
CLOSED LISTINGS

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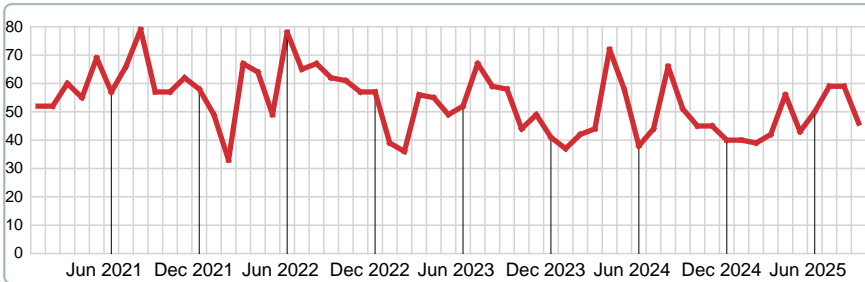
SEPTEMBER



YEAR TO DATE (YTD)

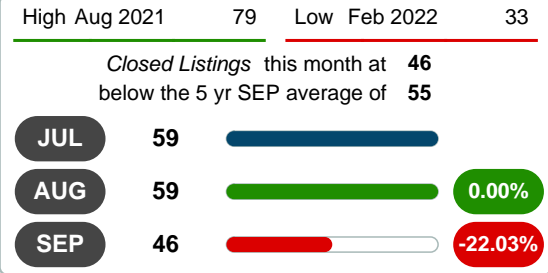


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 55



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	10.87%	12.6	3	2	0	0
\$75,001 - \$125,000	3	6.52%	43.7	2	1	0	0
\$125,001 - \$150,000	4	8.70%	18.5	0	3	1	0
\$150,001 - \$225,000	12	26.09%	34.2	3	6	2	1
\$225,001 - \$275,000	9	19.57%	29.9	0	7	1	1
\$275,001 - \$375,000	9	19.57%	42.3	0	8	1	0
\$375,001 and up	4	8.70%	41.5	0	2	2	0
Total Closed Units	46			8	29	7	2
Total Closed Volume	10,238,695	100%	32.5	781.30K	6.97M	2.04M	445.00K
Average Closed Price	\$222,580			\$97,662	\$240,363	\$291,694	\$222,500

September 2025



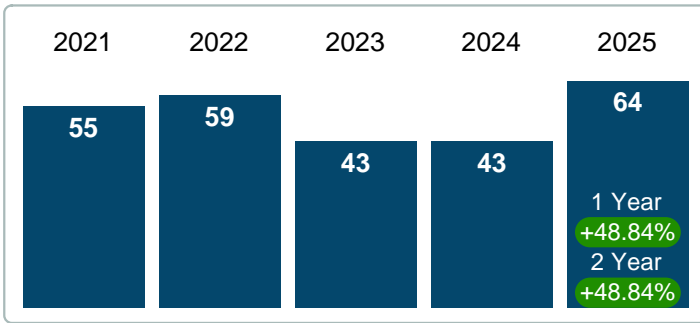
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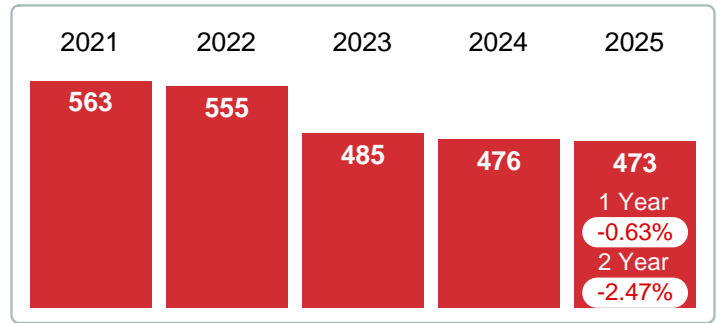
PENDING LISTINGS

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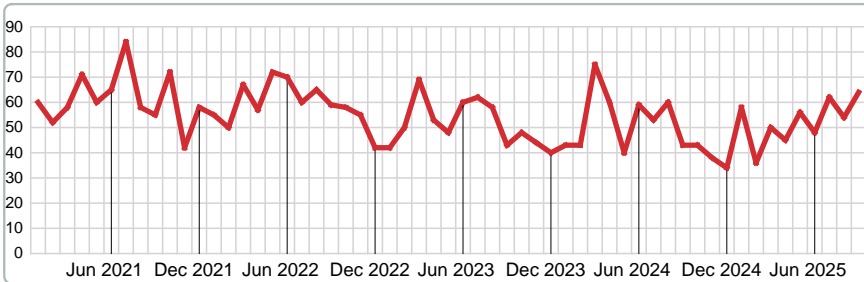
SEPTEMBER



YEAR TO DATE (YTD)

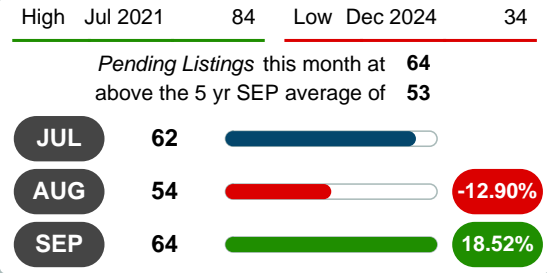


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 53



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	4	6.25%	82.3	3	1	0	0
\$75,001 - \$100,000	7	10.94%	34.7	3	3	1	0
\$100,001 - \$150,000	11	17.19%	70.3	4	6	0	1
\$150,001 - \$200,000	15	23.44%	49.5	3	12	0	0
\$200,001 - \$275,000	10	15.63%	50.5	0	7	3	0
\$275,001 - \$375,000	10	15.63%	52.9	0	6	3	1
\$375,001 and up	7	10.94%	40.1	0	2	3	2
Total Pending Units	64			13	37	10	4
Total Pending Volume	13,782,481	100%	53.2	1.37M	7.60M	3.21M	1.60M
Average Listing Price	\$215,351			\$105,694	\$205,273	\$321,046	\$400,725

September 2025



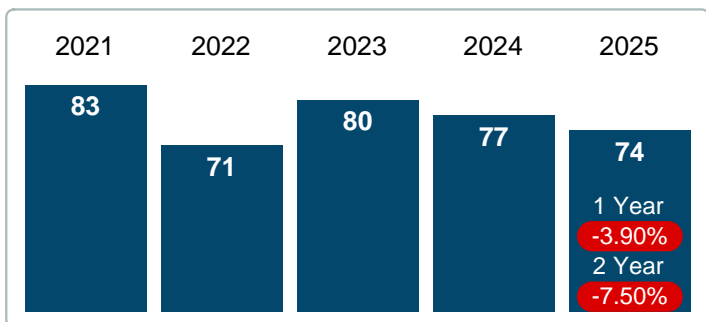
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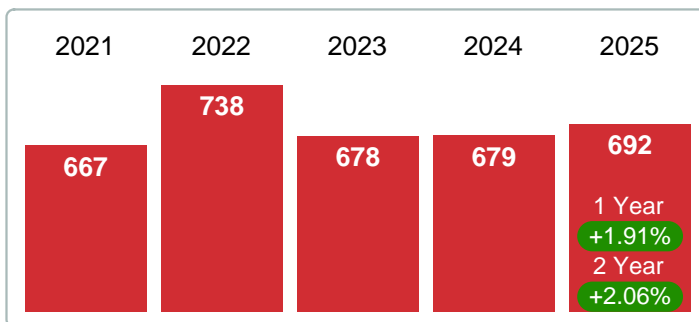
NEW LISTINGS

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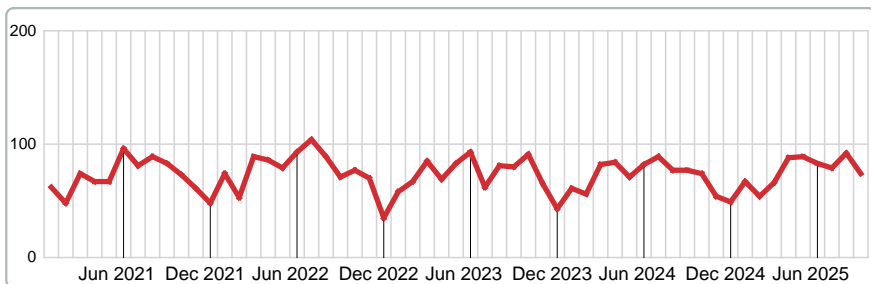
SEPTEMBER



YEAR TO DATE (YTD)

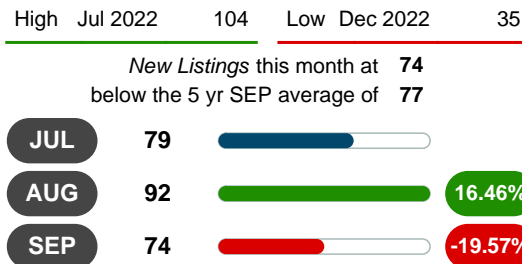


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 77



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	6.76%	2	3	0	0
\$75,001 - \$100,000	4	5.41%	2	2	0	0
\$100,001 - \$150,000	14	18.92%	5	8	1	0
\$150,001 - \$225,000	22	29.73%	1	17	3	1
\$225,001 - \$275,000	13	17.57%	0	7	5	1
\$275,001 - \$425,000	9	12.16%	0	6	2	1
\$425,001 and up	7	9.46%	0	1	4	2
Total New Listed Units	74		10	44	15	5
Total New Listed Volume	18,047,142	100%	1.07M	9.20M	5.54M	2.24M
Average New Listed Listing Price	\$243,880		\$106,870	\$209,121	\$369,320	\$447,460

September 2025



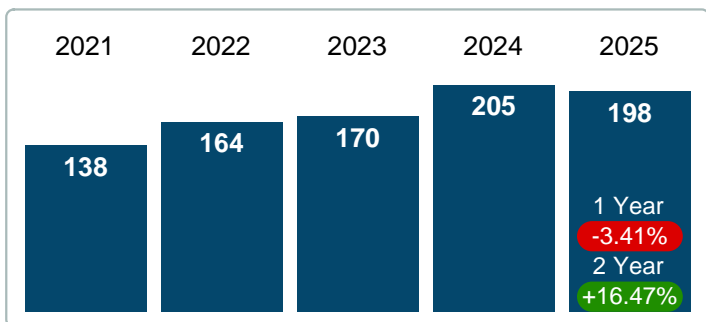
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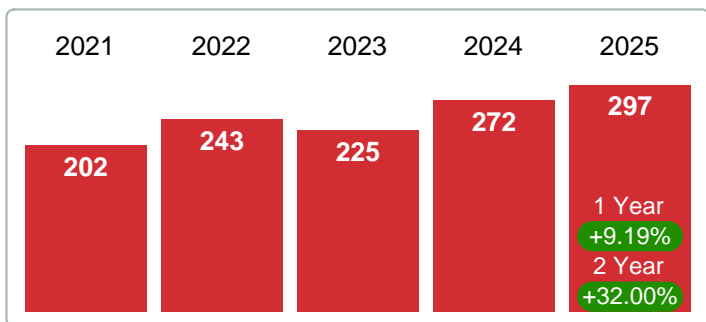
ACTIVE INVENTORY

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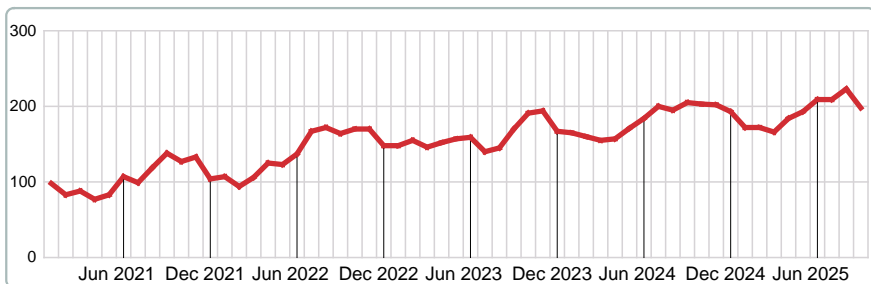
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

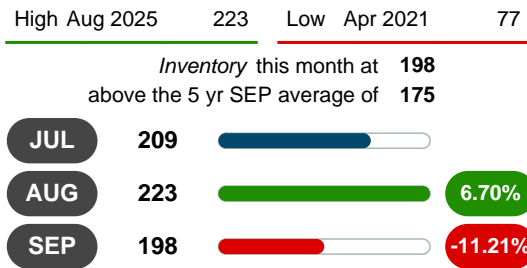


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 175



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	12	6.06%	75.4	8	4	0	0
\$75,001 - \$125,000	26	13.13%	72.9	18	6	2	0
\$125,001 - \$175,000	33	16.67%	67.5	5	23	5	0
\$175,001 - \$250,000	48	24.24%	48.9	4	34	6	4
\$250,001 - \$325,000	27	13.64%	71.0	1	13	13	0
\$325,001 - \$475,000	30	15.15%	92.9	0	12	13	5
\$475,001 and up	22	11.11%	115.7	4	7	6	5
Total Active Inventory by Units	198			40	99	45	14
Total Active Inventory by Volume	54,913,377	100%	73.8	8.18M	23.72M	15.11M	7.91M
Average Active Inventory Listing Price	\$277,340			\$204,420	\$239,557	\$335,876	\$564,714

September 2025



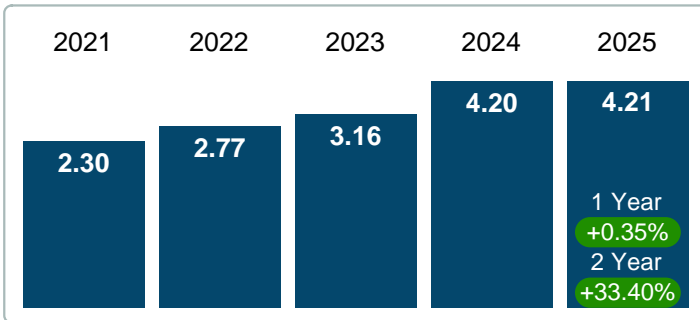
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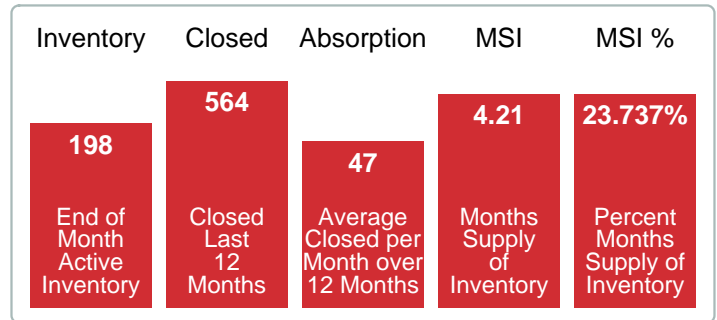
MONTHS SUPPLY of INVENTORY (MSI)

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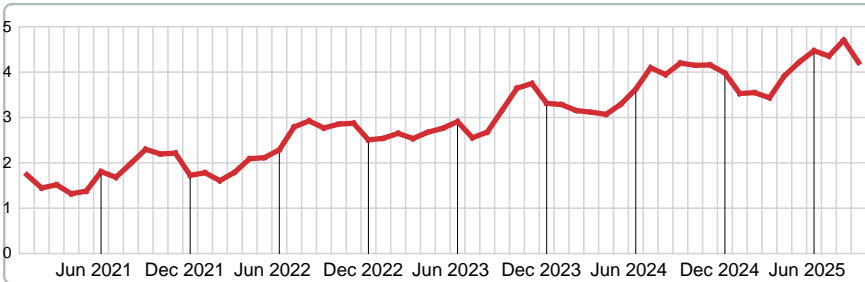
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2025

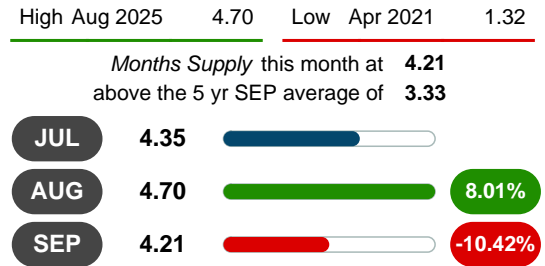


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 3.33



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	12	6.06%	1.76	3.10	1.26	0.00	0.00
\$75,001 - \$125,000	26	13.13%	3.71	6.35	1.67	4.00	0.00
\$125,001 - \$175,000	33	16.67%	3.38	3.53	3.10	5.45	0.00
\$175,001 - \$250,000	48	24.24%	3.87	12.00	3.61	2.48	16.00
\$250,001 - \$325,000	27	13.64%	4.91	4.00	3.80	7.80	0.00
\$325,001 - \$475,000	30	15.15%	8.57	0.00	8.00	7.43	30.00
\$475,001 and up	22	11.11%	11.00	48.00	21.00	5.54	10.00
Market Supply of Inventory (MSI)			4.21	5.27	3.43	4.86	10.50
Total Active Inventory by Units		100%	4.21	40	99	45	14

September 2025



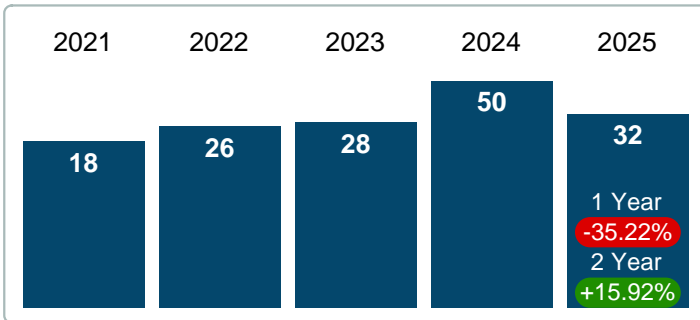
Area Delimited by County Of Muskogee - Residential Property Type



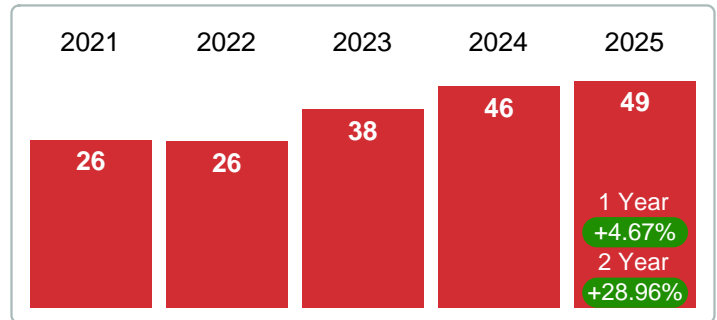
AVERAGE DAYS ON MARKET TO SALE

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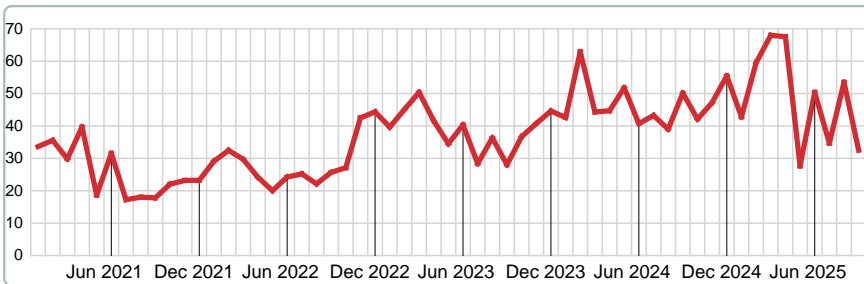
SEPTEMBER



YEAR TO DATE (YTD)

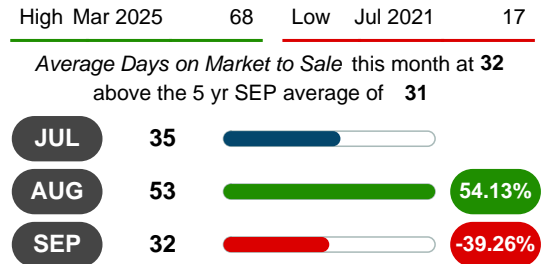


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 31



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
\$75,000 and less	10.87%	13	10	17	0	0
\$75,001 - \$125,000	6.52%	44	52	28	0	0
\$125,001 - \$150,000	8.70%	19	0	23	6	0
\$150,001 - \$225,000	26.09%	34	51	32	27	13
\$225,001 - \$275,000	19.57%	30	0	29	5	64
\$275,001 - \$375,000	19.57%	42	0	34	112	0
\$375,001 and up	8.70%	42	0	41	42	0
Average Closed DOM		32	36	30	37	39
Total Closed Units	100%	32	8	29	7	2
Total Closed Volume		10,238,695	781.30K	6.97M	2.04M	445.00K

September 2025



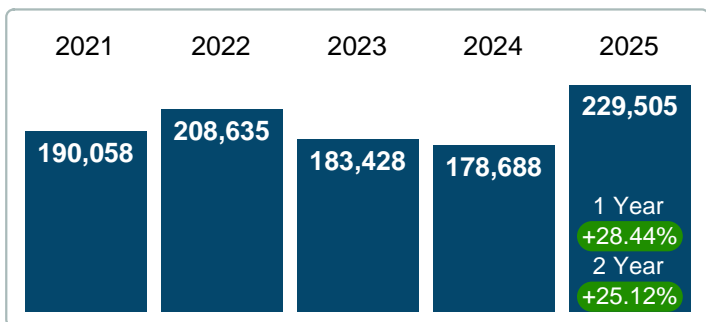
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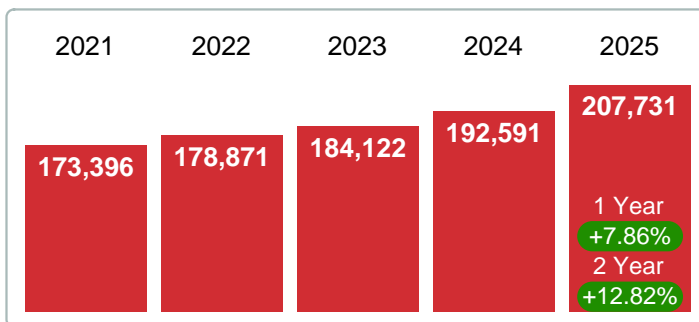
AVERAGE LIST PRICE AT CLOSING

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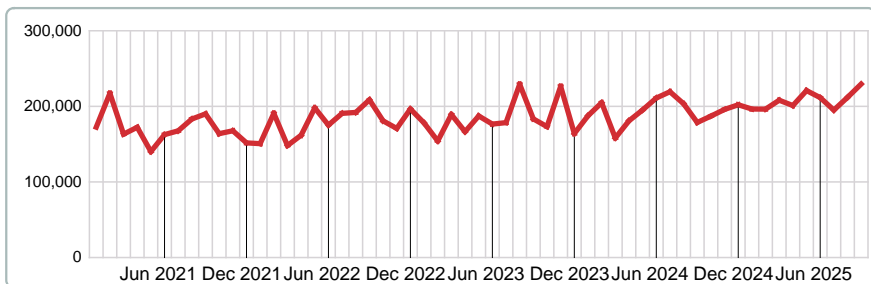
SEPTEMBER



YEAR TO DATE (YTD)

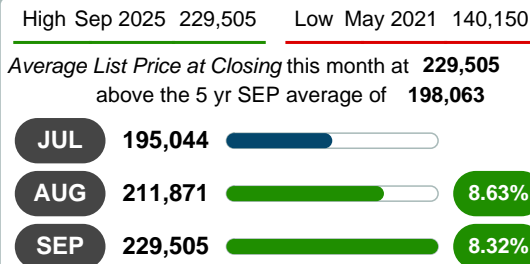


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 198,063



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
\$75,000 and less	6.52%	43,333	43,333	87,000	0	0
\$75,001 - \$125,000	10.87%	98,760	99,950	119,900	0	0
\$125,001 - \$150,000	10.87%	141,360	0	145,467	134,500	0
\$150,001 - \$225,000	21.74%	184,456	163,498	182,267	198,180	249,900
\$225,001 - \$275,000	21.74%	251,179	0	250,270	265,000	245,000
\$275,001 - \$375,000	17.39%	323,113	0	334,863	305,500	0
\$375,001 and up	10.87%	457,080	0	462,450	480,500	0
Average List Price		229,505	102,549	247,572	294,623	247,450
Total Closed Units	100%	229,505	8	29	7	2
Total Closed Volume		10,557,245	820.40K	7.18M	2.06M	494.90K

September 2025



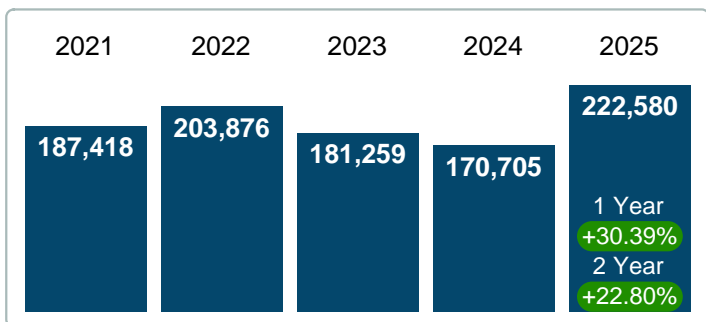
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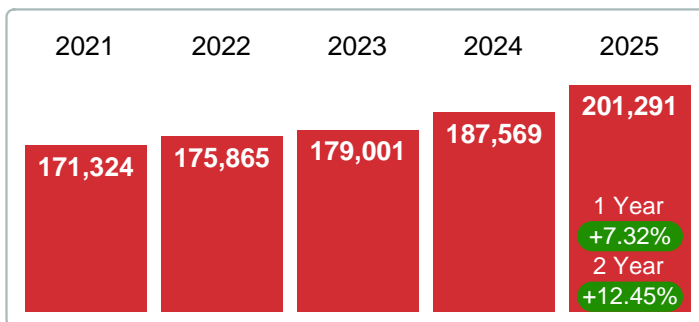
AVERAGE SOLD PRICE AT CLOSING

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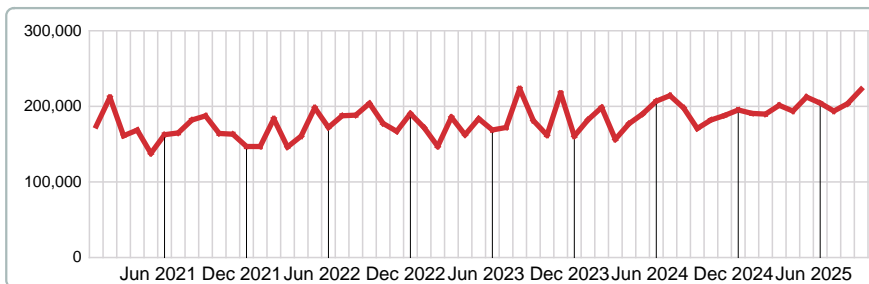
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

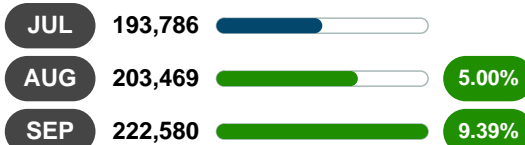


3 MONTHS

5 year SEP AVG = 193,167

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

Average Sold Price at Closing this month at **222,580** above the 5 yr SEP average of **193,167**



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
\$75,000 and less	10.87%	48,700	32,833	72,500	0	0
\$75,001 - \$125,000	6.52%	105,600	98,450	119,900	0	0
\$125,001 - \$150,000	8.70%	138,625	0	140,000	134,500	0
\$150,001 - \$225,000	26.09%	180,813	161,965	179,583	198,180	210,000
\$225,001 - \$275,000	19.57%	249,156	0	247,486	275,000	235,000
\$275,001 - \$375,000	19.57%	315,917	0	318,844	292,500	0
\$375,001 and up	8.70%	467,123	0	462,495	471,750	0
Average Sold Price		222,580	97,662	240,363	291,694	222,500
Total Closed Units	100%	222,580	8	29	7	2
Total Closed Volume		10,238,695	781.30K	6.97M	2.04M	445.00K

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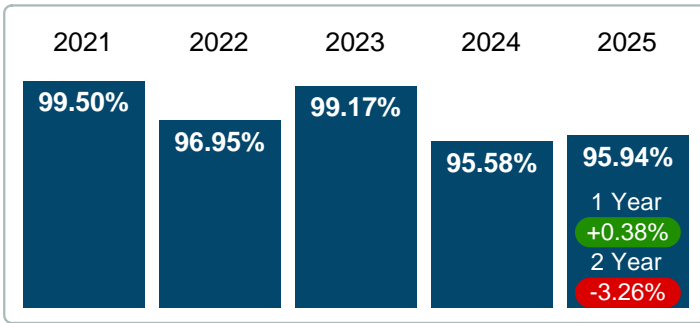
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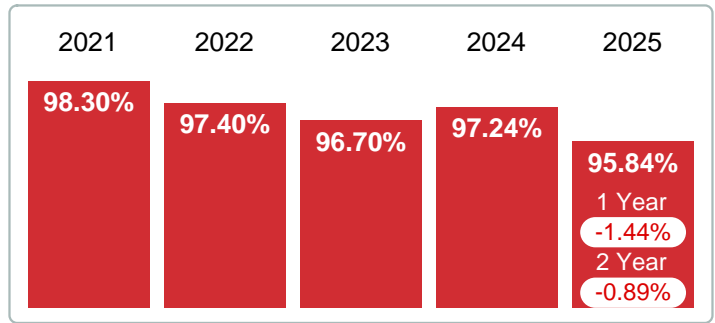
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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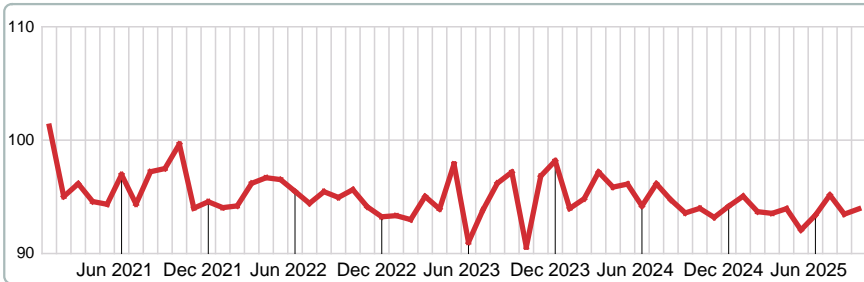
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

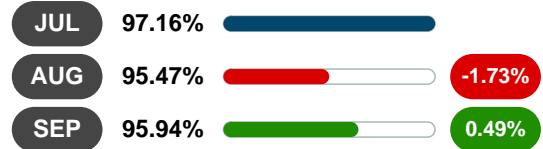


3 MONTHS

5 year SEP AVG = 97.43%

High Jan 2021 103.23% Low Oct 2023 92.58%

Average Sold/List Ratio this month at **95.94%** below the 5 yr SEP average of **97.43%**



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	
\$75,000 and less	5	10.87%	80.98%	79.43%	83.31%	0.00%	0.00%	
\$75,001 - \$125,000	3	6.52%	99.09%	98.64%	100.00%	0.00%	0.00%	
\$125,001 - \$150,000	4	8.70%	97.13%	0.00%	96.17%	100.00%	0.00%	
\$150,001 - \$225,000	12	26.09%	98.00%	100.27%	98.54%	100.00%	84.03%	
\$225,001 - \$275,000	9	19.57%	99.07%	0.00%	98.84%	103.77%	95.92%	
\$275,001 - \$375,000	9	19.57%	95.42%	0.00%	95.38%	95.74%	0.00%	
\$375,001 and up	4	8.70%	99.01%	0.00%	100.01%	98.00%	0.00%	
Average Sold/List Ratio		95.90%		92.05%	96.60%	99.36%	89.98%	
Total Closed Units		46	100%	95.90%	8	29	7	2
Total Closed Volume		10,238,695			781.30K	6.97M	2.04M	445.00K

September 2025



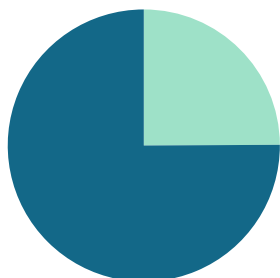
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on Oct 17, 2025 for MLS Technology Inc.

INVENTORY

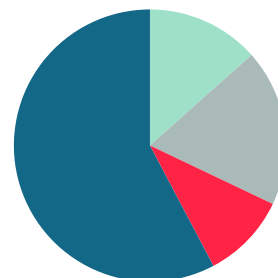


Inventory
 New Listings
74 = 24.92%
 Start Inventory
223
 Total Inventory Units
297
 Volume
\$78,477,458

Market Activity

Closed Sales
46 = 13.41%
 Pending Sales
64 = 18.66%
 Other Off Market
35 = 10.20%
 Active Inventory
198 = 57.73%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	51	46	-9.80%	452	434	-3.98%
Pending Sales	43	64	+48.84%	476	473	-0.63%
New Listings	77	74	-3.90%	679	692	+1.91%
Average List Price	178,688	229,505	+28.44%	192,591	207,731	+7.86%
Average Sale Price	170,705	222,580	+30.39%	187,569	201,291	+7.32%
Average Percent of Selling Price to List Price	95.58%	95.94%	+0.38%	97.24%	95.84%	-1.44%
Average Days on Market to Sale	50.14	32.48	-35.22%	46.39	48.56	+4.67%
Monthly Inventory	205	198	-3.41%	205	198	-3.41%
Months Supply of Inventory	4.20	4.21	+0.35%	4.20	4.21	+0.35%

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

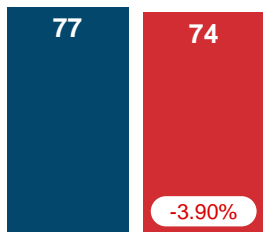
Inventory on September 30, 2025 = **198**

2024 **2025**

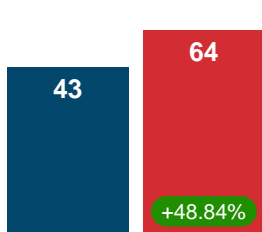
SEPTEMBER MARKET

AVERAGE PRICES

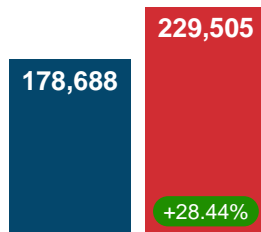
New Listings



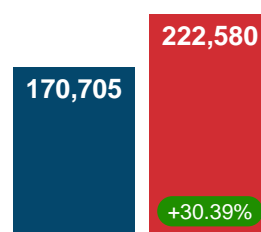
Pending Listings



List Price



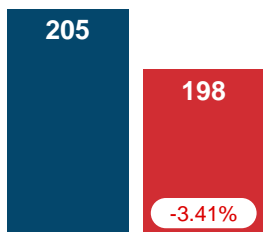
Sale Price



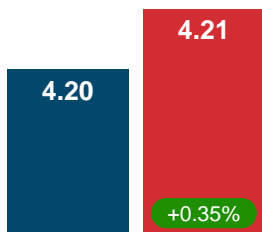
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

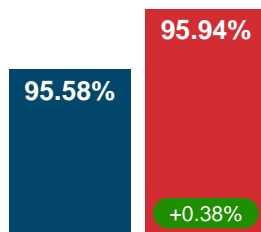
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

