

# September 2025



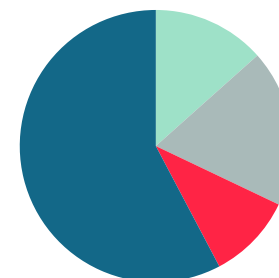
Area Delimited by County Of Muskogee - Residential Property Type



## 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%
Median List Price	179,000	223,750	25.00%
Median Sale Price	177,500	213,000	20.00%
Median Percent of Selling Price to List Price	96.96%	98.68%	1.77%
Median Days on Market to Sale	37.00	16.50	-55.41%
End of Month Inventory	205	198	-3.41%
Months Supply of Inventory	4.20	4.21	0.35%



**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.

#### 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 **20.00%** in September 2025 to \$213,000 versus the previous year at \$177,500.

#### Median Days on Market Shortens

The median number of **16.50** days that homes spent on the market before selling decreased by 20.50 days or **55.41%** in September 2025 compared to last year's same month at **37.00** DOM.

#### Sales Success for September 2025 is Positive

Overall, with Median 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.

### 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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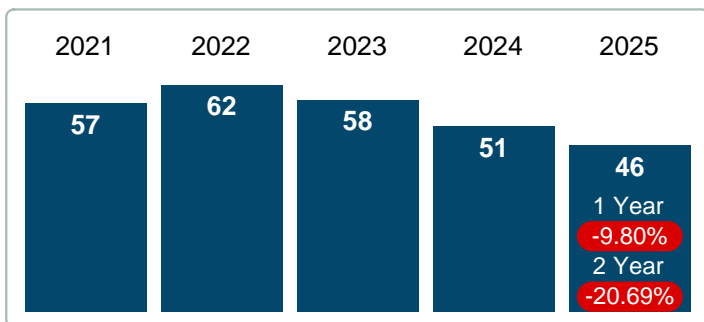
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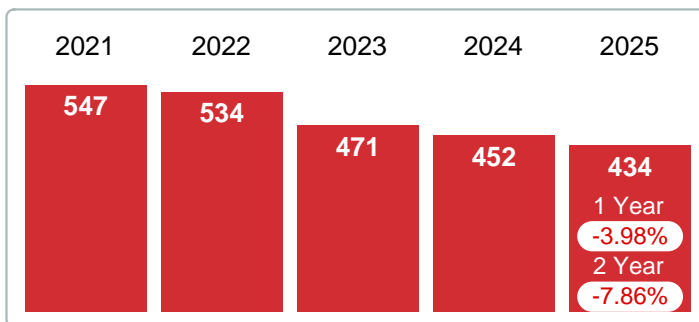
## CLOSED LISTINGS

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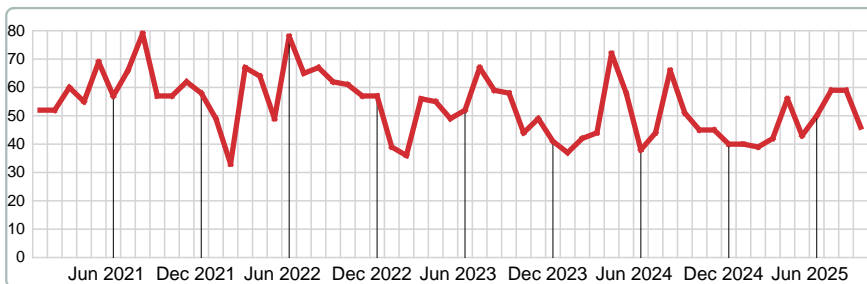
### SEPTEMBER



### YEAR TO DATE (YTD)

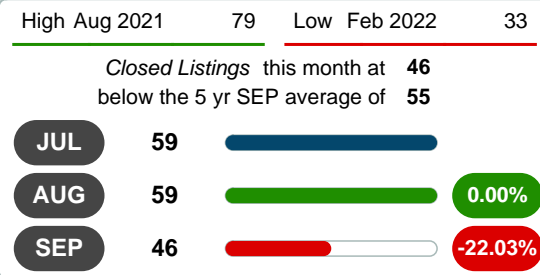


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 55



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	10.87%	4.0	3	2	0	0
\$75,001 - \$125,000	3	6.52%	28.0	2	1	0	0
\$125,001 - \$150,000	4	8.70%	10.0	0	3	1	0
\$150,001 - \$225,000	12	26.09%	11.0	3	6	2	1
\$225,001 - \$275,000	9	19.57%	21.0	0	7	1	1
\$275,001 - \$375,000	9	19.57%	35.0	0	8	1	0
\$375,001 and up	4	8.70%	41.5	0	2	2	0
<b>Total Closed Units</b>	<b>46</b>			<b>8</b>	<b>29</b>	<b>7</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>10,238,695</b>	<b>100%</b>	<b>16.5</b>	<b>781.30K</b>	<b>6.97M</b>	<b>2.04M</b>	<b>445.00K</b>
<b>Median Closed Price</b>	<b>\$213,000</b>			<b>\$98,450</b>	<b>\$237,500</b>	<b>\$275,000</b>	<b>\$222,500</b>

# September 2025



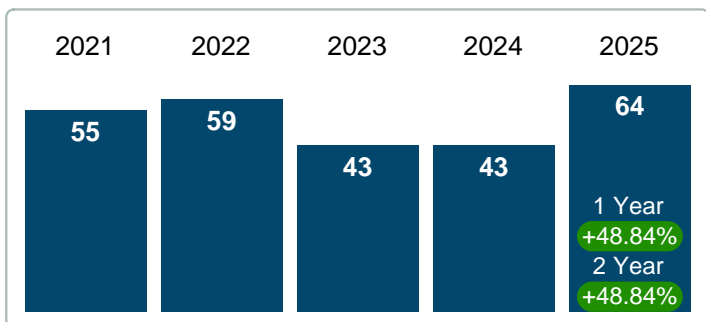
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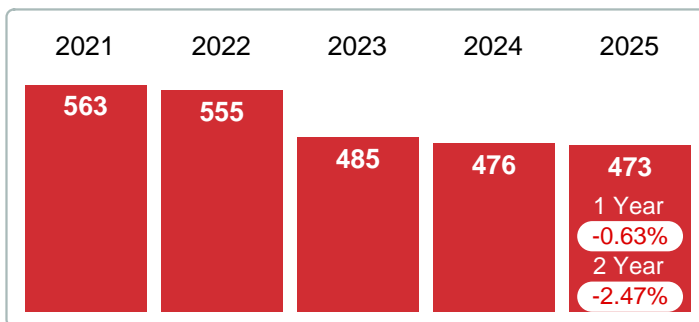
## PENDING LISTINGS

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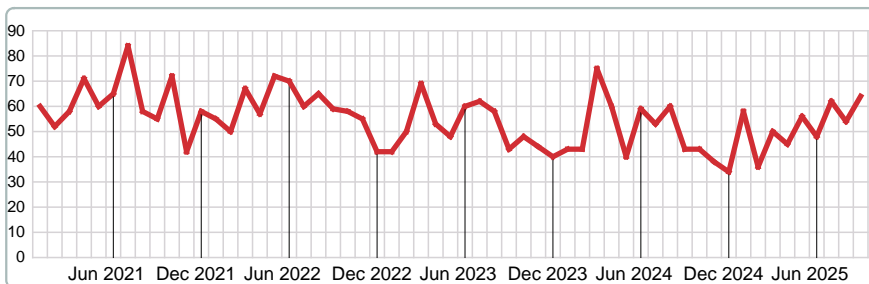
### SEPTEMBER



### YEAR TO DATE (YTD)

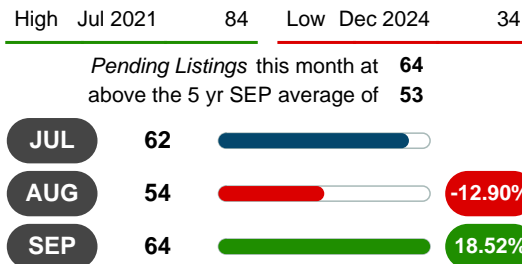


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 53



### 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	4	6.25%	96.5	3	1	0	0
\$75,001 - \$100,000	7	10.94%	39.0	3	3	1	0
\$100,001 - \$150,000	11	17.19%	72.0	4	6	0	1
\$150,001 - \$200,000	15	23.44%	49.0	3	12	0	0
\$200,001 - \$275,000	10	15.63%	47.0	0	7	3	0
\$275,001 - \$375,000	10	15.63%	43.5	0	6	3	1
\$375,001 and up	7	10.94%	9.0	0	2	3	2
<b>Total Pending Units</b>	<b>64</b>			<b>13</b>	<b>37</b>	<b>10</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>13,782,481</b>	<b>100%</b>	<b>49.0</b>	<b>1.37M</b>	<b>7.60M</b>	<b>3.21M</b>	<b>1.60M</b>
<b>Median Listing Price</b>	<b>\$186,301</b>			<b>\$105,000</b>	<b>\$190,000</b>	<b>\$282,400</b>	<b>\$434,450</b>

# September 2025



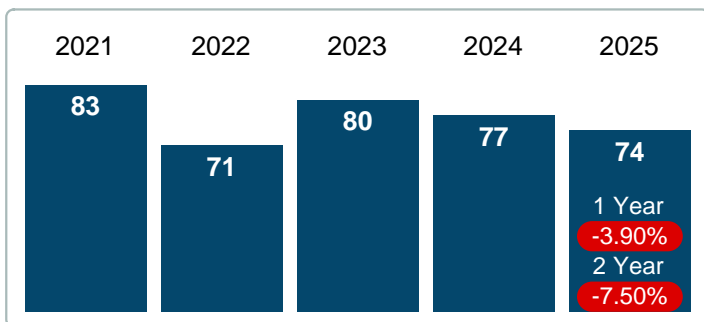
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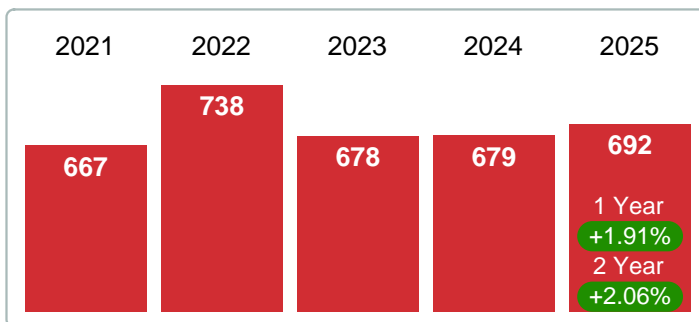
## NEW LISTINGS

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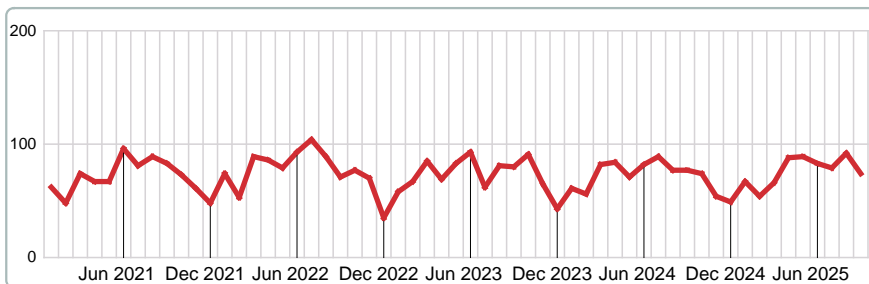
### SEPTEMBER



### YEAR TO DATE (YTD)

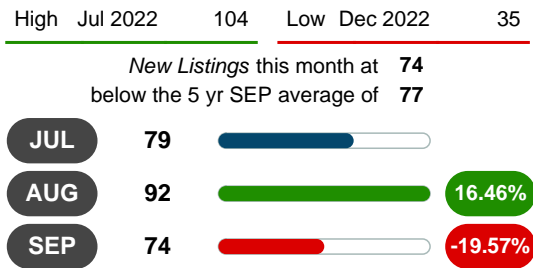


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 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
<b>Total New Listed Units</b>	<b>74</b>		<b>10</b>	<b>44</b>	<b>15</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>18,047,142</b>	<b>100%</b>	<b>1.07M</b>	<b>9.20M</b>	<b>5.54M</b>	<b>2.24M</b>
<b>Median New Listed Listing Price</b>	<b>\$199,450</b>		<b>\$104,500</b>	<b>\$196,500</b>	<b>\$260,000</b>	<b>\$389,000</b>

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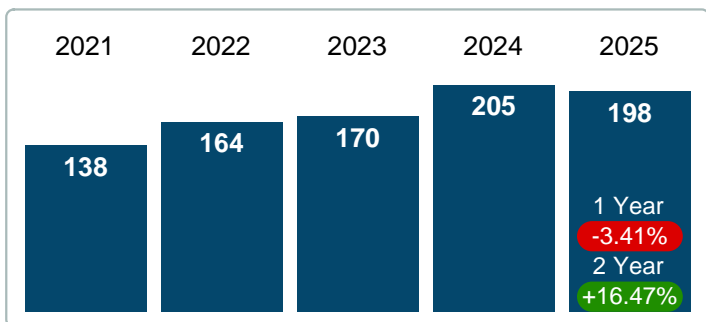
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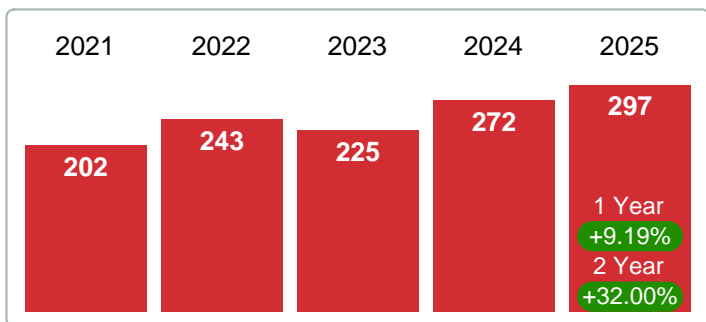
## ACTIVE INVENTORY

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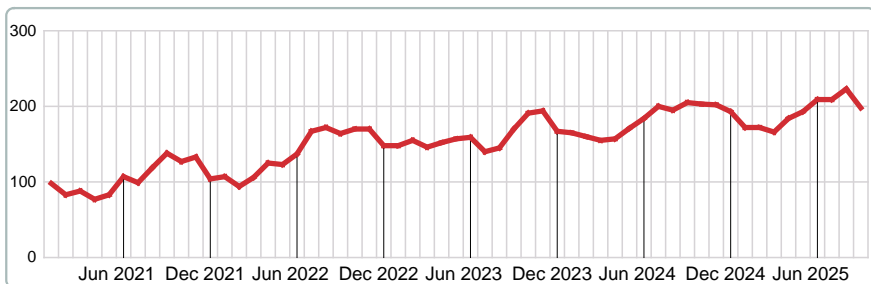
### END OF SEPTEMBER



### ACTIVE DURING SEPTEMBER



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 175

High Aug 2025 223 Low Apr 2021 77

Inventory this month at **198**  
above the 5 yr SEP average of **175**

- JUL 209
- AUG 223 +6.70%
- SEP 198 -11.21%

### 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	12	6.06%	54.0	8	4	0	0
\$75,001 - \$125,000	26	13.13%	53.5	18	6	2	0
\$125,001 - \$175,000	33	16.67%	53.0	5	23	5	0
\$175,001 - \$250,000	48	24.24%	37.5	4	34	6	4
\$250,001 - \$325,000	27	13.64%	46.0	1	13	13	0
\$325,001 - \$475,000	30	15.15%	77.0	0	12	13	5
\$475,001 and up	22	11.11%	98.5	4	7	6	5
<b>Total Active Inventory by Units</b>	<b>198</b>			<b>40</b>	<b>99</b>	<b>45</b>	<b>14</b>
<b>Total Active Inventory by Volume</b>	<b>54,913,377</b>	<b>100%</b>	<b>54.5</b>	<b>8.18M</b>	<b>23.72M</b>	<b>15.11M</b>	<b>7.91M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$209,711</b>			<b>\$112,500</b>	<b>\$205,000</b>	<b>\$287,500</b>	<b>\$382,000</b>

# September 2025



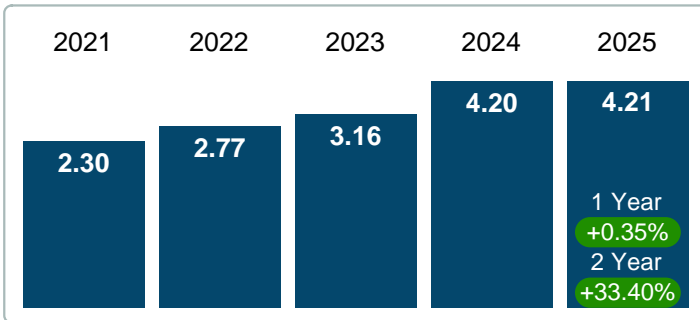
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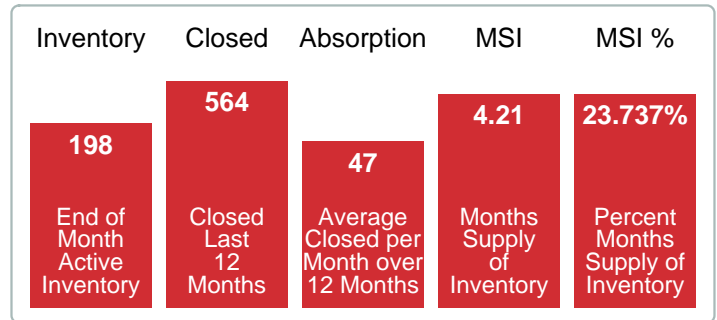
## MONTHS SUPPLY of INVENTORY (MSI)

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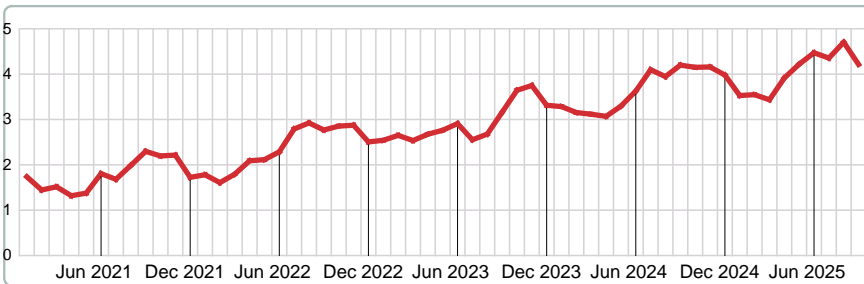
### MSI FOR SEPTEMBER



### INDICATORS FOR SEPTEMBER 2025

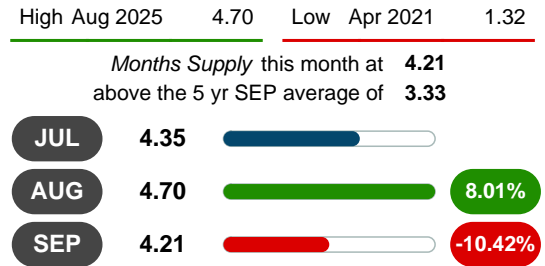


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



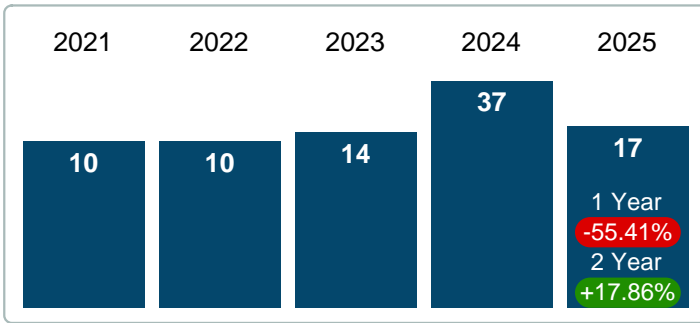
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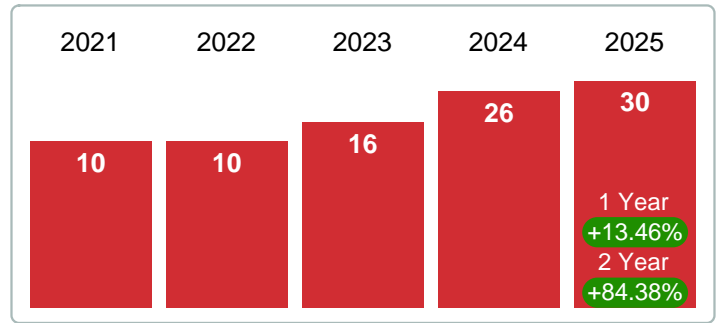
## MEDIAN DAYS ON MARKET TO SALE

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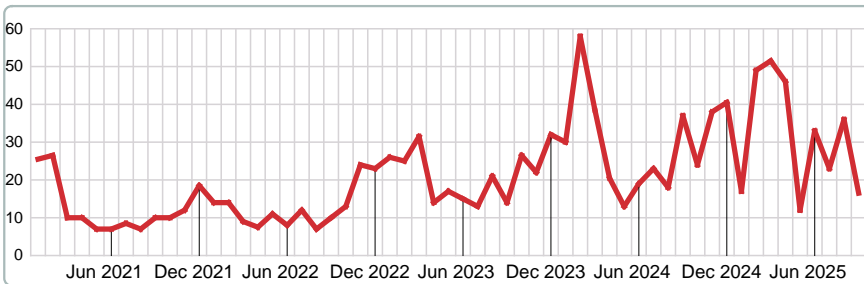
### SEPTEMBER



### YEAR TO DATE (YTD)

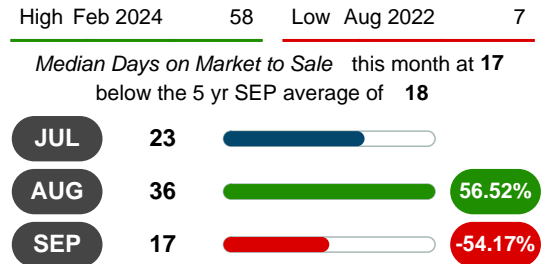


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 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
\$75,000 and less	5	10.87%	4	2	17	0	0
\$75,001 - \$125,000	3	6.52%	28	52	28	0	0
\$125,001 - \$150,000	4	8.70%	10	0	14	6	0
\$150,001 - \$225,000	12	26.09%	11	72	9	27	13
\$225,001 - \$275,000	9	19.57%	21	0	21	5	64
\$275,001 - \$375,000	9	19.57%	35	0	25	112	0
\$375,001 and up	4	8.70%	42	0	41	42	0
Median Closed DOM			17	23	14	6	39
Total Closed Units		100%	46	8	29	7	2
Total Closed Volume			10,238,695	781.30K	6.97M	2.04M	445.00K

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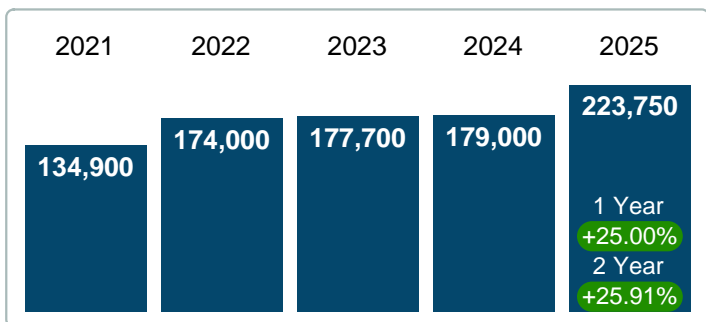
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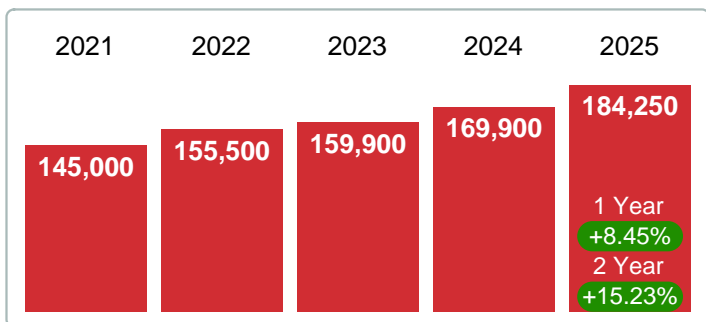
## MEDIAN LIST PRICE AT CLOSING

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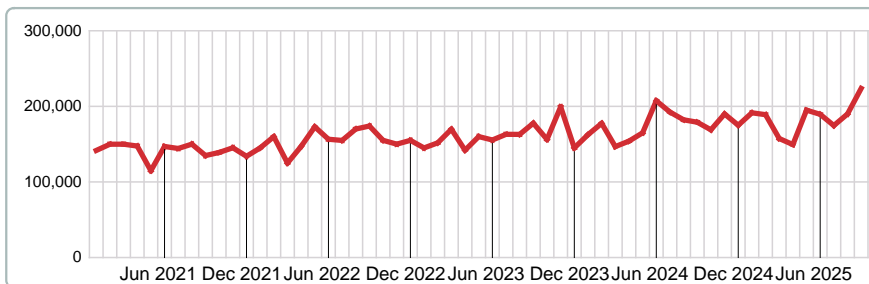
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 177,870

High Sep 2025 223,750 Low May 2021 114,900  
 Median List Price at Closing this month at **223,750**  
 above the 5 yr SEP average of **177,870**

- JUL 174,585
- AUG 189,900 **8.77%**
- SEP **223,750** **17.83%**

### 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
\$75,000 and less	6.52%	37,500	37,500	0	0	0
\$75,001 - \$125,000	10.87%	89,900	99,950	89,000	0	0
\$125,001 - \$150,000	10.87%	139,900	135,900	147,500	134,500	0
\$150,001 - \$225,000	21.74%	184,700	177,298	174,900	198,180	0
\$225,001 - \$275,000	21.74%	249,945	0	249,990	265,000	247,450
\$275,001 - \$375,000	17.39%	317,450	0	319,900	305,500	0
\$375,001 and up	10.87%	437,500	0	399,900	480,500	0
<b>Median List Price</b>		<b>223,750</b>	<b>99,950</b>	<b>239,000</b>	<b>265,000</b>	<b>247,450</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>223,750</b>	<b>8</b>	<b>29</b>	<b>7</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>10,557,245</b>	<b>820.40K</b>	<b>7.18M</b>	<b>2.06M</b>	<b>494.90K</b>

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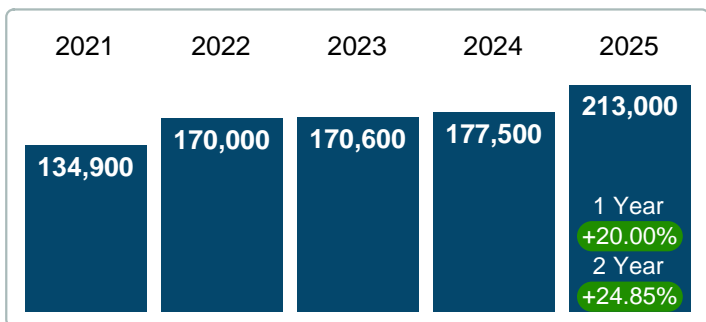
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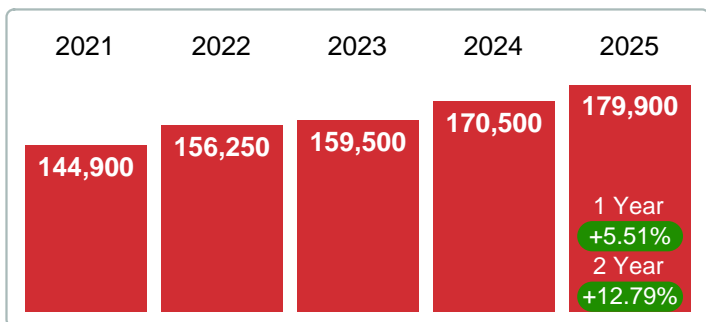
## MEDIAN SOLD PRICE AT CLOSING

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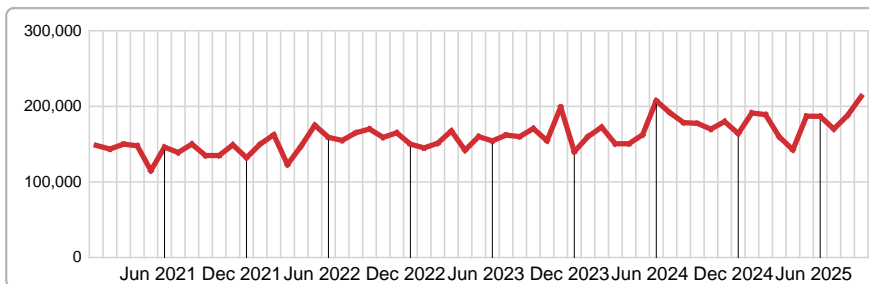
### SEPTEMBER



### YEAR TO DATE (YTD)

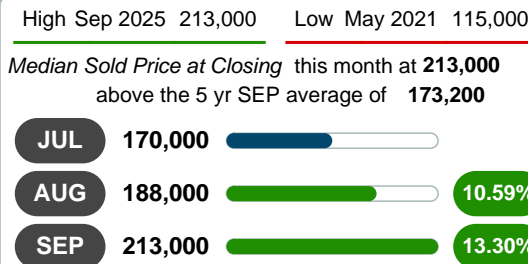


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 173,200



### 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
\$75,000 and less	5	10.87%	40,000	32,500	72,500	0	0
\$75,001 - \$125,000	3	6.52%	107,000	98,450	119,900	0	0
\$125,001 - \$150,000	4	8.70%	137,250	0	140,000	134,500	0
\$150,001 - \$225,000	12	26.09%	172,500	164,595	171,750	198,180	210,000
\$225,001 - \$275,000	9	19.57%	240,000	0	240,000	275,000	235,000
\$275,001 - \$375,000	9	19.57%	315,000	0	317,450	292,500	0
\$375,001 and up	4	8.70%	471,750	0	462,495	471,750	0
Median Sold Price			213,000	98,450	237,500	275,000	222,500
Total Closed Units		100%	213,000	8	29	7	2
Total Closed Volume			10,238,695	781.30K	6.97M	2.04M	445.00K

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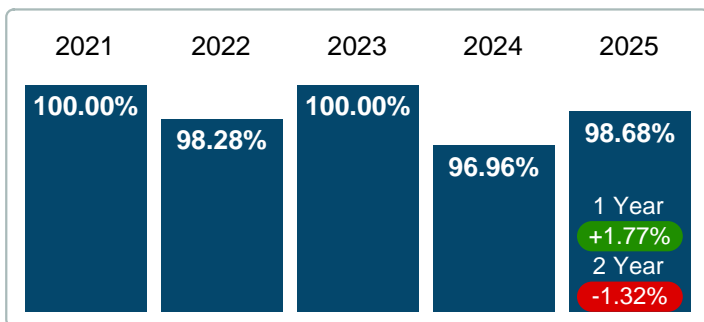
Area Delimited by County Of Muskogee - Residential Property Type



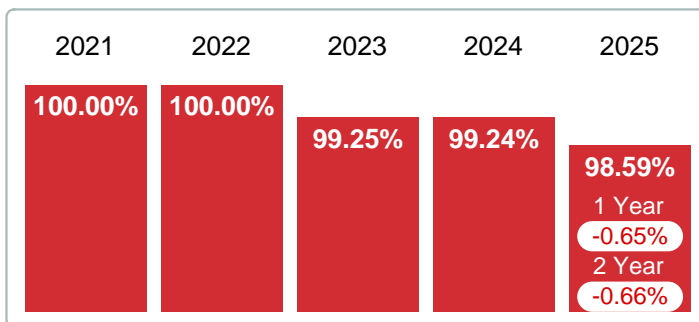
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

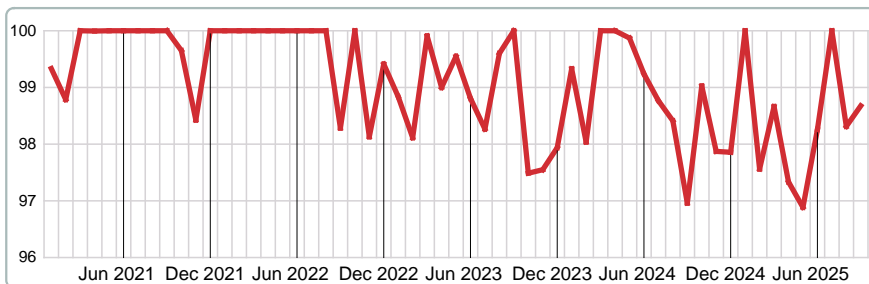
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

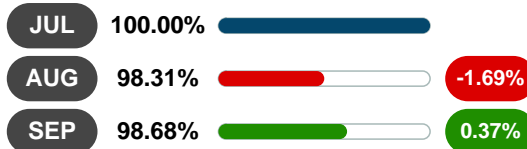


### 3 MONTHS

5 year SEP AVG = 98.78%

High Jul 2025 100.00% Low May 2025 96.89%

Median Sold/List Ratio this month at **98.68%** equal to 5 yr SEP average of **98.78%**



## 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
\$75,000 and less	5	10.87%	84.27%	86.67%	83.31%	0.00%	0.00%
\$75,001 - \$125,000	3	6.52%	100.00%	98.64%	100.00%	0.00%	0.00%
\$125,001 - \$150,000	4	8.70%	97.46%	0.00%	94.92%	100.00%	0.00%
\$150,001 - \$225,000	12	26.09%	99.59%	100.00%	99.06%	100.00%	84.03%
\$225,001 - \$275,000	9	19.57%	98.74%	0.00%	98.74%	103.77%	95.92%
\$275,001 - \$375,000	9	19.57%	94.58%	0.00%	94.22%	95.74%	0.00%
\$375,001 and up	4	8.70%	100.00%	0.00%	100.01%	98.00%	0.00%
Median Sold/List Ratio		98.68%		93.37%	98.74%	100.00%	89.98%
Total Closed Units		46	100%	8	29	7	2
Total Closed Volume		10,238,695		781.30K	6.97M	2.04M	445.00K

# September 2025



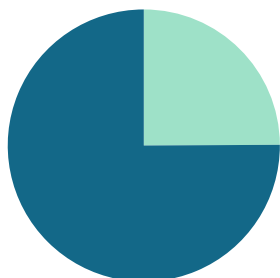
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

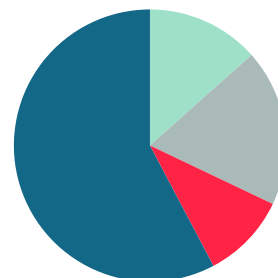


**Inventory**  
 New Listings  
**74 = 24.92%**  
 Start Inventory  
**223**  
 Total Inventory Units  
**297**  
 Volume  
**\$78,477,458**

### 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%
Median List Price	179,000	223,750	+25.00%	169,900	184,250	+8.45%
Median Sale Price	177,500	213,000	+20.00%	170,500	179,900	+5.51%
Median Percent of Selling Price to List Price	96.96%	98.68%	+1.77%	99.24%	98.59%	-0.65%
Median Days on Market to Sale	37.00	16.50	-55.41%	26.00	29.50	+13.46%
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%

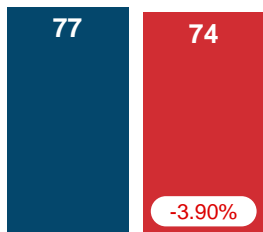
**Absorption:** Last 12 months, an Average of **47** Sales/Month

**Inventory** on September 30, 2025 = **198** 2024 2025

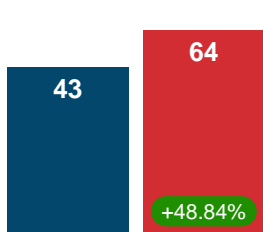
### SEPTEMBER MARKET

### MEDIAN PRICES

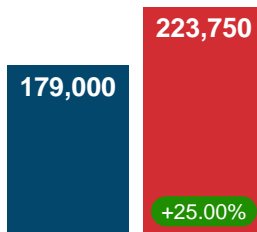
#### New Listings



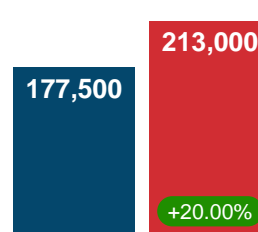
#### Pending Listings



#### List Price



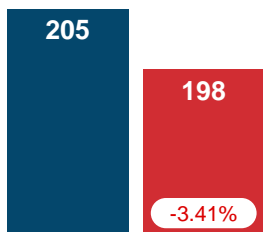
#### Sale Price



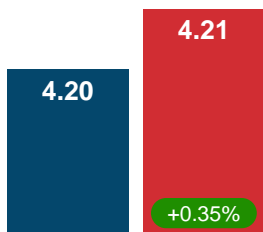
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

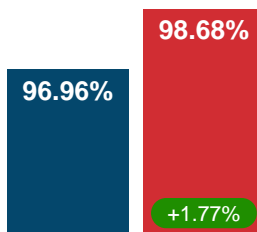
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

