

September 2025



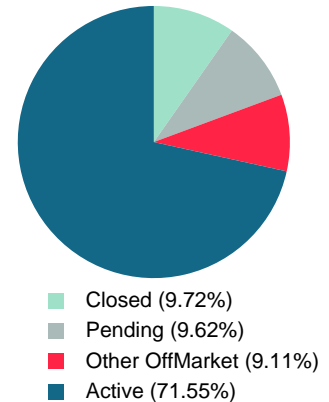
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

| Compared Metrics | September | | |
|------------------------------------------------|-----------|---------|---------|
| | 2024 | 2025 | +/-% |
| Closed Listings | 84 | 95 | 13.10% |
| Pending Listings | 77 | 94 | 22.08% |
| New Listings | 160 | 167 | 4.38% |
| Average List Price | 221,034 | 302,259 | 36.75% |
| Average Sale Price | 208,049 | 286,620 | 37.77% |
| Average Percent of Selling Price to List Price | 93.87% | 93.98% | 0.11% |
| Average Days on Market to Sale | 68.19 | 59.52 | -12.72% |
| End of Month Inventory | 595 | 699 | 17.48% |
| Months Supply of Inventory | 7.26 | 8.99 | 23.77% |



Absorption: Last 12 months, an Average of **78** Sales/Month
Active Inventory as of September 30, 2025 = **699**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2025 rose **17.48%** to 699 existing homes available for sale. Over the last 12 months this area has had an average of 78 closed sales per month. This represents an unsold inventory index of **8.99** 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 **37.77%** in September 2025 to \$286,620 versus the previous year at \$208,049.

Average Days on Market Shortens

The average number of **59.52** days that homes spent on the market before selling decreased by 8.67 days or **12.72%** in September 2025 compared to last year's same month at **68.19** 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 strong this month.

There were 167 New Listings in September 2025, up **4.38%** from last year at 160. Furthermore, there were 95 Closed Listings this month versus last year at 84, a **13.10%** increase.

Closed versus Listed trends yielded a **56.9%** ratio, up from previous year's, September 2024, at **52.5%**, a **8.35%** 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

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| Average Sale Price at Closing | 9 |
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| Market Summary | 11 |

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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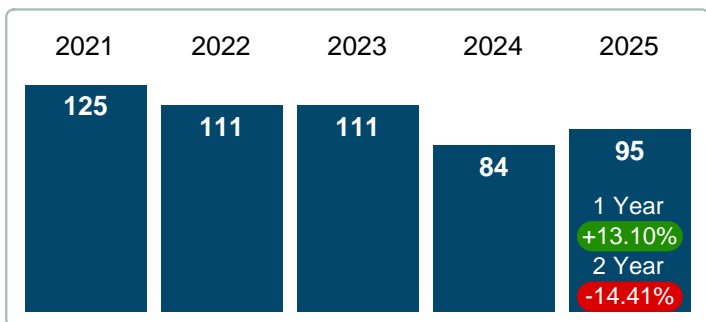
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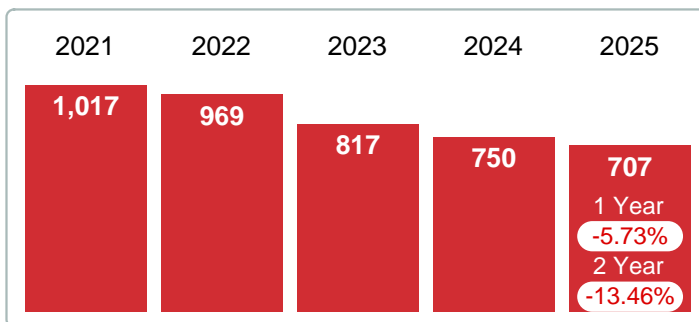
CLOSED LISTINGS

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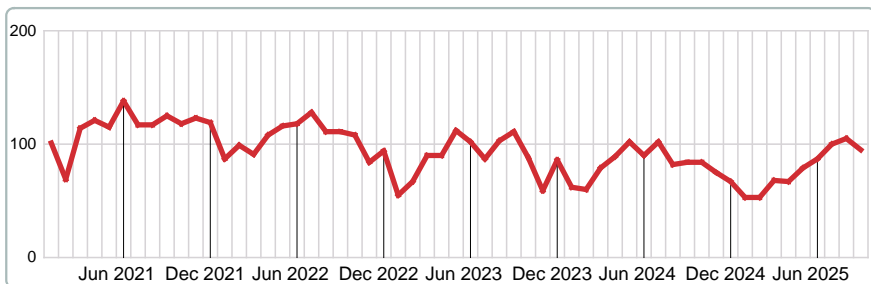
SEPTEMBER



YEAR TO DATE (YTD)

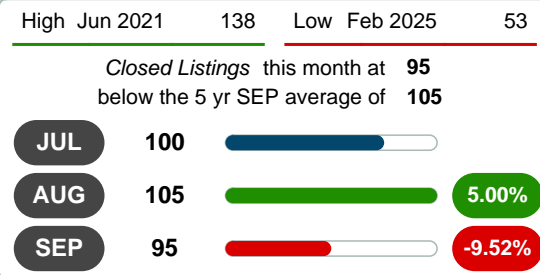


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 105



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 | 7 | 7.37% | 48.3 | 2 | 5 | 0 | 0 |
| \$75,001 - \$125,000 | 15 | 15.79% | 47.5 | 5 | 10 | 0 | 0 |
| \$125,001 - \$150,000 | 11 | 11.58% | 42.0 | 3 | 7 | 1 | 0 |
| \$150,001 - \$250,000 | 25 | 26.32% | 57.7 | 5 | 15 | 4 | 1 |
| \$250,001 - \$325,000 | 13 | 13.68% | 95.5 | 2 | 7 | 4 | 0 |
| \$325,001 - \$475,000 | 13 | 13.68% | 40.2 | 1 | 8 | 4 | 0 |
| \$475,001 and up | 11 | 11.58% | 84.8 | 0 | 7 | 2 | 2 |
| Total Closed Units | 95 | | | 18 | 59 | 15 | 3 |
| Total Closed Volume | 27,228,900 | 100% | 59.5 | 2.95M | 15.25M | 4.86M | 4.17M |
| Average Closed Price | \$286,620 | | | \$163,883 | \$258,517 | \$324,100 | \$1,388,333 |

September 2025



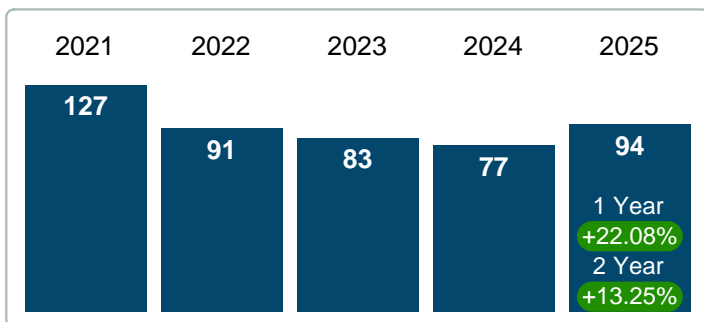
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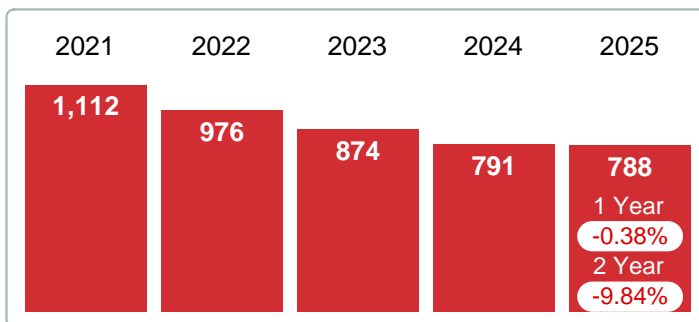
PENDING LISTINGS

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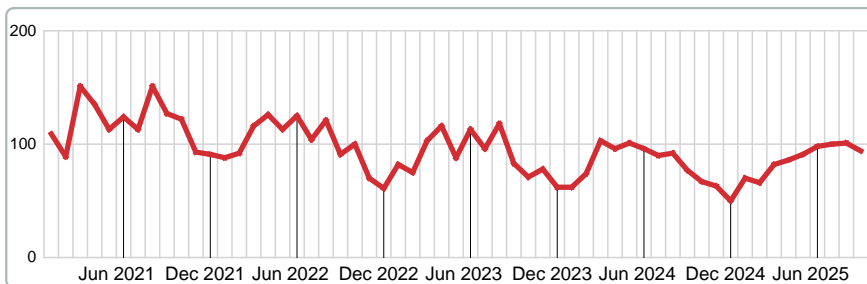
SEPTEMBER



YEAR TO DATE (YTD)

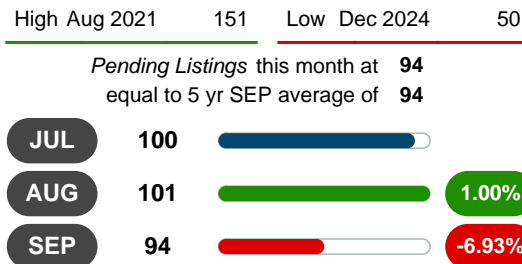


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 94



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 | 9 | 9.57% | 87.4 | 3 | 5 | 1 | 0 |
| \$75,001 - \$125,000 | 14 | 14.89% | 103.1 | 7 | 5 | 2 | 0 |
| \$125,001 - \$150,000 | 12 | 12.77% | 70.8 | 3 | 8 | 1 | 0 |
| \$150,001 - \$250,000 | 22 | 23.40% | 66.7 | 2 | 14 | 4 | 2 |
| \$250,001 - \$375,000 | 13 | 13.83% | 98.5 | 2 | 7 | 4 | 0 |
| \$375,001 - \$550,000 | 14 | 14.89% | 103.6 | 1 | 6 | 6 | 1 |
| \$550,001 and up | 10 | 10.64% | 107.3 | 0 | 3 | 4 | 3 |
| Total Pending Units | 94 | | | 18 | 48 | 22 | 6 |
| Total Pending Volume | 28,755,849 | 100% | 88.8 | 2.87M | 11.59M | 7.83M | 6.46M |
| Average Listing Price | \$305,913 | | | \$159,583 | \$241,492 | \$355,807 | \$1,077,333 |

September 2025



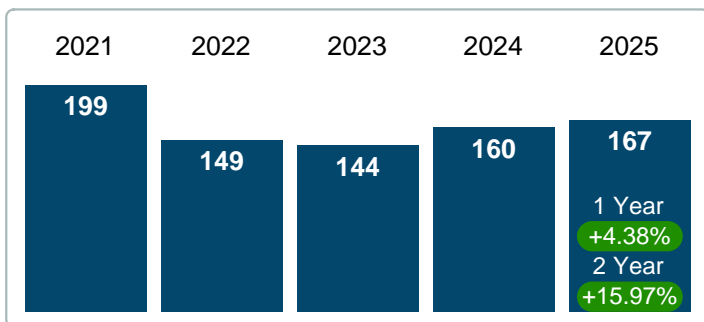
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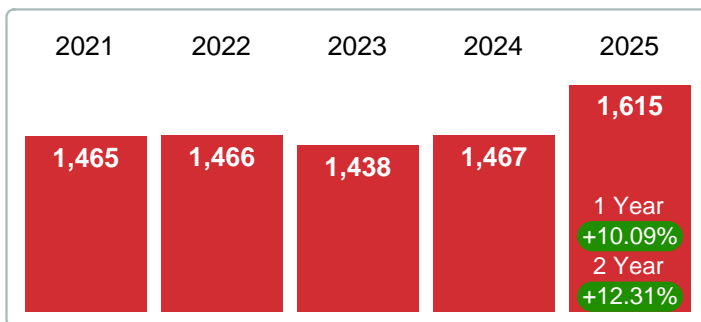
NEW LISTINGS

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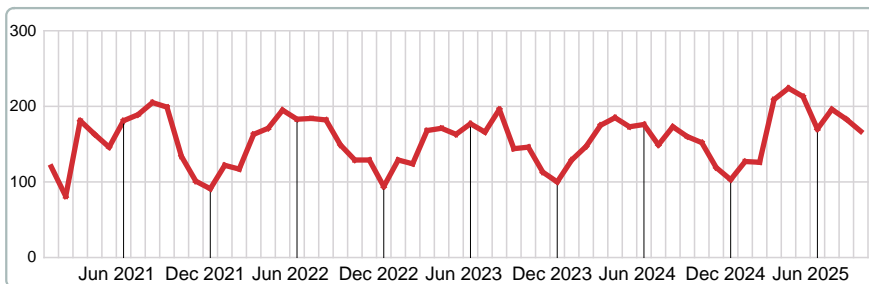
SEPTEMBER



YEAR TO DATE (YTD)

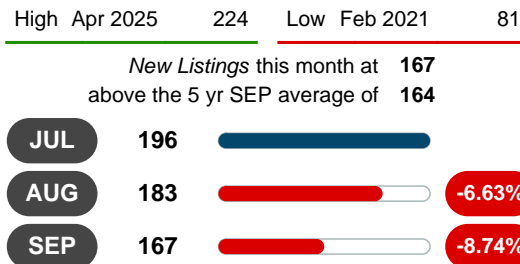


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 164



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 | 16 | 9.58% | 9 | 6 | 1 | 0 |
| \$125,001 - \$125,000 | 0 | 0.00% | 0 | 0 | 0 | 0 |
| \$125,001 - \$175,000 | 36 | 21.56% | 4 | 26 | 6 | 0 |
| \$175,001 - \$275,000 | 49 | 29.34% | 9 | 29 | 10 | 1 |
| \$275,001 - \$375,000 | 23 | 13.77% | 2 | 17 | 3 | 1 |
| \$375,001 - \$675,000 | 26 | 15.57% | 1 | 17 | 7 | 1 |
| \$675,001 and up | 17 | 10.18% | 0 | 7 | 6 | 4 |
| Total New Listed Units | 167 | | 25 | 102 | 33 | 7 |
| Total New Listed Volume | 61,676,699 | 100% | 4.29M | 37.03M | 14.72M | 5.63M |
| Average New Listed Listing Price | \$369,322 | | \$171,452 | \$363,083 | \$446,194 | \$804,500 |

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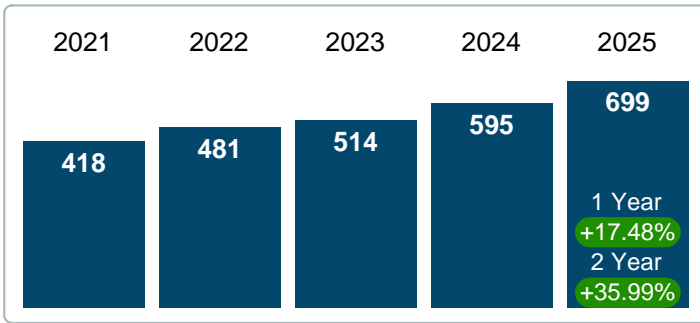
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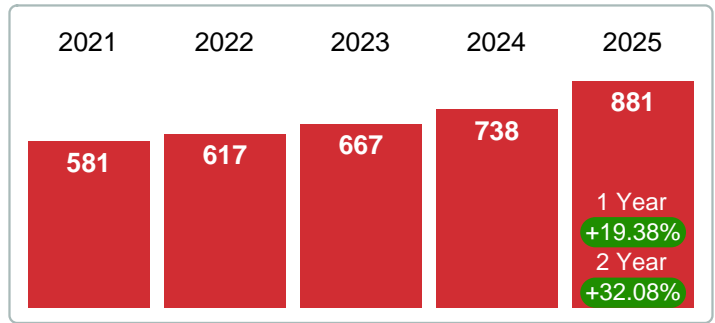
ACTIVE INVENTORY

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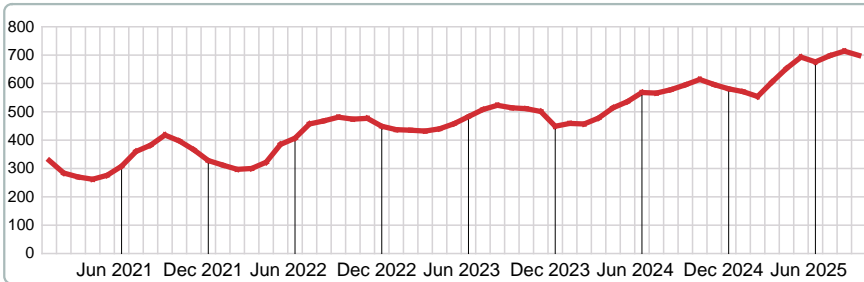
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

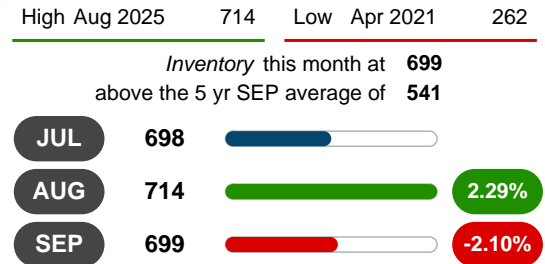


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 541



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|-----------------------------------------------|--------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$100,000 and less | 66 | 9.44% | 104.7 | 38 | 25 | 2 | 1 |
| \$100,001 - \$125,000 | 37 | 5.29% | 109.3 | 16 | 21 | 0 | 0 |
| \$125,001 - \$175,000 | 106 | 15.16% | 73.9 | 26 | 65 | 13 | 2 |
| \$175,001 - \$300,000 | 214 | 30.62% | 87.1 | 35 | 134 | 38 | 7 |
| \$300,001 - \$450,000 | 120 | 17.17% | 90.7 | 15 | 74 | 26 | 5 |
| \$450,001 - \$675,000 | 77 | 11.02% | 117.0 | 10 | 32 | 28 | 7 |
| \$675,001 and up | 79 | 11.30% | 95.8 | 4 | 32 | 28 | 15 |
| Total Active Inventory by Units | 699 | | | 144 | 383 | 135 | 37 |
| Total Active Inventory by Volume | 280,008,599 | 100% | 92.8 | 29.97M | 158.30M | 65.87M | 25.87M |
| Average Active Inventory Listing Price | \$400,585 | | | \$208,114 | \$413,328 | \$487,898 | \$699,166 |

September 2025



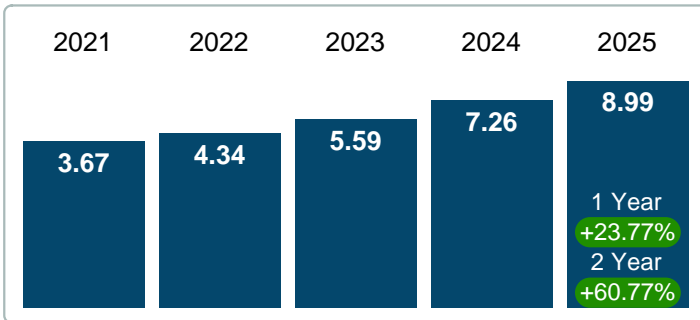
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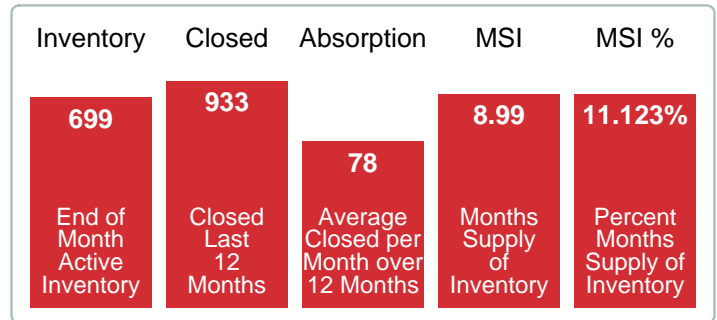
MONTHS SUPPLY of INVENTORY (MSI)

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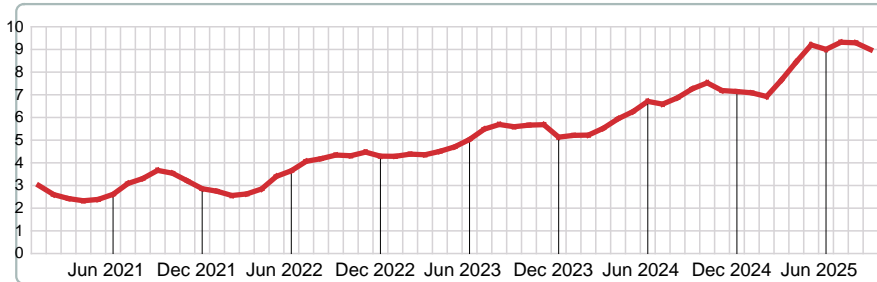
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2025

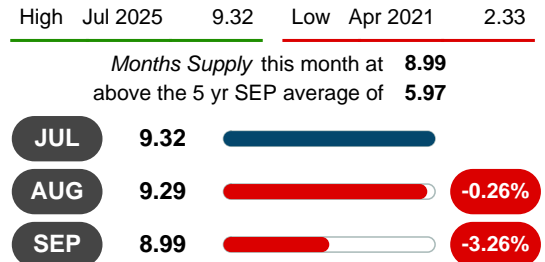


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 5.97



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 |
|---------------------------------------------------------|-----|--------|-------|----------|--------|--------|---------|
| \$100,000 and less | 66 | 9.44% | 4.71 | 6.33 | 3.66 | 2.00 | 6.00 |
| \$100,001 - \$125,000 | 37 | 5.29% | 6.73 | 8.00 | 6.63 | 0.00 | 0.00 |
| \$125,001 - \$175,000 | 106 | 15.16% | 5.81 | 7.09 | 5.42 | 5.78 | 6.00 |
| \$175,001 - \$300,000 | 214 | 30.62% | 10.19 | 13.55 | 9.99 | 8.14 | 21.00 |
| \$300,001 - \$450,000 | 120 | 17.17% | 13.33 | 16.36 | 13.66 | 10.76 | 20.00 |
| \$450,001 - \$675,000 | 77 | 11.02% | 14.90 | 30.00 | 12.39 | 18.67 | 9.33 |
| \$675,001 and up | 79 | 11.30% | 16.34 | 0.00 | 24.00 | 14.61 | 9.47 |
| Market Supply of Inventory (MSI) | | | 8.99 | 9.29 | 8.56 | 9.59 | 10.83 |
| Total Active Inventory by Units | | 100% | 8.99 | 144 | 383 | 135 | 37 |

September 2025



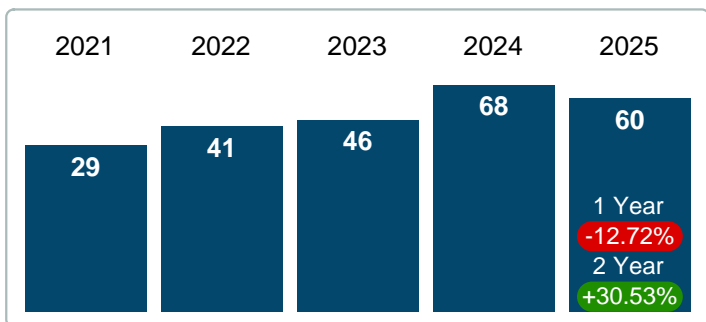
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



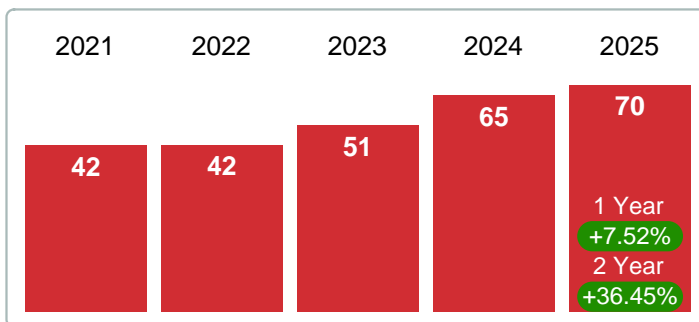
AVERAGE DAYS ON MARKET TO SALE

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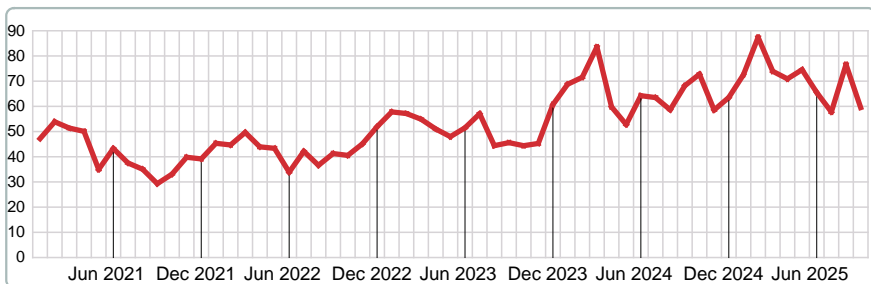
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

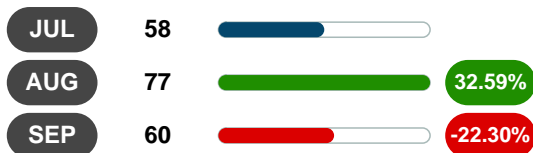


3 MONTHS

5 year SEP AVG = 49

High Feb 2025 87 Low Sep 2021 29

Average Days on Market to Sale this month at 60 above the 5 yr SEP average of 49



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 | 7.37% | 48 | 107 | 25 | 0 | 0 |
| \$75,001 - \$125,000 | 15.79% | 48 | 66 | 38 | 0 | 0 |
| \$125,001 - \$150,000 | 11.58% | 42 | 76 | 30 | 23 | 0 |
| \$150,001 - \$250,000 | 26.32% | 58 | 38 | 57 | 74 | 113 |
| \$250,001 - \$325,000 | 13.68% | 96 | 17 | 129 | 76 | 0 |
| \$325,001 - \$475,000 | 13.68% | 40 | 1 | 47 | 36 | 0 |
| \$475,001 and up | 11.58% | 85 | 0 | 53 | 36 | 246 |
| Average Closed DOM | | 60 | | | | |
| Total Closed Units | 100% | 60 | 18 | 59 | 15 | 3 |
| Total Closed Volume | | 27,228,900 | 2.95M | 15.25M | 4.86M | 4.17M |

September 2025



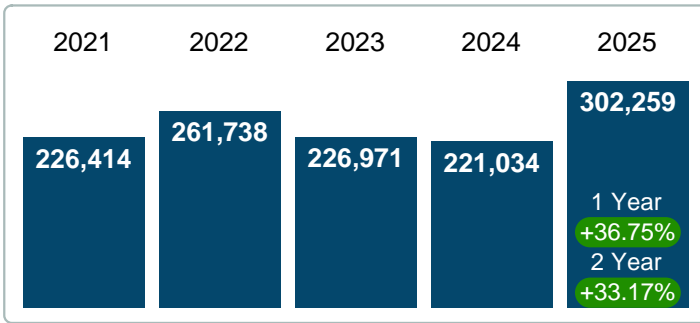
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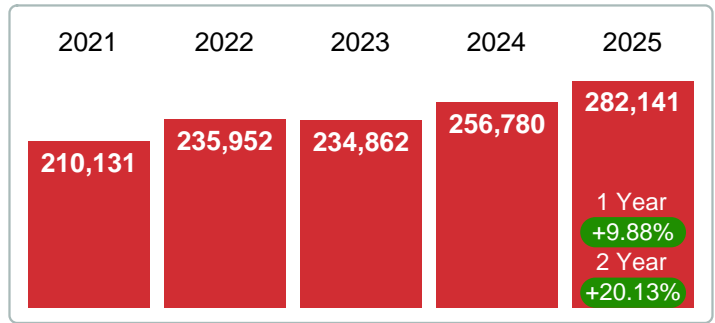
AVERAGE LIST PRICE AT CLOSING

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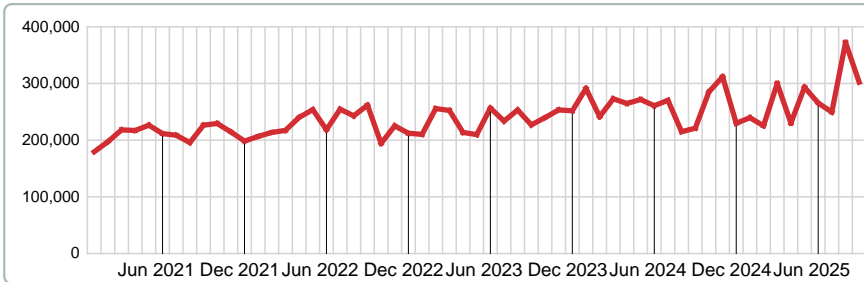
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

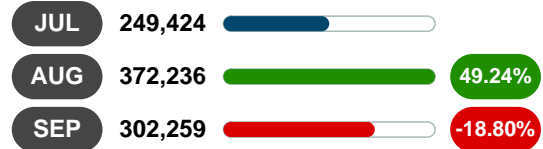


3 MONTHS

5 year SEP AVG = 247,683

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

Average List Price at Closing this month at **302,259** above the 5 yr SEP average of **247,683**



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 | 5.26% | 46,960 | 59,500 | 55,960 | 0 | 0 |
| \$75,001 - \$125,000 | 16.84% | 102,425 | 110,280 | 106,840 | 0 | 0 |
| \$125,001 - \$150,000 | 9.47% | 140,400 | 144,267 | 144,971 | 139,900 | 0 |
| \$150,001 - \$250,000 | 29.47% | 192,550 | 196,878 | 202,280 | 183,500 | 169,900 |
| \$250,001 - \$325,000 | 13.68% | 295,630 | 289,950 | 297,056 | 295,975 | 0 |
| \$325,001 - \$475,000 | 10.53% | 403,830 | 440,000 | 421,100 | 439,625 | 0 |
| \$475,001 and up | 14.74% | 878,893 | 0 | 741,071 | 644,000 | 2,150,000 |
| Average List Price | | 302,259 | 172,638 | 271,744 | 340,287 | 1,489,967 |
| Total Closed Units | 100% | 302,259 | 18 | 59 | 15 | 3 |
| Total Closed Volume | | 28,714,583 | 3.11M | 16.03M | 5.10M | 4.47M |

September 2025



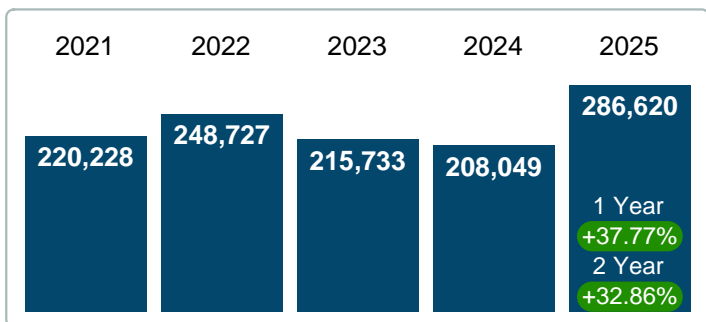
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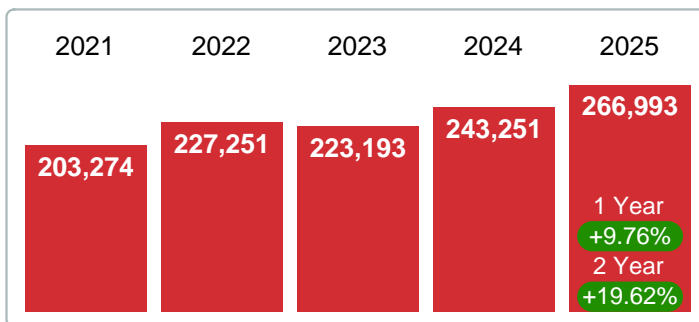
AVERAGE SOLD PRICE AT CLOSING

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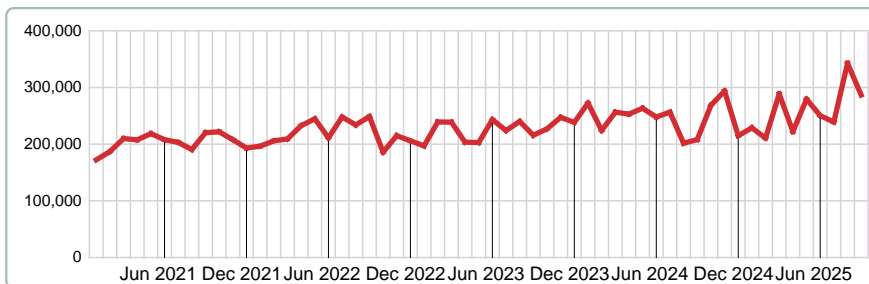
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 235,871

High Aug 2025 342,684 Low Jan 2021 172,301

Average Sold Price at Closing this month at **286,620** above the 5 yr SEP average of **235,871**

- JUL** 238,960
- AUG** 342,684 **+43.41%**
- SEP** 286,620 **-16.36%**

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 | 7.37% | 45,286 | 45,000 | 45,400 | 0 | 0 |
| \$75,001 - \$125,000 | 15.79% | 97,167 | 97,700 | 96,900 | 0 | 0 |
| \$125,001 - \$150,000 | 11.58% | 140,482 | 140,967 | 140,486 | 139,000 | 0 |
| \$150,001 - \$250,000 | 26.32% | 187,532 | 186,700 | 191,920 | 177,750 | 165,000 |
| \$250,001 - \$325,000 | 13.68% | 283,531 | 287,500 | 282,986 | 282,500 | 0 |
| \$325,001 - \$475,000 | 13.68% | 402,262 | 440,000 | 399,488 | 398,375 | 0 |
| \$475,001 and up | 11.58% | 936,864 | 0 | 716,786 | 644,000 | 2,000,000 |
| Average Sold Price | | 286,620 | 163,883 | 258,517 | 324,100 | 1,388,333 |
| Total Closed Units | 100% | 286,620 | 18 | 59 | 15 | 3 |
| Total Closed Volume | | 27,228,900 | 2.95M | 15.25M | 4.86M | 4.17M |

September 2025



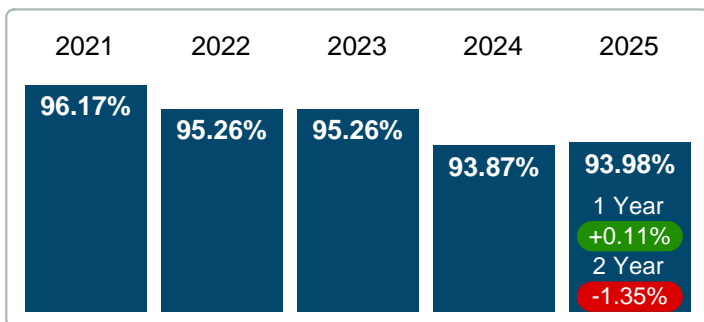
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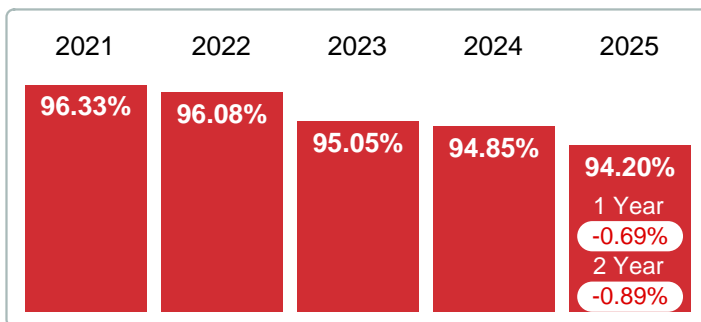
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

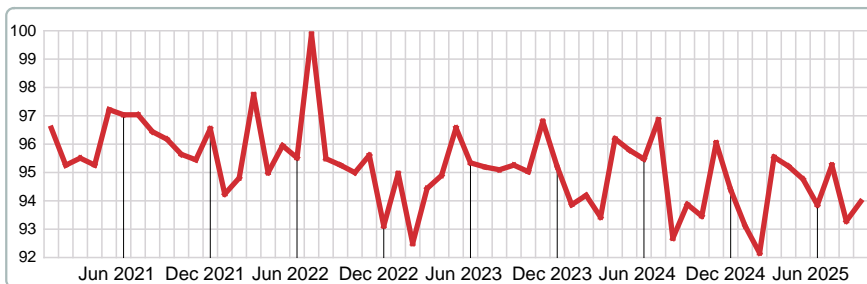
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

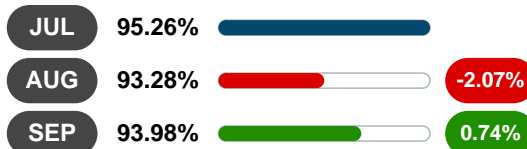


3 MONTHS

5 year SEP AVG = 94.91%

High Jul 2022 99.88% Low Feb 2025 92.16%

Average Sold/List Ratio this month at **93.98%** below the 5 yr SEP average of **94.91%**



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 | 7 | 7.37% | 81.14% | 78.56% | 82.17% | 0.00% | 0.00% |
| \$75,001 - \$125,000 | 15 | 15.79% | 90.46% | 89.16% | 91.11% | 0.00% | 0.00% |
| \$125,001 - \$150,000 | 11 | 11.58% | 97.54% | 97.90% | 97.12% | 99.36% | 0.00% |
| \$150,001 - \$250,000 | 25 | 26.32% | 95.63% | 94.84% | 95.30% | 97.45% | 97.12% |
| \$250,001 - \$325,000 | 13 | 13.68% | 96.01% | 99.42% | 95.32% | 95.51% | 0.00% |
| \$325,001 - \$475,000 | 13 | 13.68% | 94.48% | 100.00% | 95.07% | 91.90% | 0.00% |
| \$475,001 and up | 11 | 11.58% | 96.63% | 0.00% | 96.90% | 100.00% | 92.33% |
| Average Sold/List Ratio | | 94.00% | | 92.76% | 93.86% | 95.92% | 93.93% |
| Total Closed Units | | 95 | 100% | 18 | 59 | 15 | 3 |
| Total Closed Volume | | 27,228,900 | | 2.95M | 15.25M | 4.86M | 4.17M |

September 2025



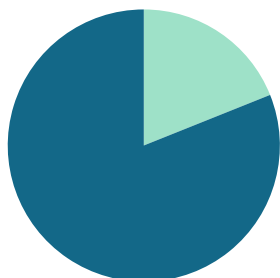
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

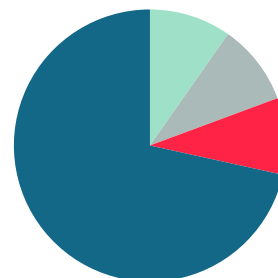


Inventory
 New Listings
167 = 18.93%
 Start Inventory
715
 Total Inventory Units
882
 Volume
\$352,799,138

Market Activity

Closed Sales
95 = 9.72%
 Pending Sales
94 = 9.62%
 Other Off Market
89 = 9.11%
 Active Inventory
699 = 71.55%

MARKET ACTIVITY



| Compared Metrics | September | | | Year to Date | | |
|------------------------------------------------|-----------|---------|---------|--------------|---------|--------|
| | 2024 | 2025 | +/-% | 2024 | 2025 | +/-% |
| Closed Sales | 84 | 95 | 13.10% | 750 | 707 | -5.73% |
| Pending Sales | 77 | 94 | 22.08% | 791 | 788 | -0.38% |
| New Listings | 160 | 167 | 4.38% | 1,467 | 1,615 | 10.09% |
| Average List Price | 221,034 | 302,259 | 36.75% | 256,780 | 282,141 | 9.88% |
| Average Sale Price | 208,049 | 286,620 | 37.77% | 243,251 | 266,993 | 9.76% |
| Average Percent of Selling Price to List Price | 93.87% | 93.98% | 0.11% | 94.85% | 94.20% | -0.69% |
| Average Days on Market to Sale | 68.19 | 59.52 | -12.72% | 64.88 | 69.76 | 7.52% |
| Monthly Inventory | 595 | 699 | 17.48% | 595 | 699 | 17.48% |
| Months Supply of Inventory | 7.26 | 8.99 | 23.77% | 7.26 | 8.99 | 23.77% |

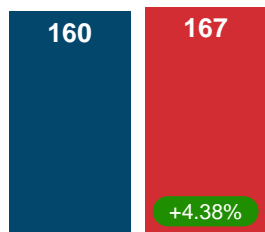
Absorption: Last 12 months, an Average of **78** Sales/Month

Inventory on September 30, 2025 = **699** 2024 2025

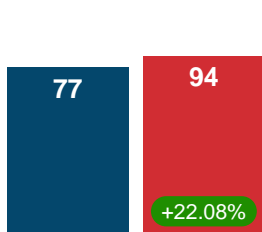
SEPTEMBER MARKET

AVERAGE PRICES

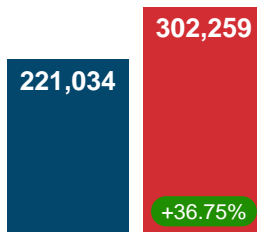
New Listings



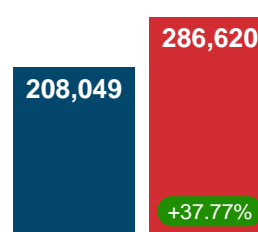
Pending Listings



List Price



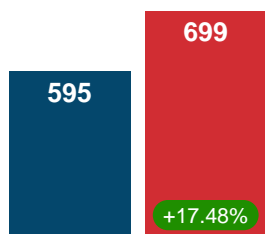
Sale Price



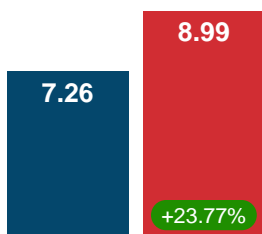
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

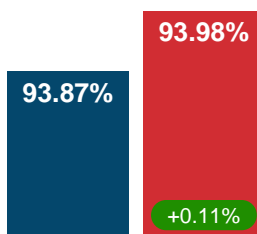
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

