

September 2025



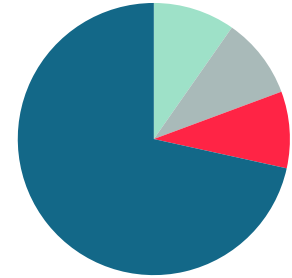
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



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%
Median List Price	162,450	199,900	23.05%
Median Sale Price	154,950	194,900	25.78%
Median Percent of Selling Price to List Price	94.84%	96.07%	1.29%
Median Days on Market to Sale	48.00	33.00	-31.25%
End of Month Inventory	595	699	17.48%
Months Supply of Inventory	7.26	8.99	23.77%



■ Closed (9.72%)
■ Pending (9.62%)
■ Other OffMarket (9.11%)
■ Active (71.55%)

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.

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 **25.78%** in September 2025 to \$194,900 versus the previous year at \$154,950.

Median Days on Market Shortens

The median number of **33.00** days that homes spent on the market before selling decreased by 15.00 days or **31.25%** in September 2025 compared to last year's same month at **48.00** 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 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.

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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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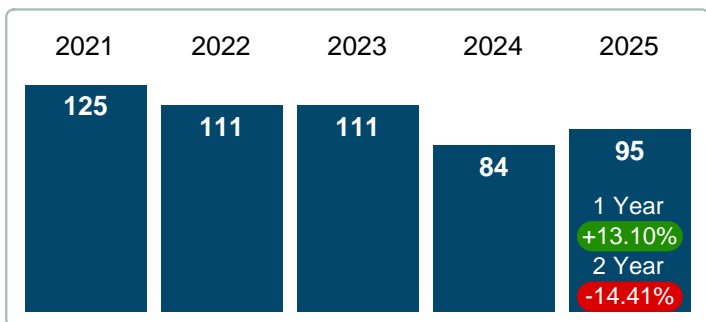
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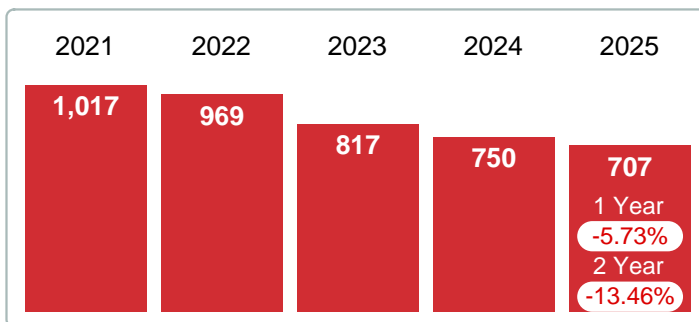
CLOSED LISTINGS

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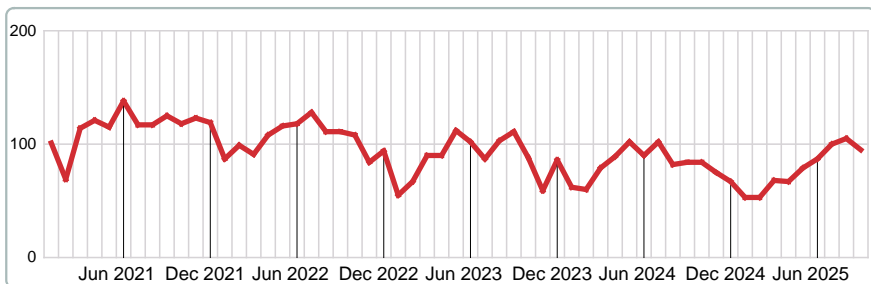
SEPTEMBER



YEAR TO DATE (YTD)

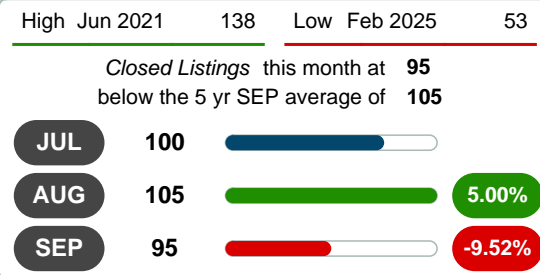


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 105



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	7	7.37%	30.0	2	5	0	0
\$75,001 - \$125,000	15	15.79%	30.0	5	10	0	0
\$125,001 - \$150,000	11	11.58%	23.0	3	7	1	0
\$150,001 - \$250,000	25	26.32%	52.0	5	15	4	1
\$250,001 - \$325,000	13	13.68%	111.0	2	7	4	0
\$325,001 - \$475,000	13	13.68%	33.0	1	8	4	0
\$475,001 and up	11	11.58%	71.0	0	7	2	2
Total Closed Units	95			18	59	15	3
Total Closed Volume	27,228,900	100%	33.0	2.95M	15.25M	4.86M	4.17M
Median Closed Price	\$194,900			\$144,500	\$194,900	\$295,000	\$1,000,000

September 2025



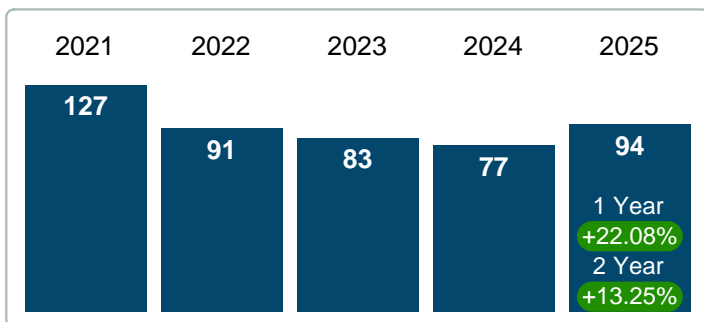
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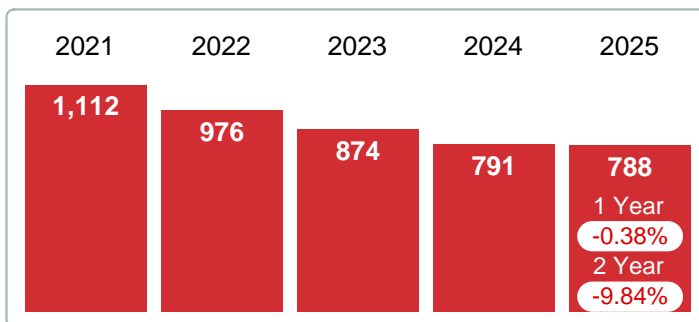
PENDING LISTINGS

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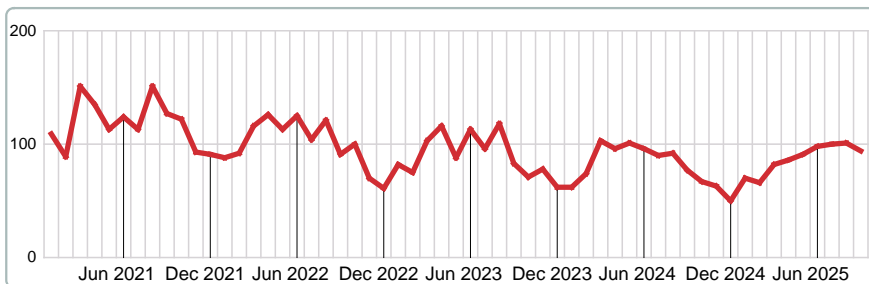
SEPTEMBER



YEAR TO DATE (YTD)

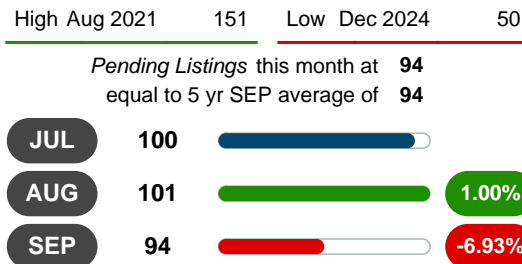


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 94



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9	9.57%	73.0	3	5	1	0
\$75,001 - \$125,000	14	14.89%	114.5	7	5	2	0
\$125,001 - \$150,000	12	12.77%	30.5	3	8	1	0
\$150,001 - \$250,000	22	23.40%	66.5	2	14	4	2
\$250,001 - \$375,000	13	13.83%	105.0	2	7	4	0
\$375,001 - \$550,000	14	14.89%	74.5	1	6	6	1
\$550,001 and up	10	10.64%	116.0	0	3	4	3
Total Pending Units	94			18	48	22	6
Total Pending Volume	28,755,849	100%	73.0	2.87M	11.59M	7.83M	6.46M
Median Listing Price	\$182,500			\$122,500	\$178,000	\$349,250	\$762,500

September 2025



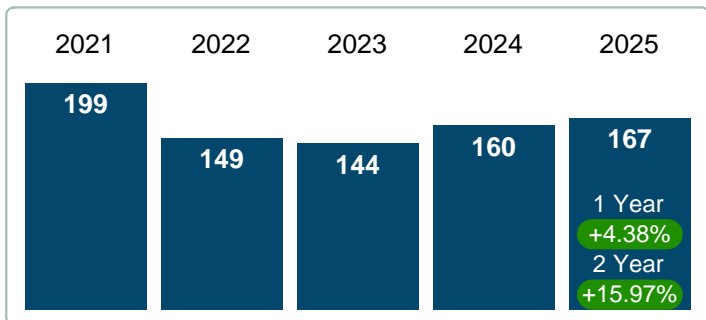
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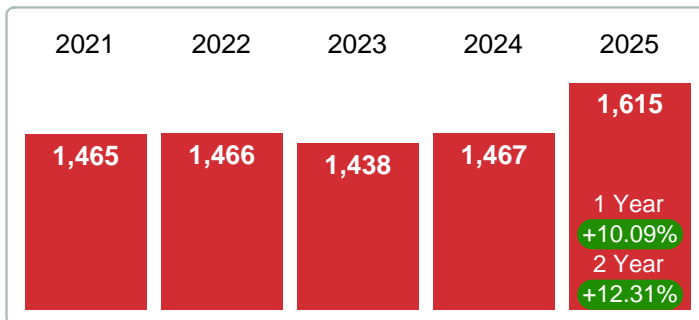
NEW LISTINGS

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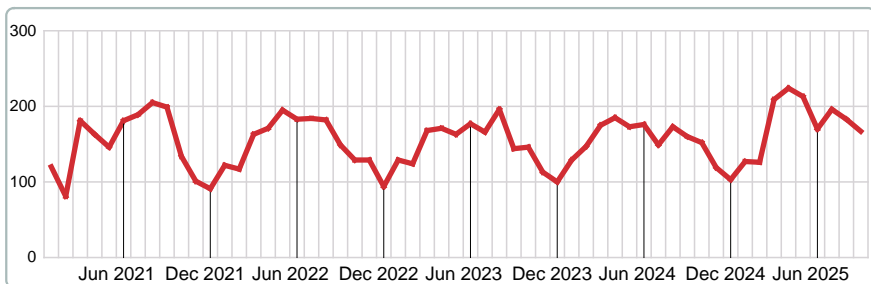
SEPTEMBER



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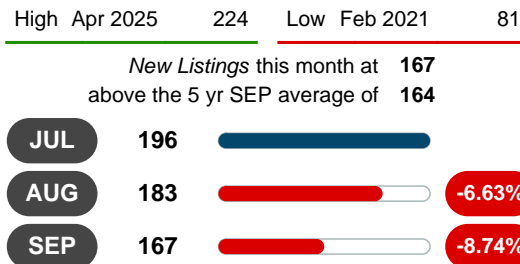


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$225,000		\$165,000	\$224,950	\$255,000	\$699,000

September 2025



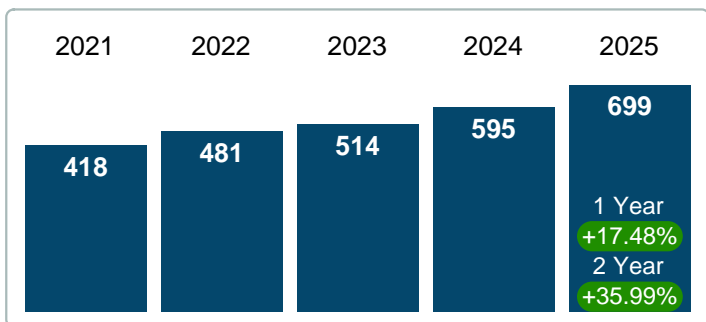
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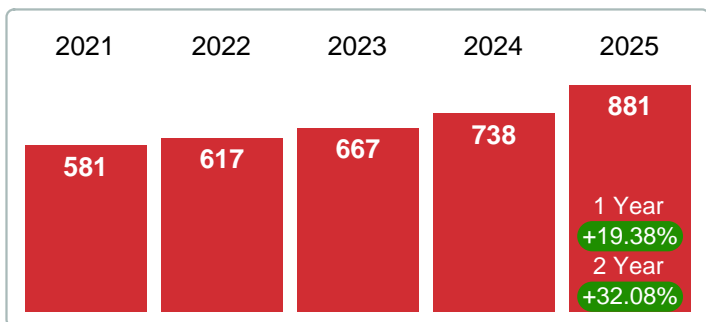
ACTIVE INVENTORY

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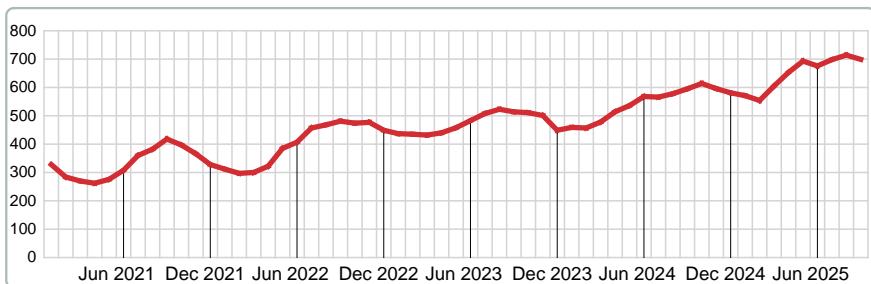
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 541

High Aug 2025 714 Low Apr 2021 262

Inventory this month at **699**
above the 5 yr SEP average of **541**

- JUL** 698
- AUG** 714 +2.29%
- SEP** 699 -2.10%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	66	9.44%	104.5	38	25	2	1
\$100,001 - \$125,000	37	5.29%	106.0	16	21	0	0
\$125,001 - \$175,000	106	15.16%	62.0	26	65	13	2
\$175,001 - \$300,000	214	30.62%	70.0	35	134	38	7
\$300,001 - \$450,000	120	17.17%	75.5	15	74	26	5
\$450,001 - \$675,000	77	11.02%	115.0	10	32	28	7
\$675,001 and up	79	11.30%	80.0	4	32	28	15
Total Active Inventory by Units	699			144	383	135	37
Total Active Inventory by Volume	280,008,599	100%	76.0	29.97M	158.30M	65.87M	25.87M
Median Active Inventory Listing Price	\$254,500			\$157,000	\$246,000	\$369,000	\$520,000

September 2025



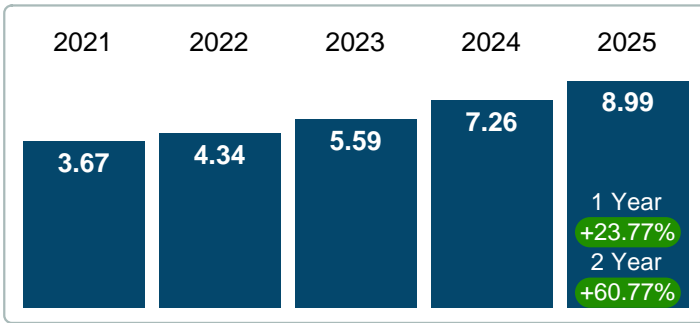
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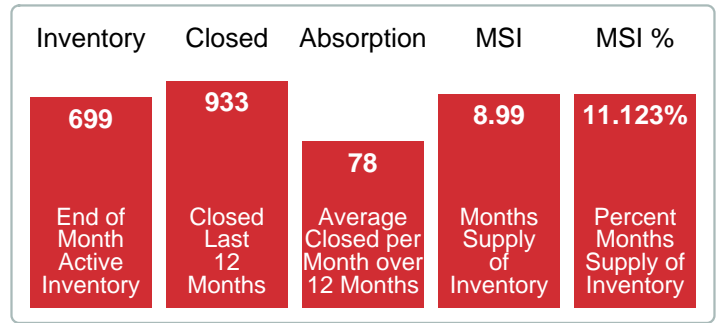
MONTHS SUPPLY of INVENTORY (MSI)

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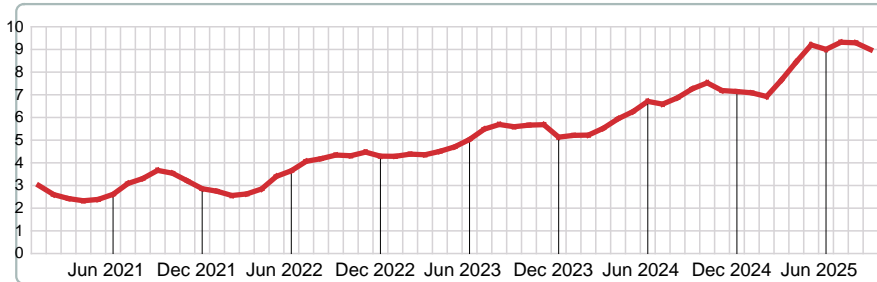
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2025

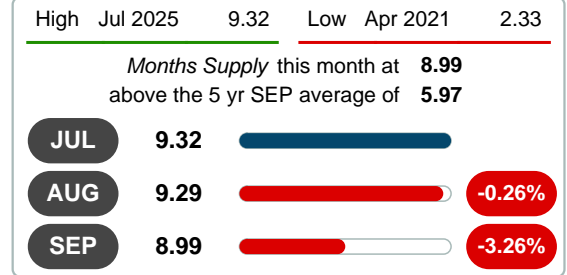


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 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



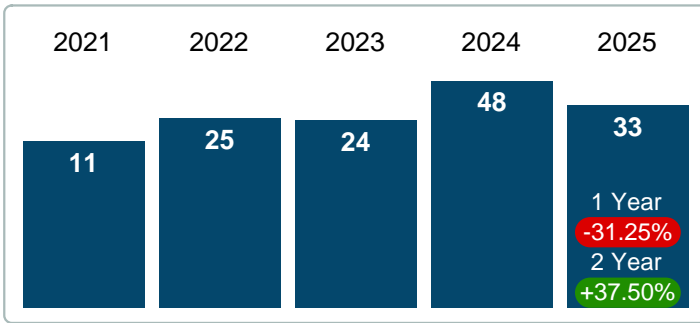
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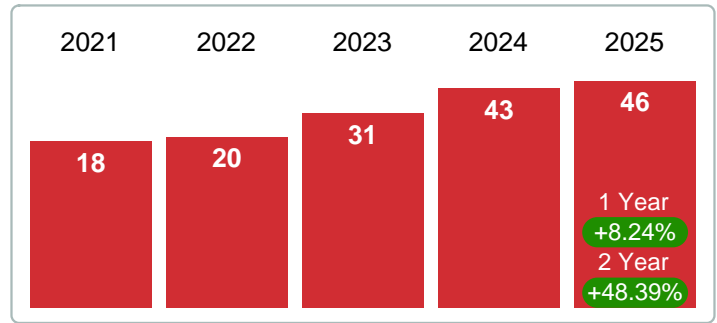
MEDIAN DAYS ON MARKET TO SALE

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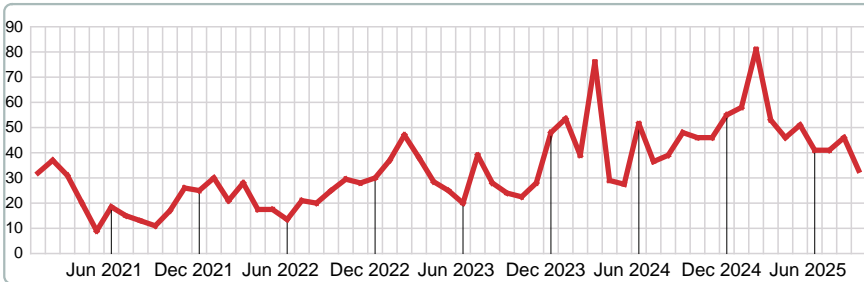
SEPTEMBER



YEAR TO DATE (YTD)

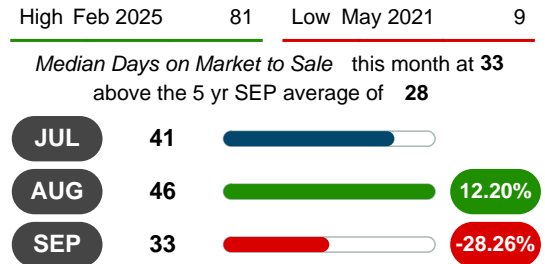


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 28



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	7.37%	30	107	28	0	0
\$75,001 - \$125,000	15.79%	30	29	38	0	0
\$125,001 - \$150,000	11.58%	23	32	13	23	0
\$150,001 - \$250,000	26.32%	52	16	42	83	113
\$250,001 - \$325,000	13.68%	111	17	113	83	0
\$325,001 - \$475,000	13.68%	33	1	39	35	0
\$475,001 and up	11.58%	71	0	17	36	246
Median Closed DOM		33	29	34	61	169
Total Closed Units	100%	95	18	59	15	3
Total Closed Volume		27,228,900	2.95M	15.25M	4.86M	4.17M

September 2025



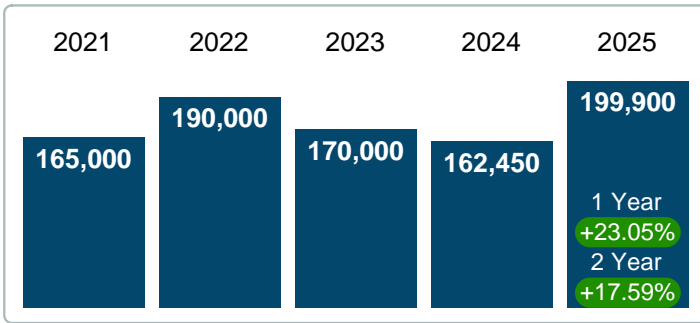
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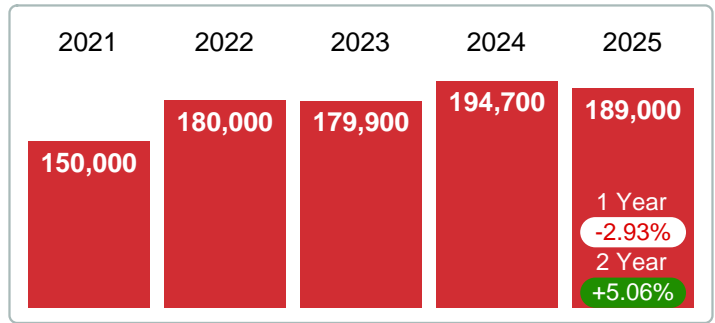
MEDIAN LIST PRICE AT CLOSING

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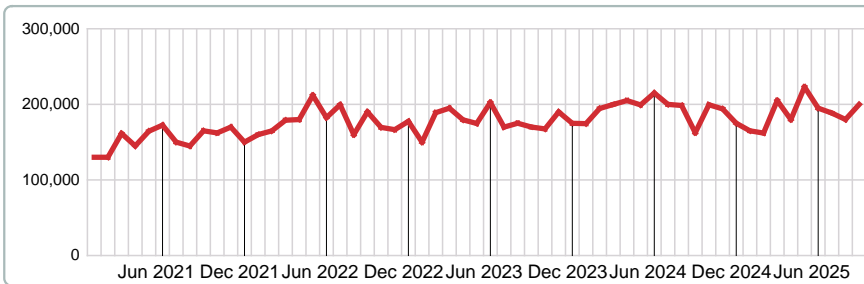
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

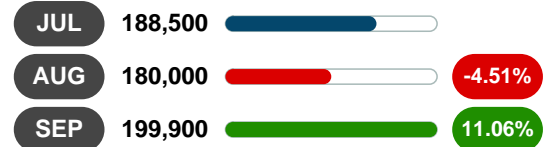


3 MONTHS

5 year SEP AVG = 177,470

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

Median List Price at Closing this month at **199,900** above the 5 yr SEP average of **177,470**



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	5	5.26%	40,000	40,000	47,500	0	0
\$75,001 - \$125,000	16	16.84%	102,500	100,000	105,000	0	0
\$125,001 - \$150,000	9	9.47%	140,000	133,900	145,000	139,900	0
\$150,001 - \$250,000	28	29.47%	191,950	192,250	199,900	175,000	169,900
\$250,001 - \$325,000	13	13.68%	300,000	289,950	309,500	298,950	0
\$325,001 - \$475,000	10	10.53%	404,950	440,000	420,000	364,250	0
\$475,001 and up	14	14.74%	689,500	0	689,500	515,000	2,150,000
Median List Price			199,900	149,450	205,500	299,900	1,100,000
Total Closed Units		100%	199,900	18	59	15	3
Total Closed Volume			28,714,583	3.11M	16.03M	5.10M	4.47M

September 2025



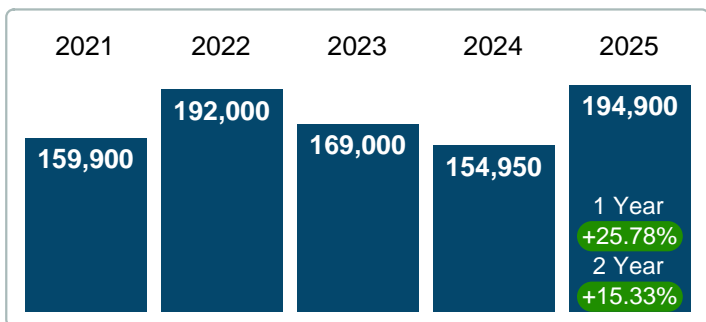
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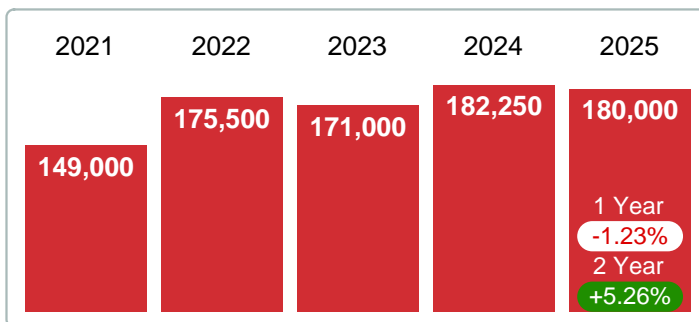
MEDIAN SOLD PRICE AT CLOSING

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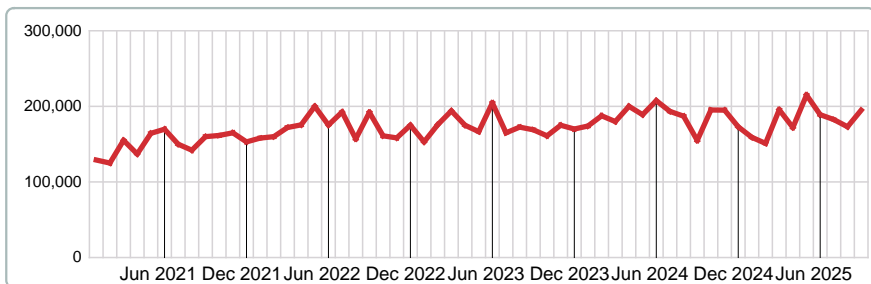
SEPTEMBER



YEAR TO DATE (YTD)

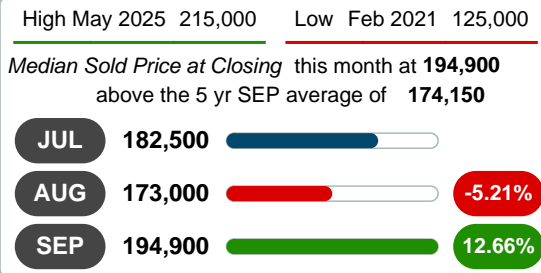


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 174,150



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	7	7.37%	45,000	45,000	45,000	0	0
\$75,001 - \$125,000	15	15.79%	95,000	95,000	93,250	0	0
\$125,001 - \$150,000	11	11.58%	140,000	139,000	142,000	139,000	0
\$150,001 - \$250,000	25	26.32%	183,000	183,000	194,900	178,000	165,000
\$250,001 - \$325,000	13	13.68%	285,000	287,500	285,000	282,500	0
\$325,001 - \$475,000	13	13.68%	400,000	440,000	395,000	387,500	0
\$475,001 and up	11	11.58%	789,000	0	739,000	644,000	2,000,000
Median Sold Price			194,900	144,500	194,900	295,000	1,000,000
Total Closed Units		100%	194,900	18	59	15	3
Total Closed Volume			27,228,900	2.95M	15.25M	4.86M	4.17M

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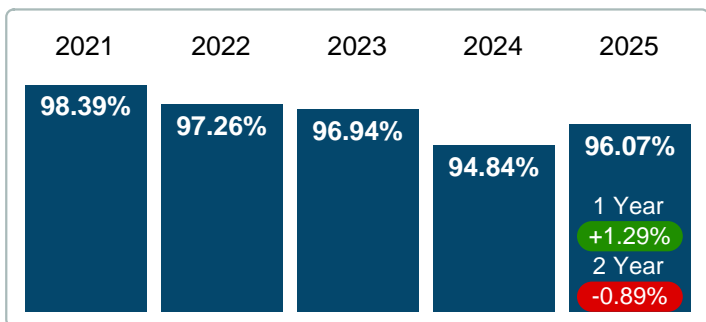
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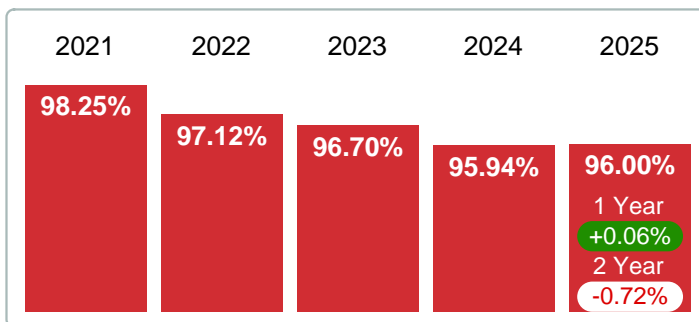
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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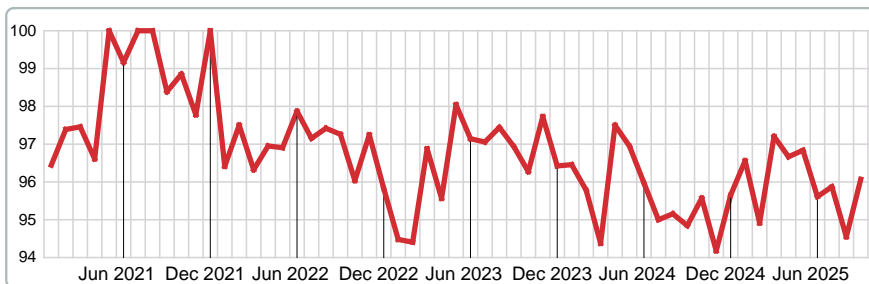
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

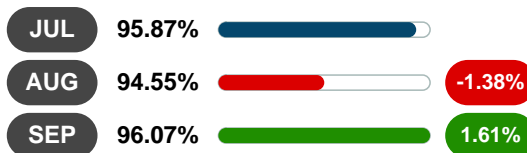


3 MONTHS

5 year SEP AVG = 96.70%

High Dec 2021 100.00% Low Nov 2024 94.18%

Median Sold/List Ratio this month at **96.07%**
below the 5 yr SEP average of **96.70%**



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	7	7.37%	84.62%	78.56%	84.62%	0.00%	0.00%	
\$75,001 - \$125,000	15	15.79%	92.31%	92.31%	93.09%	0.00%	0.00%	
\$125,001 - \$150,000	11	11.58%	99.36%	99.36%	100.00%	99.36%	0.00%	
\$150,001 - \$250,000	25	26.32%	97.12%	95.56%	97.17%	98.17%	97.12%	
\$250,001 - \$325,000	13	13.68%	96.88%	99.42%	96.61%	96.54%	0.00%	
\$325,001 - \$475,000	13	13.68%	96.55%	100.00%	95.89%	94.97%	0.00%	
\$475,001 and up	11	11.58%	98.44%	0.00%	98.44%	100.00%	92.33%	
Median Sold/List Ratio		96.07%		95.28%	95.83%	98.37%	93.75%	
Total Closed Units		95	100%	96.07%	18	59	15	3
Total Closed Volume		27,228,900			2.95M	15.25M	4.86M	4.17M

September 2025



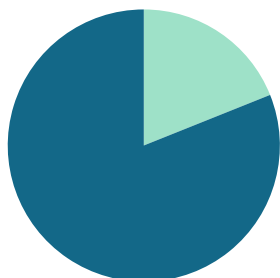
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

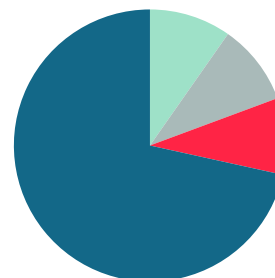


Inventory
 New Listings
167 = 18.93%
 Start Inventory
715
 Total Inventory Units
882
 Volume
\$352,799,138

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%
Median List Price	162,450	199,900	23.05%	194,700	189,000	-2.93%
Median Sale Price	154,950	194,900	25.78%	182,250	180,000	-1.23%
Median Percent of Selling Price to List Price	94.84%	96.07%	1.29%	95.94%	96.00%	0.06%
Median Days on Market to Sale	48.00	33.00	-31.25%	42.50	46.00	8.24%
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%

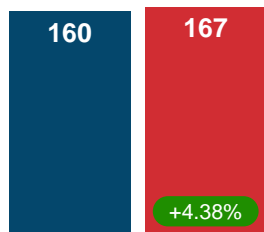
Absorption: Last 12 months, an Average of **78** Sales/Month

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

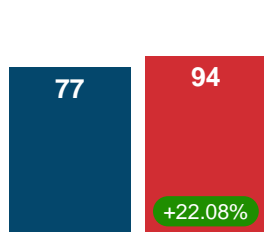
SEPTEMBER MARKET

MEDIAN PRICES

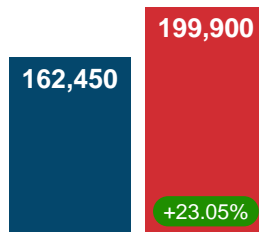
New Listings



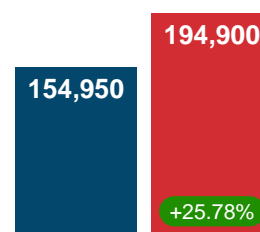
Pending Listings



List Price



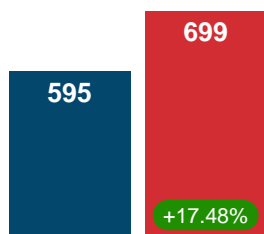
Sale Price



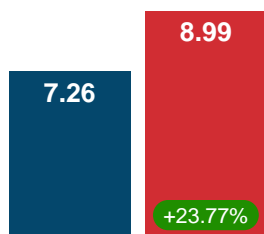
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

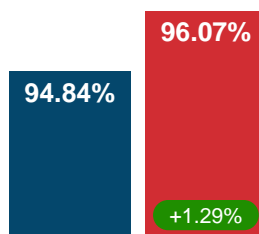
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

