

# September 2025



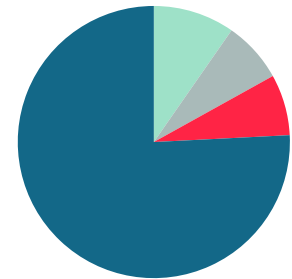
Area Delimited by County Of Sequoyah - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2024	2025	+/-%
Closed Listings	11	12	9.09%
Pending Listings	8	9	12.50%
New Listings	25	25	0.00%
Average List Price	215,478	240,383	11.56%
Average Sale Price	208,700	231,033	10.70%
Average Percent of Selling Price to List Price	97.38%	96.03%	-1.39%
Average Days on Market to Sale	69.82	44.83	-35.79%
End of Month Inventory	70	94	34.29%
Months Supply of Inventory	7.06	9.40	33.17%



■ Closed (9.68%)  
■ Pending (7.26%)  
■ Other OffMarket (7.26%)  
■ Active (75.81%)

**Absorption:** Last 12 months, an Average of **10** Sales/Month  
**Active Inventory** as of September 30, 2025 = **94**

### Analysis Wrap-Up

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

The total housing inventory at the end of September 2025 rose **34.29%** to 94 existing homes available for sale. Over the last 12 months this area has had an average of 10 closed sales per month. This represents an unsold inventory index of **9.40** 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 **10.70%** in September 2025 to \$231,033 versus the previous year at \$208,700.

#### Average Days on Market Shortens

The average number of **44.83** days that homes spent on the market before selling decreased by 24.98 days or **35.79%** in September 2025 compared to last year's same month at **69.82** 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 25 New Listings in September 2025, down **0.00%** from last year at 25. Furthermore, there were 12 Closed Listings this month versus last year at 11, a **9.09%** increase.

Closed versus Listed trends yielded a **48.0%** ratio, up from previous year's, September 2024, at **44.0%**, a **9.09%** upswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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

# September 2025



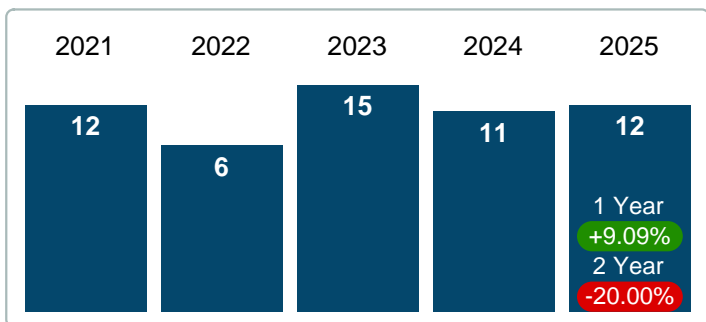
Area Delimited by County Of Sequoyah - Residential Property Type



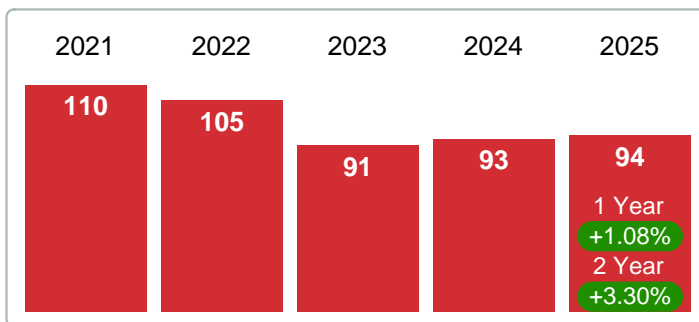
## CLOSED LISTINGS

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

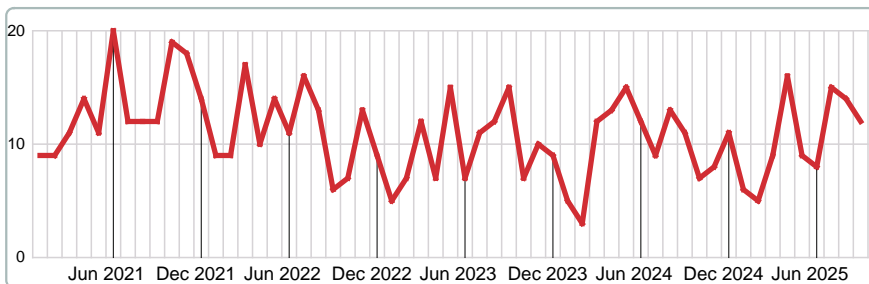
### SEPTEMBER



### YEAR TO DATE (YTD)

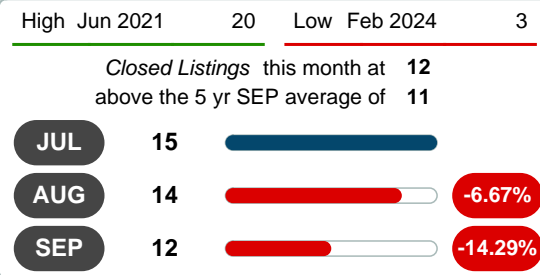


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 11



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	2	16.67%	56.0	0	2	0	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$200,000	6	50.00%	38.8	2	2	2	0
\$200,001 - \$325,000	1	8.33%	133.0	0	0	1	0
\$325,001 - \$425,000	1	8.33%	55.0	0	1	0	0
\$425,001 and up	2	16.67%	2.5	1	1	0	0
<b>Total Closed Units</b>	<b>12</b>			<b>3</b>	<b>6</b>	<b>3</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>2,772,400</b>	<b>100%</b>	<b>44.8</b>	<b>754.00K</b>	<b>1.37M</b>	<b>649.00K</b>	<b>0.00B</b>
<b>Average Closed Price</b>	<b>\$231,033</b>			<b>\$251,333</b>	<b>\$228,233</b>	<b>\$216,333</b>	<b>\$0</b>

# September 2025



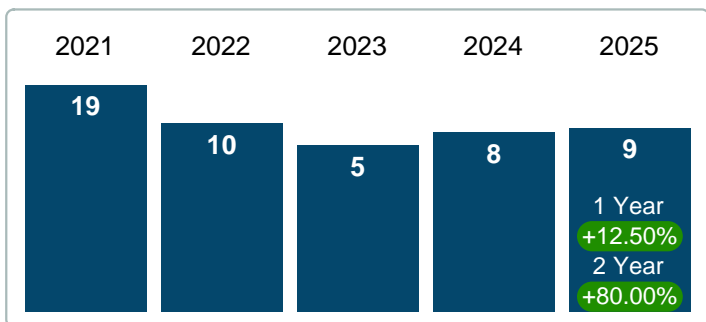
Area Delimited by County Of Sequoyah - Residential Property Type



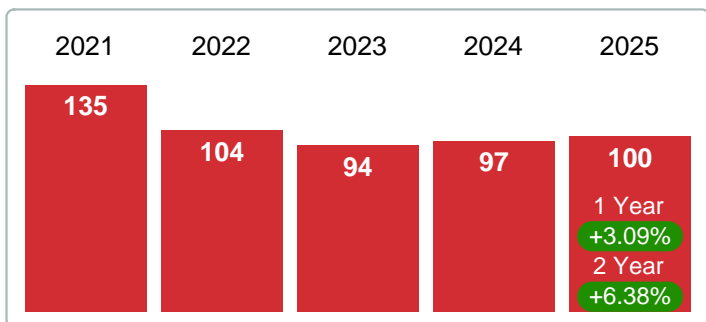
## PENDING LISTINGS

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

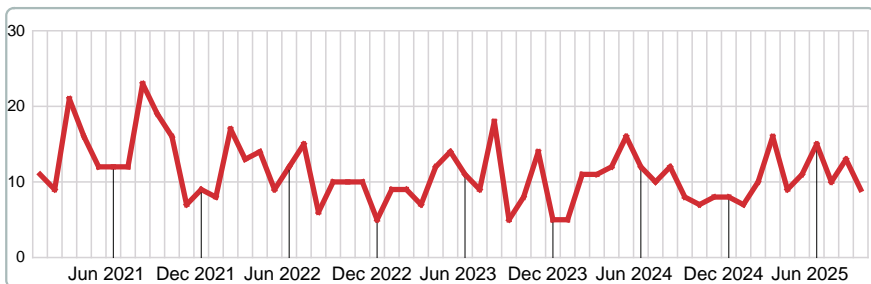
### SEPTEMBER



### YEAR TO DATE (YTD)

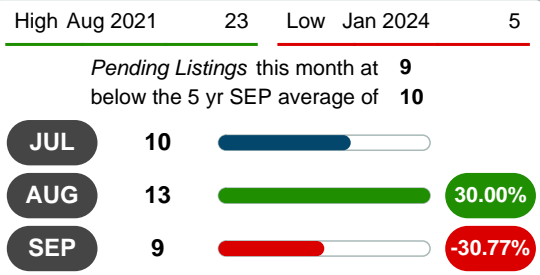


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 10



### 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	0	0.00%	0.0	0	0	0	0
\$75,001 - \$125,000	3	33.33%	85.3	1	2	0	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$200,000	2	22.22%	45.5	1	1	0	0
\$200,001 - \$225,000	1	11.11%	95.0	0	0	0	1
\$225,001 - \$425,000	2	22.22%	64.5	0	1	1	0
\$425,001 and up	1	11.11%	0.0	1	0	0	0
<b>Total Pending Units</b>	<b>9</b>			<b>3</b>	<b>4</b>	<b>1</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>1,944,600</b>	<b>100%</b>	<b>63.4</b>	<b>679.70K</b>	<b>641.90K</b>	<b>399.00K</b>	<b>224.00K</b>
<b>Average Listing Price</b>	<b>\$216,067</b>			<b>\$226,567</b>	<b>\$160,475</b>	<b>\$399,000</b>	<b>\$224,000</b>

# September 2025



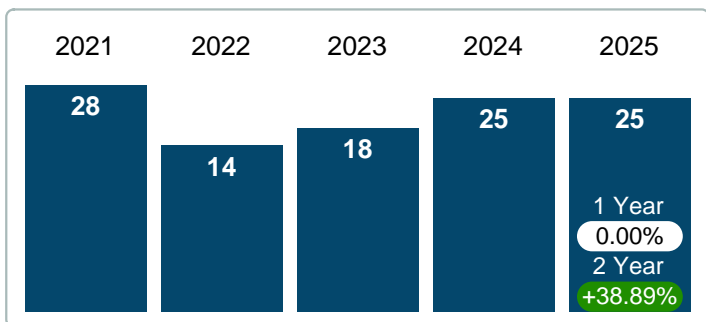
Area Delimited by County Of Sequoyah - Residential Property Type



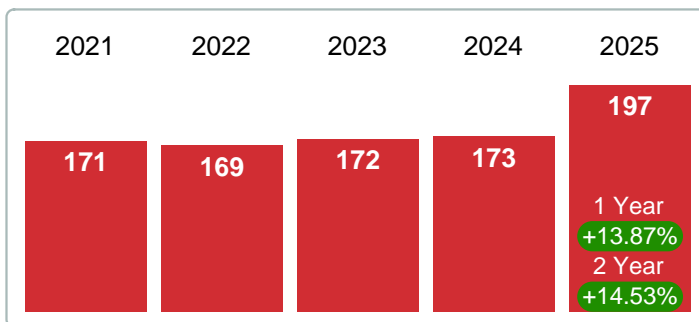
## NEW LISTINGS

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

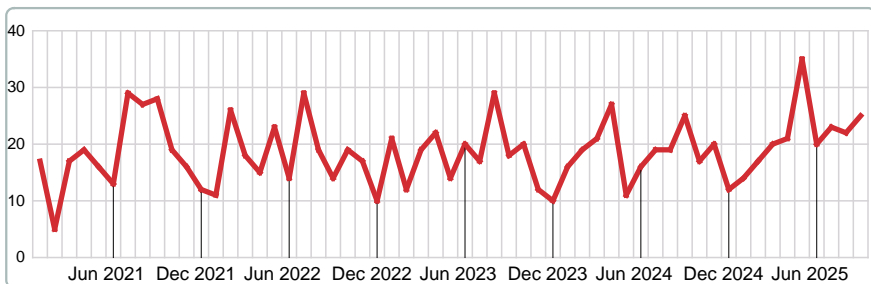
### SEPTEMBER



### YEAR TO DATE (YTD)

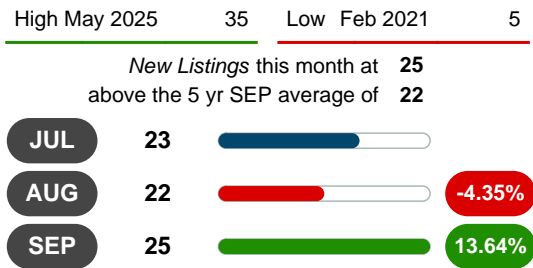


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 22



### 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	2	8.00%	1	1	0	0
\$75,001 - \$175,000	5	20.00%	2	2	1	0
\$175,001 - \$175,000	0	0.00%	0	0	0	0
\$175,001 - \$275,000	8	32.00%	0	6	2	0
\$275,001 - \$375,000	2	8.00%	0	2	0	0
\$375,001 - \$425,000	4	16.00%	0	3	1	0
\$425,001 and up	4	16.00%	1	2	1	0
<b>Total New Listed Units</b>	<b>25</b>		<b>4</b>	<b>16</b>	<b>5</b>	<b>0</b>
<b>Total New Listed Volume</b>	<b>14,562,400</b>	<b>100%</b>	<b>787.00K</b>	<b>9.83M</b>	<b>3.95M</b>	<b>0.00B</b>
<b>Average New Listed Listing Price</b>	<b>\$582,496</b>		<b>\$196,750</b>	<b>\$614,100</b>	<b>\$789,960</b>	<b>\$0</b>

# September 2025



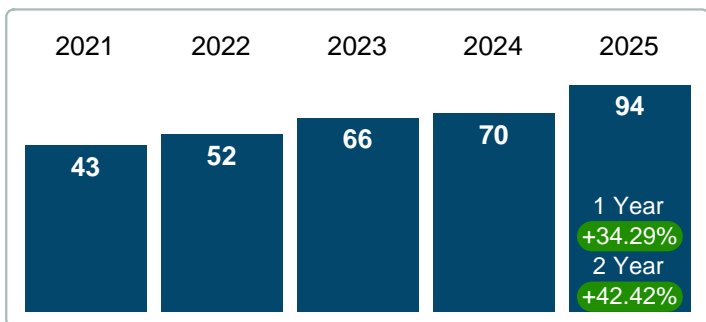
Area Delimited by County Of Sequoyah - Residential Property Type



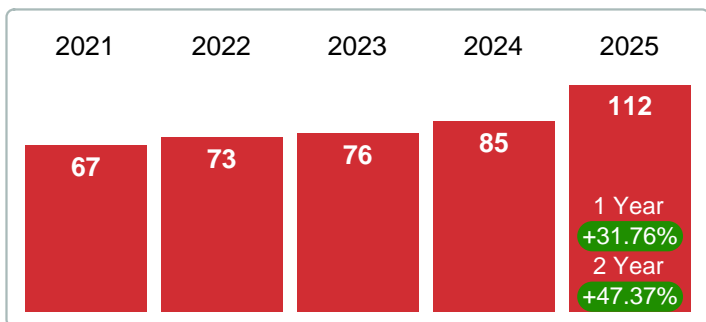
## ACTIVE INVENTORY

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

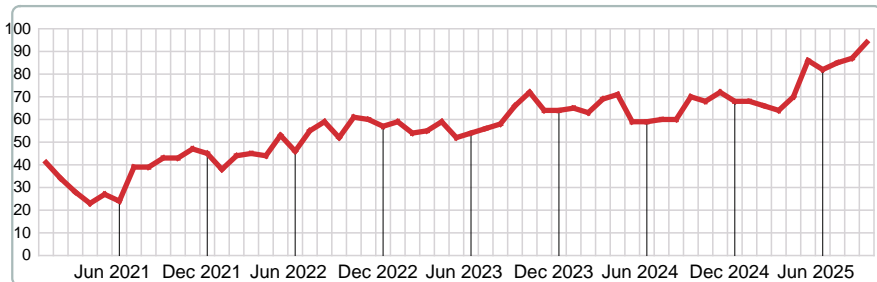
### END OF SEPTEMBER



### ACTIVE DURING SEPTEMBER

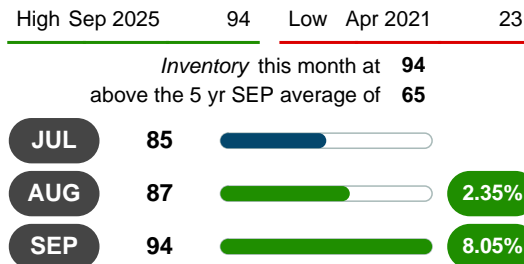


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 65



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	0	0.00%	0.0	0	0	0	0
\$50,001 - \$150,000	22	23.40%	111.3	11	11	0	0
\$150,001 - \$175,000	10	10.64%	87.5	2	7	1	0
\$175,001 - \$325,000	28	29.79%	81.3	4	15	8	1
\$325,001 - \$425,000	11	11.70%	96.6	2	7	2	0
\$425,001 - \$725,000	12	12.77%	98.5	2	7	2	1
\$725,001 and up	11	11.70%	100.5	1	4	4	2
<b>Total Active Inventory by Units</b>	<b>94</b>			<b>22</b>	<b>51</b>	<b>17</b>	<b>4</b>
<b>Total Active Inventory by Volume</b>	<b>61,596,297</b>	<b>100%</b>	<b>95.2</b>	<b>4.84M</b>	<b>44.05M</b>	<b>9.92M</b>	<b>2.79M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$655,280</b>			<b>\$219,877</b>	<b>\$863,692</b>	<b>\$583,335</b>	<b>\$698,500</b>

# September 2025



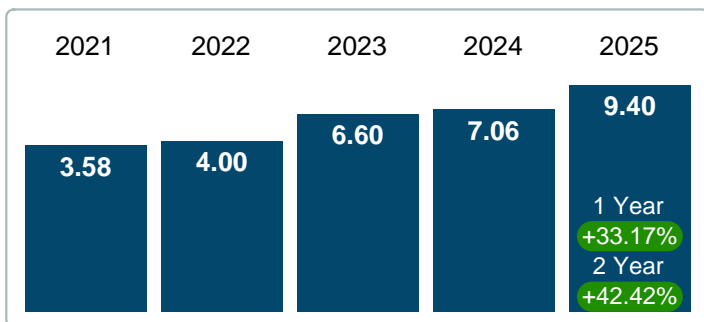
Area Delimited by County Of Sequoyah - Residential Property Type



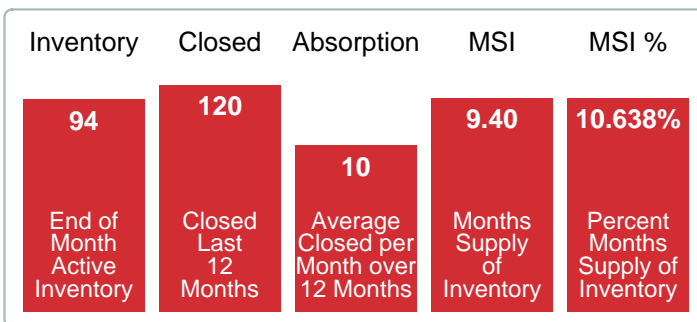
## MONTHS SUPPLY of INVENTORY (MSI)

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

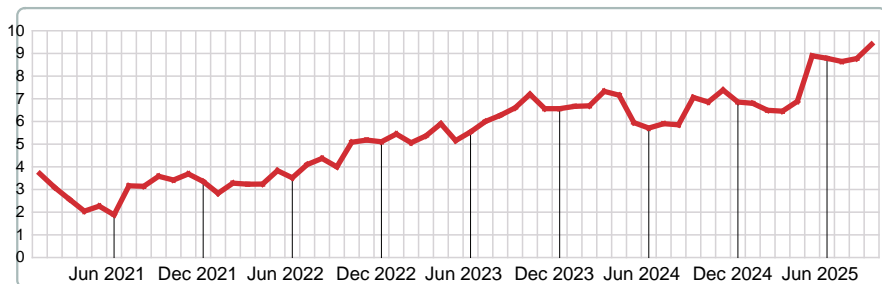
### MSI FOR SEPTEMBER



### INDICATORS FOR SEPTEMBER 2025

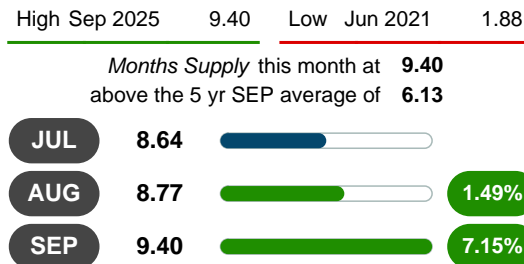


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 6.13



### 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
\$50,000 and less	0	0.00%	0.00	0.00	0.00	0.00	0.00
\$50,001 - \$150,000	22	23.40%	6.44	8.80	6.00	0.00	0.00
\$150,001 - \$175,000	10	10.64%	7.50	24.00	7.00	4.00	0.00
\$175,001 - \$325,000	28	29.79%	8.62	12.00	9.00	6.86	12.00
\$325,001 - \$425,000	11	11.70%	18.86	0.00	16.80	24.00	0.00
\$425,001 - \$725,000	12	12.77%	14.40	24.00	14.00	24.00	6.00
\$725,001 and up	11	11.70%	66.00	0.00	0.00	24.00	0.00
Market Supply of Inventory (MSI)			9.40	11.48	9.00	8.16	12.00
Total Active Inventory by Units		100%	94	22	51	17	4

# September 2025



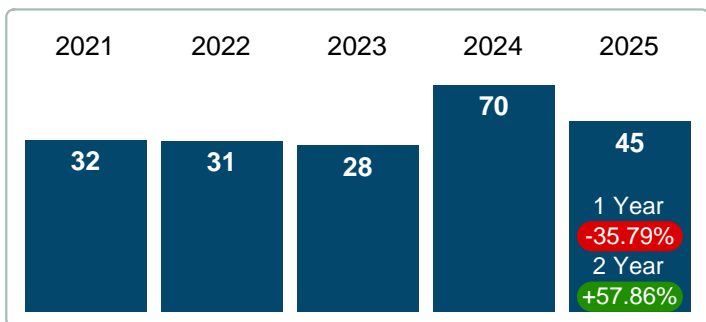
Area Delimited by County Of Sequoyah - Residential Property Type



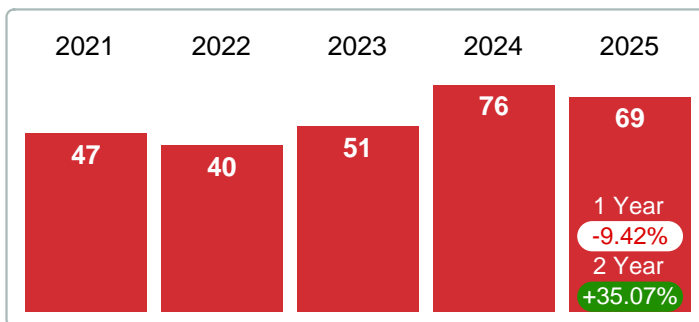
## AVERAGE DAYS ON MARKET TO SALE

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

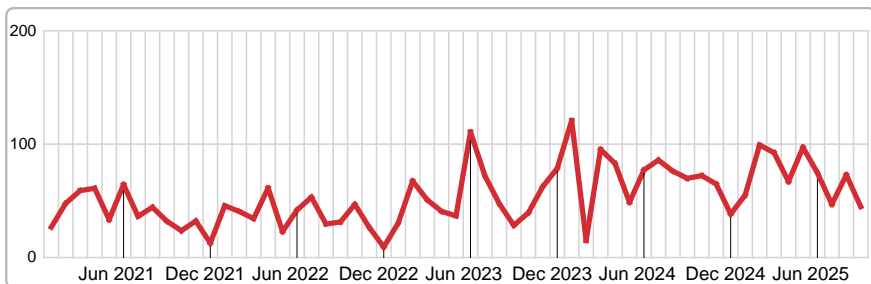
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

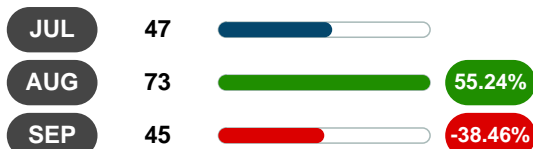


### 3 MONTHS

5 year SEP AVG = 41

High Jan 2024 121 Low Dec 2022 9

Average Days on Market to Sale this month at 45 above the 5 yr SEP average of 41



### 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
\$125,000 and less	16.67%	56	0	56	0	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$200,000	50.00%	39	15	41	61	0
\$200,001 - \$325,000	8.33%	133	0	0	133	0
\$325,001 - \$425,000	8.33%	55	0	55	0	0
\$425,001 and up	16.67%	3	1	4	0	0
<b>Average Closed DOM</b>		<b>45</b>	<b>10</b>	<b>42</b>	<b>85</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>45</b>	<b>3</b>	<b>6</b>	<b>3</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>2,772,400</b>	<b>754.00K</b>	<b>1.37M</b>	<b>649.00K</b>	<b>0.00B</b>

# September 2025



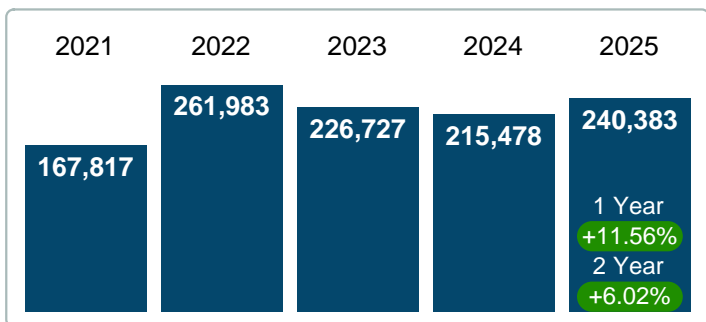
Area Delimited by County Of Sequoyah - Residential Property Type



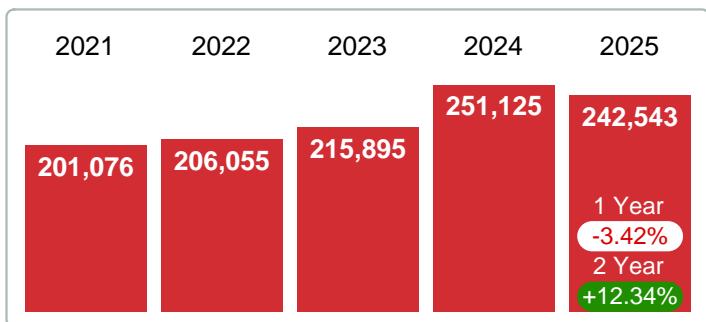
## AVERAGE LIST PRICE AT CLOSING

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

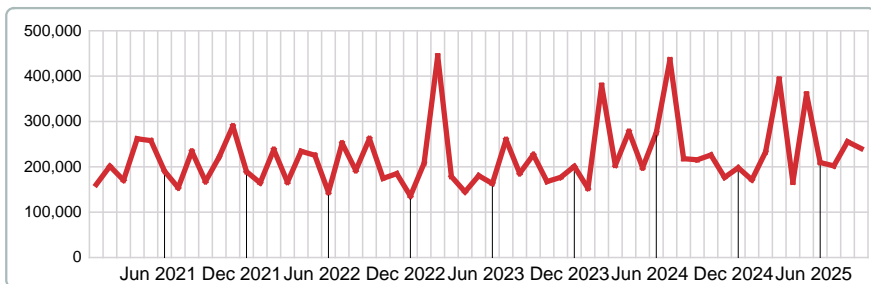
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

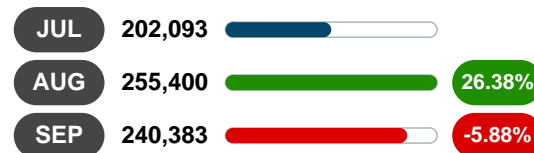


### 3 MONTHS

5 year SEP AVG = 222,478

High Feb 2023 444,700 Low Dec 2022 135,633

Average List Price at Closing this month at **240,383**  
above the 5 yr SEP average of **222,478**



### 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
\$125,000 and less	16.67%	106,000	0	113,500	0	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$200,000	41.67%	157,540	169,900	146,500	182,450	0
\$200,001 - \$325,000	16.67%	275,000	0	0	325,000	0
\$325,001 - \$425,000	8.33%	329,900	0	329,900	0	0
\$425,001 and up	16.67%	502,500	440,000	565,000	0	0
<b>Average List Price</b>		<b>240,383</b>	<b>259,933</b>	<b>235,817</b>	<b>229,967</b>	<b>0</b>
<b>Total Closed Units</b>		<b>12</b>	<b>3</b>	<b>6</b>	<b>3</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>2,884,600</b>	<b>779.80K</b>	<b>1.41M</b>	<b>689.90K</b>	<b>0.00B</b>

# September 2025



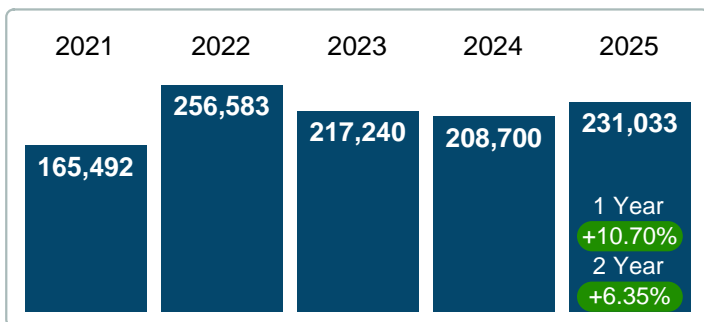
Area Delimited by County Of Sequoyah - Residential Property Type



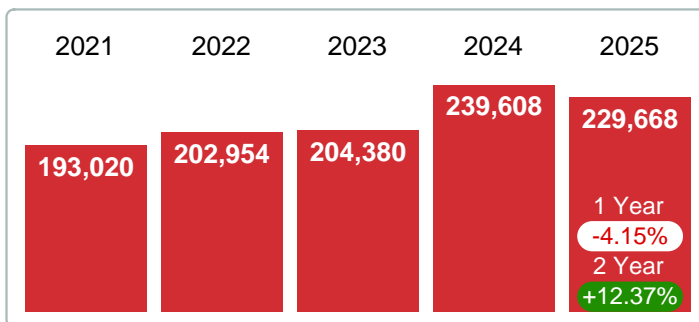
## AVERAGE SOLD PRICE AT CLOSING

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

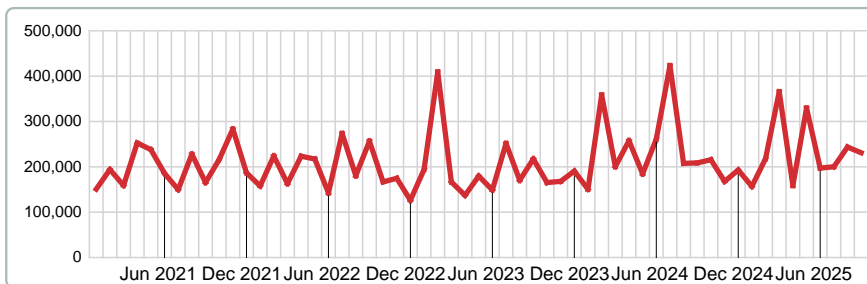
### SEPTEMBER



### YEAR TO DATE (YTD)

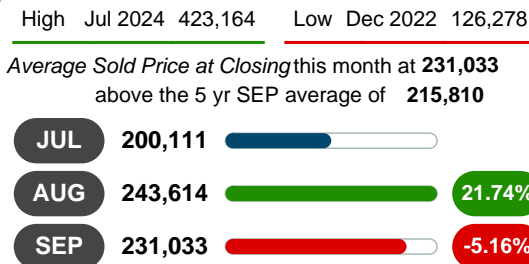


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 215,810



### 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
\$125,000 and less	16.67%	103,500	0	103,500	0	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$200,000	50.00%	158,417	157,000	148,750	169,500	0
\$200,001 - \$325,000	8.33%	310,000	0	0	310,000	0
\$325,001 - \$425,000	8.33%	329,900	0	329,900	0	0
\$425,001 and up	16.67%	487,500	440,000	535,000	0	0
<b>Average Sold Price</b>		<b>231,033</b>	<b>251,333</b>	<b>228,233</b>	<b>216,333</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>231,033</b>	<b>3</b>	<b>6</b>	<b>3</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>2,772,400</b>	<b>754.00K</b>	<b>1.37M</b>	<b>649.00K</b>	<b>0.00B</b>

# September 2025



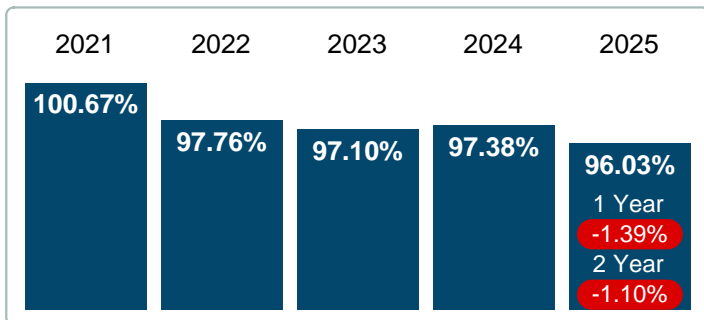
Area Delimited by County Of Sequoyah - Residential Property Type



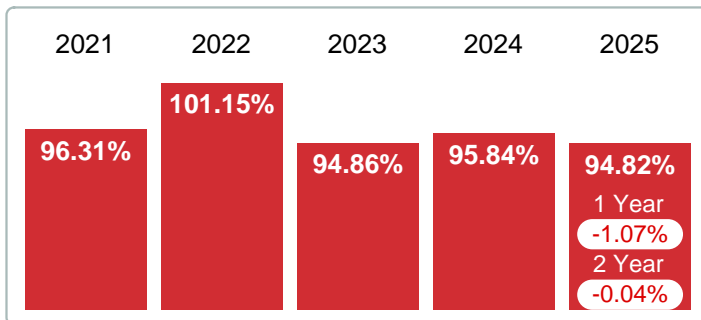
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

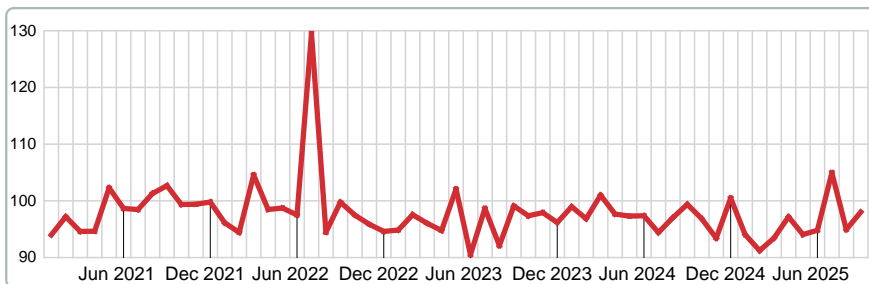
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

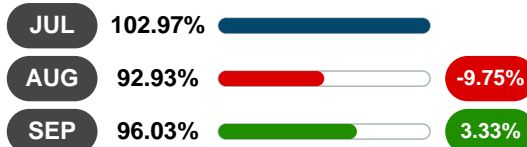


### 3 MONTHS

5 year SEP AVG = 97.79%

High Jul 2022 127.50% Low Jun 2023 88.53%

Average Sold/List Ratio this month at **96.03%**  
below the 5 yr SEP average of **97.79%**



### 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
\$125,000 and less	2	16.67%	91.77%	0.00%	91.77%	0.00%	0.00%
\$125,001 - \$125,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$125,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$200,000	6	50.00%	96.46%	93.45%	101.80%	94.12%	0.00%
\$200,001 - \$325,000	1	8.33%	95.38%	0.00%	0.00%	95.38%	0.00%
\$325,001 - \$425,000	1	8.33%	100.00%	0.00%	100.00%	0.00%	0.00%
\$425,001 and up	2	16.67%	97.35%	100.00%	94.69%	0.00%	0.00%
Average Sold/List Ratio		96.00%		95.63%	96.97%	94.54%	0.00%
Total Closed Units		12	100%	3	6	3	
Total Closed Volume		2,772,400		754.00K	1.37M	649.00K	0.00B

# September 2025



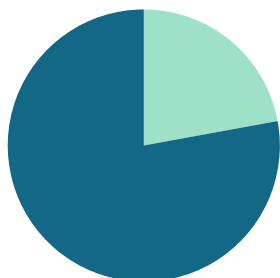
Area Delimited by County Of Sequoyah - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

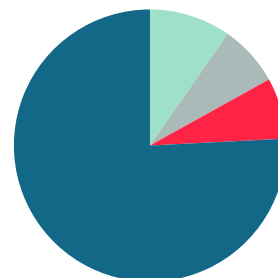


**Inventory**  
 New Listings  
**25 = 22.12%**  
 Start Inventory  
**88**  
 Total Inventory Units  
**113**  
 Volume  
**\$65,443,397**

### Market Activity

Closed Sales  
**12 = 9.68%**  
 Pending Sales  
**9 = 7.26%**  
 Other Off Market  
**9 = 7.26%**  
 Active Inventory  
**94 = 75.81%**

### MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	11	12	9.09%	93	94	1.08%
Pending Sales	8	9	12.50%	97	100	3.09%
New Listings	25	25	0.00%	173	197	13.87%
Average List Price	215,478	240,383	11.56%	251,125	242,543	-3.42%
Average Sale Price	208,700	231,033	10.70%	239,608	229,668	-4.15%
Average Percent of Selling Price to List Price	97.38%	96.03%	-1.39%	95.84%	94.82%	-1.07%
Average Days on Market to Sale	69.82	44.83	-35.79%	75.91	68.77	-9.42%
Monthly Inventory	70	94	34.29%	70	94	34.29%
Months Supply of Inventory	7.06	9.40	33.17%	7.06	9.40	33.17%

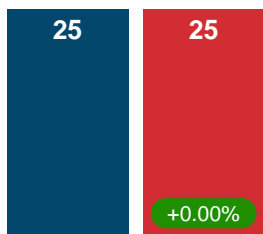
**Absorption:** Last 12 months, an Average of **10** Sales/Month

**Inventory** on September 30, 2025 = **94** 2024 2025

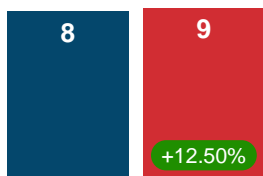
### SEPTEMBER MARKET

### AVERAGE PRICES

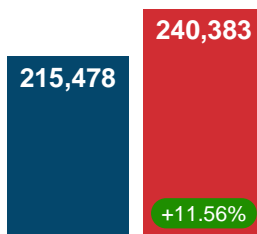
#### New Listings



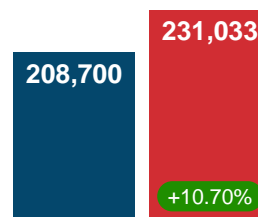
#### Pending Listings



#### List Price



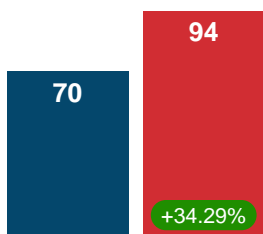
#### Sale Price



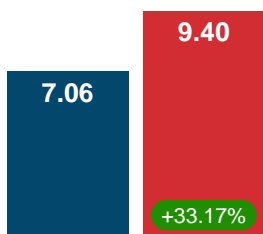
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

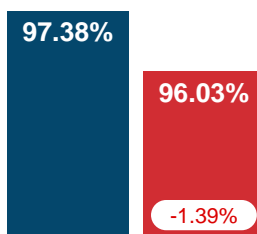
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

