

September 2025



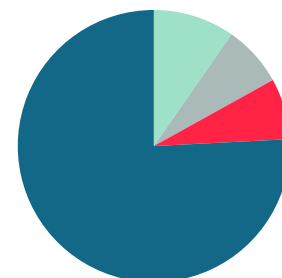
Area Delimited by County Of Sequoyah - Residential Property Type



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%
Median List Price	165,555	183,950	11.11%
Median Sale Price	160,000	171,500	7.19%
Median Percent of Selling Price to List Price	100.00%	97.37%	-2.63%
Median Days on Market to Sale	57.00	24.50	-57.02%
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.

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 **7.19%** in September 2025 to \$171,500 versus the previous year at \$160,000.

Median Days on Market Shortens

The median number of **24.50** days that homes spent on the market before selling decreased by 32.50 days or **57.02%** in September 2025 compared to last year's same month at **57.00** 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 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

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
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

September 2025



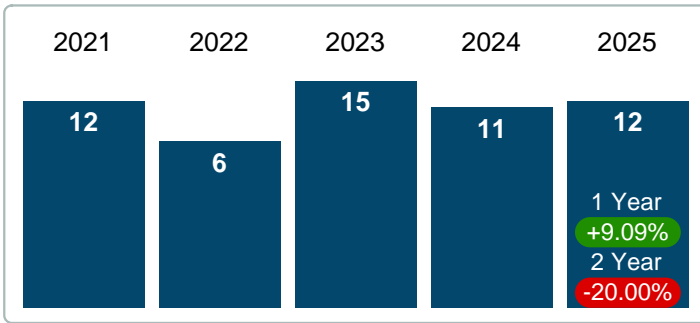
Area Delimited by County Of Sequoyah - Residential Property Type



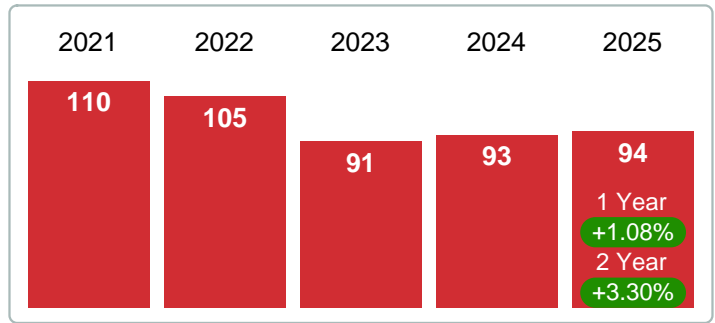
CLOSED LISTINGS

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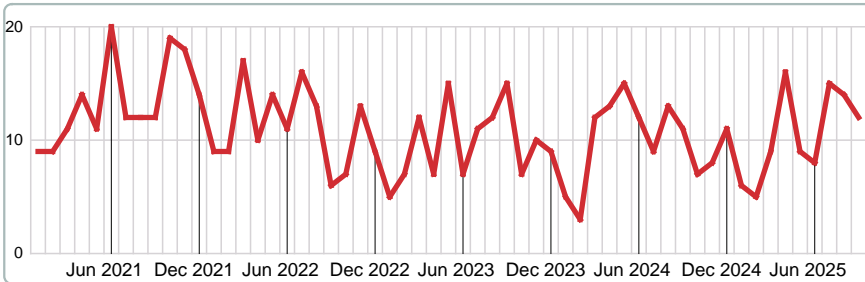
SEPTEMBER



YEAR TO DATE (YTD)

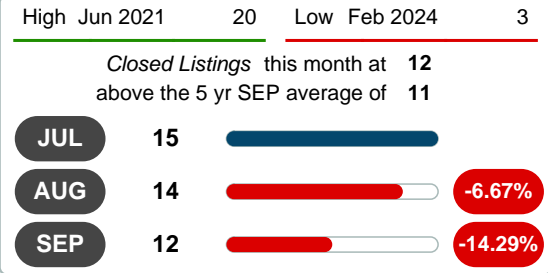


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 11



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	56.0	0	0	0	0
\$125,001 - \$125,000	0	0.00%	56.0	0	0	0	0
\$125,001 - \$200,000	6	50.00%	24.5	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
Total Closed Units	12			3	6	3	0
Total Closed Volume	2,772,400	100%	24.5	754.00K	1.37M	649.00K	0.00B
Median Closed Price	\$171,500			\$175,000	\$148,750	\$200,000	\$0

September 2025



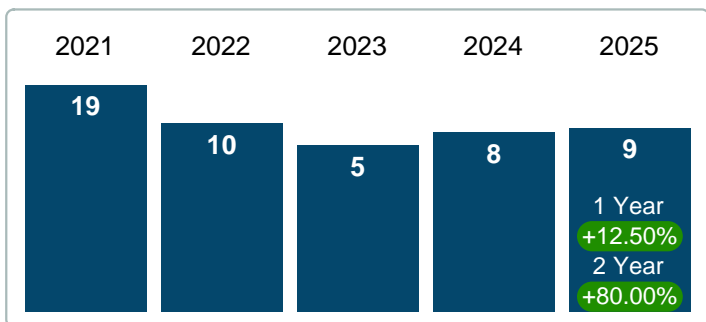
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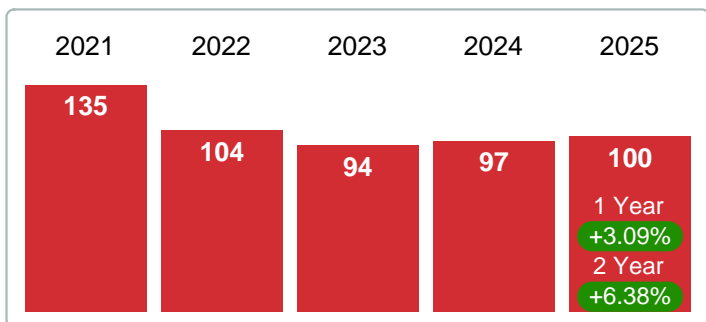
PENDING LISTINGS

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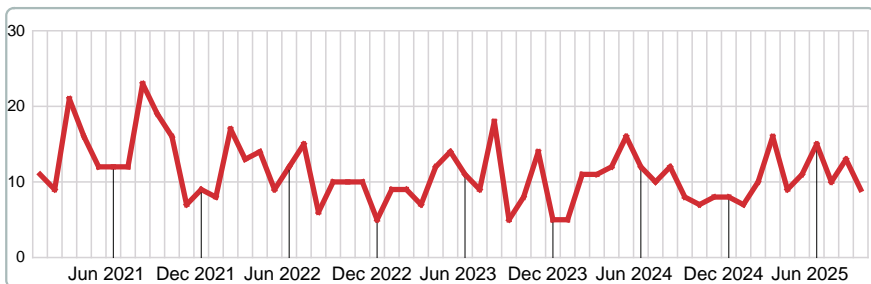
SEPTEMBER



YEAR TO DATE (YTD)

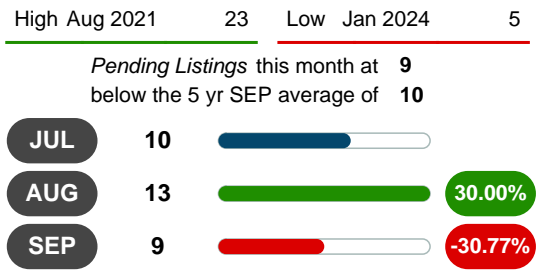


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 10



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	0	0.00%	2.5	0	0	0	0
\$75,001 - \$125,000	3	33.33%	73.0	1	2	0	0
\$125,001 - \$200,000	0	0.00%	73.0	0	0	0	0
\$200,001 - \$225,000	2	22.22%	45.5	1	1	0	0
\$225,001 - \$425,000	1	11.11%	95.0	0	0	0	1
\$425,001 and up	2	22.22%	64.5	0	1	1	0
	1	11.11%	0.0	1	0	0	0
Total Pending Units	9			3	4	1	1
Total Pending Volume	1,944,600	100%	65.0	679.70K	641.90K	399.00K	224.00K
Median Listing Price	\$177,000			\$139,900	\$151,000	\$399,000	\$224,000

September 2025



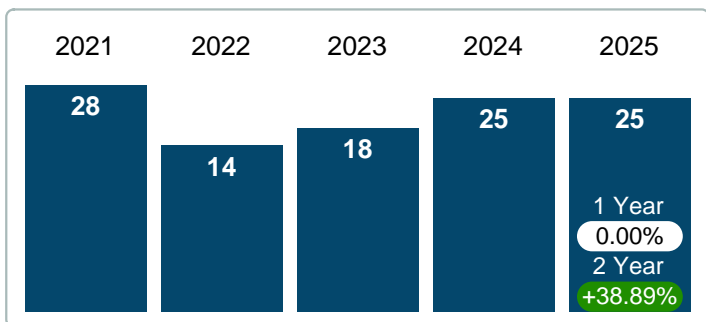
Area Delimited by County Of Sequoyah - Residential Property Type



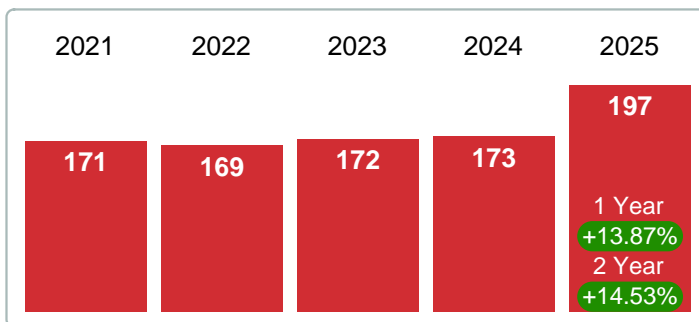
NEW LISTINGS

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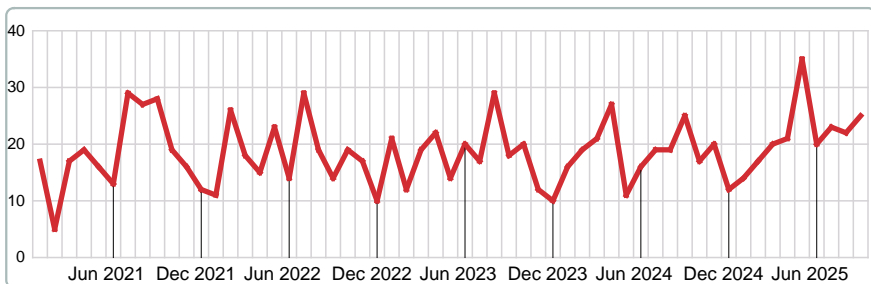
SEPTEMBER



YEAR TO DATE (YTD)

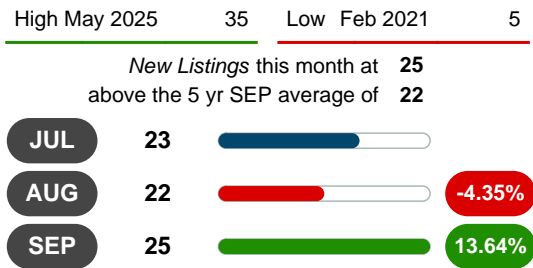


5 YEAR MARKET ACTIVITY TRENDS



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
Total New Listed Units	25		4	16	5	0
Total New Listed Volume	14,562,400	100%	787.00K	9.83M	3.95M	0.00B
Median New Listed Listing Price	\$230,000		\$144,000	\$250,000	\$197,000	\$0

September 2025



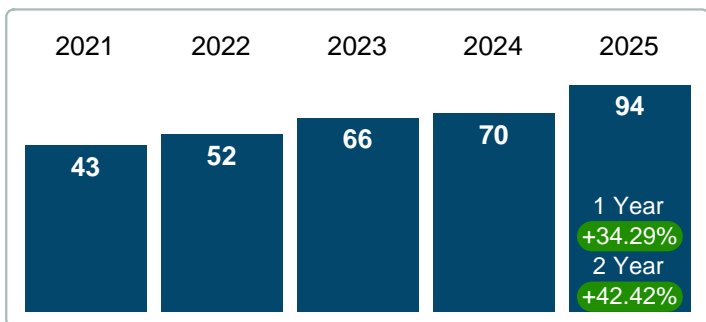
Area Delimited by County Of Sequoyah - Residential Property Type



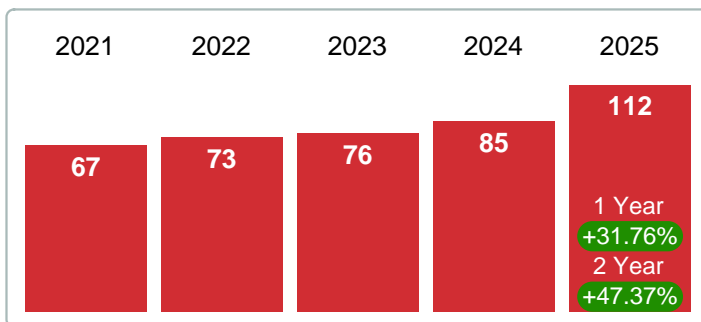
ACTIVE INVENTORY

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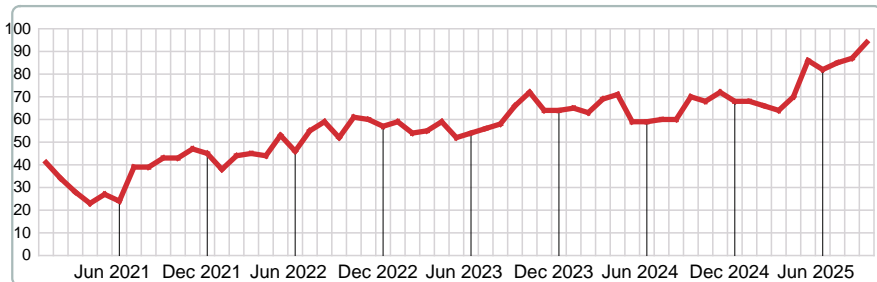
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

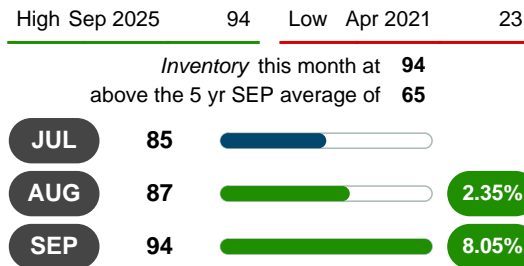


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 65



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	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%	121.5	11	11	0	0
\$150,001 - \$175,000	10	10.64%	67.5	2	7	1	0
\$175,001 - \$325,000	28	29.79%	54.5	4	15	8	1
\$325,001 - \$425,000	11	11.70%	89.0	2	7	2	0
\$425,001 - \$725,000	12	12.77%	87.0	2	7	2	1
\$725,001 and up	11	11.70%	80.0	1	4	4	2
Total Active Inventory by Units	94			22	51	17	4
Total Active Inventory by Volume	61,596,297	100%	81.0	4.84M	44.05M	9.92M	2.79M
Median Active Inventory Listing Price	\$241,200			\$157,500	\$230,000	\$299,999	\$722,000

September 2025



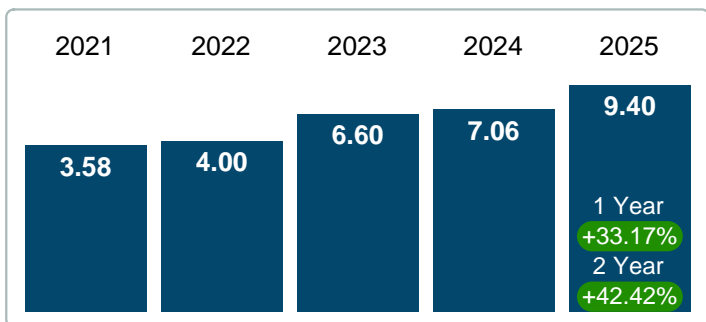
Area Delimited by County Of Sequoyah - Residential Property Type



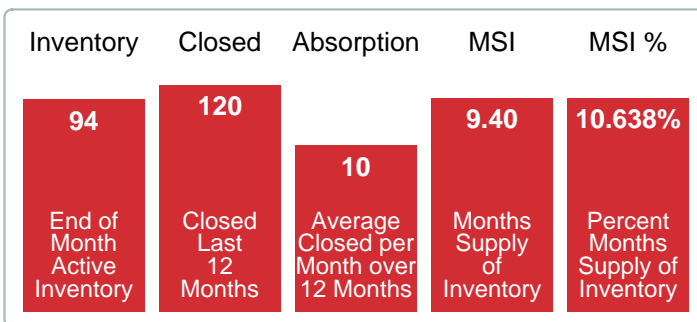
MONTHS SUPPLY of INVENTORY (MSI)

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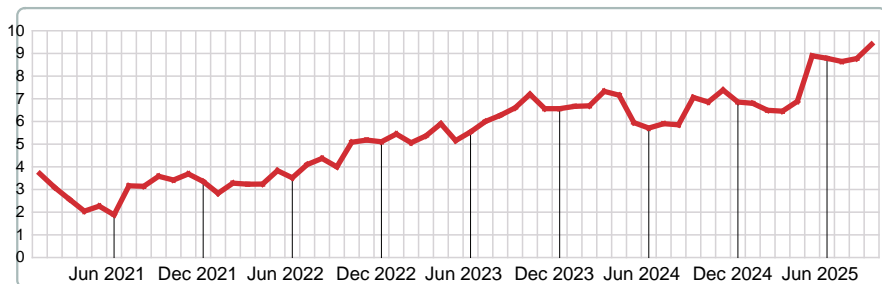
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2025

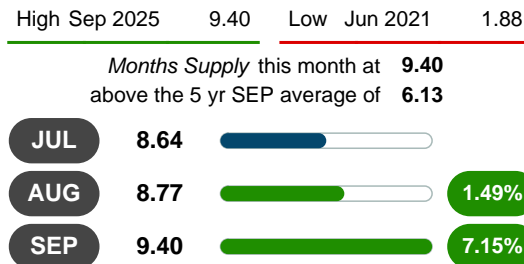


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 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



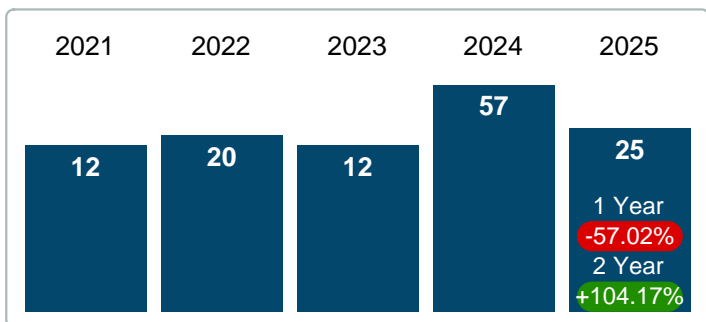
Area Delimited by County Of Sequoyah - Residential Property Type



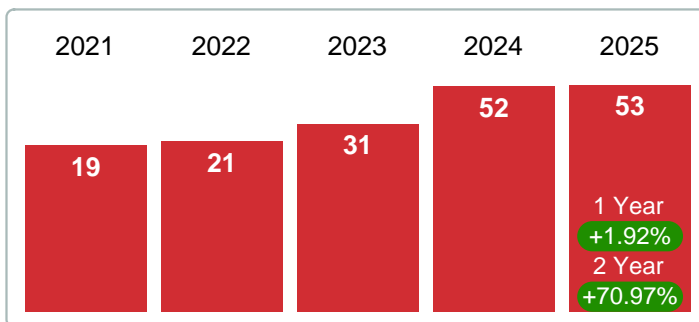
MEDIAN DAYS ON MARKET TO SALE

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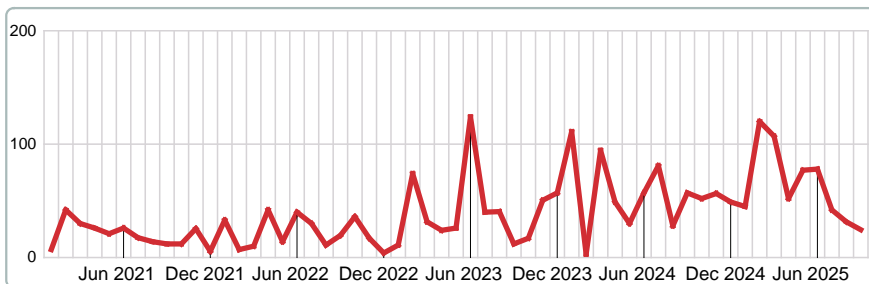
SEPTEMBER



YEAR TO DATE (YTD)

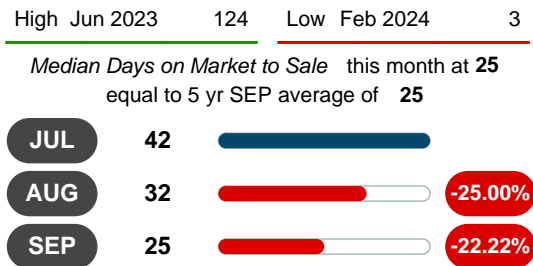


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 25



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
\$125,000 and less	2	16.67%	56	0	56	0	0
\$125,001 - \$125,000	0	0.00%	56	0	0	0	0
\$125,001 - \$125,000	0	0.00%	56	0	0	0	0
\$125,001 - \$200,000	6	50.00%	25	15	41	61	0
\$200,001 - \$325,000	1	8.33%	133	0	0	133	0
\$325,001 - \$425,000	1	8.33%	55	0	55	0	0
\$425,001 and up	2	16.67%	3	1	4	0	0
Median Closed DOM	25			3	38	99	0
Total Closed Units	12	100%	24.5	3	6	3	
Total Closed Volume	2,772,400			754.00K	1.37M	649.00K	0.00B

September 2025



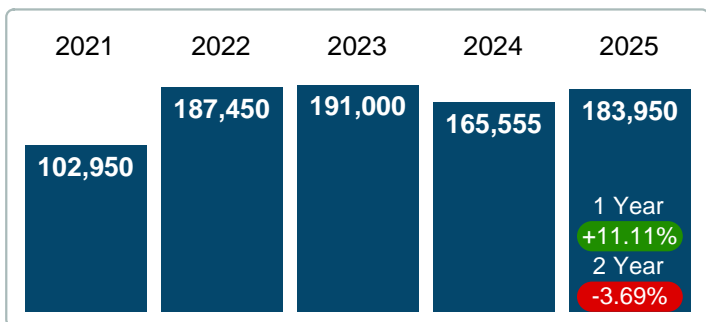
Area Delimited by County Of Sequoyah - Residential Property Type



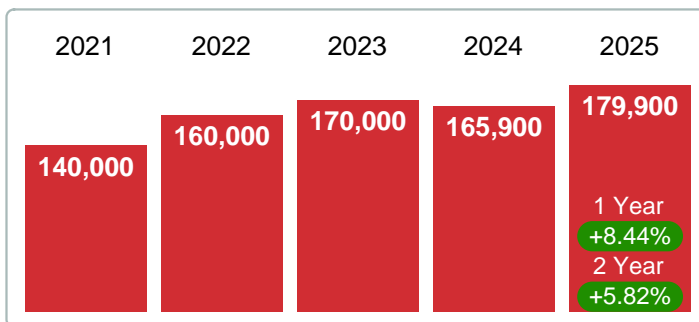
MEDIAN LIST PRICE AT CLOSING

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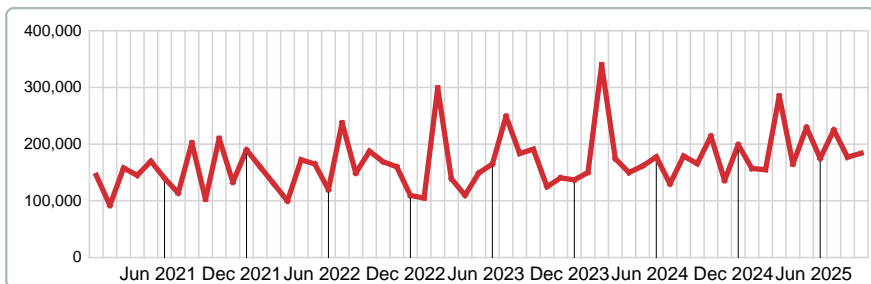
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 166,181

High Feb 2024 339,900 Low Feb 2021 92,000

Median List Price at Closing this month at **183,950**
above the 5 yr SEP average of **166,181**

JUL	225,000	
AUG	176,950	-21.36%
SEP	183,950	3.96%

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
\$125,000 and less	2	16.67%	106,000	0	106,000	0	0
\$125,001 - \$125,000	0	0.00%	106,000	0	0	0	0
\$125,001 - \$125,000	0	0.00%	106,000	0	0	0	0
\$125,001 - \$200,000	5	41.67%	140,000	169,900	154,000	139,900	0
\$200,001 - \$325,000	2	16.67%	275,000	0	0	275,000	0
\$325,001 - \$425,000	1	8.33%	329,900	0	329,900	0	0
\$425,001 and up	2	16.67%	502,500	440,000	565,000	0	0
Median List Price			183,950	199,900	154,000	225,000	0
Total Closed Units		100%	183,950	3	6	3	
Total Closed Volume			2,884,600	779.80K	1.41M	689.90K	0.00B

September 2025



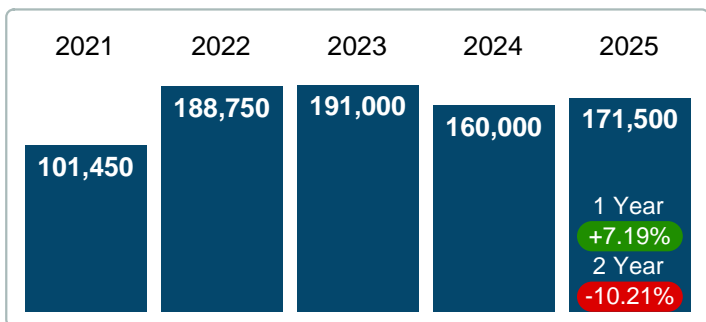
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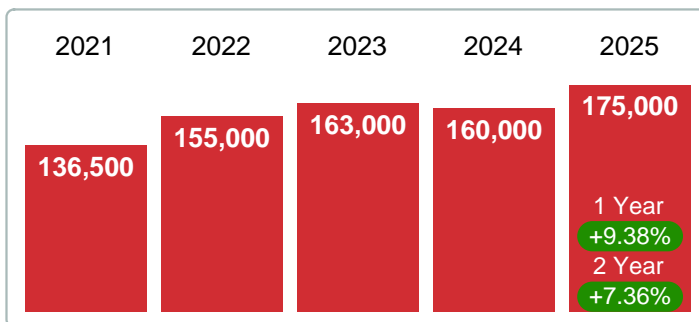
MEDIAN SOLD PRICE AT CLOSING

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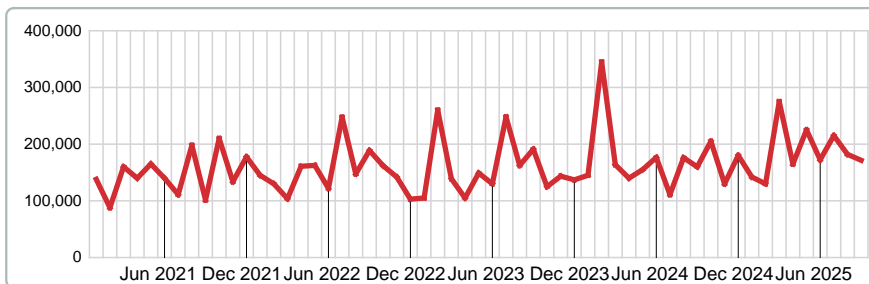
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

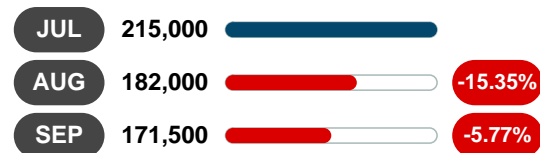


3 MONTHS

5 year SEP AVG = 162,540

High Feb 2024 344,900 Low Feb 2021 88,000

Median Sold Price at Closing this month at 171,500 above the 5 yr SEP average of 162,540



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
\$125,000 and less	2	16.67%	103,500	0	103,500	0	0
\$125,001 - \$125,000	0	0.00%	103,500	0	0	0	0
\$125,001 - \$125,000	0	0.00%	103,500	0	0	0	0
\$125,001 - \$200,000	6	50.00%	153,500	157,000	148,750	169,500	0
\$200,001 - \$325,000	1	8.33%	310,000	0	0	310,000	0
\$325,001 - \$425,000	1	8.33%	329,900	0	329,900	0	0
\$425,001 and up	2	16.67%	487,500	440,000	535,000	0	0
Median Sold Price			171,500	175,000	148,750	200,000	0
Total Closed Units		100%	171,500	3	6	3	
Total Closed Volume			2,772,400	754.00K	1.37M	649.00K	0.00B

September 2025



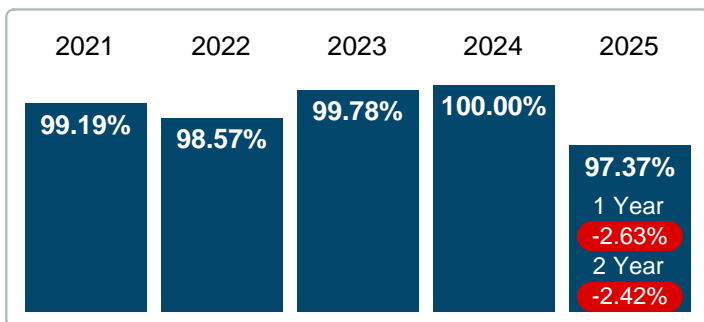
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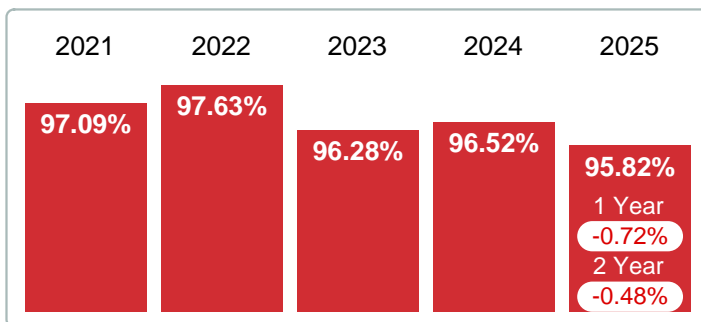
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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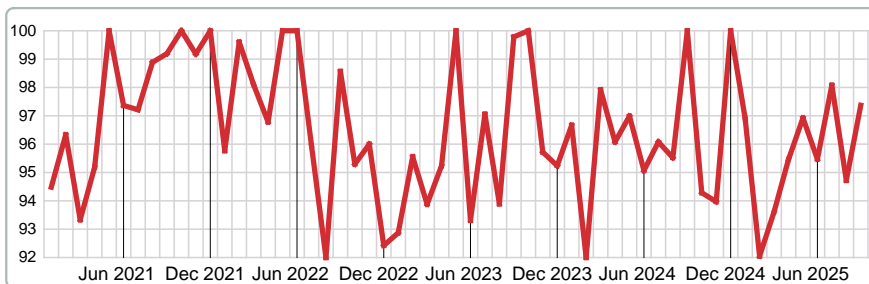
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

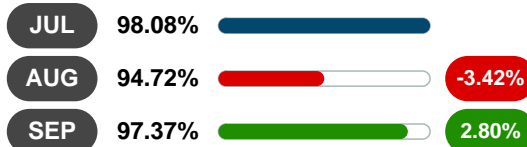


3 MONTHS

5 year SEP AVG = 98.98%

High Dec 2024 100.00% Low Feb 2024 92.00%

Median Sold/List Ratio this month at **97.37%**
below the 5 yr SEP average of **98.98%**



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
\$125,000 and less	2	16.67%	91.77%	0.00%	91.77%	0.00%	0.00%
\$125,001 - \$125,000	0	0.00%	91.77%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$125,000	0	0.00%	91.77%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$200,000	6	50.00%	99.36%	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%
Median Sold/List Ratio		97.37%		99.36%	97.35%	95.38%	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



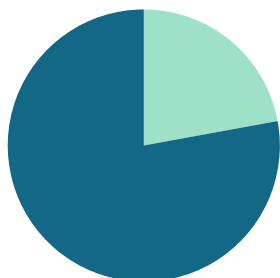
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

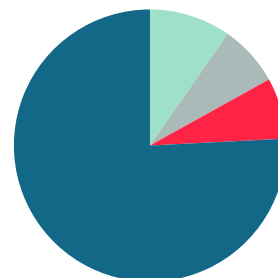


Inventory
 New Listings
25 = 22.12%
 Start Inventory
88
 Total Inventory Units
113
 Volume
\$65,443,397

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%
Median List Price	165,555	183,950	11.11%	165,900	179,900	8.44%
Median Sale Price	160,000	171,500	7.19%	160,000	175,000	9.38%
Median Percent of Selling Price to List Price	100.00%	97.37%	-2.63%	96.52%	95.82%	-0.72%
Median Days on Market to Sale	57.00	24.50	-57.02%	52.00	53.00	1.92%
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%

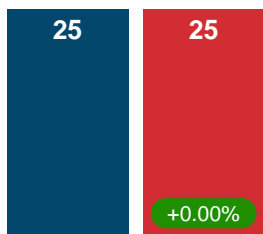
Absorption: Last 12 months, an Average of **10** Sales/Month

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

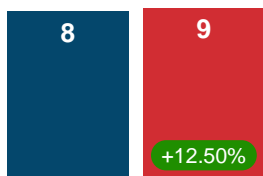
SEPTEMBER MARKET

MEDIAN PRICES

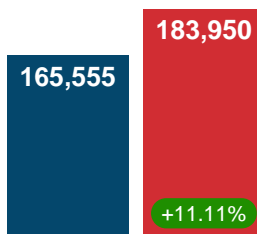
New Listings



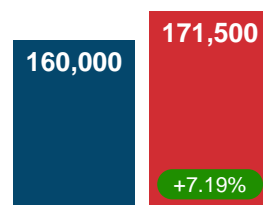
Pending Listings



List Price



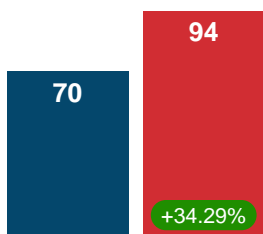
Sale Price



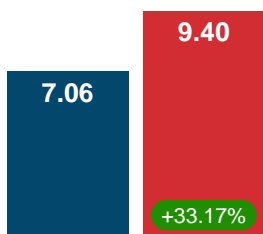
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

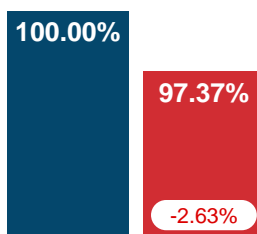
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

