

October 2025

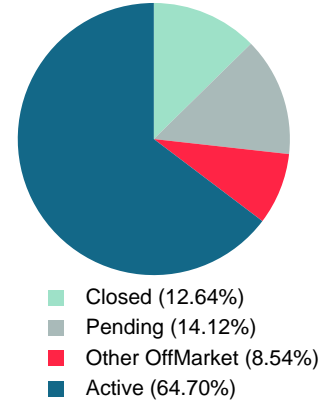
Area Delimited by County Of Creek



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	October 2025	+/-%
Closed Listings	96	77	-19.79%
Pending Listings	90	86	-4.44%
New Listings	133	127	-4.51%
Average List Price	279,169	217,993	-21.91%
Average Sale Price	267,338	207,899	-22.23%
Average Percent of Selling Price to List Price	96.31%	95.84%	-0.48%
Average Days on Market to Sale	45.76	37.44	-18.18%
End of Month Inventory	355	394	10.99%
Months Supply of Inventory	4.41	4.93	11.68%



Absorption: Last 12 months, an Average of **80** Sales/Month
Active Inventory as of October 31, 2025 = **394**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2025 rose **10.99%** to 394 existing homes available for sale. Over the last 12 months this area has had an average of 80 closed sales per month. This represents an unsold inventory index of **4.93** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **22.23%** in October 2025 to \$207,899 versus the previous year at \$267,338.

Average Days on Market Shortens

The average number of **37.44** days that homes spent on the market before selling decreased by 8.32 days or **18.18%** in October 2025 compared to last year's same month at **45.76** DOM.

Sales Success for October 2025 is Positive

Overall, with Average Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 127 New Listings in October 2025, down **4.51%** from last year at 133. Furthermore, there were 77 Closed Listings this month versus last year at 96, a **-19.79%** decrease.

Closed versus Listed trends yielded a **60.6%** ratio, down from previous year's, October 2024, at **72.2%**, a **16.00%** downswing. 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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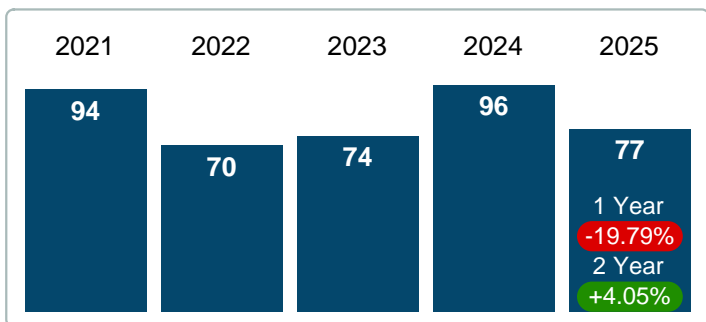
Area Delimited by County Of Creek



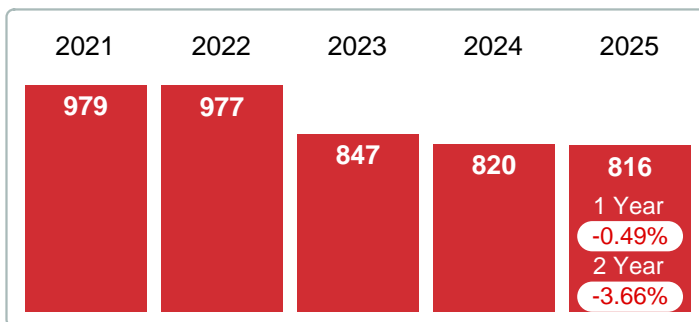
CLOSED LISTINGS

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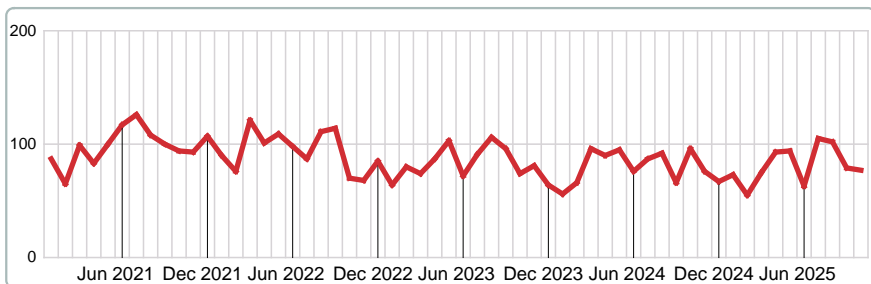
OCTOBER



YEAR TO DATE (YTD)

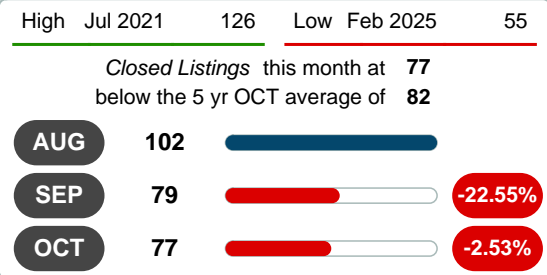


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 82



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1-\$75,000	14	18.18%	32.6	10	4	0	0
\$75,001-\$150,000	11	14.29%	46.0	7	4	0	0
\$150,001-\$225,000	22	28.57%	33.1	4	15	3	0
\$225,001-\$275,000	10	12.99%	45.2	1	7	2	0
\$275,001-\$400,000	12	15.58%	43.2	1	5	5	1
\$400,001 and up	8	10.39%	27.9	0	3	3	2
Total Closed Units	77			23	38	13	3
Total Closed Volume	16,008,209	100%	37.4	2.30M	7.91M	4.16M	1.64M
Average Closed Price	\$207,899			\$100,137	\$208,091	\$319,776	\$546,833

October 2025

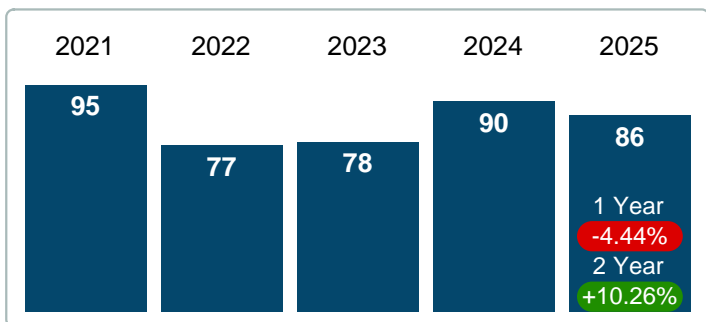
Area Delimited by County Of Creek



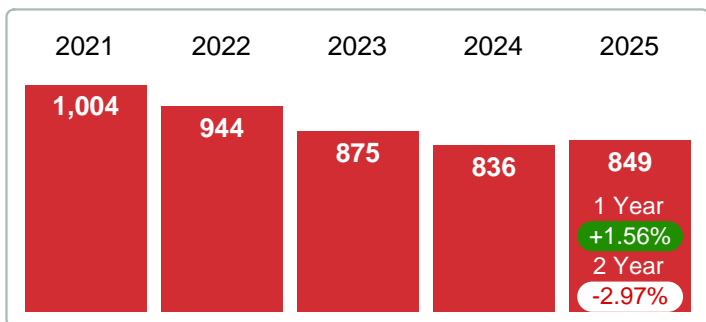
PENDING LISTINGS

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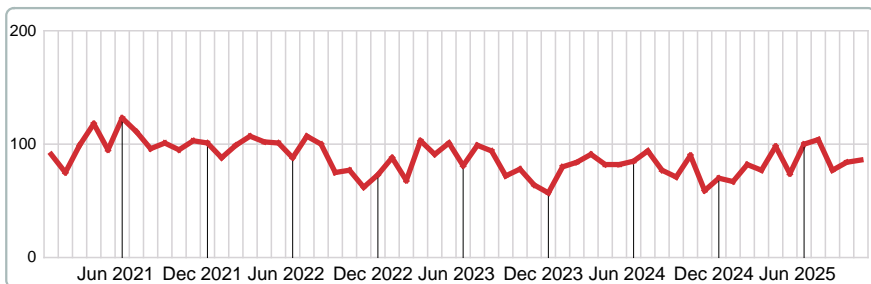
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 85

High Jun 2021 123 Low Dec 2023 57

Pending Listings this month at **86**
above the 5 yr OCT average of **85**

- AUG** 77
- SEP** 84 **9.09%**
- OCT** 86 **2.38%**

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	8	9.30%	35.0	5	3	0	0
\$50,001 - \$125,000	10	11.63%	76.4	8	2	0	0
\$125,001 - \$175,000	9	10.47%	11.9	4	5	0	0
\$175,001 - \$275,000	25	29.07%	44.8	1	21	3	0
\$275,001 - \$350,000	15	17.44%	76.9	2	7	6	0
\$350,001 - \$450,000	10	11.63%	75.0	3	2	5	0
\$450,001 and up	9	10.47%	42.6	1	2	2	4
Total Pending Units	86			24	42	16	4
Total Pending Volume	23,029,666	100%	53.0	4.29M	9.59M	6.17M	2.98M
Average Listing Price	\$267,787			\$178,658	\$228,375	\$385,694	\$744,750

October 2025

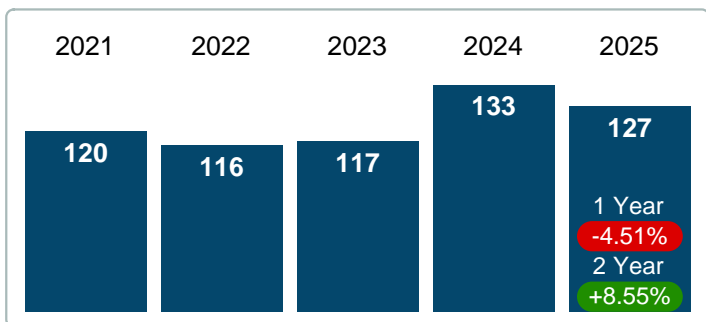
Area Delimited by County Of Creek



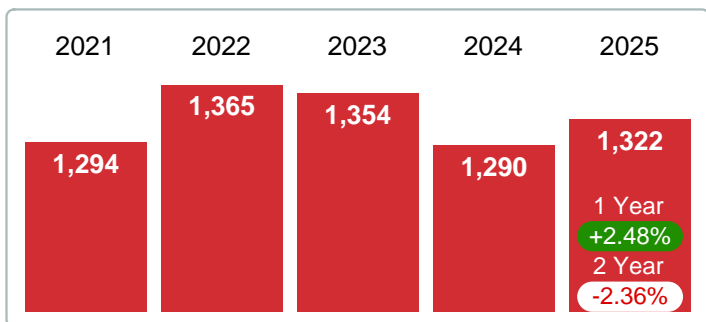
NEW LISTINGS

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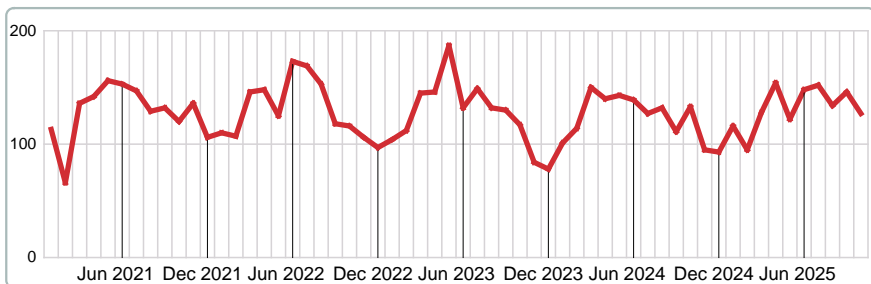
OCTOBER



YEAR TO DATE (YTD)

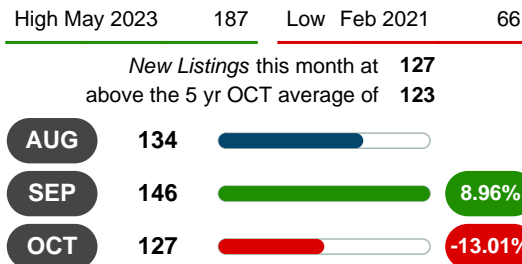


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 123



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	12	9.45%	7	5	0	0
\$50,001 - \$125,000	17	13.39%	16	1	0	0
\$125,001 - \$150,000	13	10.24%	7	3	2	1
\$150,001 - \$225,000	35	27.56%	12	22	1	0
\$225,001 - \$325,000	24	18.90%	5	12	7	0
\$325,001 - \$500,000	13	10.24%	3	4	5	1
\$500,001 and up	13	10.24%	4	2	4	3
Total New Listed Units	127		54	49	19	5
Total New Listed Volume	35,019,500	100%	11.43M	11.74M	8.83M	3.02M
Average New Listed Listing Price	\$275,744		\$211,645	\$239,657	\$464,583	\$604,080

October 2025

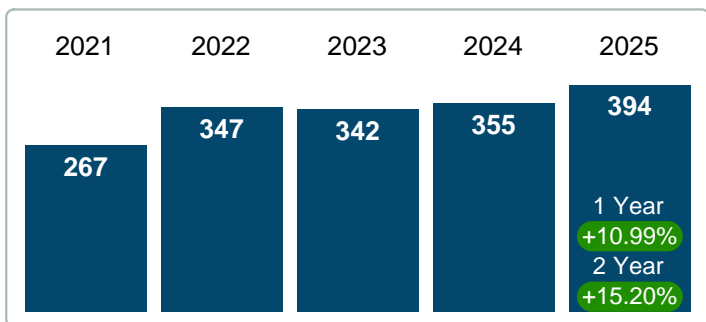
Area Delimited by County Of Creek



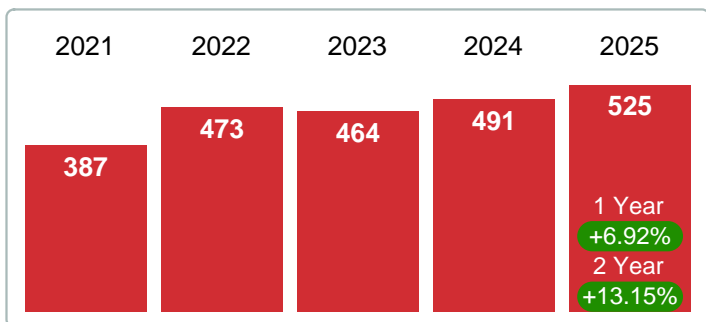
ACTIVE INVENTORY

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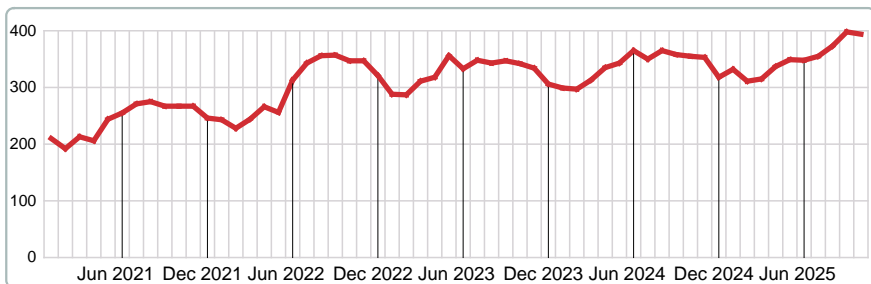
END OF OCTOBER



ACTIVE DURING OCTOBER

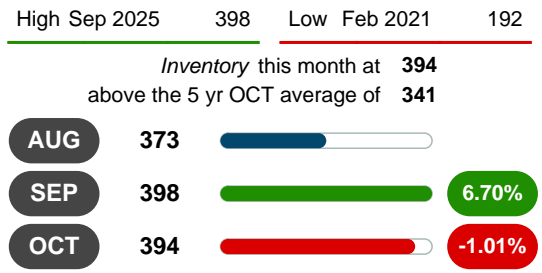


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 341



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	34	8.63%	82.9	25	8	0	1
\$50,001 - \$100,000	55	13.96%	104.0	49	5	1	0
\$100,001 - \$150,000	38	9.64%	73.9	27	7	3	1
\$150,001 - \$250,000	115	29.19%	70.2	33	67	11	4
\$250,001 - \$325,000	55	13.96%	91.7	27	19	7	2
\$325,001 - \$575,000	57	14.47%	94.9	16	18	18	5
\$575,001 and up	40	10.15%	112.2	13	9	10	8
Total Active Inventory by Units	394			190	133	50	21
Total Active Inventory by Volume	115,020,081	100%	87.2	42.01M	37.69M	21.99M	13.33M
Average Active Inventory Listing Price	\$291,929			\$221,099	\$283,378	\$439,877	\$634,673

October 2025

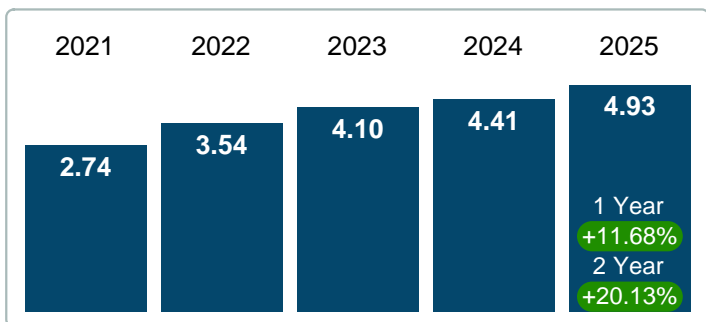
Area Delimited by County Of Creek



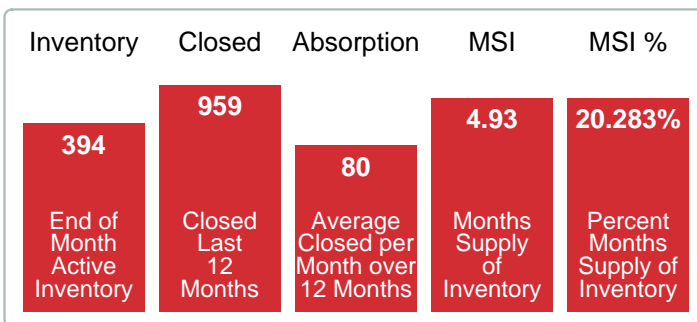
MONTHS SUPPLY of INVENTORY (MSI)

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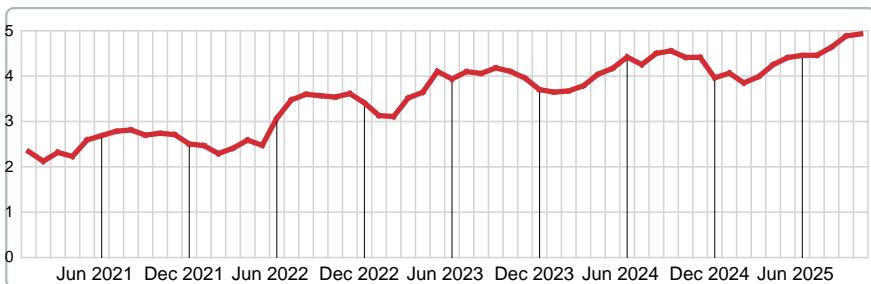
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025

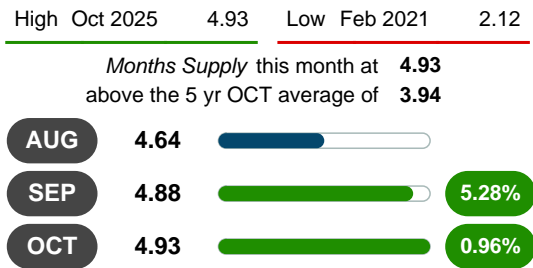


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 3.94



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	34	8.63%	3.89	4.23	3.10	0.00	0.00
\$50,001 - \$100,000	55	13.96%	6.53	7.84	2.40	12.00	0.00
\$100,001 - \$150,000	38	9.64%	4.26	5.89	1.87	6.00	12.00
\$150,001 - \$250,000	115	29.19%	3.95	7.47	3.31	2.75	9.60
\$250,001 - \$325,000	55	13.96%	5.28	27.00	2.85	3.00	4.80
\$325,001 - \$575,000	57	14.47%	5.14	9.60	3.86	4.60	6.00
\$575,001 and up	40	10.15%	12.31	31.20	10.80	8.57	9.60
Market Supply of Inventory (MSI)	4.93			7.84	3.26	4.08	8.13
Total Active Inventory by Units	394	100%	4.93	190	133	50	21

October 2025

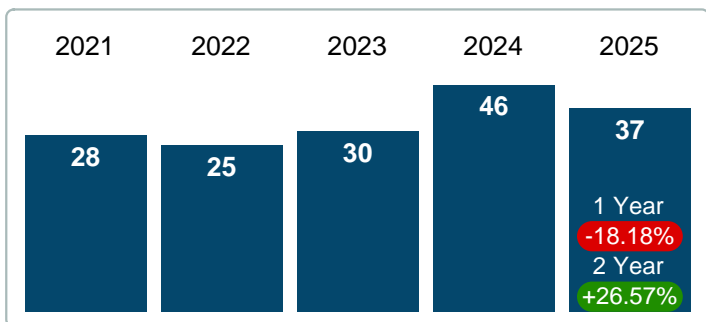
Area Delimited by County Of Creek



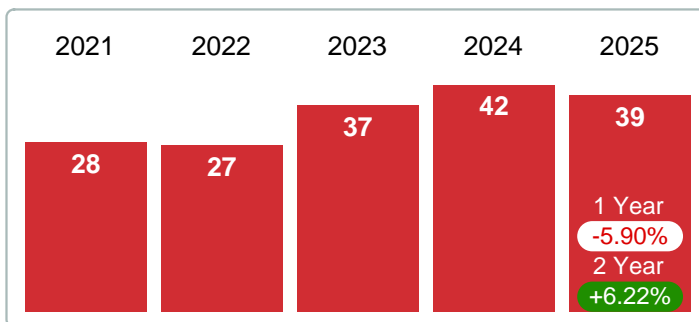
AVERAGE DAYS ON MARKET TO SALE

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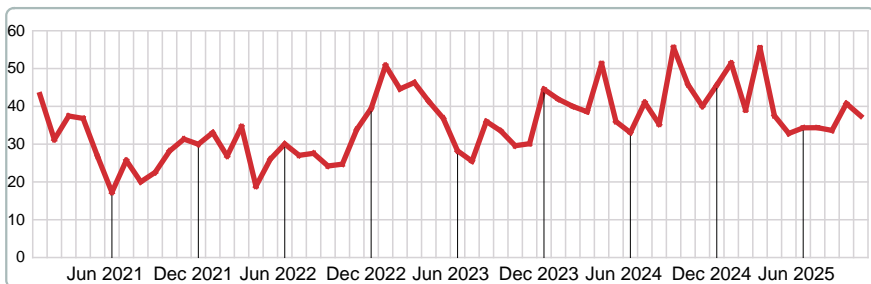
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 33

High Sep 2024 56 Low Jun 2021 17

Average Days on Market to Sale this month at 37 above the 5 yr OCT average of 33



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
\$0 and less	0	0.00%	0	0	0	0	0
\$1-\$75,000	14	18.18%	33	35	26	0	0
\$75,001-\$150,000	11	14.29%	46	61	20	0	0
\$150,001-\$225,000	22	28.57%	33	40	32	28	0
\$225,001-\$275,000	10	12.99%	45	18	55	23	0
\$275,001-\$400,000	12	15.58%	43	229	33	22	16
\$400,001 and up	8	10.39%	28	0	18	36	30
Average Closed DOM	37			51	34	27	25
Total Closed Units	77			23	38	13	3
Total Closed Volume	16,008,209			2.30M	7.91M	4.16M	1.64M

October 2025

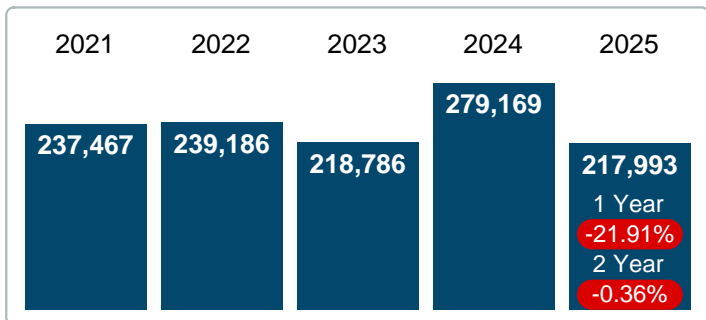
Area Delimited by County Of Creek



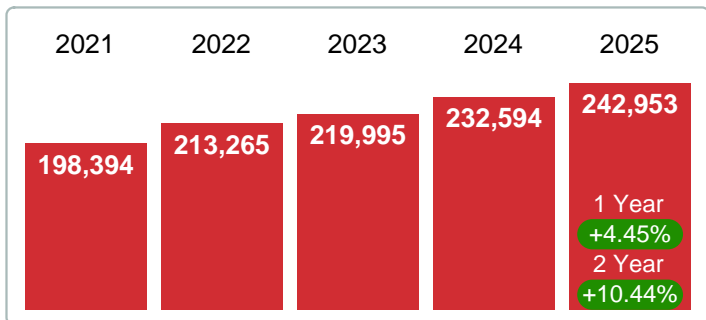
AVERAGE LIST PRICE AT CLOSING

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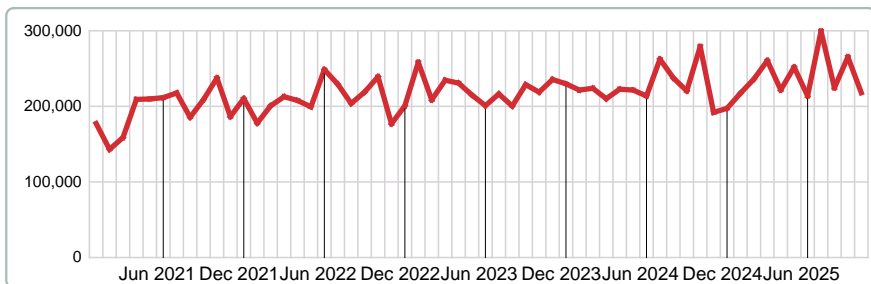
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

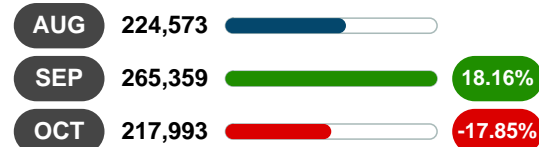


3 MONTHS

5 year OCT AVG = 238,520

High Jul 2025 299,441 Low Feb 2021 143,080

Average List Price at Closing this month at **217,993**
below the 5 yr OCT average of **238,520**



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
\$0 and less	0	0.00%	0	0	0	0	0
\$1-\$75,000	13	16.88%	24,571	31,445	22,493	0	0
\$75,001-\$150,000	10	12.99%	107,750	130,214	126,475	0	0
\$150,001-\$225,000	24	31.17%	197,694	190,000	200,055	201,312	0
\$225,001-\$275,000	10	12.99%	246,980	239,900	239,629	303,750	0
\$275,001-\$400,000	12	15.58%	334,808	300,000	316,780	338,980	349,000
\$400,001 and up	8	10.39%	519,550	0	422,800	469,333	734,950
Average List Price			217,993	109,820	213,853	331,872	606,300
Total Closed Units		100%	217,993	23	38	13	3
Total Closed Volume			16,785,484	2.53M	8.13M	4.31M	1.82M

October 2025

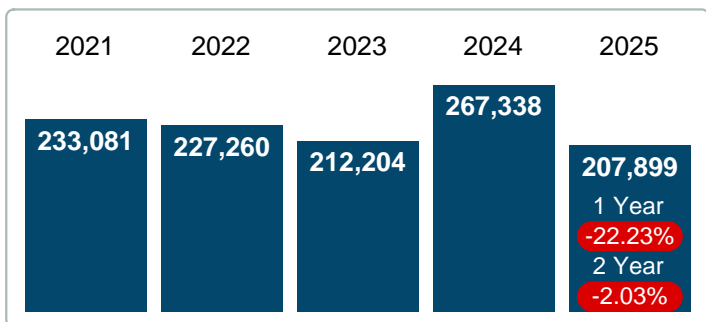
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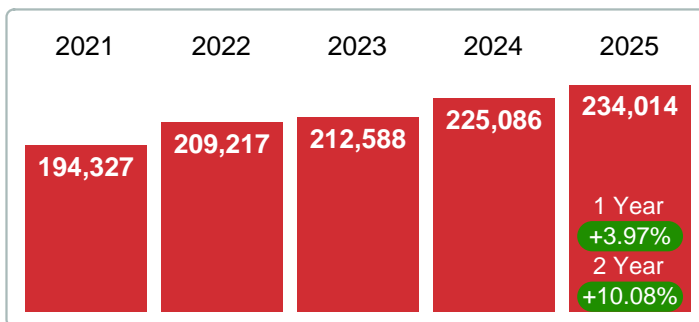
AVERAGE SOLD PRICE AT CLOSING

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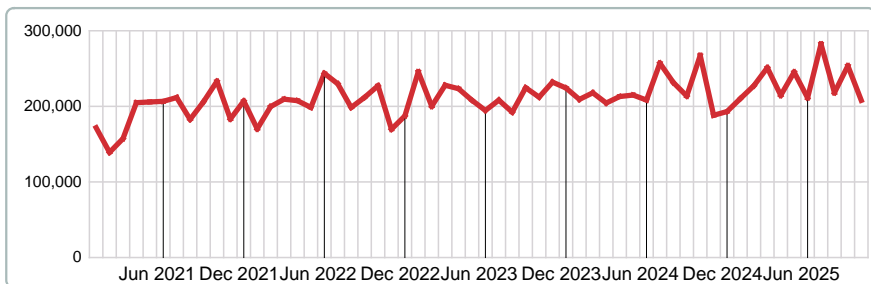
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 229,556

High Jul 2025 282,385 Low Feb 2021 139,118

Average Sold Price at Closing this month at **207,899** below the 5 yr OCT average of **229,556**

Month	Average Sold Price	% Change
AUG	218,047	
SEP	253,601	+16.31%
OCT	207,899	-18.02%

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
\$0 and less	0	0.00%	0	0	0	0	0
\$1-\$75,000	14	18.18%	27,601	30,645	19,993	0	0
\$75,001-\$150,000	11	14.29%	104,118	100,686	110,125	0	0
\$150,001-\$225,000	22	28.57%	194,570	188,000	194,934	201,512	0
\$225,001-\$275,000	10	12.99%	237,740	239,900	235,071	246,000	0
\$275,001-\$400,000	12	15.58%	324,713	300,000	313,000	336,510	349,000
\$400,001 and up	8	10.39%	490,250	0	417,500	459,333	645,750
Average Sold Price			207,899	100,137	208,091	319,776	546,833
Total Closed Units		100%	207,899	23	38	13	3
Total Closed Volume			16,008,209	2.30M	7.91M	4.16M	1.64M

October 2025

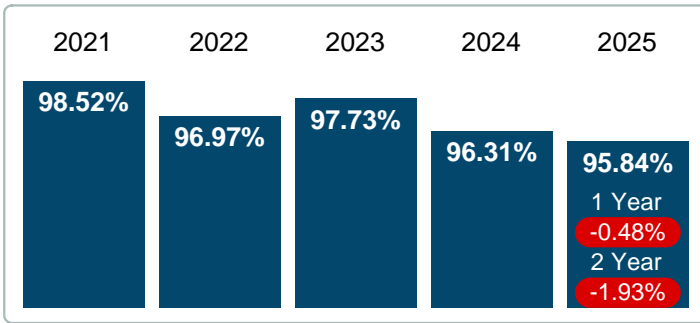
Area Delimited by County Of Creek



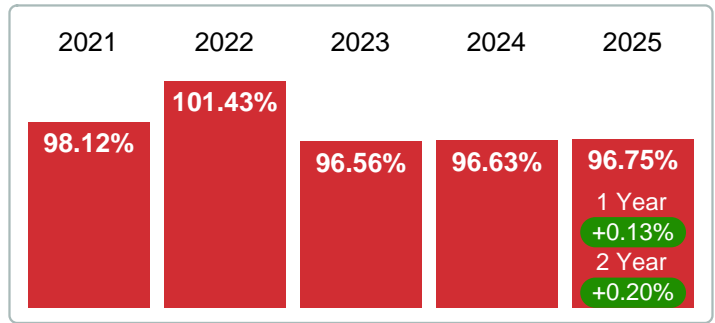
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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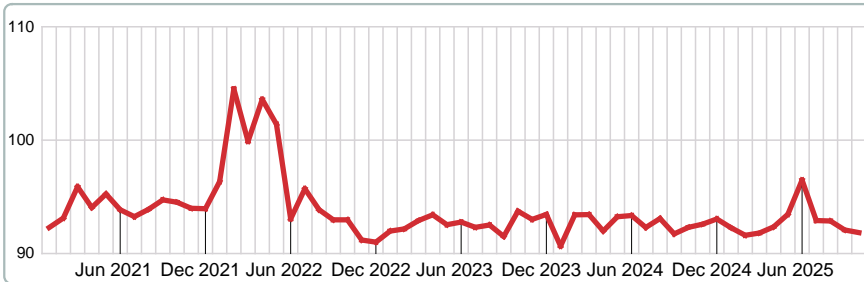
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

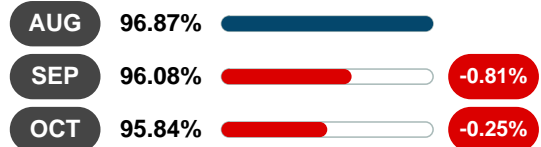


3 MONTHS

5 year OCT AVG = 97.08%

High Feb 2022 108.52% Low Jan 2024 94.66%

Average Sold/List Ratio this month at **95.84%**
below the 5 yr OCT average of **97.08%**



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
\$0 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$1-\$75,000	14	18.18%	97.85%	98.17%	97.06%	0.00%	0.00%
\$75,001-\$150,000	11	14.29%	84.23%	81.97%	88.19%	0.00%	0.00%
\$150,001-\$225,000	22	28.57%	98.32%	99.84%	97.56%	100.11%	0.00%
\$225,001-\$275,000	10	12.99%	95.76%	100.00%	98.47%	84.15%	0.00%
\$275,001-\$400,000	12	15.58%	99.31%	100.00%	98.93%	99.40%	100.00%
\$400,001 and up	8	10.39%	96.41%	0.00%	98.79%	97.80%	90.73%
Average Sold/List Ratio		95.80%		93.69%	96.96%	96.85%	93.82%
Total Closed Units		77	100%	23	38	13	3
Total Closed Volume		16,008,209		2.30M	7.91M	4.16M	1.64M

October 2025

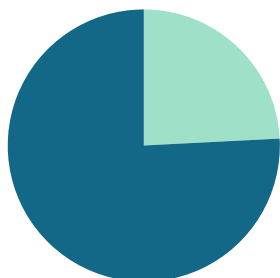
Area Delimited by County Of Creek



MARKET SUMMARY

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

INVENTORY

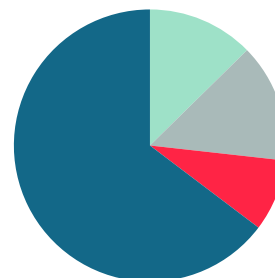


Inventory
 New Listings
127 = 24.19%
 Start Inventory
398
 Total Inventory Units
525
 Volume
\$155,448,190

Market Activity

Closed Sales
77 = 12.64%
 Pending Sales
86 = 14.12%
 Other Off Market
52 = 8.54%
 Active Inventory
394 = 64.70%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	96	77	-19.79%	820	816	-0.49%
Pending Sales	90	86	-4.44%	836	849	1.56%
New Listings	133	127	-4.51%	1,290	1,322	2.48%
Average List Price	279,169	217,993	-21.91%	232,594	242,953	4.45%
Average Sale Price	267,338	207,899	-22.23%	225,086	234,014	3.97%
Average Percent of Selling Price to List Price	96.31%	95.84%	-0.48%	96.63%	96.75%	0.13%
Average Days on Market to Sale	45.76	37.44	-18.18%	41.60	39.14	-5.90%
Monthly Inventory	355	394	10.99%	355	394	10.99%
Months Supply of Inventory	4.41	4.93	11.68%	4.41	4.93	11.68%

Absorption: Last 12 months, an Average of **80** Sales/Month

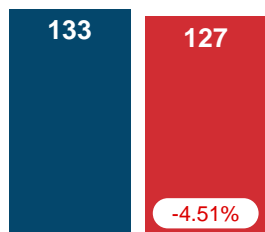
Inventory on October 31, 2025 = **394**

2024 **2025**

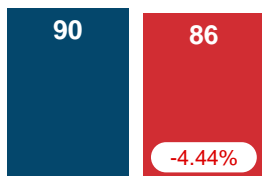
OCTOBER MARKET

AVERAGE PRICES

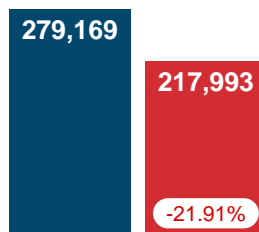
New Listings



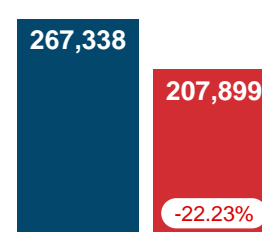
Pending Listings



List Price



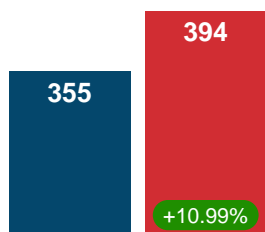
Sale Price



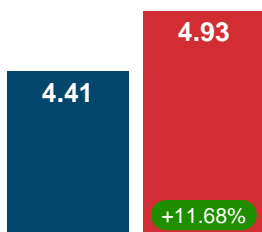
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

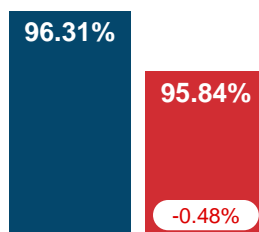
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

