

October 2025

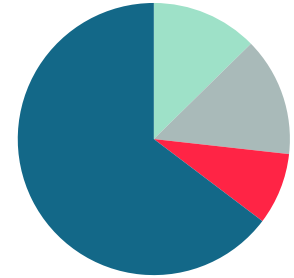
Area Delimited by County Of Creek



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% |
| Median List Price | 227,450 | 214,435 | -5.72% |
| Median Sale Price | 222,144 | 204,287 | -8.04% |
| Median Percent of Selling Price to List Price | 98.26% | 100.00% | 1.77% |
| Median Days on Market to Sale | 28.00 | 24.00 | -14.29% |
| End of Month Inventory | 355 | 394 | 10.99% |
| Months Supply of Inventory | 4.41 | 4.93 | 11.68% |



- Closed (12.64%)
- Pending (14.12%)
- Other OffMarket (8.54%)
- Active (64.70%)

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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **8.04%** in October 2025 to \$204,287 versus the previous year at \$222,144.

Median Days on Market Shortens

The median number of **24.00** days that homes spent on the market before selling decreased by 4.00 days or **14.29%** in October 2025 compared to last year's same month at **28.00** DOM.

Sales Success for October 2025 is Positive

Overall, with Median 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.

What's in this Issue

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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

October 2025



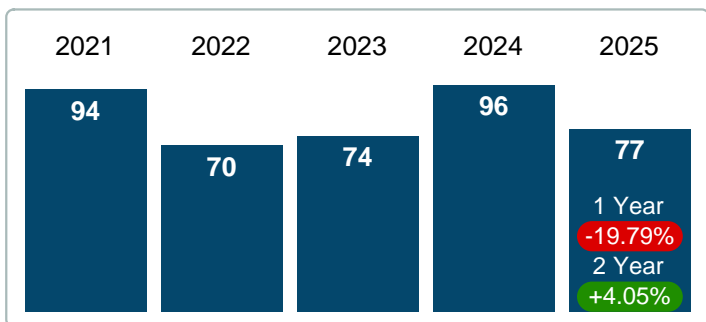
Area Delimited by County Of Creek



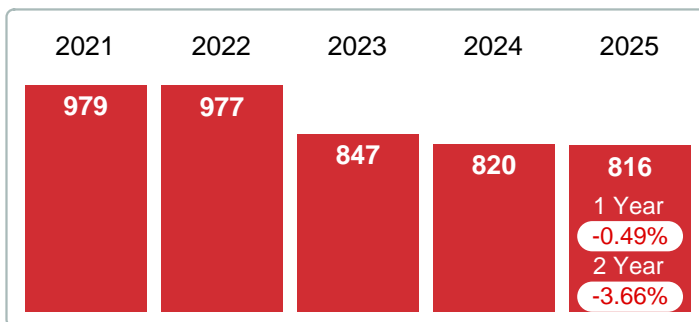
CLOSED LISTINGS

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

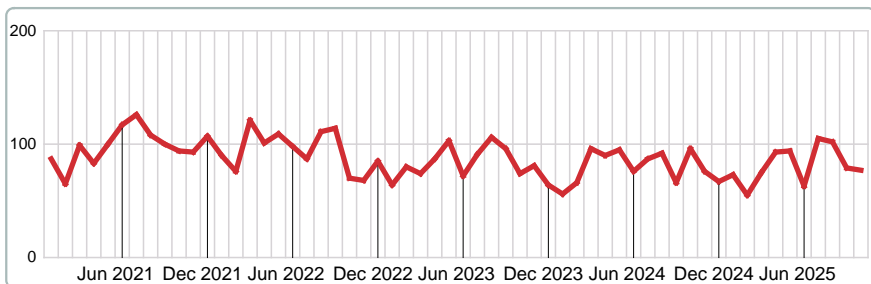
OCTOBER



YEAR TO DATE (YTD)

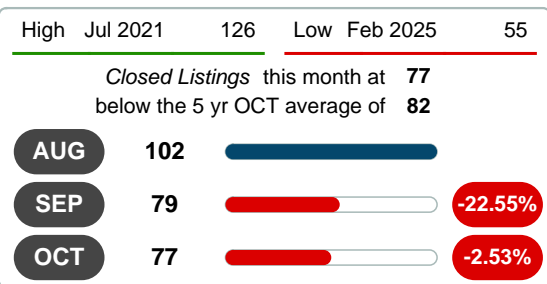


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 82



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range | | % | MDOM | 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% | 23.0 | 10 | 4 | 0 | 0 |
| \$75,001-\$150,000 | 11 | 14.29% | 25.0 | 7 | 4 | 0 | 0 |
| \$150,001-\$225,000 | 22 | 28.57% | 28.5 | 4 | 15 | 3 | 0 |
| \$225,001-\$275,000 | 10 | 12.99% | 35.0 | 1 | 7 | 2 | 0 |
| \$275,001-\$400,000 | 12 | 15.58% | 17.0 | 1 | 5 | 5 | 1 |
| \$400,001 and up | 8 | 10.39% | 23.0 | 0 | 3 | 3 | 2 |
| Total Closed Units | 77 | | | 23 | 38 | 13 | 3 |
| Total Closed Volume | 16,008,209 | 100% | 24.0 | 2.30M | 7.91M | 4.16M | 1.64M |
| Median Closed Price | \$204,287 | | | \$90,000 | \$212,450 | \$293,550 | \$441,500 |

October 2025

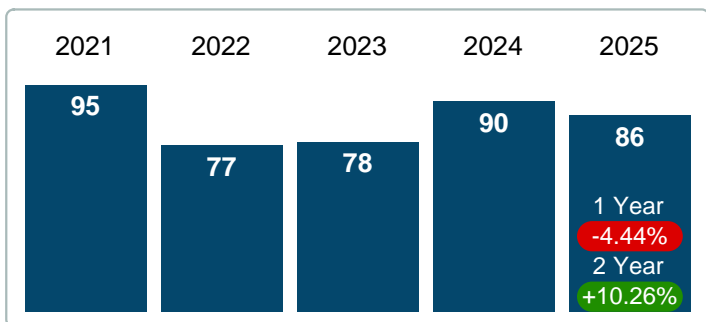
Area Delimited by County Of Creek



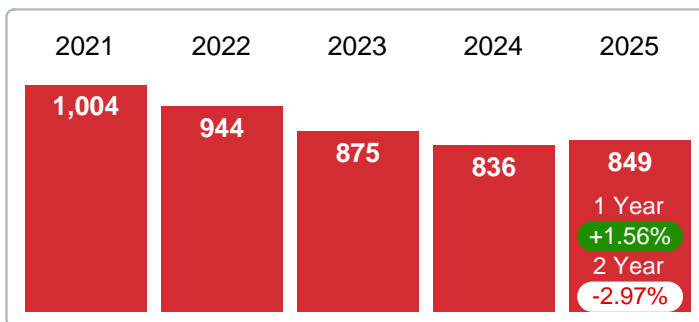
PENDING LISTINGS

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

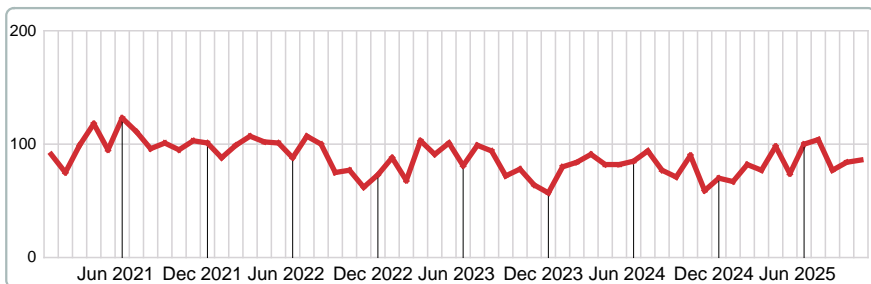
OCTOBER



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**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range | | % | MDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|---|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$50,000 and less | 8 | 9.30% | 26.0 | 5 | 3 | 0 | 0 |
| \$50,001 - \$125,000 | 10 | 11.63% | 89.5 | 8 | 2 | 0 | 0 |
| \$125,001 - \$175,000 | 9 | 10.47% | 7.0 | 4 | 5 | 0 | 0 |
| \$175,001 - \$275,000 | 25 | 29.07% | 35.0 | 1 | 21 | 3 | 0 |
| \$275,001 - \$350,000 | 15 | 17.44% | 67.0 | 2 | 7 | 6 | 0 |
| \$350,001 - \$450,000 | 10 | 11.63% | 83.5 | 3 | 2 | 5 | 0 |
| \$450,001 and up | 9 | 10.47% | 30.0 | 1 | 2 | 2 | 4 |
| Total Pending Units | 86 | | | 24 | 42 | 16 | 4 |
| Total Pending Volume | 23,029,666 | 100% | 35.0 | 4.29M | 9.59M | 6.17M | 2.98M |
| Median Listing Price | \$238,500 | | | \$106,950 | \$226,569 | \$337,500 | \$730,000 |

October 2025

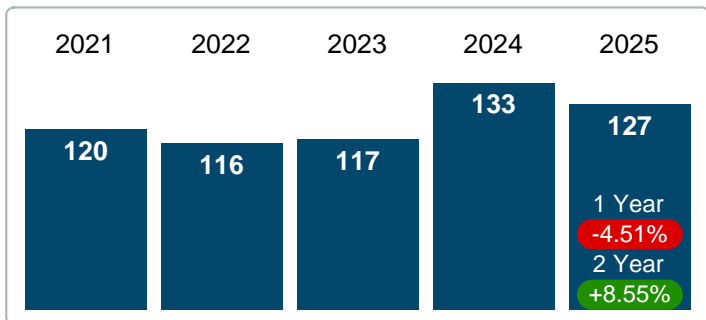
Area Delimited by County Of Creek



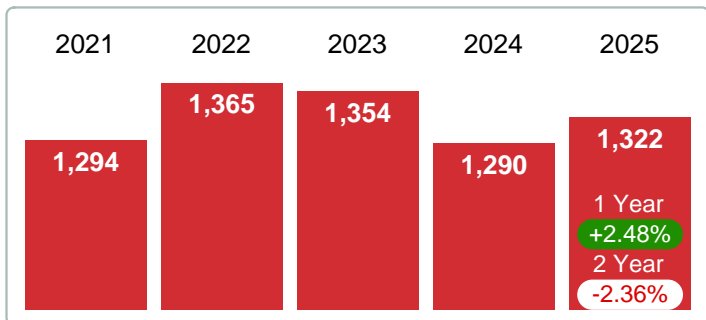
NEW LISTINGS

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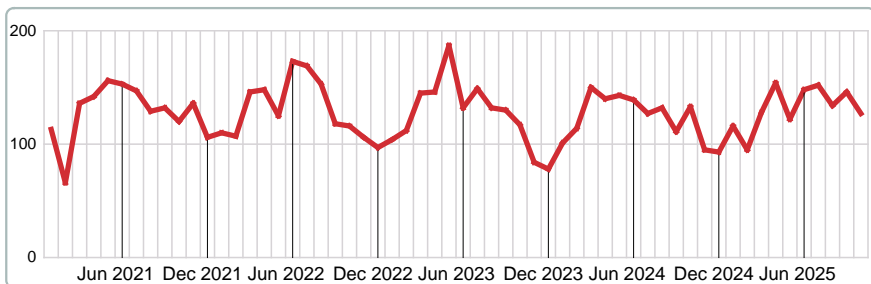
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

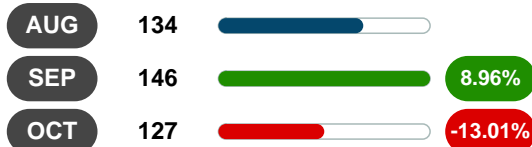


3 MONTHS

5 year OCT AVG = 123

High May 2023 187 Low Feb 2021 66

New Listings this month at 127 above the 5 yr OCT average of 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 |
| Median New Listed Listing Price | \$194,900 | | \$145,000 | \$189,000 | \$325,000 | \$590,500 |

October 2025

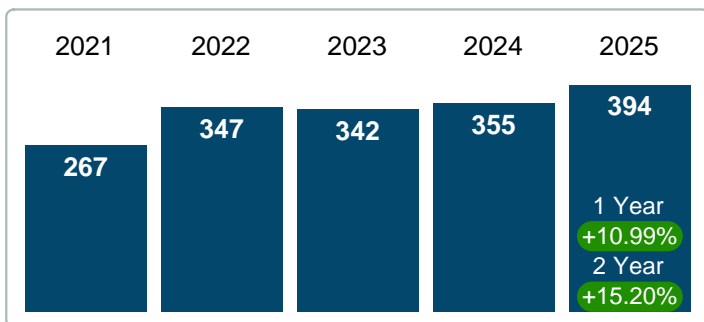
Area Delimited by County Of Creek



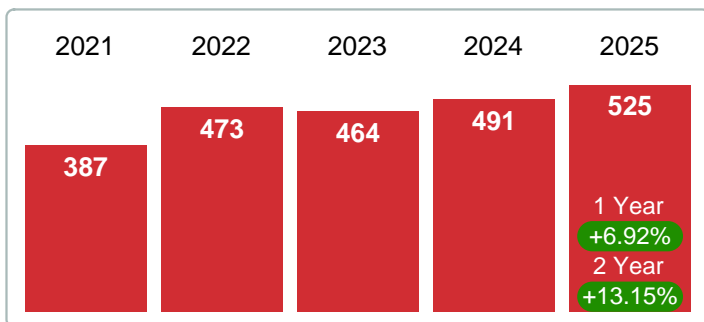
ACTIVE INVENTORY

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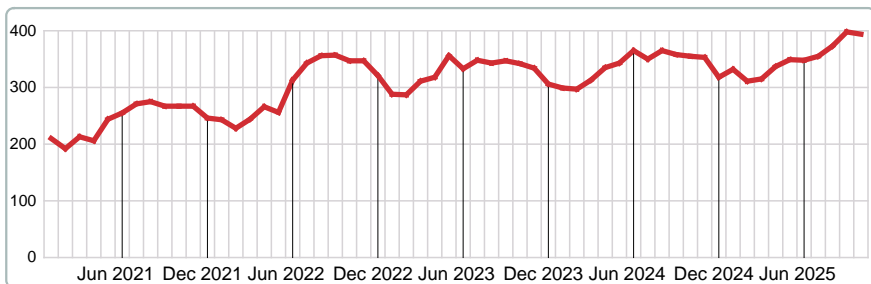
END OF OCTOBER



ACTIVE DURING OCTOBER

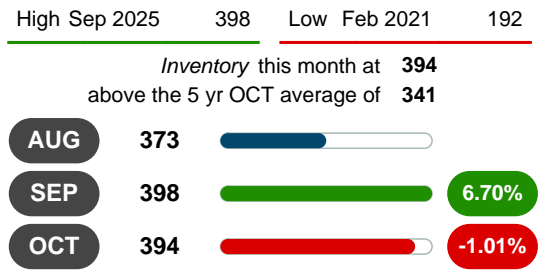


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 341



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range | | % | MDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|-----|-------------|-------|-----------|-----------|-----------|-----------|
| \$50,000 and less | 34 | 8.63% | 45.0 | 25 | 8 | 0 | 1 |
| \$50,001 - \$100,000 | 55 | 13.96% | 107.0 | 49 | 5 | 1 | 0 |
| \$100,001 - \$150,000 | 38 | 9.64% | 58.5 | 27 | 7 | 3 | 1 |
| \$150,001 - \$250,000 | 115 | 29.19% | 45.0 | 33 | 67 | 11 | 4 |
| \$250,001 - \$325,000 | 55 | 13.96% | 71.0 | 27 | 19 | 7 | 2 |
| \$325,001 - \$575,000 | 57 | 14.47% | 79.0 | 16 | 18 | 18 | 5 |
| \$575,001 and up | 40 | 10.15% | 89.5 | 13 | 9 | 10 | 8 |
| Total Active Inventory by Units | | 394 | | 190 | 133 | 50 | 21 |
| Total Active Inventory by Volume | | 115,020,081 | 100% | 42.01M | 37.69M | 21.99M | 13.33M |
| Median Active Inventory Listing Price | | \$215,000 | | \$139,875 | \$222,887 | \$342,500 | \$484,000 |

October 2025

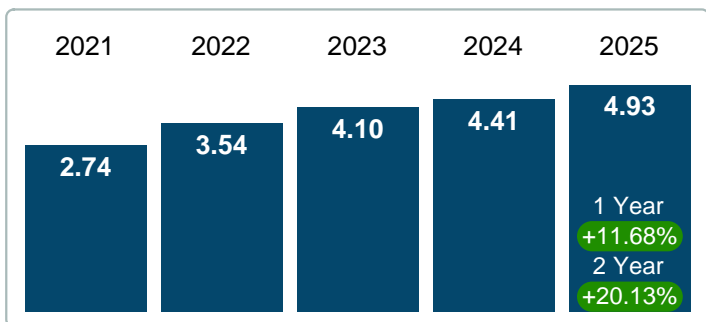
Area Delimited by County Of Creek



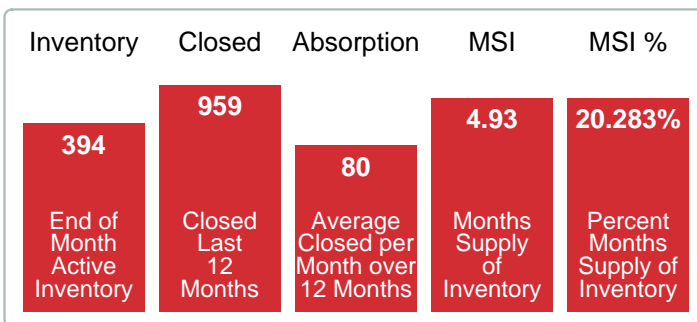
MONTHS SUPPLY of INVENTORY (MSI)

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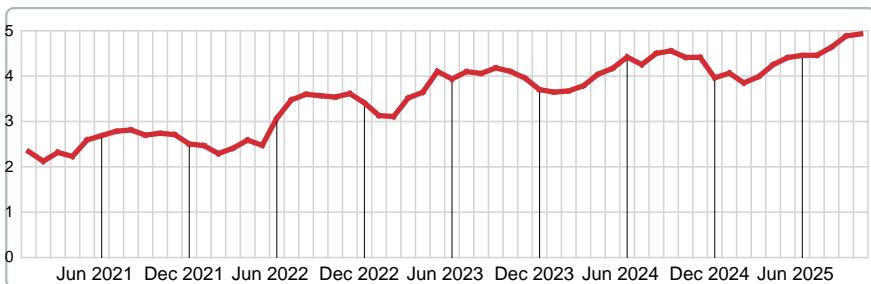
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025

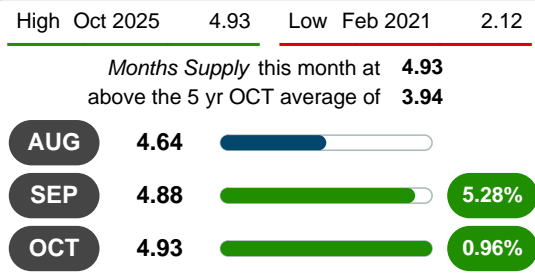


5 YEAR MARKET ACTIVITY TRENDS



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 | | 100% | 4.93 | 190 | 133 | 50 | 21 |

October 2025

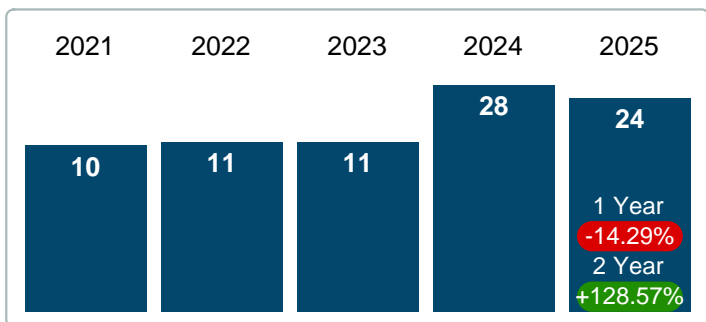
Area Delimited by County Of Creek



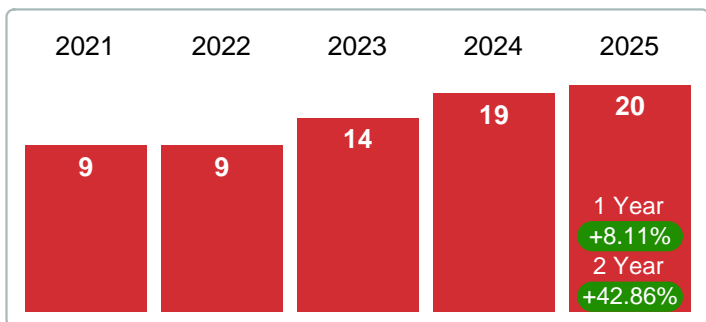
MEDIAN DAYS ON MARKET TO SALE

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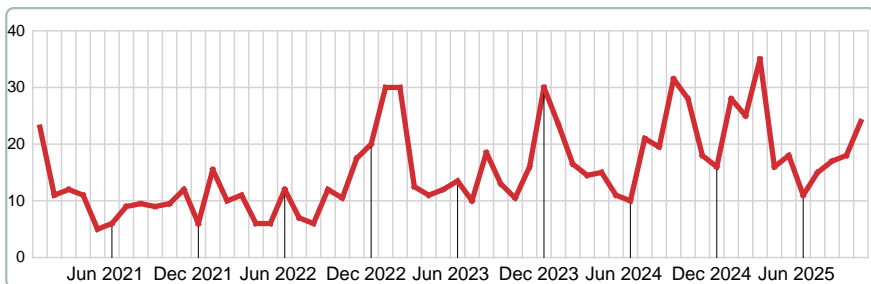
OCTOBER



YEAR TO DATE (YTD)

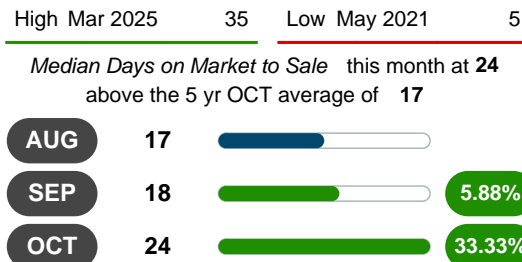


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 17



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 |
|--|------------|--------|------|----------|--------|--------|---------|
| \$0 and less | 0 | 0.00% | 90 | 0 | 0 | 0 | 0 |
| \$1-\$75,000 | 14 | 18.18% | 23 | 25 | 17 | 0 | 0 |
| \$75,001-\$150,000 | 11 | 14.29% | 25 | 40 | 19 | 0 | 0 |
| \$150,001-\$225,000 | 22 | 28.57% | 29 | 40 | 23 | 39 | 0 |
| \$225,001-\$275,000 | 10 | 12.99% | 35 | 18 | 61 | 23 | 0 |
| \$275,001-\$400,000 | 12 | 15.58% | 17 | 229 | 45 | 8 | 16 |
| \$400,001 and up | 8 | 10.39% | 23 | 0 | 23 | 29 | 30 |
| Median Closed DOM | 24 | | | 37 | 23 | 18 | 21 |
| Total Closed Units | 77 | 100% | 24.0 | 23 | 38 | 13 | 3 |
| Total Closed Volume | 16,008,209 | | | 2.30M | 7.91M | 4.16M | 1.64M |

October 2025

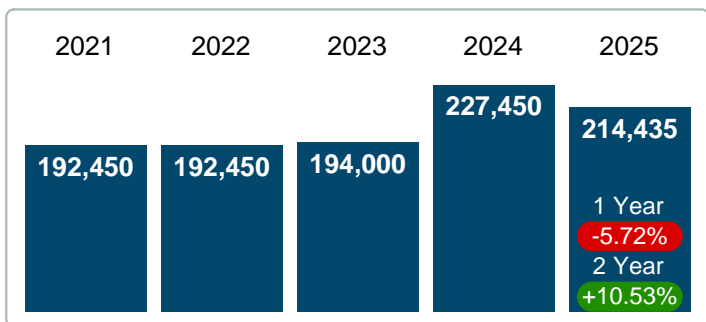
Area Delimited by County Of Creek



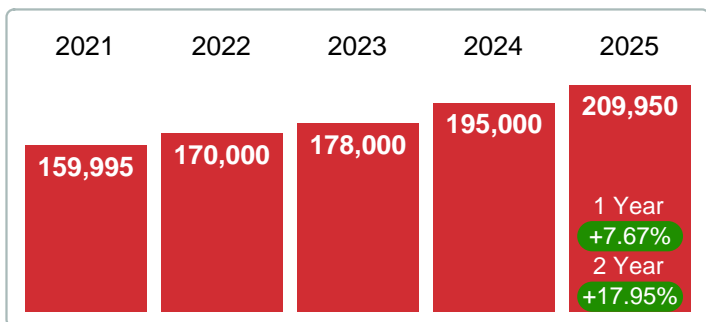
MEDIAN LIST PRICE AT CLOSING

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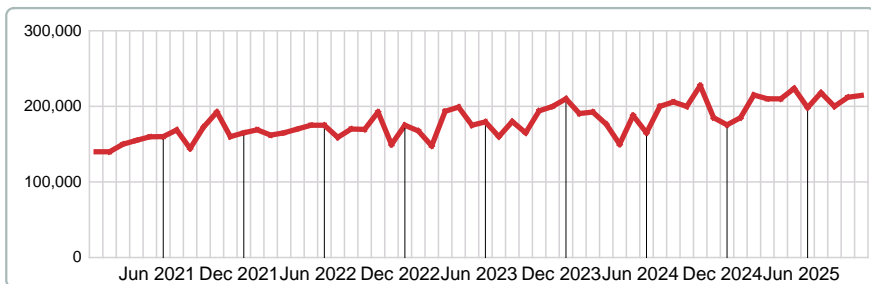
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 204,157

High Oct 2024 227,450 Low Feb 2021 139,900

Median List Price at Closing this month at **214,435**
above the 5 yr OCT average of **204,157**

- AUG** 199,950
- SEP** 212,000 +6.03%
- OCT** 214,435 +1.15%

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 |
|---|----|--------|------------|----------|---------|---------|---------|
| \$0 and less | 0 | 0.00% | 23 | 0 | 0 | 0 | 0 |
| \$1-\$75,000 | 13 | 16.88% | 12,000 | 27,500 | 1,875 | 0 | 0 |
| \$75,001-\$150,000 | 10 | 12.99% | 102,250 | 116,500 | 85,000 | 0 | 0 |
| \$150,001-\$225,000 | 24 | 31.17% | 202,094 | 192,500 | 204,187 | 214,435 | 0 |
| \$225,001-\$275,000 | 10 | 12.99% | 239,950 | 239,900 | 240,000 | 253,750 | 0 |
| \$275,001-\$400,000 | 12 | 15.58% | 327,500 | 300,000 | 322,500 | 350,000 | 349,000 |
| \$400,001 and up | 8 | 10.39% | 449,950 | 0 | 434,250 | 455,000 | 734,950 |
| Median List Price | | | 214,435 | 99,000 | 216,500 | 325,000 | 449,900 |
| Total Closed Units | | 100% | 214,435 | 23 | 38 | 13 | 3 |
| Total Closed Volume | | | 16,785,484 | 2.53M | 8.13M | 4.31M | 1.82M |

October 2025

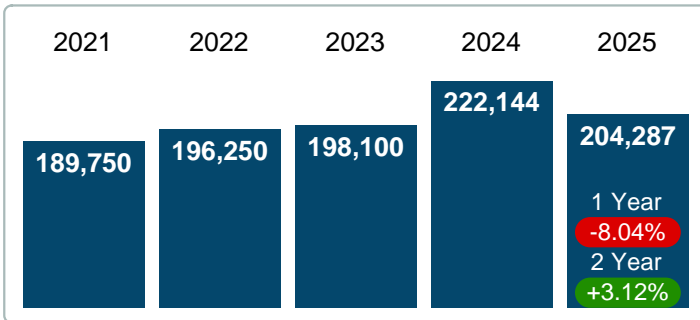
Area Delimited by County Of Creek



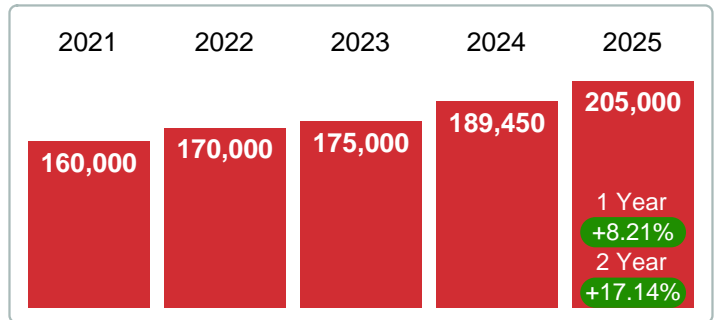
MEDIAN SOLD PRICE AT CLOSING

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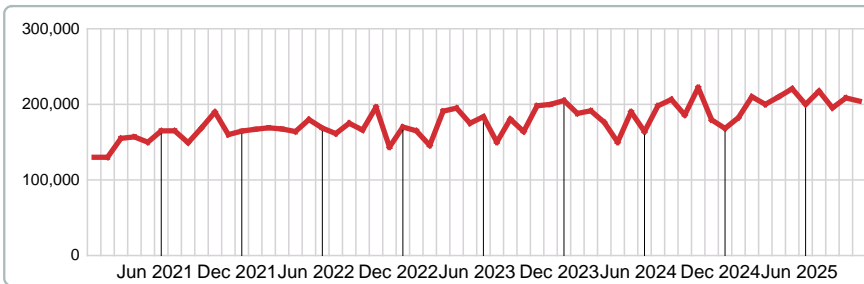
OCTOBER



YEAR TO DATE (YTD)

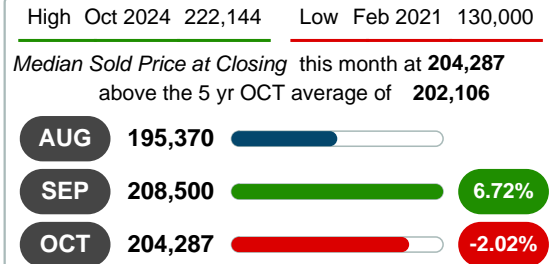


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 202,106



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 |
|---|----|--------|------------|----------|---------|---------|---------|
| \$0 and less | 0 | 0.00% | 449,950 | 0 | 0 | 0 | 0 |
| \$1-\$75,000 | 14 | 18.18% | 13,000 | 27,500 | 1,888 | 0 | 0 |
| \$75,001-\$150,000 | 11 | 14.29% | 93,000 | 93,000 | 107,500 | 0 | 0 |
| \$150,001-\$225,000 | 22 | 28.57% | 193,750 | 192,500 | 195,000 | 214,535 | 0 |
| \$225,001-\$275,000 | 10 | 12.99% | 233,750 | 239,900 | 232,500 | 246,000 | 0 |
| \$275,001-\$400,000 | 12 | 15.58% | 320,000 | 300,000 | 315,000 | 325,000 | 349,000 |
| \$400,001 and up | 8 | 10.39% | 440,750 | 0 | 410,000 | 445,000 | 645,750 |
| Median Sold Price | | | 204,287 | 90,000 | 212,450 | 293,550 | 441,500 |
| Total Closed Units | | 100% | 204,287 | 23 | 38 | 13 | 3 |
| Total Closed Volume | | | 16,008,209 | 2.30M | 7.91M | 4.16M | 1.64M |

October 2025

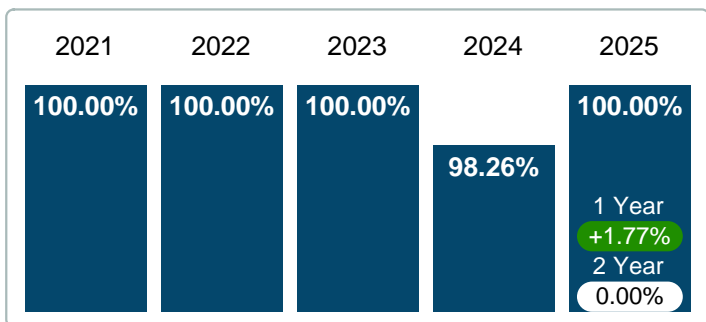
Area Delimited by County Of Creek



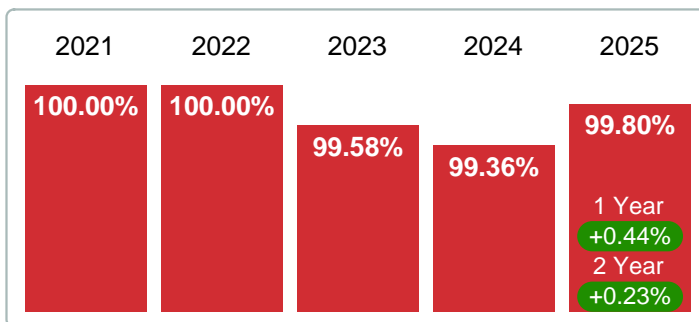
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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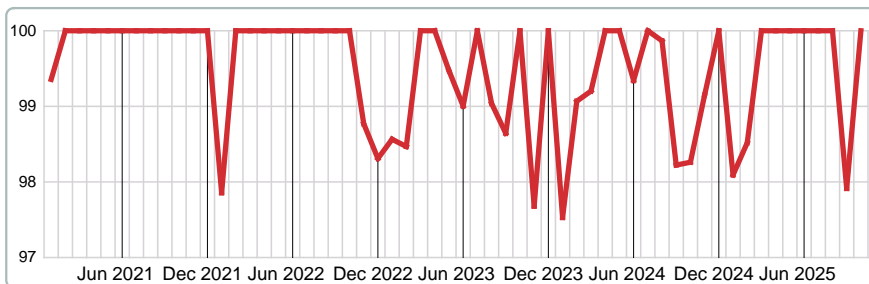
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

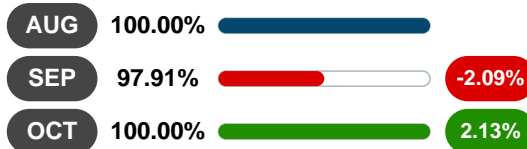


3 MONTHS

5 year OCT AVG = 99.65%

High Oct 2025 100.00% Low Jan 2024 97.53%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr OCT average of **99.65%**



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 |
|--|----|------------|---------|----------|---------|---------|---------|
| \$0 and less | 0 | 0.00% | 100.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| \$1-\$75,000 | 14 | 18.18% | 100.00% | 100.00% | 100.00% | 0.00% | 0.00% |
| \$75,001-\$150,000 | 11 | 14.29% | 87.33% | 88.46% | 85.60% | 0.00% | 0.00% |
| \$150,001-\$225,000 | 22 | 28.57% | 100.00% | 100.15% | 100.00% | 100.05% | 0.00% |
| \$225,001-\$275,000 | 10 | 12.99% | 98.95% | 100.00% | 100.00% | 84.15% | 0.00% |
| \$275,001-\$400,000 | 12 | 15.58% | 100.00% | 100.00% | 100.00% | 100.00% | 100.00% |
| \$400,001 and up | 8 | 10.39% | 97.87% | 0.00% | 98.00% | 96.74% | 90.73% |
| Median Sold/List Ratio | | 100.00% | | 100.00% | 100.00% | 100.00% | 98.13% |
| 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

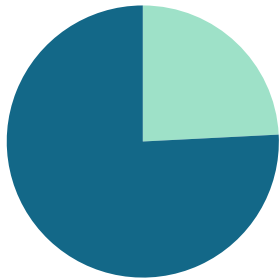
Area Delimited by County Of Creek



MARKET SUMMARY

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

INVENTORY

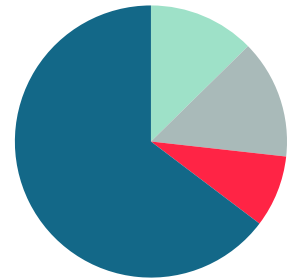


Inventory
 New Listings
127 = 24.19%
 Start Inventory
398
 Total Inventory Units
525
 Volume
\$155,448,190

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% |
| Median List Price | 227,450 | 214,435 | -5.72% | 195,000 | 209,950 | 7.67% |
| Median Sale Price | 222,144 | 204,287 | -8.04% | 189,450 | 205,000 | 8.21% |
| Median Percent of Selling Price to List Price | 98.26% | 100.00% | 1.77% | 99.36% | 99.80% | 0.44% |
| Median Days on Market to Sale | 28.00 | 24.00 | -14.29% | 18.50 | 20.00 | 8.11% |
| 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

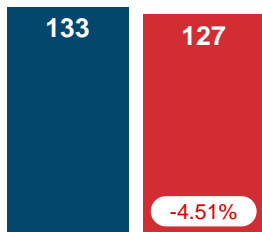
Inventory on October 31, 2025 = **394**

2024 **2025**

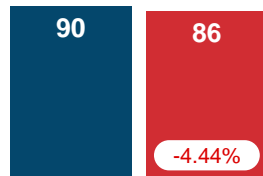
OCTOBER MARKET

MEDIAN PRICES

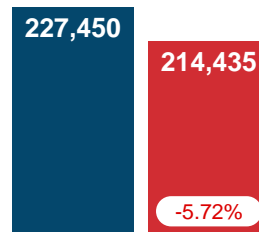
New Listings



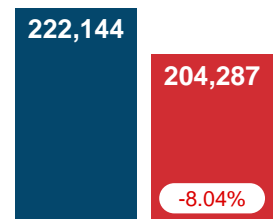
Pending Listings



List Price



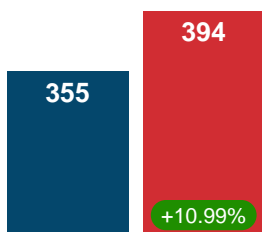
Sale Price



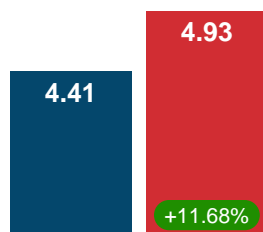
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

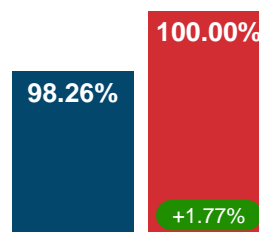
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

