

October 2025



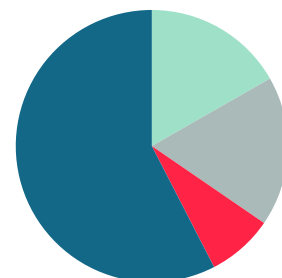
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Nov 11, 2025 for MLS Technology Inc.

Compared Metrics	2024	October 2025	+/-%
Closed Listings	1,093	1,128	3.20%
Pending Listings	1,087	1,201	10.49%
New Listings	1,606	1,678	4.48%
Median List Price	265,500	284,950	7.33%
Median Sale Price	260,000	280,000	7.69%
Median Percent of Selling Price to List Price	99.43%	99.30%	-0.13%
Median Days on Market to Sale	23.00	25.00	8.70%
End of Month Inventory	3,543	3,878	9.46%
Months Supply of Inventory	3.40	3.57	4.87%



- Closed (16.74%)
- Pending (17.83%)
- Other OffMarket (7.87%)
- Active (57.56%)

Absorption: Last 12 months, an Average of **1,086** Sales/Month
Active Inventory as of October 31, 2025 = **3,878**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2025 rose **9.46%** to 3,878 existing homes available for sale. Over the last 12 months this area has had an average of 1,086 closed sales per month. This represents an unsold inventory index of **3.57** 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 **7.69%** in October 2025 to \$280,000 versus the previous year at \$260,000.

Median Days on Market Lengthens

The median number of **25.00** days that homes spent on the market before selling increased by 2.00 days or **8.70%** in October 2025 compared to last year's same month at **23.00** DOM.

Sales Success for October 2025 is Positive

Overall, with Median Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 1,678 New Listings in October 2025, up **4.48%** from last year at 1,606. Furthermore, there were 1,128 Closed Listings this month versus last year at 1,093, a **3.20%** increase.

Closed versus Listed trends yielded a **67.2%** ratio, down from previous year's, October 2024, at **68.1%**, a **1.23%** 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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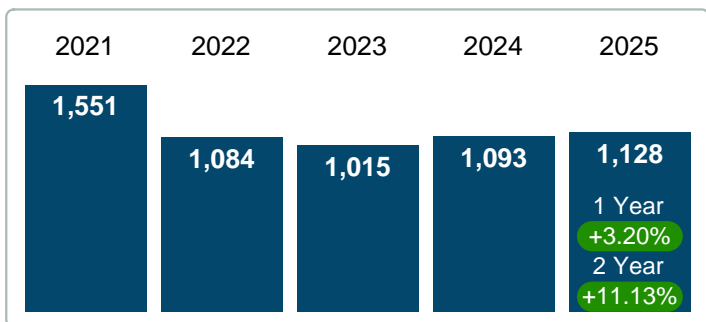
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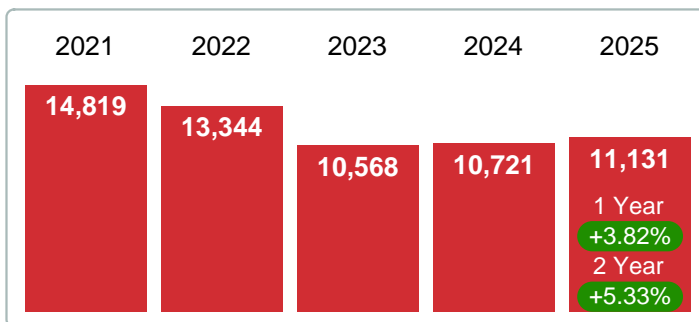
CLOSED LISTINGS

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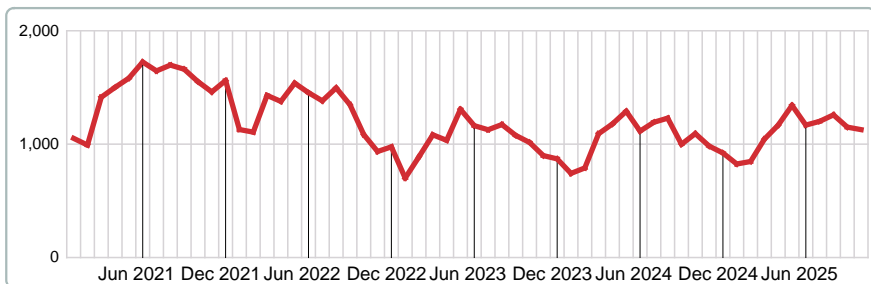
OCTOBER



YEAR TO DATE (YTD)

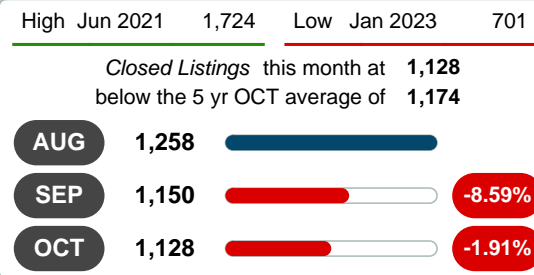


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 1,174



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	102	9.04%	17.5	51	45	5	1
\$125,001 - \$175,000	98	8.69%	17.5	27	62	9	0
\$175,001 - \$225,000	154	13.65%	23.0	17	116	21	0
\$225,001 - \$300,000	290	25.71%	24.0	20	198	71	1
\$300,001 - \$375,000	192	17.02%	32.5	8	77	90	17
\$375,001 - \$525,000	163	14.45%	28.0	6	61	78	18
\$525,001 and up	129	11.44%	36.0	3	30	70	26
Total Closed Units	1,128			132	589	344	63
Total Closed Volume	366,351,953	100%	25.0	25.19M	165.35M	137.42M	38.40M
Median Closed Price	\$280,000			\$147,450	\$247,000	\$350,000	\$451,900

October 2025



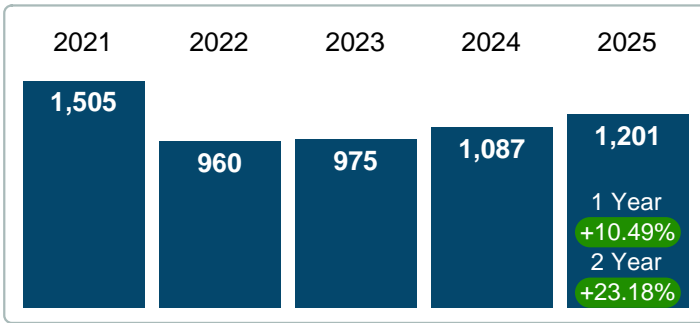
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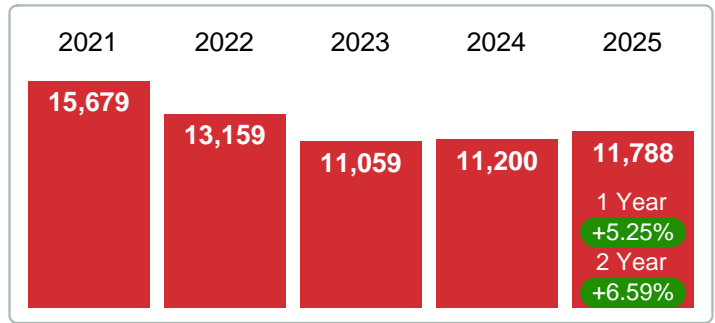
PENDING LISTINGS

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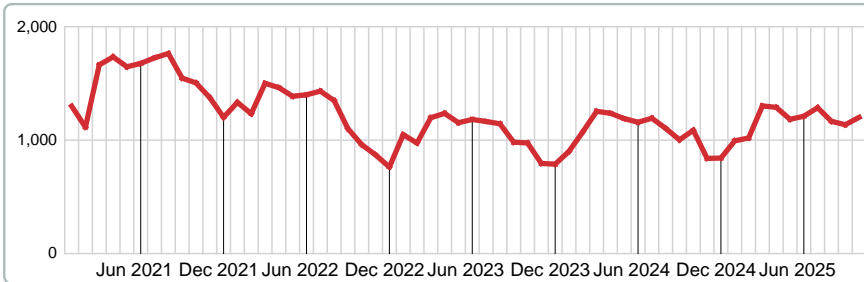
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 1,146

High Aug 2021 1,764 Low Dec 2022 763

Pending Listings this month at 1,201 above the 5 yr OCT average of 1,146



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	108	8.99%	27.0	48	53	6	1
\$125,001 - \$175,000	116	9.66%	22.5	24	80	11	1
\$175,001 - \$225,000	163	13.57%	27.0	16	137	9	1
\$225,001 - \$300,000	319	26.56%	32.0	17	221	79	2
\$300,001 - \$375,000	193	16.07%	46.0	8	83	91	11
\$375,001 - \$525,000	181	15.07%	33.0	6	87	77	11
\$525,001 and up	121	10.07%	26.0	4	32	60	25
Total Pending Units	1,201			123	693	333	52
Total Pending Volume	375,810,836	100%	30.0	23.55M	190.16M	130.62M	31.47M
Median Listing Price	\$274,900			\$154,900	\$248,000	\$345,000	\$507,000

October 2025



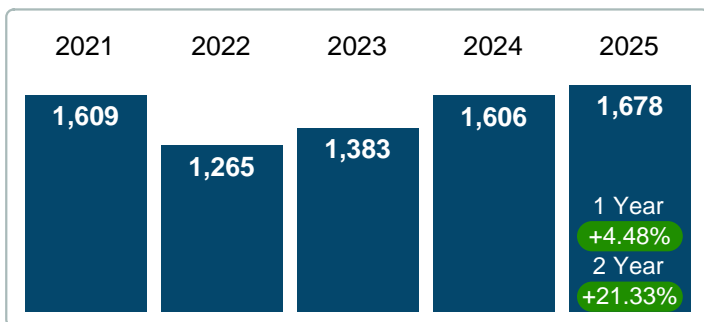
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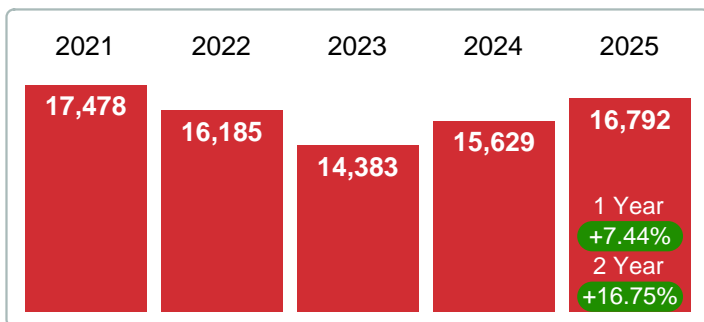
NEW LISTINGS

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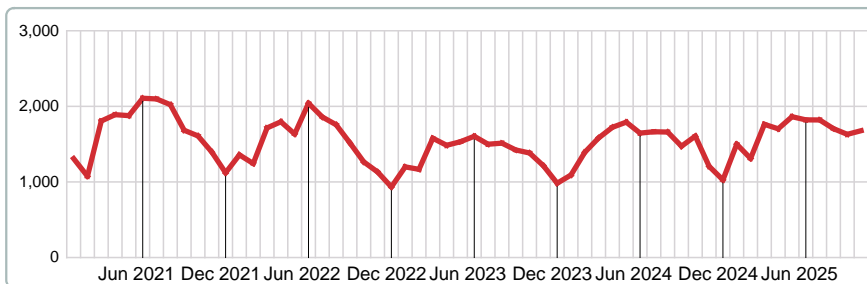
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 1,508

High Jun 2021 2,107 Low Dec 2022 934

New Listings this month at **1,678**
above the 5 yr OCT average of **1,508**



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	126	7.51%	59	53	12	2
\$125,001 - \$175,000	162	9.65%	45	105	10	2
\$175,001 - \$250,000	346	20.62%	34	276	35	1
\$250,001 - \$325,000	346	20.62%	27	212	102	5
\$325,001 - \$425,000	299	17.82%	7	130	136	26
\$425,001 - \$600,000	226	13.47%	9	66	119	32
\$600,001 and up	173	10.31%	7	26	96	44
Total New Listed Units	1,678		188	868	510	112
Total New Listed Volume	605,825,861	100%	42.76M	246.14M	242.49M	74.43M
Median New Listed Listing Price	\$295,000		\$169,000	\$252,425	\$389,766	\$549,950

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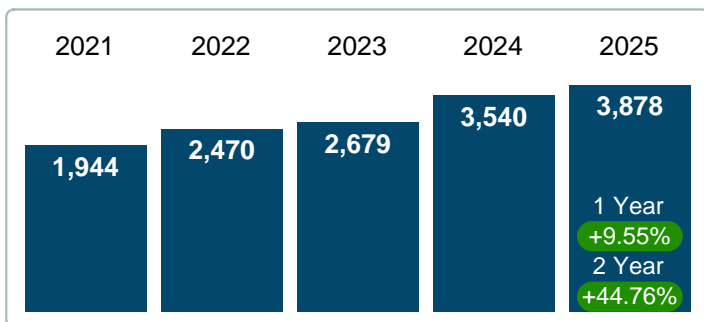
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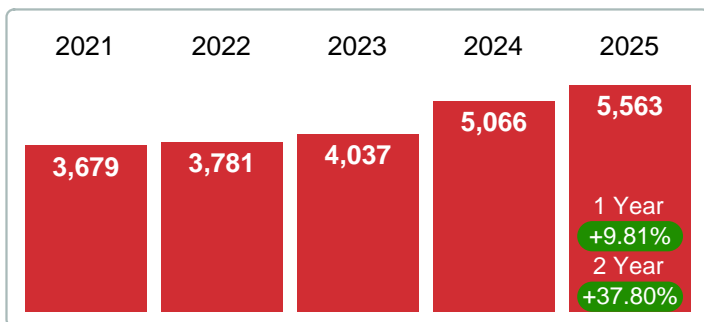
ACTIVE INVENTORY

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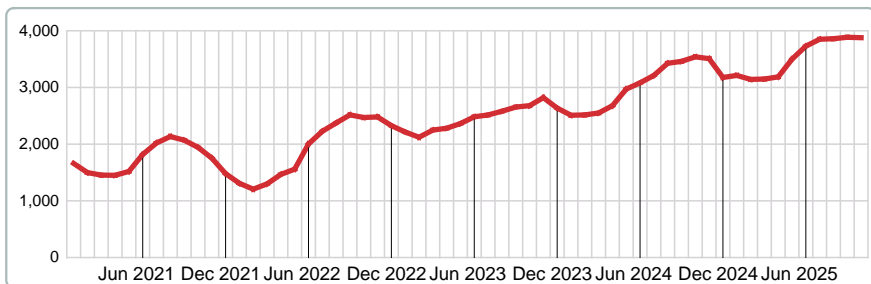
END OF OCTOBER



ACTIVE DURING OCTOBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 2,902

High Sep 2025 3,885 Low Feb 2022 1,206

Inventory this month at **3,878**
above the 5 yr OCT average of **2,902**



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$125,000 and less	285	7.35%	70.0	162	92	24	7	
\$125,001 - \$200,000	466	12.02%	44.0	119	297	43	7	
\$200,001 - \$275,000	680	17.53%	43.0	59	497	111	13	
\$275,001 - \$375,000	878	22.64%	50.0	46	428	356	48	
\$375,001 - \$500,000	646	16.66%	65.0	26	245	300	75	
\$500,001 - \$675,000	483	12.45%	79.0	13	114	284	72	
\$675,001 and up	440	11.35%	76.0	15	65	225	135	
Total Active Inventory by Units		3,878		440	1,738	1,343	357	
Total Active Inventory by Volume		1,606,788,931	100%	57.0	100.24M	556.24M	680.49M	269.81M
Median Active Inventory Listing Price		\$329,900			\$155,000	\$275,000	\$425,000	\$569,000

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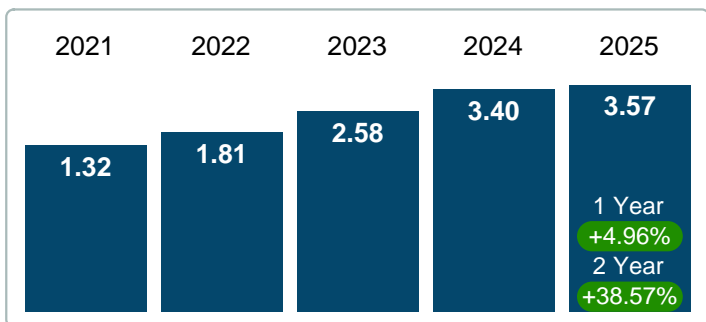
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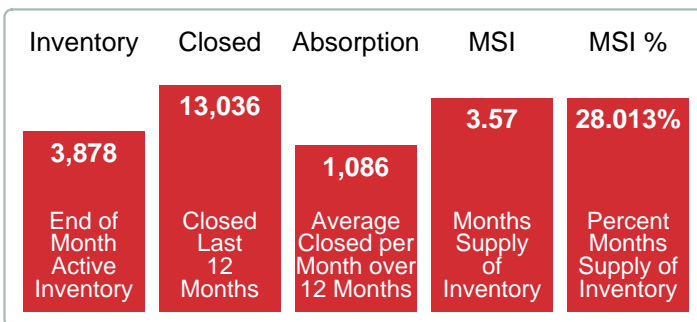
MONTHS SUPPLY OF INVENTORY (MSI)

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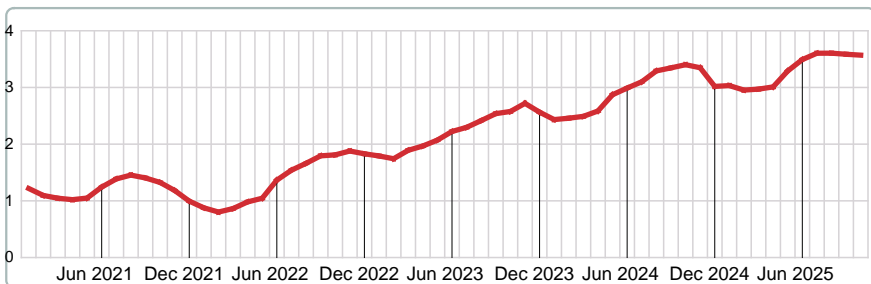
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025

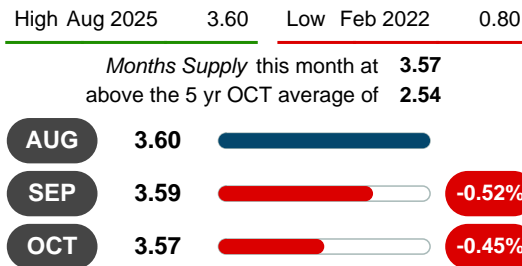


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 2.54



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
\$125,000 and less	285	7.35%	3.09	3.61	2.16	5.33	21.00
\$125,001 - \$200,000	466	12.02%	2.52	3.00	2.37	2.29	5.60
\$200,001 - \$275,000	680	17.53%	2.38	2.95	2.33	2.34	2.52
\$275,001 - \$375,000	878	22.64%	3.50	4.76	3.34	3.53	3.95
\$375,001 - \$500,000	646	16.66%	4.68	5.57	4.89	4.32	5.45
\$500,001 - \$675,000	483	12.45%	5.93	9.18	6.25	5.66	6.17
\$675,001 and up	440	11.35%	8.34	25.71	7.96	8.36	7.90
Market Supply of Inventory (MSI)			3.57	3.64	2.97	4.22	5.81
Total Active Inventory by Units		100%	3,878	440	1,738	1,343	357

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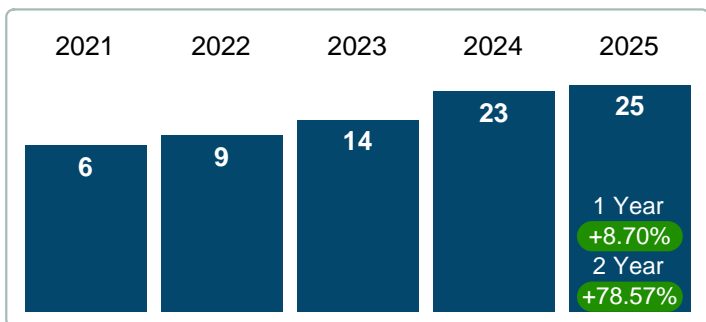
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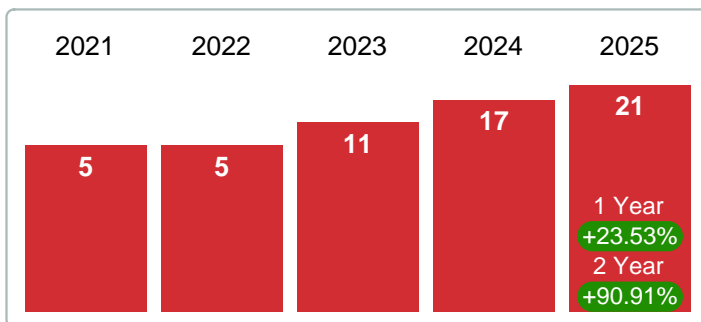
MEDIAN DAYS ON MARKET TO SALE

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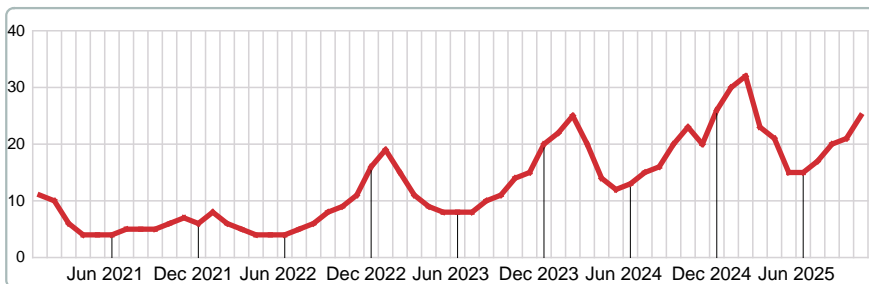
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

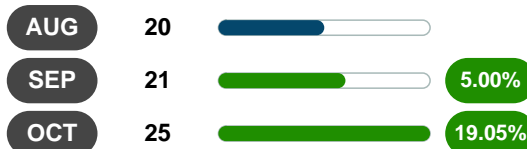


3 MONTHS

5 year OCT AVG = 15

High Feb 2025 32 Low Jun 2022 4

Median Days on Market to Sale this month at 25 above the 5 yr OCT average of 15



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	102	9.04%	18	30	13	5	5
\$125,001 - \$175,000	98	8.69%	18	20	19	14	0
\$175,001 - \$225,000	154	13.65%	23	30	19	38	0
\$225,001 - \$300,000	290	25.71%	24	23	21	29	67
\$300,001 - \$375,000	192	17.02%	33	6	27	34	51
\$375,001 - \$525,000	163	14.45%	28	20	23	29	41
\$525,001 and up	129	11.44%	36	108	36	33	75
Median Closed DOM			25	28	21	29	51
Total Closed Units		100%	25.0	132	589	344	63
Total Closed Volume				25.19M	165.35M	137.42M	38.40M

October 2025



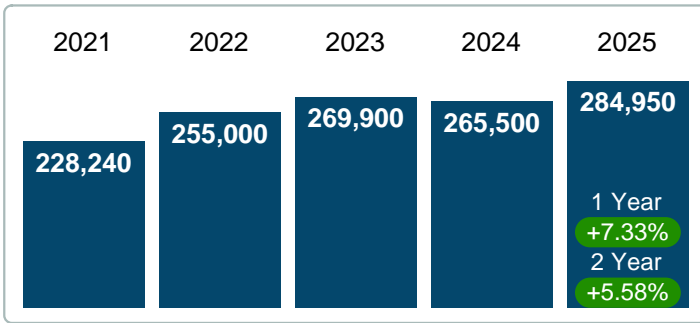
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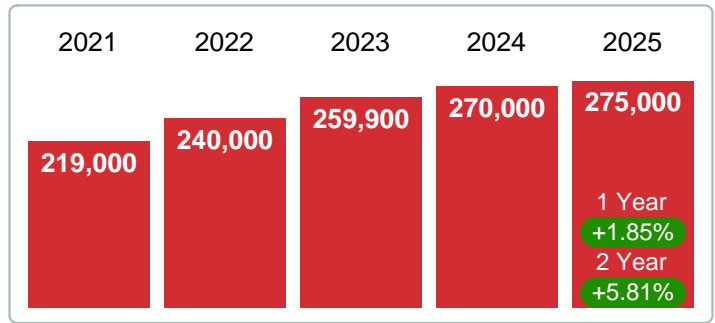
MEDIAN LIST PRICE AT CLOSING

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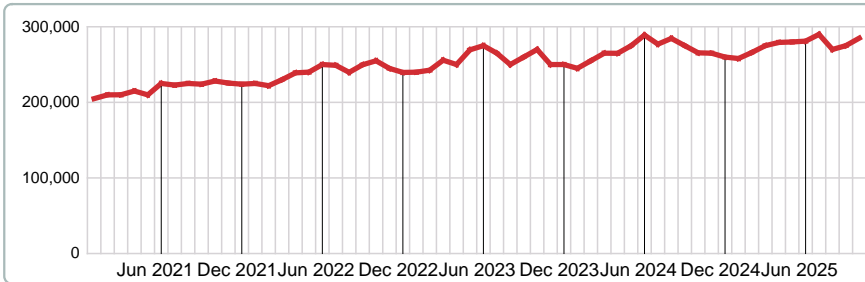
OCTOBER



YEAR TO DATE (YTD)

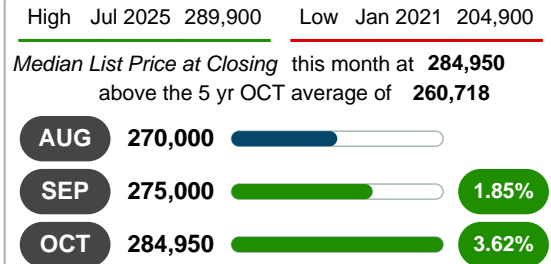


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 260,718



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	93	8.24%	90,000	86,350	96,750	67,750	110,000
\$125,001 - \$175,000	96	8.51%	153,500	144,950	159,900	150,000	0
\$175,001 - \$225,000	159	14.10%	205,000	190,000	205,000	209,997	0
\$225,001 - \$300,000	287	25.44%	265,000	259,450	260,000	275,000	249,999
\$300,001 - \$375,000	185	16.40%	329,000	322,500	330,000	328,500	329,900
\$375,001 - \$525,000	176	15.60%	430,338	410,000	430,175	425,000	449,881
\$525,001 and up	132	11.70%	658,872	787,950	650,000	635,200	895,500
Median List Price			284,950	149,250	252,944	357,052	479,900
Total Closed Units		100%	284,950	132	589	344	63
Total Closed Volume			375,094,964	26.72M	168.54M	139.76M	40.07M

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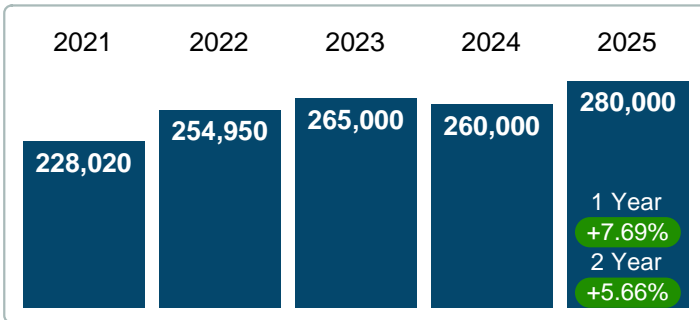
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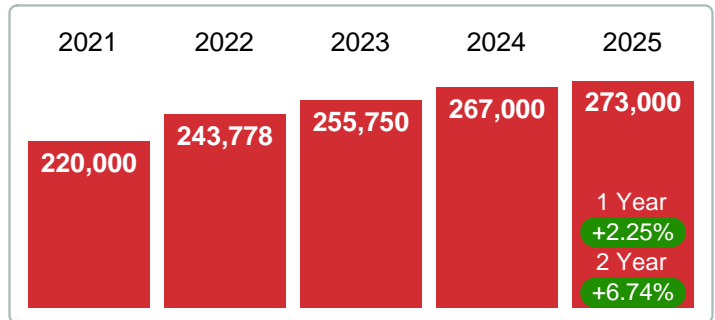
MEDIAN SOLD PRICE AT CLOSING

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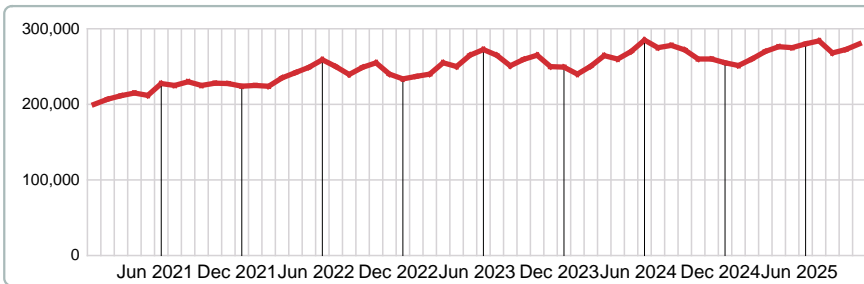
OCTOBER



YEAR TO DATE (YTD)

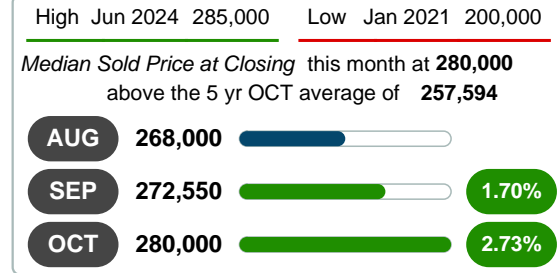


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 257,594



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	9.04%	90,000	88,000	90,000	87,930	110,000
\$125,001 - \$175,000	8.69%	155,000	143,000	159,000	163,000	0
\$175,001 - \$225,000	13.65%	203,650	191,000	205,000	199,900	0
\$225,001 - \$300,000	25.71%	265,000	260,000	260,000	274,500	249,999
\$300,001 - \$375,000	17.02%	330,000	317,939	332,000	327,500	332,000
\$375,001 - \$525,000	14.45%	430,501	435,190	435,000	430,000	439,750
\$525,001 and up	11.44%	655,595	975,000	625,000	635,100	862,500
Median Sold Price		280,000	147,450	247,000	350,000	451,900
Total Closed Units	100%	1,128	132	589	344	63
Total Closed Volume		366,351,953	25.19M	165.35M	137.42M	38.40M

October 2025



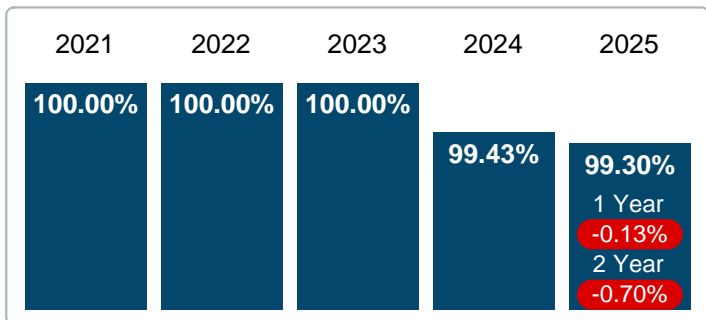
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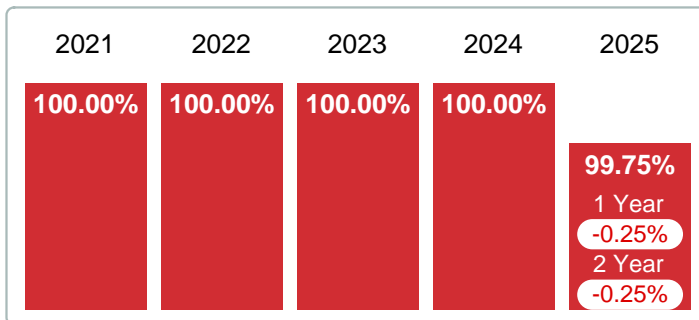
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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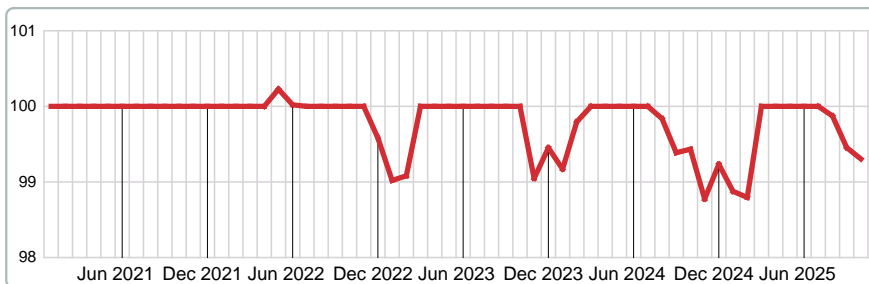
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

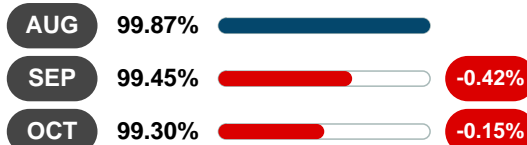


3 MONTHS

5 year OCT AVG = 99.75%

High May 2022 100.23% Low Nov 2024 98.77%

Median Sold/List Ratio this month at **99.30%**
 below the 5 yr OCT average of **99.75%**



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	102	9.04%	94.23%	95.11%	92.68%	100.00%	100.00%
\$125,001 - \$175,000	98	8.69%	99.38%	99.24%	99.34%	100.00%	0.00%
\$175,001 - \$225,000	154	13.65%	100.00%	98.75%	100.00%	99.00%	0.00%
\$225,001 - \$300,000	290	25.71%	100.00%	99.19%	100.00%	100.00%	100.00%
\$300,001 - \$375,000	192	17.02%	100.00%	100.00%	99.86%	100.00%	99.35%
\$375,001 - \$525,000	163	14.45%	98.75%	100.00%	98.78%	98.71%	98.59%
\$525,001 and up	129	11.44%	98.97%	89.29%	98.51%	99.76%	96.61%
Median Sold/List Ratio		99.30%		98.84%	99.52%	99.89%	98.39%
Total Closed Units		1,128	100%	132	589	344	63
Total Closed Volume		366,351,953		25.19M	165.35M	137.42M	38.40M

October 2025



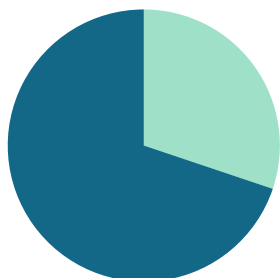
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Nov 11, 2025 for MLS Technology Inc.

INVENTORY

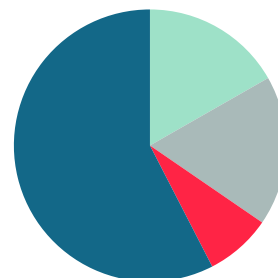


Inventory
 New Listings
1,678 = 30.16%
 Start Inventory
3,886
 Total Inventory Units
5,564
 Volume
\$2,195,110,600

Market Activity

Closed Sales
1,128 = 16.74%
 Pending Sales
1,201 = 17.83%
 Other Off Market
530 = 7.87%
 Active Inventory
3,878 = 57.56%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	1,093	1,128	3.20%	10,721	11,131	3.82%
Pending Sales	1,087	1,201	10.49%	11,200	11,788	5.25%
New Listings	1,606	1,678	4.48%	15,629	16,792	7.44%
Median List Price	265,500	284,950	7.33%	270,000	275,000	1.85%
Median Sale Price	260,000	280,000	7.69%	267,000	273,000	2.25%
Median Percent of Selling Price to List Price	99.43%	99.30%	-0.13%	100.00%	99.75%	-0.25%
Median Days on Market to Sale	23.00	25.00	8.70%	17.00	21.00	23.53%
Monthly Inventory	3,543	3,878	9.46%	3,543	3,878	9.46%
Months Supply of Inventory	3.40	3.57	4.87%	3.40	3.57	4.87%

Absorption: Last 12 months, an Average of **1,086** Sales/Month

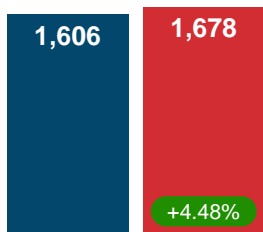
Inventory on October 31, 2025 = **3,878**

2024 **2025**

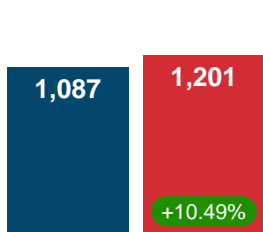
OCTOBER MARKET

MEDIAN PRICES

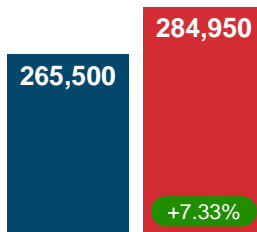
New Listings



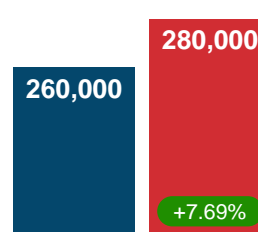
Pending Listings



List Price



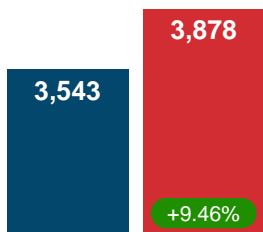
Sale Price



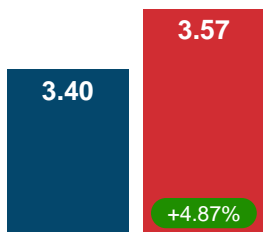
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

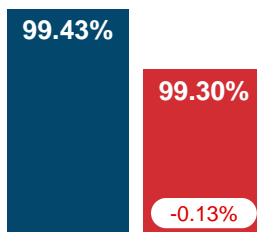
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

