

# October 2025

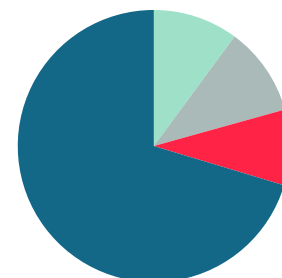
Area Delimited by County Of Mayes



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	October 2025	+/-%
Closed Listings	56	45	-19.64%
Pending Listings	45	47	4.44%
New Listings	78	78	0.00%
Average List Price	258,113	270,024	4.61%
Average Sale Price	255,026	244,642	-4.07%
Average Percent of Selling Price to List Price	106.21%	91.95%	-13.43%
Average Days on Market to Sale	53.41	59.76	11.88%
End of Month Inventory	321	313	-2.49%
Months Supply of Inventory	6.82	7.48	9.74%



**Absorption:** Last 12 months, an Average of **42** Sales/Month  
**Active Inventory** as of October 31, 2025 = **313**

### Analysis Wrap-Up

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

The total housing inventory at the end of October 2025 decreased **2.49%** to 313 existing homes available for sale. Over the last 12 months this area has had an average of 42 closed sales per month. This represents an unsold inventory index of **7.48** 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 **4.07%** in October 2025 to \$244,642 versus the previous year at \$255,026.

#### Average Days on Market Lengthens

The average number of **59.76** days that homes spent on the market before selling increased by 6.34 days or **11.88%** in October 2025 compared to last year's same month at **53.41** DOM.

#### Sales Success for October 2025 is Positive

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

There were 78 New Listings in October 2025, down **0.00%** from last year at 78. Furthermore, there were 45 Closed Listings this month versus last year at 56, a **-19.64%** decrease.

Closed versus Listed trends yielded a **57.7%** ratio, down from previous year's, October 2024, at **71.8%**, a **19.64%** downswing. This will certainly create pressure on a decreasing 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

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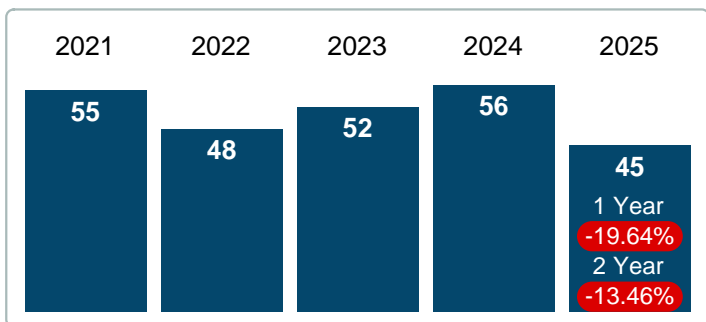
Area Delimited by County Of Mayes



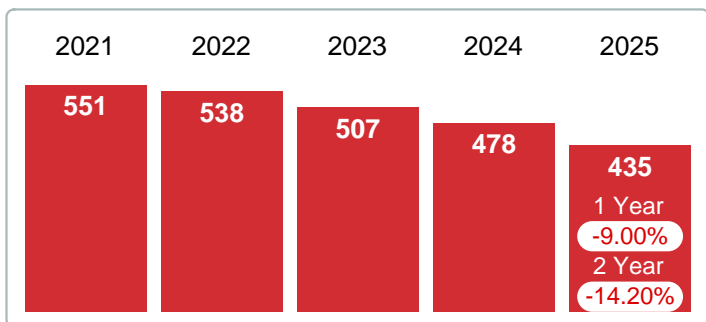
## CLOSED LISTINGS

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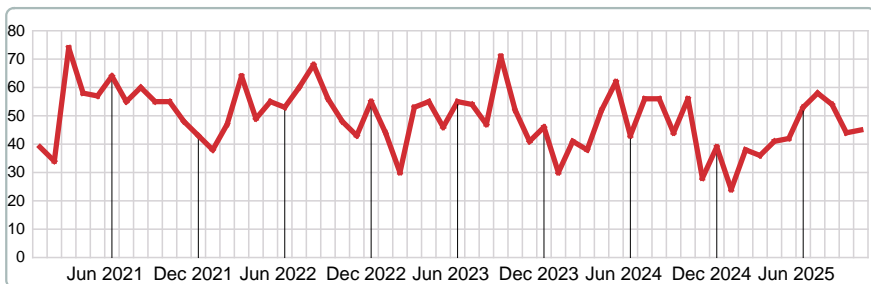
### OCTOBER



### YEAR TO DATE (YTD)

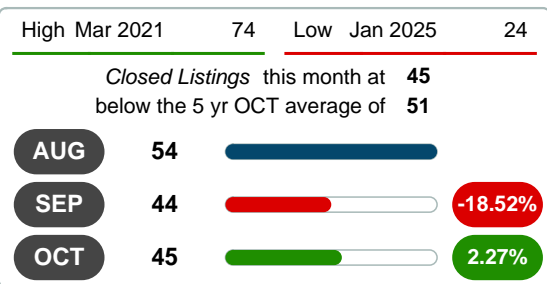


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 51



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	6.67%	17.0	2	1	0	0
\$50,001 - \$100,000	8	17.78%	27.3	6	2	0	0
\$100,001 - \$125,000	1	2.22%	43.0	1	0	0	0
\$125,001 - \$225,000	15	33.33%	66.0	6	8	1	0
\$225,001 - \$350,000	7	15.56%	42.7	2	4	1	0
\$350,001 - \$525,000	6	13.33%	130.5	1	3	2	0
\$525,001 and up	5	11.11%	61.0	2	3	0	0
<b>Total Closed Units</b>	<b>45</b>			<b>20</b>	<b>21</b>	<b>4</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>11,008,900</b>	<b>100%</b>	<b>59.8</b>	<b>3.83M</b>	<b>6.02M</b>	<b>1.15M</b>	<b>0.00B</b>
<b>Average Closed Price</b>	<b>\$244,642</b>			<b>\$191,675</b>	<b>\$286,710</b>	<b>\$288,625</b>	<b>\$0</b>

# October 2025



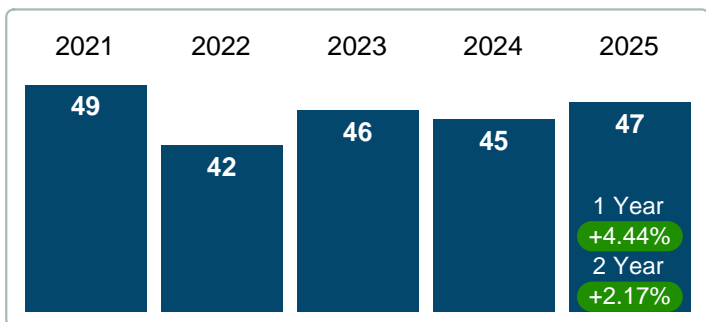
Area Delimited by County Of Mayes



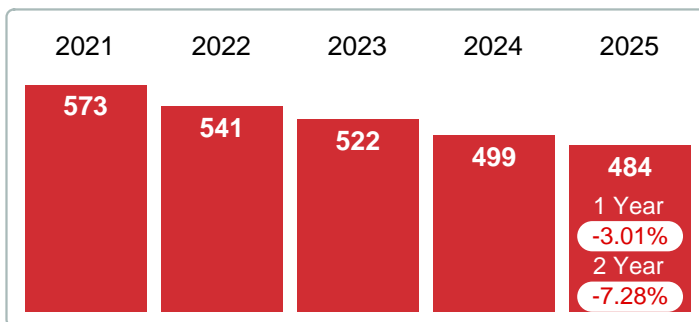
## PENDING LISTINGS

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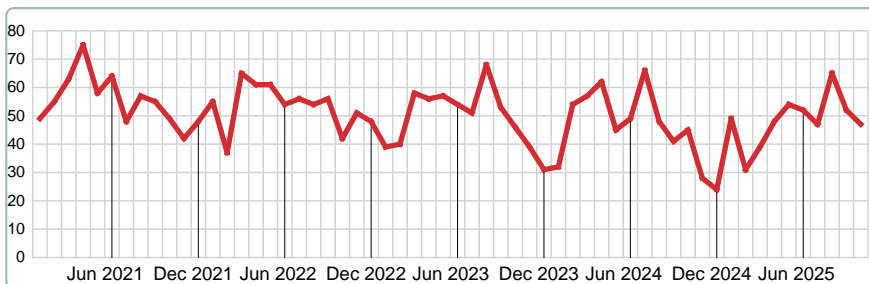
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

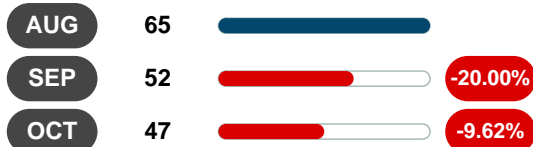


### 3 MONTHS

5 year OCT AVG = 46

High Apr 2021 75 Low Dec 2024 24

Pending Listings this month at 47 above the 5 yr OCT average of 46



### 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	<b>3</b>	6.38%	121.7	3	0	0	0
\$50,001 - \$100,000	<b>6</b>	12.77%	44.2	2	2	2	0
\$100,001 - \$175,000	<b>9</b>	19.15%	46.4	3	6	0	0
\$175,001 - \$225,000	<b>9</b>	19.15%	100.8	2	5	2	0
\$225,001 - \$325,000	<b>8</b>	17.02%	50.8	2	5	1	0
\$325,001 - \$475,000	<b>7</b>	14.89%	39.7	2	3	2	0
\$475,001 and up	<b>5</b>	10.64%	46.2	1	3	1	0
<b>Total Pending Units</b>	<b>47</b>			<b>15</b>	<b>24</b>	<b>8</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>11,760,600</b>	<b>100%</b>	<b>61.1</b>	<b>3.23M</b>	<b>6.21M</b>	<b>2.32M</b>	<b>0.00B</b>
<b>Average Listing Price</b>	<b>\$250,226</b>			<b>\$215,107</b>	<b>\$258,950</b>	<b>\$289,900</b>	<b>\$0</b>

# October 2025



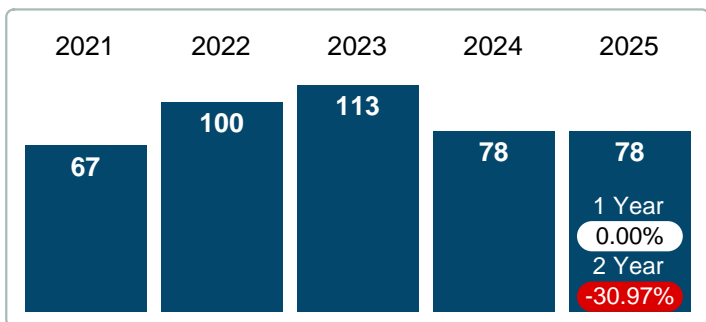
Area Delimited by County Of Mayes



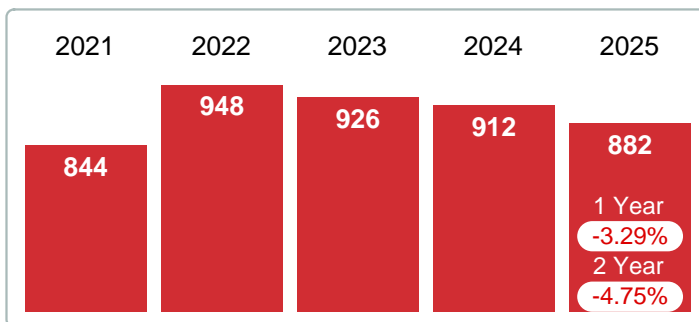
## NEW LISTINGS

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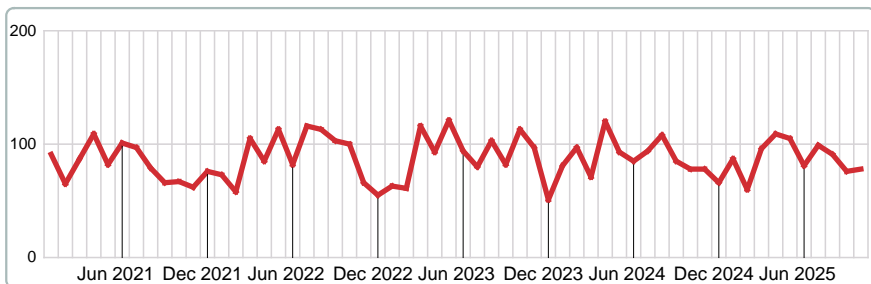
### OCTOBER



### YEAR TO DATE (YTD)

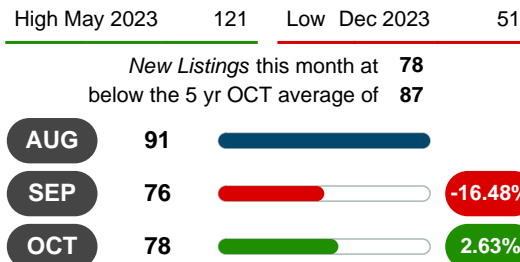


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 87



### 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	5	6.41%	5	0	0	0
\$50,001 - \$100,000	8	10.26%	7	0	1	0
\$100,001 - \$150,000	15	19.23%	7	7	1	0
\$150,001 - \$300,000	21	26.92%	11	8	2	0
\$300,001 - \$425,000	10	12.82%	3	3	4	0
\$425,001 - \$600,000	12	15.38%	3	5	4	0
\$600,001 and up	7	8.97%	2	3	1	1
<b>Total New Listed Units</b>	<b>78</b>		<b>38</b>	<b>26</b>	<b>13</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>26,072,798</b>	<b>100%</b>	<b>10.75M</b>	<b>9.41M</b>	<b>5.24M</b>	<b>669.90K</b>
<b>Average New Listed Listing Price</b>	<b>\$334,267</b>		<b>\$282,947</b>	<b>\$361,771</b>	<b>\$403,450</b>	<b>\$669,900</b>

# October 2025



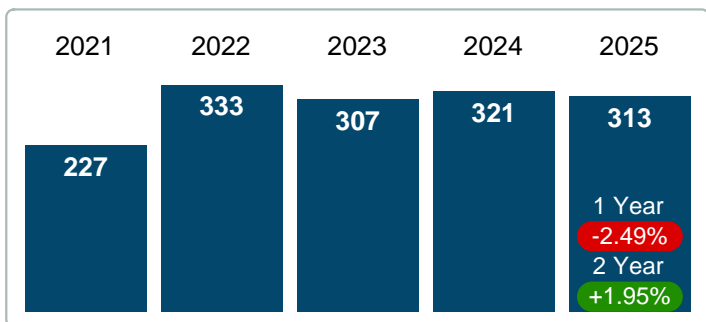
Area Delimited by County Of Mayes



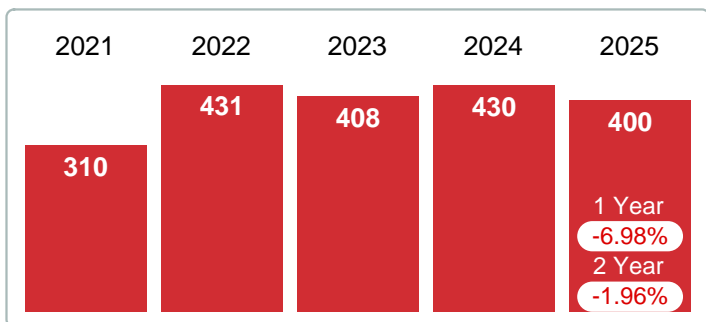
## ACTIVE INVENTORY

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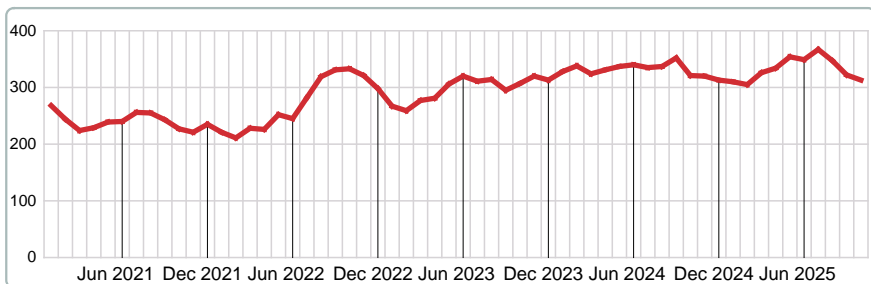
### END OF OCTOBER



### ACTIVE DURING OCTOBER

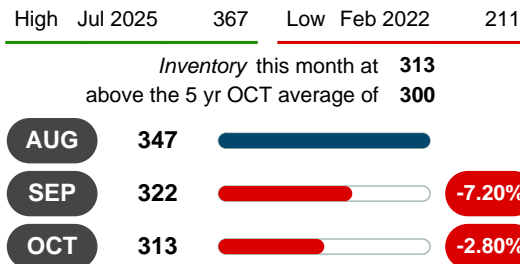


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 300



## INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	21	6.71%	168.5	20	1	0	0
\$25,001 - \$50,000	38	12.14%	221.7	38	0	0	0
\$50,001 - \$125,000	49	15.65%	103.3	43	4	1	1
\$125,001 - \$300,000	89	28.43%	79.1	37	40	10	2
\$300,001 - \$425,000	44	14.06%	101.5	10	19	14	1
\$425,001 - \$600,000	41	13.10%	111.2	14	12	14	1
\$600,001 and up	31	9.90%	100.8	13	6	6	6
<b>Total Active Inventory by Units</b>	<b>313</b>			<b>175</b>	<b>82</b>	<b>45</b>	<b>11</b>
<b>Total Active Inventory by Volume</b>	<b>101,943,608</b>	<b>100%</b>	<b>115.7</b>	<b>42.94M</b>	<b>28.69M</b>	<b>20.76M</b>	<b>9.55M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$325,698</b>			<b>\$245,351</b>	<b>\$349,884</b>	<b>\$461,376</b>	<b>\$868,618</b>

# October 2025



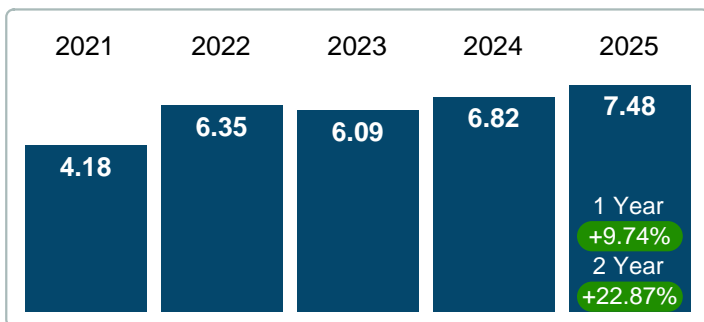
Area Delimited by County Of Mayes



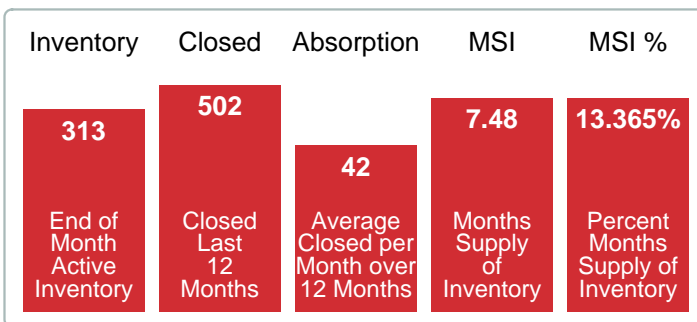
## MONTHS SUPPLY of INVENTORY (MSI)

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

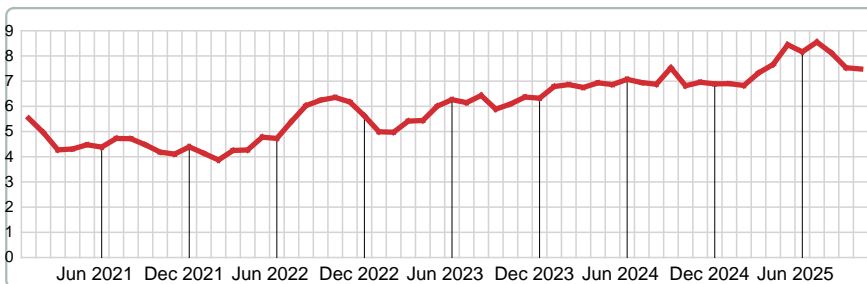
### MSI FOR OCTOBER



### INDICATORS FOR OCTOBER 2025

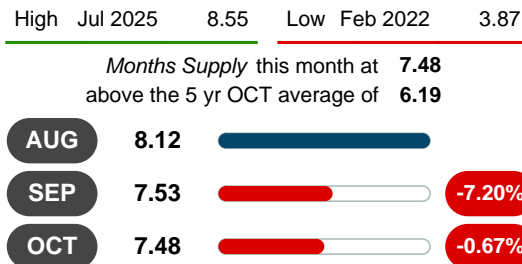


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 6.19



### 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
\$25,000 and less	21	6.71%	10.08	10.43	6.00	0.00	0.00
\$25,001 - \$50,000	38	12.14%	15.72	17.54	0.00	0.00	0.00
\$50,001 - \$125,000	49	15.65%	6.61	8.46	2.18	2.00	0.00
\$125,001 - \$300,000	89	28.43%	4.45	9.45	2.89	4.44	0.00
\$300,001 - \$425,000	44	14.06%	7.54	8.57	7.35	8.00	3.00
\$425,001 - \$600,000	41	13.10%	19.68	42.00	9.00	42.00	12.00
\$600,001 and up	31	9.90%	15.50	26.00	5.54	18.00	72.00
Market Supply of Inventory (MSI)			7.48	11.60	3.89	8.71	22.00
Total Active Inventory by Units		100%	7.48	175	82	45	11

# October 2025

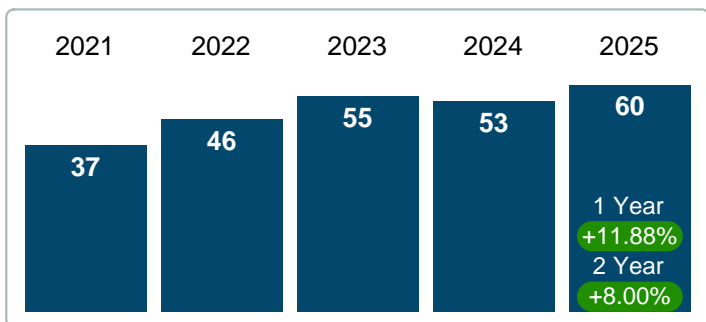
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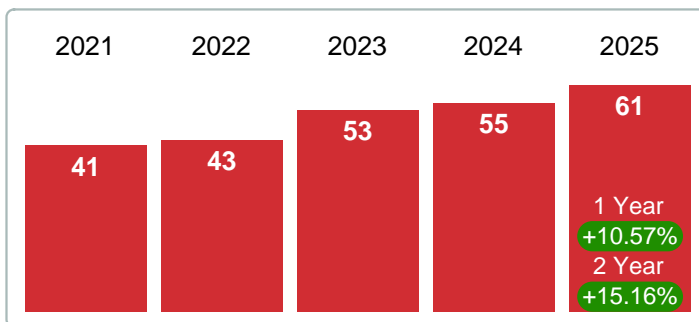
## AVERAGE DAYS ON MARKET TO SALE

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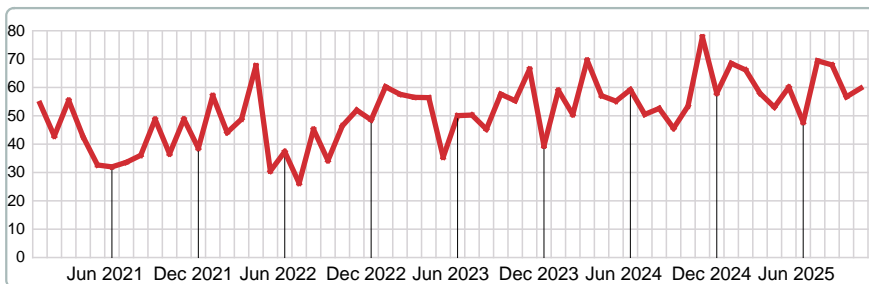
### OCTOBER



### YEAR TO DATE (YTD)

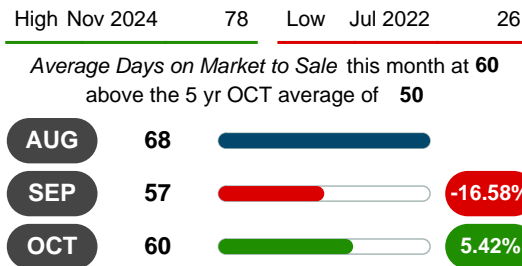


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 50



### 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
\$50,000 and less	6.67%	17	17	17	0	0
\$50,001 - \$100,000	17.78%	27	35	5	0	0
\$100,001 - \$125,000	2.22%	43	43	0	0	0
\$125,001 - \$225,000	33.33%	66	95	41	95	0
\$225,001 - \$350,000	15.56%	43	108	15	23	0
\$350,001 - \$525,000	13.33%	131	53	145	148	0
\$525,001 and up	11.11%	61	91	41	0	0
<b>Average Closed DOM</b>		<b>60</b>	<b>65</b>	<b>46</b>	<b>104</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>60</b>	<b>20</b>	<b>21</b>	<b>4</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>11,008,900</b>	<b>3.83M</b>	<b>6.02M</b>	<b>1.15M</b>	<b>0.00B</b>

# October 2025



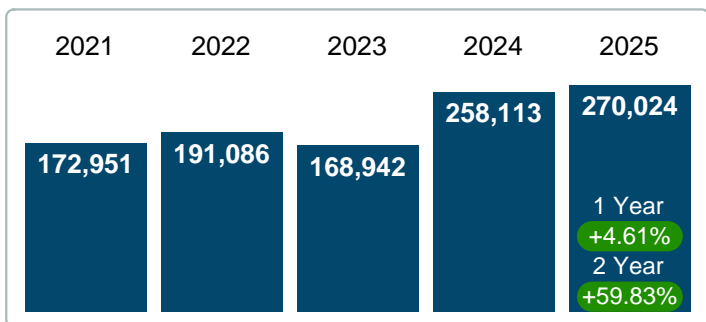
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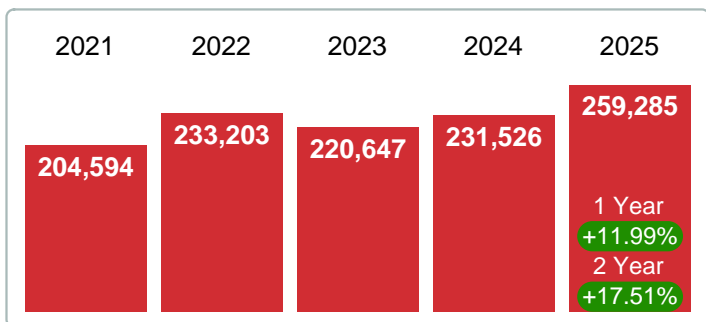
## AVERAGE LIST PRICE AT CLOSING

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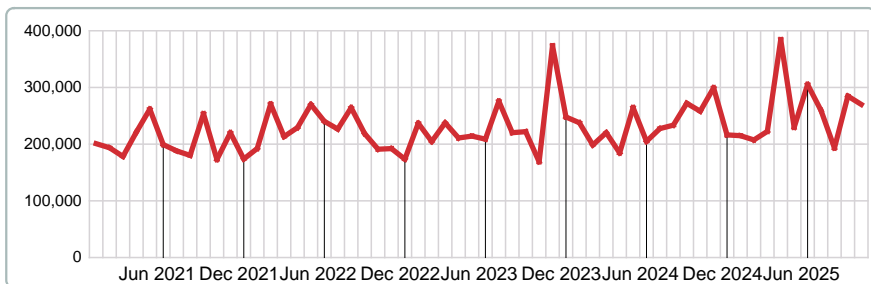
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 212,223

High Apr 2025 384,322    Low Oct 2023 168,942

Average List Price at Closing this month at **270,024**  
above the 5 yr OCT average of **212,223**

- AUG** 193,250
- SEP** 284,743 (+47.34%)
- OCT** 270,024 (-5.17%)

## 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
\$50,000 and less	4	8.89%	34,725	26,250	36,500	0	0
\$50,001 - \$100,000	4	8.89%	72,625	81,400	103,450	0	0
\$100,001 - \$125,000	4	8.89%	119,975	125,000	0	0	0
\$125,001 - \$225,000	14	31.11%	176,900	186,650	177,975	169,900	0
\$225,001 - \$350,000	8	17.78%	283,438	337,500	271,375	270,000	0
\$350,001 - \$525,000	6	13.33%	447,283	499,900	471,600	384,500	0
\$525,001 and up	5	11.11%	762,800	835,000	714,667	0	0
<b>Average List Price</b>			<b>270,024</b>	<b>231,535</b>	<b>300,548</b>	<b>302,225</b>	<b>0</b>
<b>Total Closed Units</b>		<b>100%</b>	<b>270,024</b>	<b>20</b>	<b>21</b>	<b>4</b>	<b>0</b>
<b>Total Closed Volume</b>			<b>12,151,100</b>	<b>4.63M</b>	<b>6.31M</b>	<b>1.21M</b>	<b>0.00B</b>

# October 2025



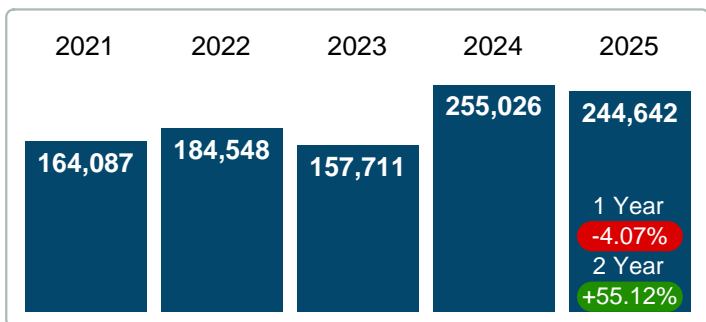
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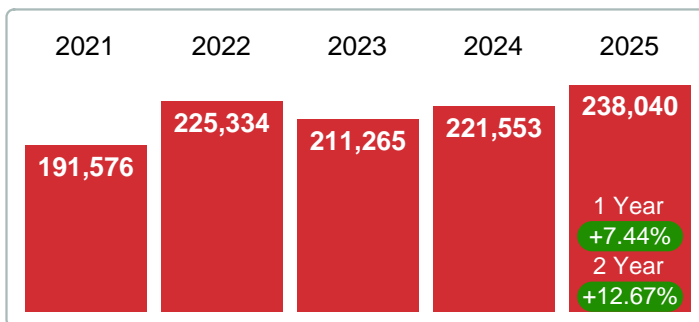
## AVERAGE SOLD PRICE AT CLOSING

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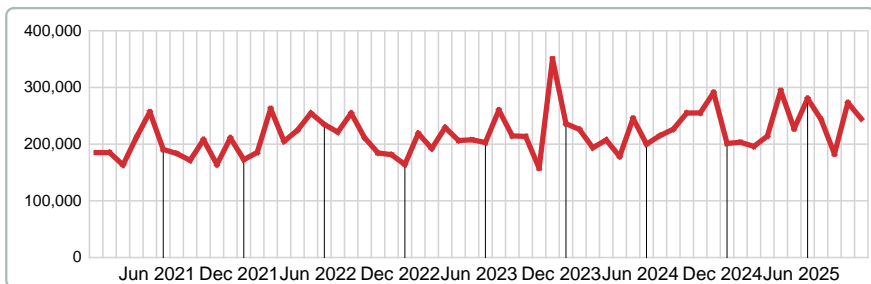
### OCTOBER



### YEAR TO DATE (YTD)

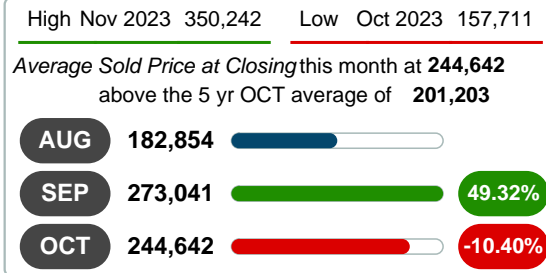


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 201,203



## 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
\$50,000 and less	6.67%	28,000	24,000	36,000	0	0
\$50,001 - \$100,000	17.78%	71,325	67,600	82,500	0	0
\$100,001 - \$125,000	2.22%	115,000	115,000	0	0	0
\$125,001 - \$225,000	33.33%	171,687	174,983	170,925	158,000	0
\$225,001 - \$350,000	15.56%	271,929	287,500	269,000	252,500	0
\$350,001 - \$525,000	13.33%	414,333	360,000	460,667	372,000	0
\$525,001 and up	11.11%	654,900	640,000	664,833	0	0
<b>Average Sold Price</b>		<b>244,642</b>	<b>191,675</b>	<b>286,710</b>	<b>288,625</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>244,642</b>	<b>20</b>	<b>21</b>	<b>4</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>11,008,900</b>	<b>3.83M</b>	<b>6.02M</b>	<b>1.15M</b>	<b>0.00B</b>

# October 2025



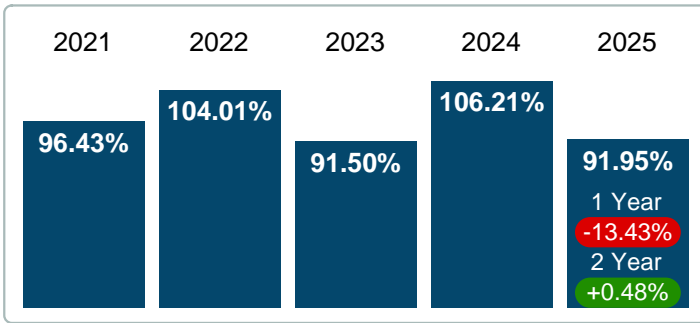
Area Delimited by County Of Mayes



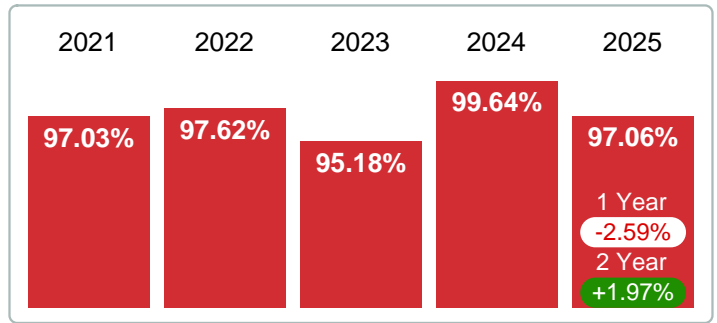
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

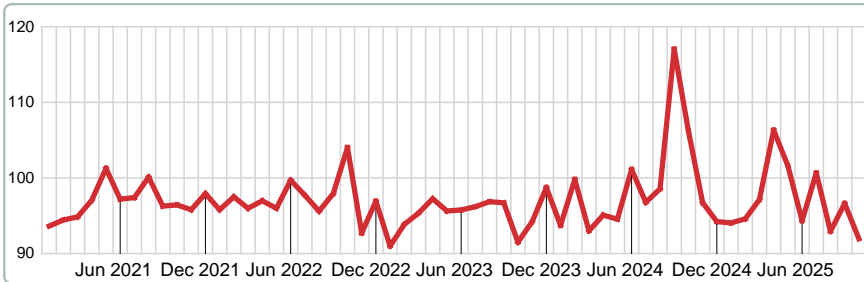
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

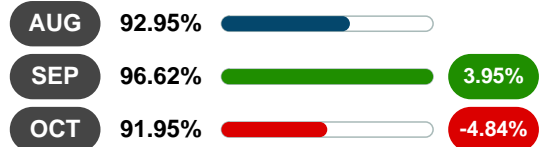


### 3 MONTHS

5 year OCT AVG = 98.02%

High Sep 2024 117.03% Low Jan 2023 90.99%

Average Sold/List Ratio this month at **91.95%**  
below the 5 yr OCT average of **98.02%**



## 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
\$50,000 and less	3	6.67%	90.97%	87.14%	98.63%	0.00%	0.00%
\$50,001 - \$100,000	8	17.78%	85.84%	87.32%	81.42%	0.00%	0.00%
\$100,001 - \$125,000	1	2.22%	92.00%	92.00%	0.00%	0.00%	0.00%
\$125,001 - \$225,000	15	33.33%	94.72%	93.62%	95.76%	93.00%	0.00%
\$225,001 - \$350,000	7	15.56%	94.44%	85.71%	99.02%	93.52%	0.00%
\$350,001 - \$525,000	6	13.33%	93.09%	72.01%	97.71%	96.71%	0.00%
\$525,001 and up	5	11.11%	89.10%	82.13%	93.76%	0.00%	0.00%
Average Sold/List Ratio		91.90%		87.98%	95.15%	94.98%	0.00%
Total Closed Units		45	100%	20	21	4	
Total Closed Volume		11,008,900		3.83M	6.02M	1.15M	0.00B

# October 2025

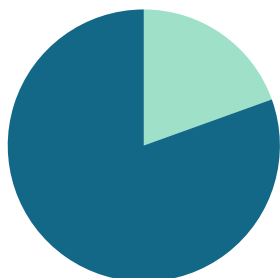
Area Delimited by County Of Mayes



## MARKET SUMMARY

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

### INVENTORY

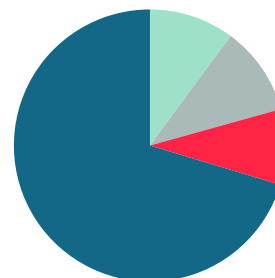


**Inventory**  
 New Listings  
**78 = 19.50%**  
 Start Inventory  
**322**  
 Total Inventory Units  
**400**  
 Volume  
**\$125,619,006**

### Market Activity

Closed Sales  
**45 = 10.11%**  
 Pending Sales  
**47 = 10.56%**  
 Other Off Market  
**40 = 8.99%**  
 Active Inventory  
**313 = 70.34%**

### MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	56	45	-19.64%	478	435	-9.00%
Pending Sales	45	47	4.44%	499	484	-3.01%
New Listings	78	78	0.00%	912	882	-3.29%
Average List Price	258,113	270,024	4.61%	231,526	259,285	11.99%
Average Sale Price	255,026	244,642	-4.07%	221,553	238,040	7.44%
Average Percent of Selling Price to List Price	106.21%	91.95%	-13.43%	99.64%	97.06%	-2.59%
Average Days on Market to Sale	53.41	59.76	11.88%	54.78	60.57	10.57%
Monthly Inventory	321	313	-2.49%	321	313	-2.49%
Months Supply of Inventory	6.82	7.48	9.74%	6.82	7.48	9.74%

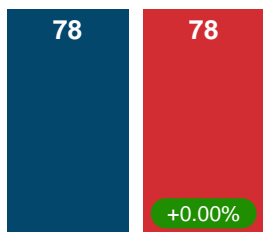
**Absorption:** Last 12 months, an Average of **42** Sales/Month

**Inventory** on October 31, 2025 = **313** 2024 2025

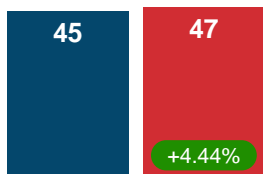
### OCTOBER MARKET

### AVERAGE PRICES

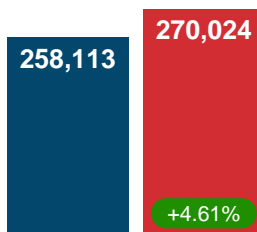
#### New Listings



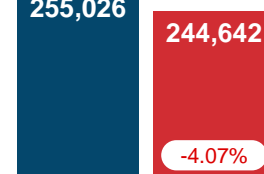
#### Pending Listings



#### List Price



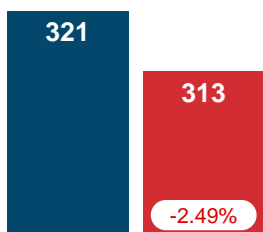
#### Sale Price



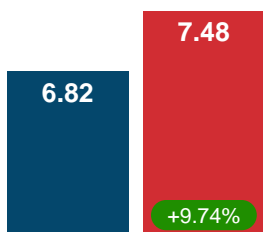
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

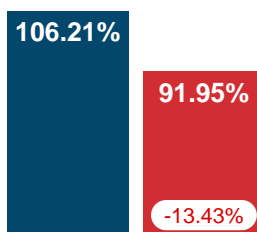
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

