

October 2025

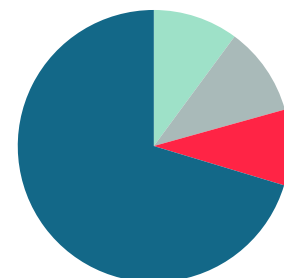
Area Delimited by County Of Mayes



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% |
| Median List Price | 207,500 | 199,500 | -3.86% |
| Median Sale Price | 202,425 | 189,900 | -6.19% |
| Median Percent of Selling Price to List Price | 96.89% | 94.87% | -2.08% |
| Median Days on Market to Sale | 29.00 | 33.00 | 13.79% |
| 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.

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 **6.19%** in October 2025 to \$189,900 versus the previous year at \$202,425.

Median Days on Market Lengthens

The median number of **33.00** days that homes spent on the market before selling increased by 4.00 days or **13.79%** in October 2025 compared to last year's same month at **29.00** DOM.

Sales Success for October 2025 is Positive

Overall, with Median 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

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| Median Sale Price at Closing | 9 |
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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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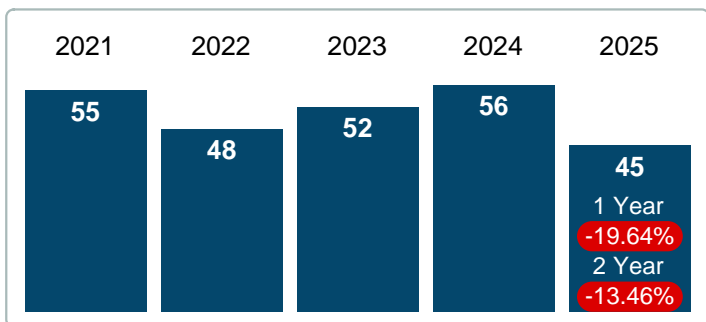
Area Delimited by County Of Mayes



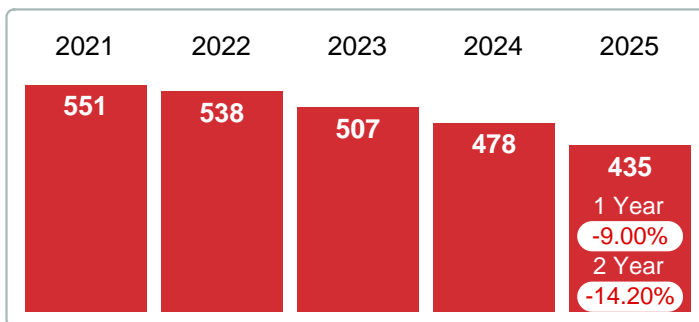
CLOSED LISTINGS

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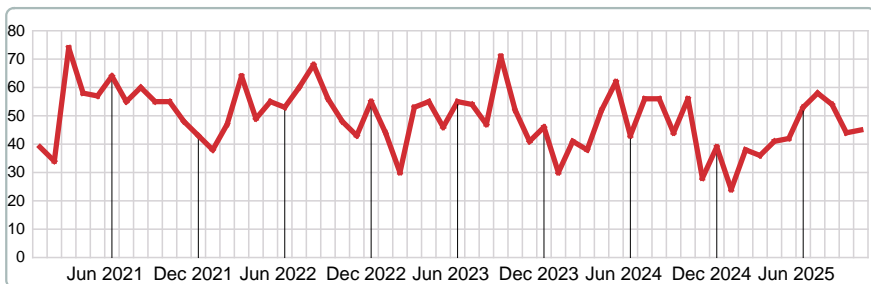
OCTOBER



YEAR TO DATE (YTD)

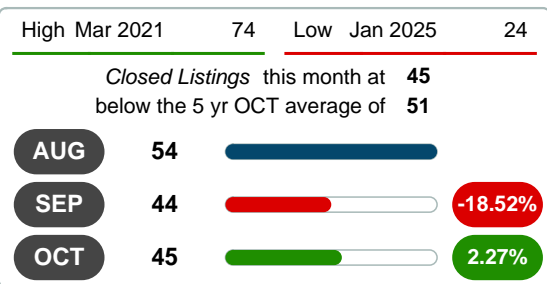


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 51



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range | | % | MDOM | 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% | 7.5 | 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% | 14.0 | 2 | 4 | 1 | 0 |
| \$350,001 - \$525,000 | 6 | 13.33% | 99.0 | 1 | 3 | 2 | 0 |
| \$525,001 and up | 5 | 11.11% | 79.0 | 2 | 3 | 0 | 0 |
| Total Closed Units | 45 | | | 20 | 21 | 4 | 0 |
| Total Closed Volume | 11,008,900 | 100% | 33.0 | 3.83M | 6.02M | 1.15M | 0.00B |
| Median Closed Price | \$189,900 | | | \$142,500 | \$219,500 | \$303,750 | \$0 |

October 2025



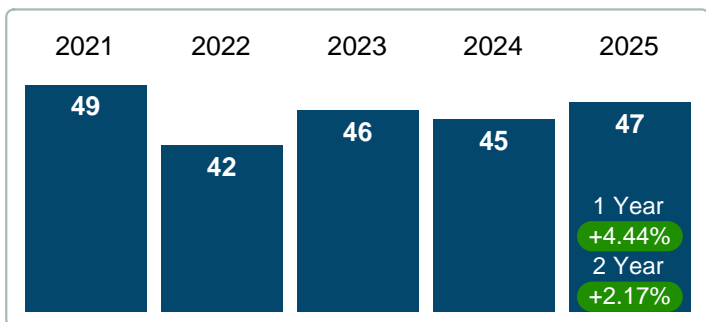
Area Delimited by County Of Mayes



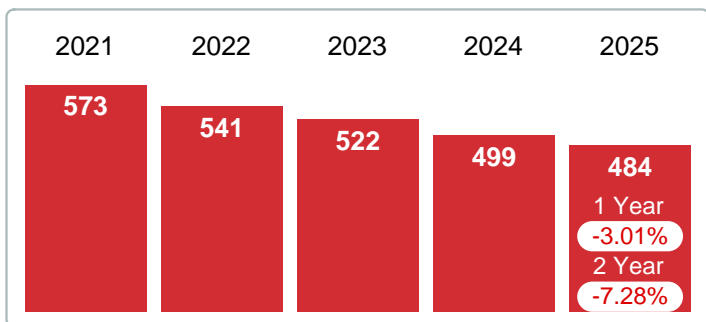
PENDING LISTINGS

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

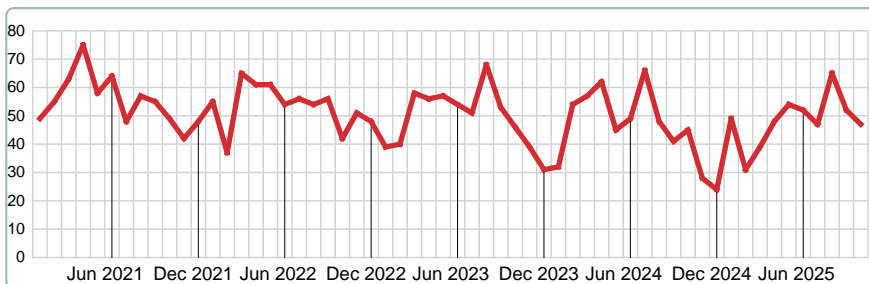
OCTOBER



YEAR TO DATE (YTD)

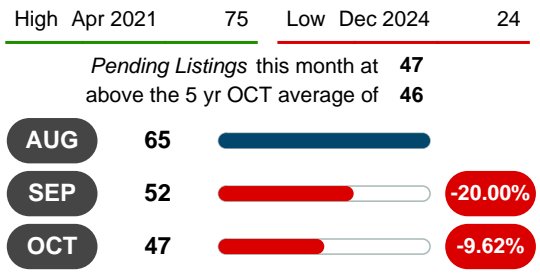


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 46



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 | 3 | 6.38% | 161.0 | 3 | 0 | 0 | 0 |
| \$50,001 - \$100,000 | 6 | 12.77% | 35.5 | 2 | 2 | 2 | 0 |
| \$100,001 - \$175,000 | 9 | 19.15% | 35.0 | 3 | 6 | 0 | 0 |
| \$175,001 - \$225,000 | 9 | 19.15% | 103.0 | 2 | 5 | 2 | 0 |
| \$225,001 - \$325,000 | 8 | 17.02% | 34.0 | 2 | 5 | 1 | 0 |
| \$325,001 - \$475,000 | 7 | 14.89% | 21.0 | 2 | 3 | 2 | 0 |
| \$475,001 and up | 5 | 10.64% | 18.0 | 1 | 3 | 1 | 0 |
| Total Pending Units | 47 | | | 15 | 24 | 8 | 0 |
| Total Pending Volume | 11,760,600 | 100% | 36.0 | 3.23M | 6.21M | 2.32M | 0.00B |
| Median Listing Price | \$199,900 | | | \$164,900 | \$213,750 | \$217,450 | \$0 |

October 2025



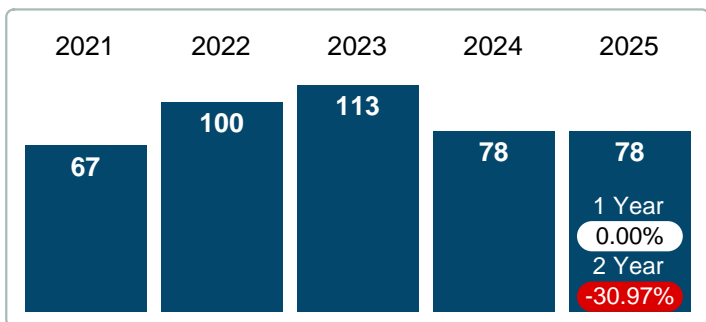
Area Delimited by County Of Mayes



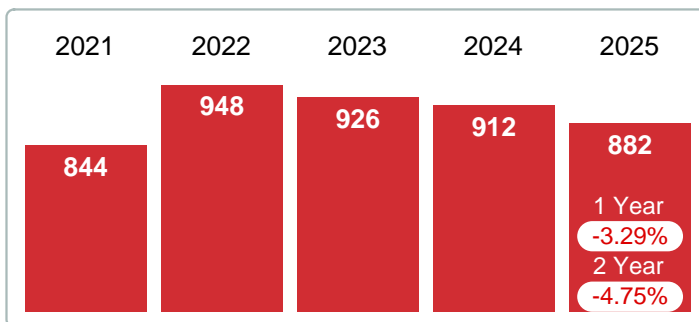
NEW LISTINGS

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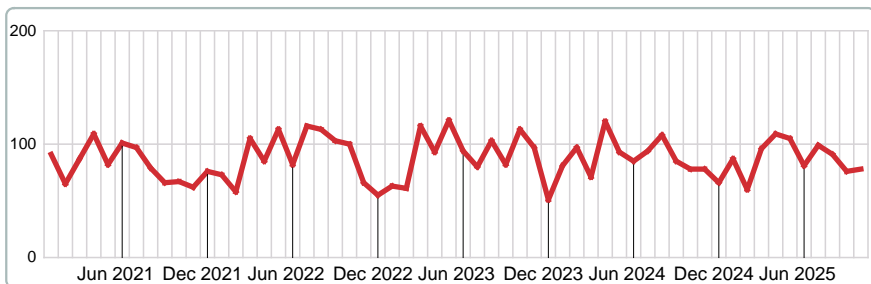
OCTOBER



YEAR TO DATE (YTD)

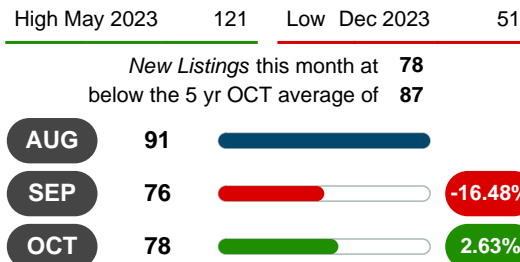


5 YEAR MARKET ACTIVITY TRENDS



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 |
| Total New Listed Units | 78 | | 38 | 26 | 13 | 1 |
| Total New Listed Volume | 26,072,798 | 100% | 10.75M | 9.41M | 5.24M | 669.90K |
| Median New Listed Listing Price | \$210,000 | | \$152,000 | \$237,500 | \$399,950 | \$669,900 |

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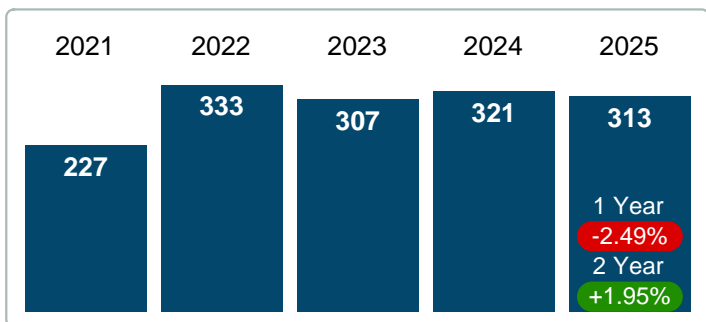
Area Delimited by County Of Mayes



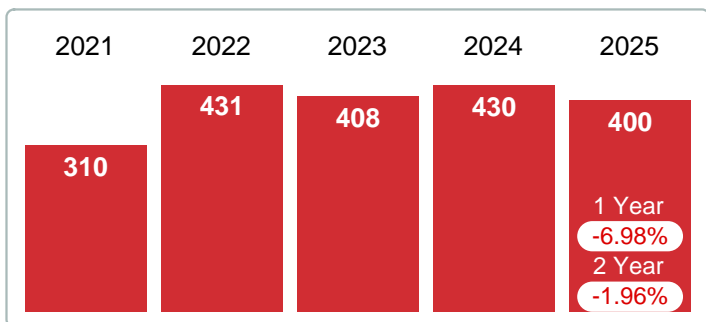
ACTIVE INVENTORY

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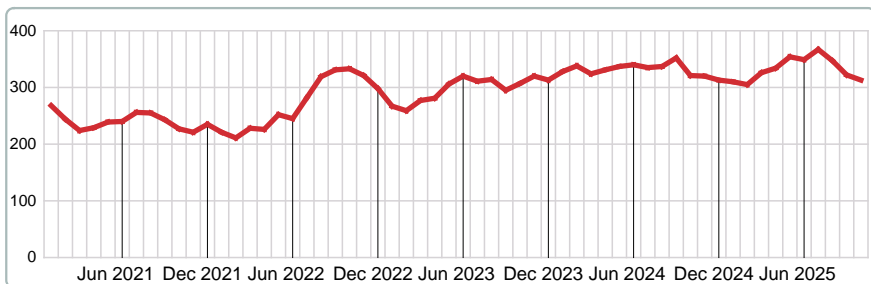
END OF OCTOBER



ACTIVE DURING OCTOBER

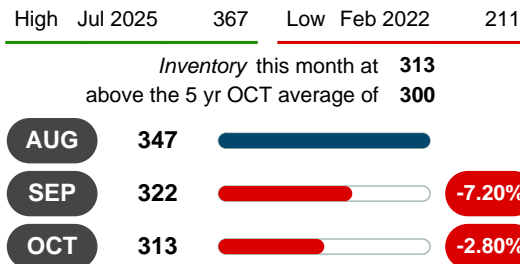


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 300



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range | | % | MDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|--------------------|-------------|-------------|-----------------|------------------|------------------|------------------|
| \$25,000 and less | 21 | 6.71% | 176.0 | 20 | 1 | 0 | 0 |
| \$25,001 - \$50,000 | 38 | 12.14% | 214.5 | 38 | 0 | 0 | 0 |
| \$50,001 - \$125,000 | 49 | 15.65% | 87.0 | 43 | 4 | 1 | 1 |
| \$125,001 - \$300,000 | 89 | 28.43% | 68.0 | 37 | 40 | 10 | 2 |
| \$300,001 - \$425,000 | 44 | 14.06% | 98.0 | 10 | 19 | 14 | 1 |
| \$425,001 - \$600,000 | 41 | 13.10% | 88.0 | 14 | 12 | 14 | 1 |
| \$600,001 and up | 31 | 9.90% | 98.0 | 13 | 6 | 6 | 6 |
| Total Active Inventory by Units | 313 | | | 175 | 82 | 45 | 11 |
| Total Active Inventory by Volume | 101,943,608 | 100% | 98.0 | 42.94M | 28.69M | 20.76M | 9.55M |
| Median Active Inventory Listing Price | \$219,000 | | | \$99,000 | \$289,900 | \$415,000 | \$669,900 |

October 2025



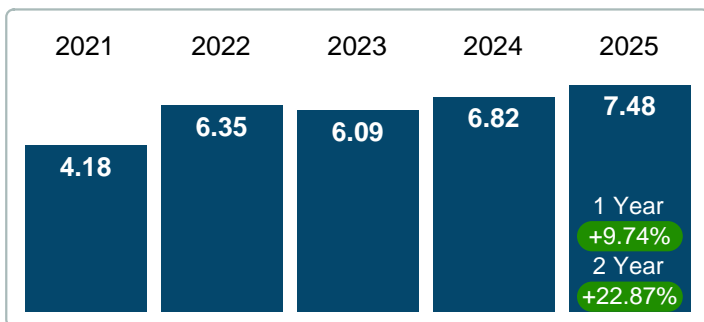
Area Delimited by County Of Mayes



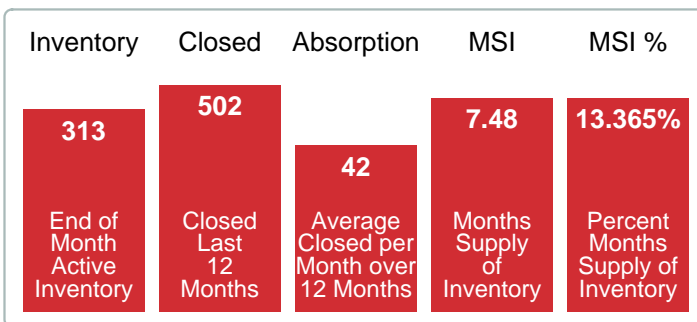
MONTHS SUPPLY of INVENTORY (MSI)

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

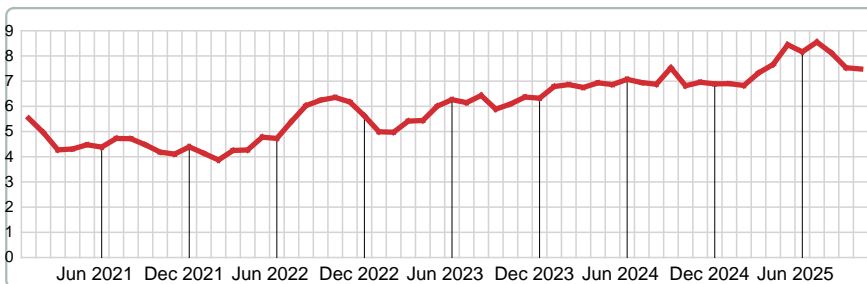
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025

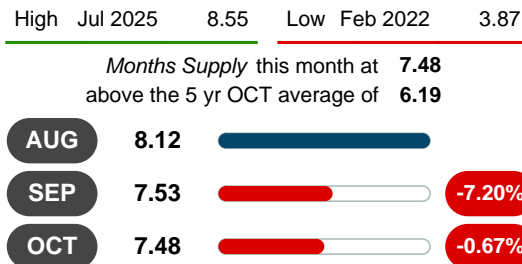


5 YEAR MARKET ACTIVITY TRENDS



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



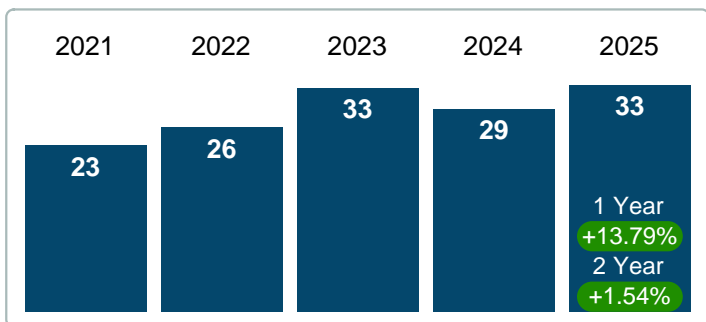
Area Delimited by County Of Mayes



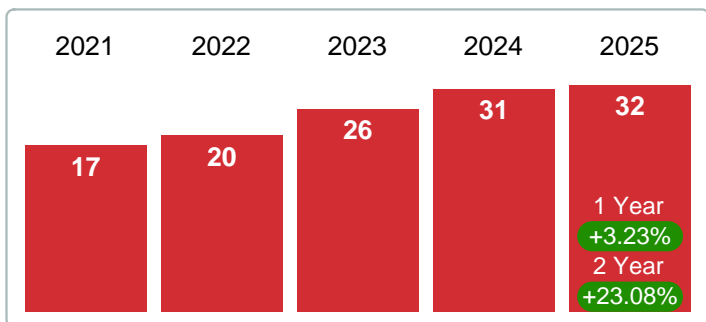
MEDIAN DAYS ON MARKET TO SALE

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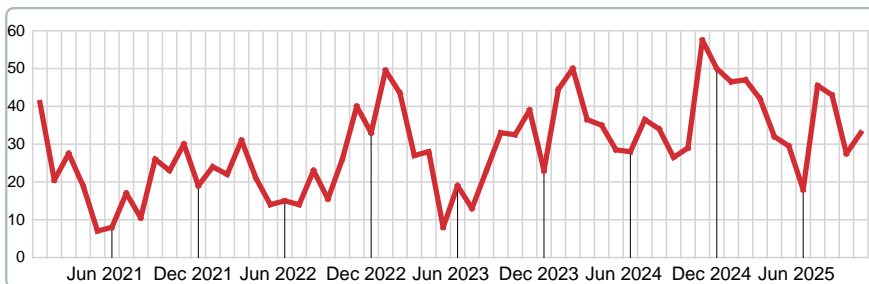
OCTOBER



YEAR TO DATE (YTD)

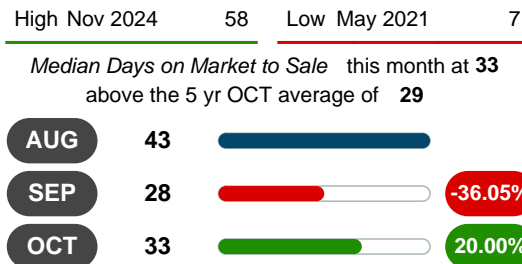


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 29



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 |
|--|----|--------|------------|----------|--------|--------|---------|
| \$50,000 and less | 3 | 6.67% | 17 | 17 | 17 | 0 | 0 |
| \$50,001 - \$100,000 | 8 | 17.78% | 8 | 21 | 5 | 0 | 0 |
| \$100,001 - \$125,000 | 1 | 2.22% | 43 | 43 | 0 | 0 | 0 |
| \$125,001 - \$225,000 | 15 | 33.33% | 66 | 103 | 21 | 95 | 0 |
| \$225,001 - \$350,000 | 7 | 15.56% | 14 | 108 | 14 | 23 | 0 |
| \$350,001 - \$525,000 | 6 | 13.33% | 99 | 53 | 145 | 148 | 0 |
| \$525,001 and up | 5 | 11.11% | 79 | 91 | 6 | 0 | 0 |
| Median Closed DOM | | | 33 | 47 | 17 | 68 | 0 |
| Total Closed Units | | 100% | 33.0 | 20 | 21 | 4 | |
| Total Closed Volume | | | 11,008,900 | 3.83M | 6.02M | 1.15M | 0.00B |

October 2025

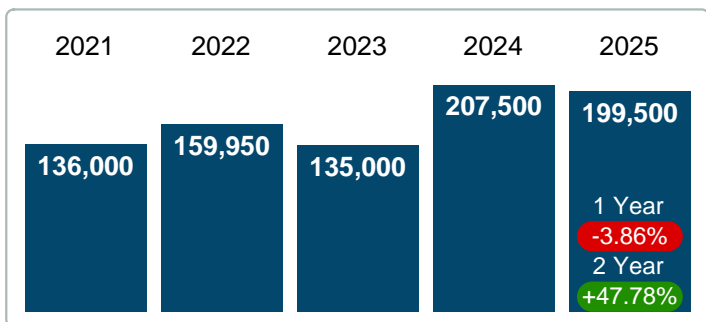
Area Delimited by County Of Mayes



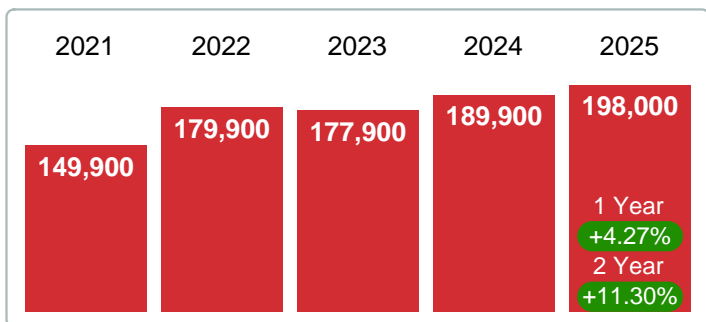
MEDIAN LIST PRICE AT CLOSING

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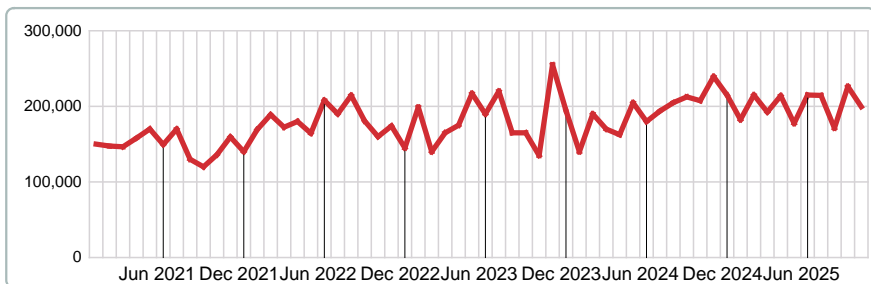
OCTOBER



YEAR TO DATE (YTD)

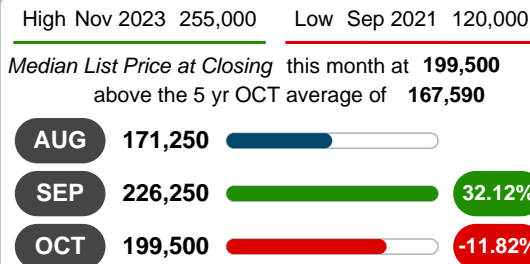


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 167,590



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 |
|---|----|--------|------------|----------|---------|---------|---------|
| \$50,000 and less | 4 | 8.89% | 35,750 | 35,000 | 36,500 | 0 | 0 |
| \$50,001 - \$100,000 | 4 | 8.89% | 70,000 | 65,000 | 87,000 | 0 | 0 |
| \$100,001 - \$125,000 | 4 | 8.89% | 119,950 | 120,000 | 119,900 | 0 | 0 |
| \$125,001 - \$225,000 | 14 | 31.11% | 169,900 | 160,000 | 172,450 | 169,900 | 0 |
| \$225,001 - \$350,000 | 8 | 17.78% | 262,500 | 325,000 | 252,250 | 270,000 | 0 |
| \$350,001 - \$525,000 | 6 | 13.33% | 447,450 | 499,900 | 464,900 | 384,500 | 0 |
| \$525,001 and up | 5 | 11.11% | 795,000 | 835,000 | 795,000 | 0 | 0 |
| Median List Price | | | 199,500 | 154,450 | 219,500 | 325,000 | 0 |
| Total Closed Units | | 100% | 199,500 | 20 | 21 | 4 | |
| Total Closed Volume | | | 12,151,100 | 4.63M | 6.31M | 1.21M | 0.00B |

October 2025

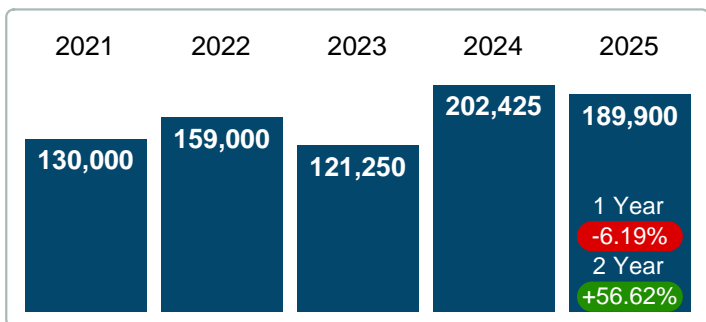
Area Delimited by County Of Mayes



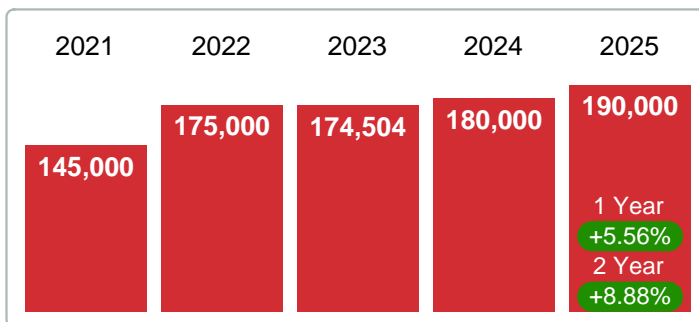
MEDIAN SOLD PRICE AT CLOSING

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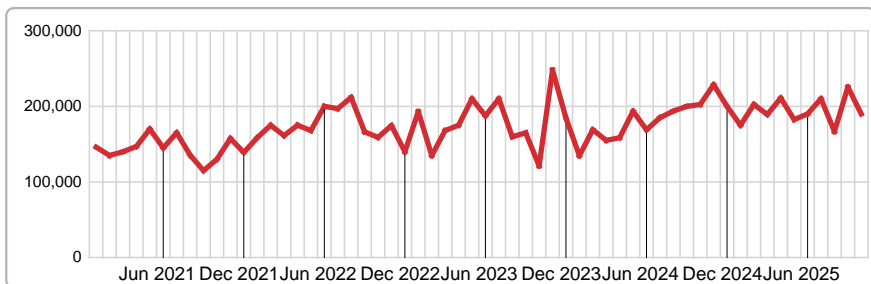
OCTOBER



YEAR TO DATE (YTD)

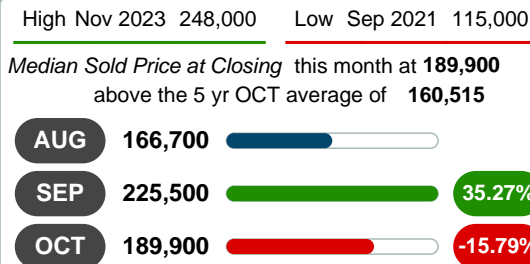


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 160,515



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 |
|---|----|--------|------------|----------|---------|---------|---------|
| \$50,000 and less | 3 | 6.67% | 35,000 | 24,000 | 36,000 | 0 | 0 |
| \$50,001 - \$100,000 | 8 | 17.78% | 67,500 | 64,250 | 82,500 | 0 | 0 |
| \$100,001 - \$125,000 | 1 | 2.22% | 115,000 | 115,000 | 0 | 0 | 0 |
| \$125,001 - \$225,000 | 15 | 33.33% | 158,000 | 169,950 | 163,000 | 158,000 | 0 |
| \$225,001 - \$350,000 | 7 | 15.56% | 250,000 | 287,500 | 249,750 | 252,500 | 0 |
| \$350,001 - \$525,000 | 6 | 13.33% | 409,500 | 360,000 | 440,000 | 372,000 | 0 |
| \$525,001 and up | 5 | 11.11% | 700,000 | 640,000 | 700,000 | 0 | 0 |
| Median Sold Price | | | 189,900 | 142,500 | 219,500 | 303,750 | 0 |
| Total Closed Units | | 100% | 189,900 | 20 | 21 | 4 | |
| Total Closed Volume | | | 11,008,900 | 3.83M | 6.02M | 1.15M | 0.00B |

October 2025



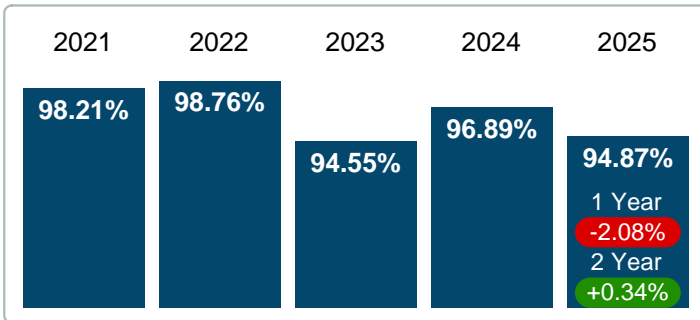
Area Delimited by County Of Mayes



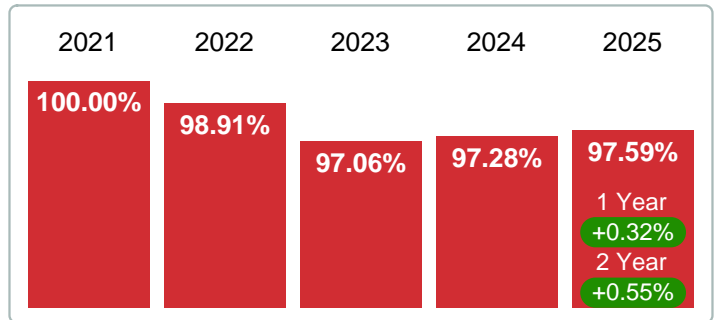
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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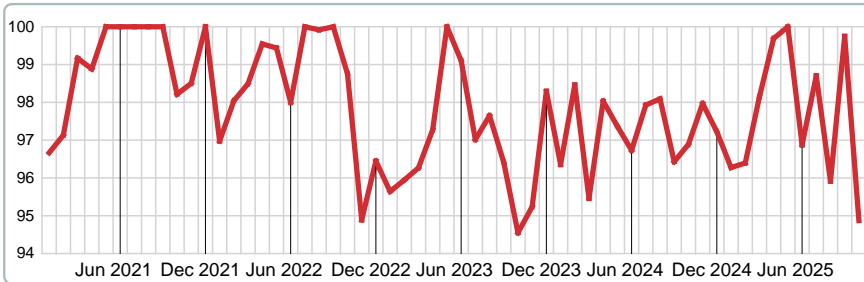
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

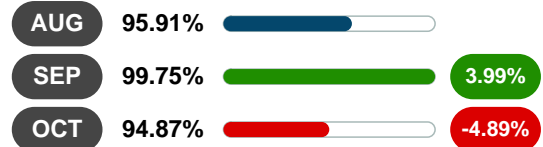


3 MONTHS

5 year OCT AVG = 96.66%

High May 2025 100.00% Low Oct 2023 94.55%

Median Sold/List Ratio this month at **94.87%**
below the 5 yr OCT average of **96.66%**



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 |
|--|----|------------|--------|----------|--------|--------|---------|
| \$50,000 and less | 3 | 6.67% | 98.63% | 87.14% | 98.63% | 0.00% | 0.00% |
| \$50,001 - \$100,000 | 8 | 17.78% | 87.64% | 91.67% | 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% | 94.87% | 93.57% | 98.20% | 93.00% | 0.00% |
| \$225,001 - \$350,000 | 7 | 15.56% | 98.06% | 85.71% | 99.03% | 93.52% | 0.00% |
| \$350,001 - \$525,000 | 6 | 13.33% | 96.56% | 72.01% | 98.48% | 96.71% | 0.00% |
| \$525,001 and up | 5 | 11.11% | 93.71% | 82.13% | 93.71% | 0.00% | 0.00% |
| Median Sold/List Ratio | | 94.87% | | 93.32% | 98.06% | 93.47% | 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

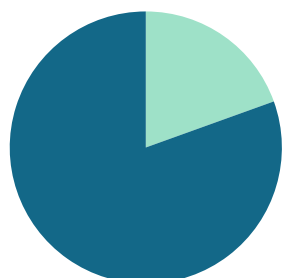
Area Delimited by County Of Mayes



MARKET SUMMARY

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

INVENTORY



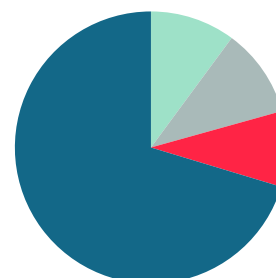
Inventory

- 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% |
| Median List Price | 207,500 | 199,500 | -3.86% | 189,900 | 198,000 | 4.27% |
| Median Sale Price | 202,425 | 189,900 | -6.19% | 180,000 | 190,000 | 5.56% |
| Median Percent of Selling Price to List Price | 96.89% | 94.87% | -2.08% | 97.28% | 97.59% | 0.32% |
| Median Days on Market to Sale | 29.00 | 33.00 | 13.79% | 31.00 | 32.00 | 3.23% |
| 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

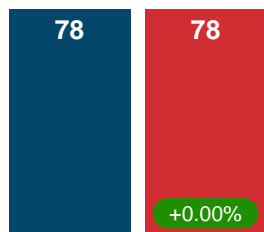
Inventory on October 31, 2025 = **313**

2024 **2025**

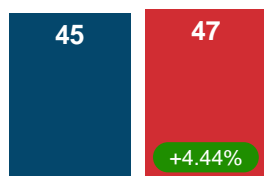
OCTOBER MARKET

MEDIAN PRICES

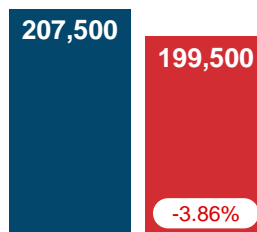
New Listings



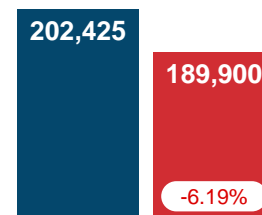
Pending Listings



List Price



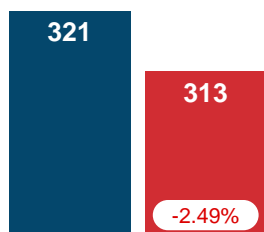
Sale Price



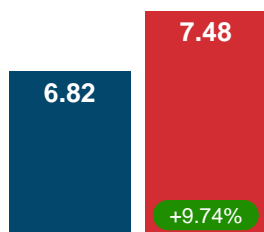
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

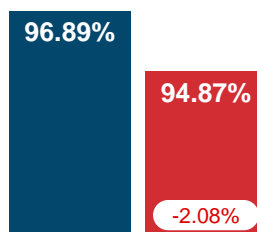
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

