

October 2025



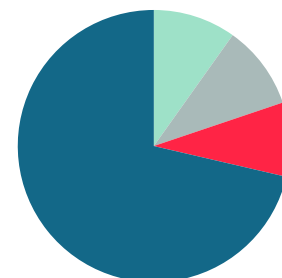
Area Delimited by County Of Muskogee



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	October 2025	+/-%
Closed Listings	60	67	11.67%
Pending Listings	55	68	23.64%
New Listings	122	142	16.39%
Average List Price	166,700	192,218	15.31%
Average Sale Price	161,257	184,705	14.54%
Average Percent of Selling Price to List Price	95.67%	93.40%	-2.37%
Average Days on Market to Sale	46.43	60.52	30.34%
End of Month Inventory	448	486	8.48%
Months Supply of Inventory	7.31	8.21	12.30%



- Closed (9.84%)
- Pending (9.99%)
- Other OffMarket (8.81%)
- Active (71.37%)

Absorption: Last 12 months, an Average of **59** Sales/Month
Active Inventory as of October 31, 2025 = **486**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2025 rose **8.48%** to 486 existing homes available for sale. Over the last 12 months this area has had an average of 59 closed sales per month. This represents an unsold inventory index of **8.21** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **14.54%** in October 2025 to \$184,705 versus the previous year at \$161,257.

Average Days on Market Lengthens

The average number of **60.52** days that homes spent on the market before selling increased by 14.09 days or **30.34%** in October 2025 compared to last year's same month at **46.43** DOM.

Sales Success for October 2025 is Positive

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

There were 142 New Listings in October 2025, up **16.39%** from last year at 122. Furthermore, there were 67 Closed Listings this month versus last year at 60, a **11.67%** increase.

Closed versus Listed trends yielded a **47.2%** ratio, down from previous year's, October 2024, at **49.2%**, a **4.06%** 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

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average Percent of Selling Price to List Price	10
Market Summary	11

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



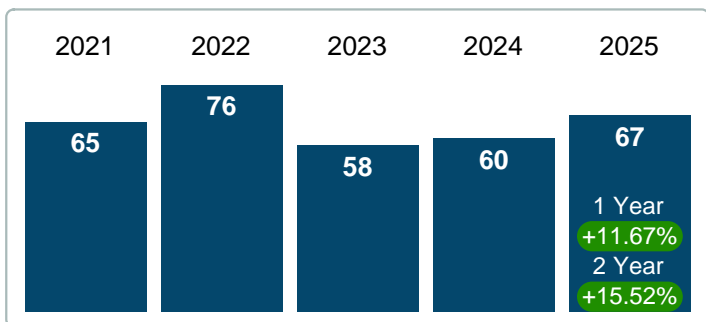
Area Delimited by County Of Muskogee



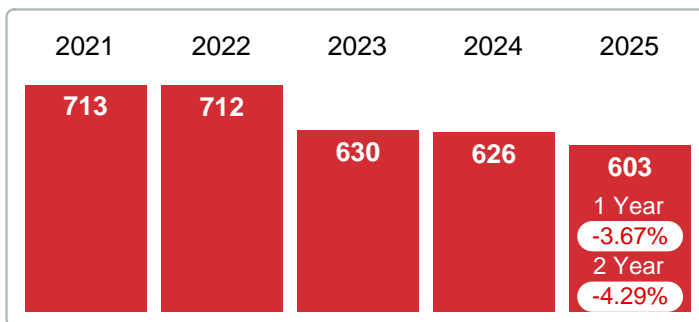
CLOSED LISTINGS

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

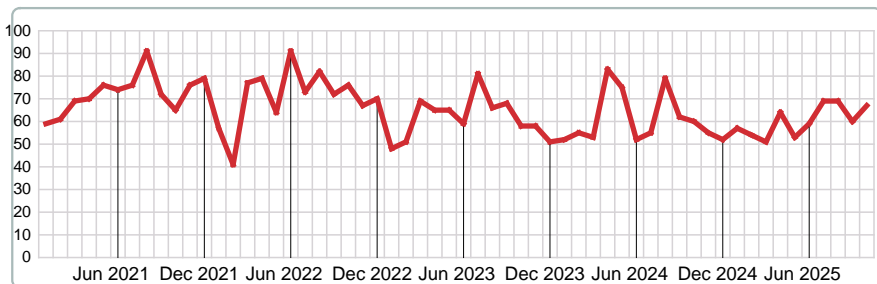
OCTOBER



YEAR TO DATE (YTD)

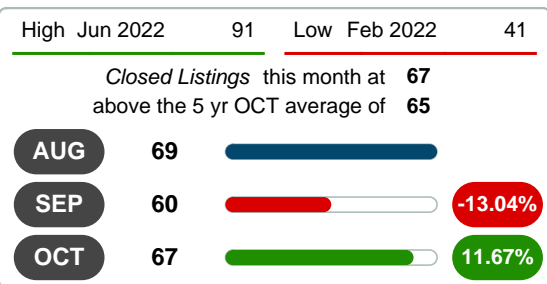


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 65



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	17	25.37%	78.6	14	3	0	0
\$75,001-\$125,000	8	11.94%	43.9	2	5	1	0
\$125,001-\$175,000	10	14.93%	42.4	3	7	0	0
\$175,001-\$250,000	15	22.39%	51.5	2	11	2	0
\$250,001-\$375,000	11	16.42%	54.2	0	6	4	1
\$375,001 and up	6	8.96%	96.0	1	1	4	0
Total Closed Units	67			22	33	11	1
Total Closed Volume	12,375,241	100%	60.5	2.30M	6.15M	3.55M	375.00K
Average Closed Price	\$184,705			\$104,376	\$186,426	\$322,900	\$375,000

October 2025



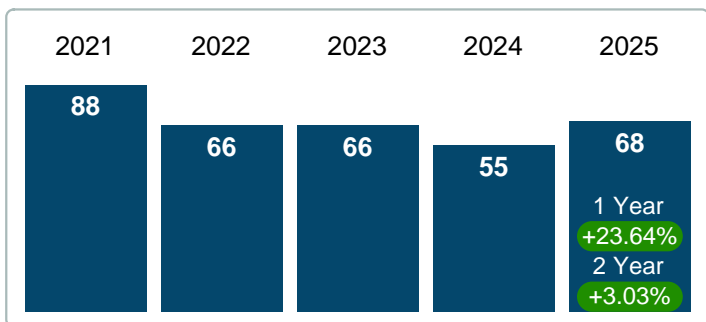
Area Delimited by County Of Muskogee



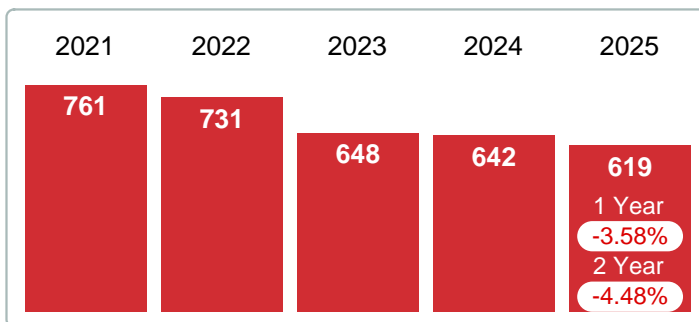
PENDING LISTINGS

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

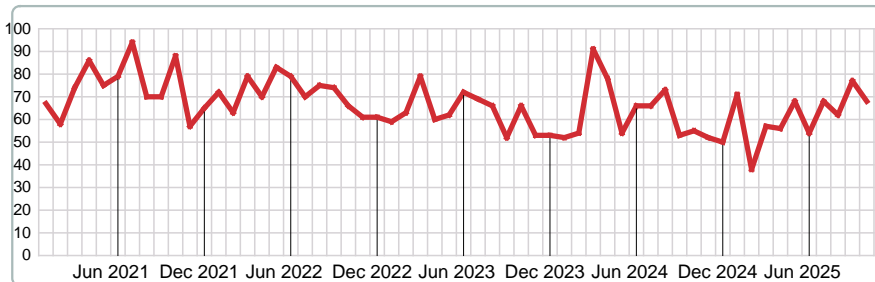
OCTOBER



YEAR TO DATE (YTD)

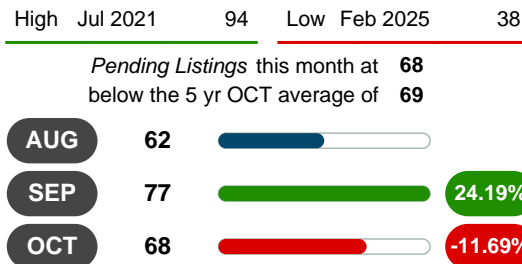


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 69



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending 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	20.59%	98.4	12	2	0	0
\$75,001-\$150,000	11	16.18%	63.7	5	5	1	0
\$150,001-\$200,000	17	25.00%	31.8	2	14	1	0
\$200,001-\$275,000	13	19.12%	38.9	1	8	4	0
\$275,001-\$325,000	4	5.88%	88.3	0	2	2	0
\$325,001 and up	9	13.24%	84.2	1	2	5	1
Total Pending Units	68			21	33	13	1
Total Pending Volume	12,836,999	100%	62.3	1.91M	6.59M	3.92M	425.00K
Average Listing Price	\$188,779			\$90,861	\$199,625	\$301,254	\$425,000

October 2025



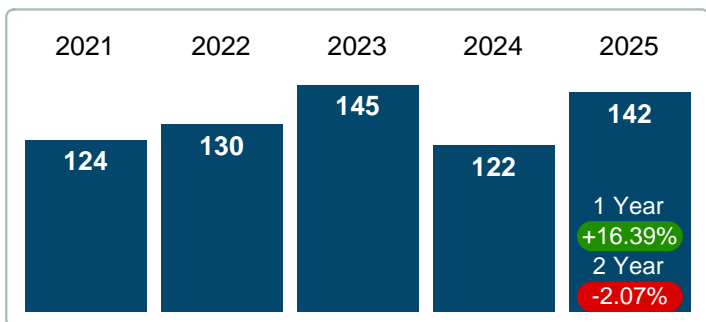
Area Delimited by County Of Muskogee



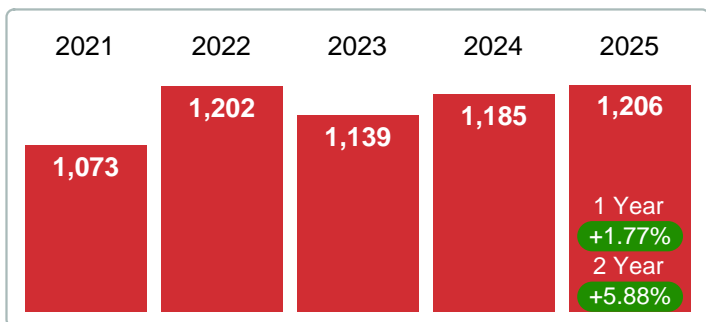
NEW LISTINGS

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

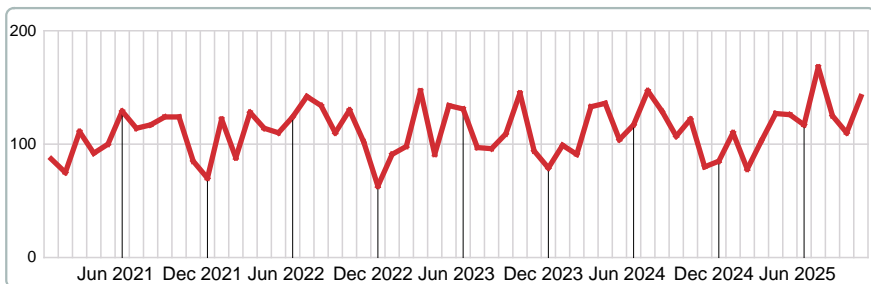
OCTOBER



YEAR TO DATE (YTD)

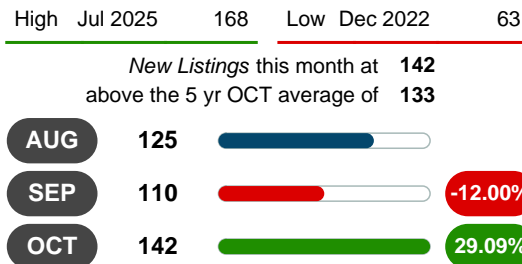


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 133



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0	0	0	0
\$1-\$75,000	32	22.54%	23	8	1	0
\$75,001-\$125,000	15	10.56%	6	8	1	0
\$125,001-\$200,000	38	26.76%	16	17	5	0
\$200,001-\$250,000	23	16.20%	3	13	6	1
\$250,001-\$375,000	19	13.38%	3	10	5	1
\$375,001 and up	15	10.56%	5	1	7	2
Total New Listed Units	142		56	57	25	4
Total New Listed Volume	27,907,855	100%	7.96M	10.33M	7.89M	1.73M
Average New Listed Listing Price	\$196,534		\$142,210	\$181,242	\$315,457	\$431,725

October 2025



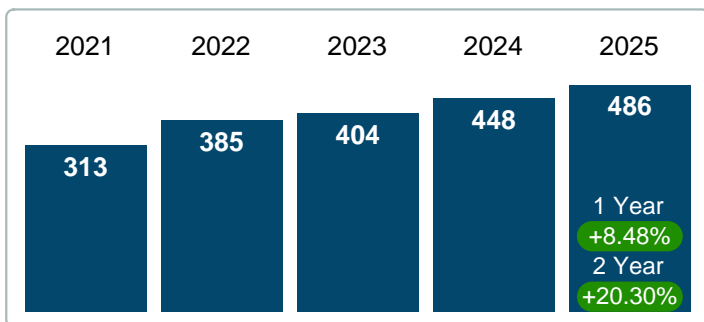
Area Delimited by County Of Muskogee



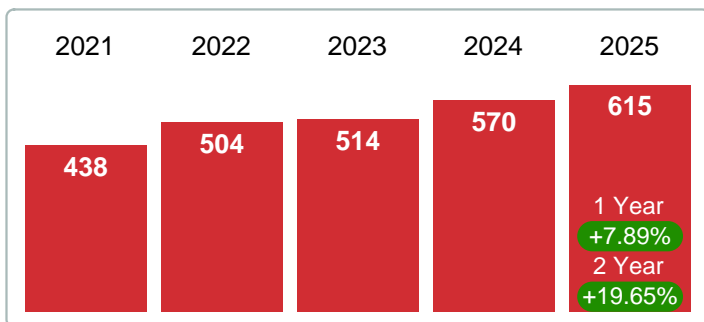
ACTIVE INVENTORY

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

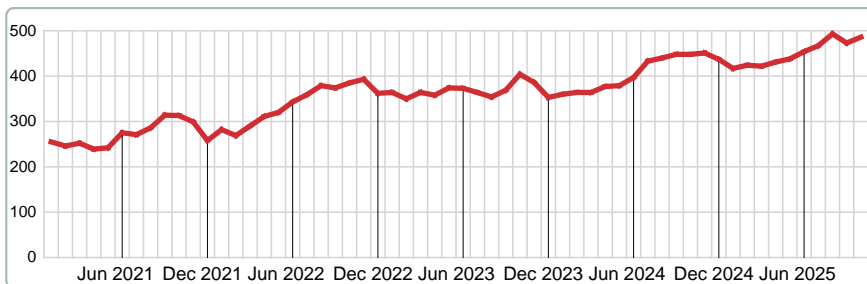
END OF OCTOBER



ACTIVE DURING OCTOBER

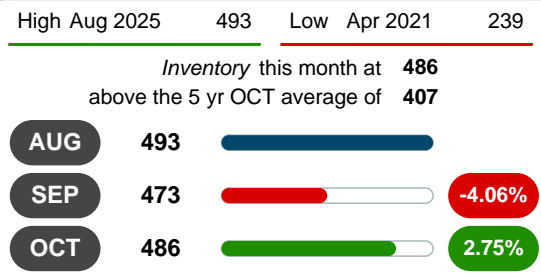


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 407



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory 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 \$0	0	0.00%	0.0	0	0	0	0
\$1 \$75,000	168	34.57%	122.3	159	8	1	0
\$75,001 \$200,000	135	27.78%	81.4	72	49	13	1
\$200,001 \$275,000	67	13.79%	61.9	13	35	17	2
\$275,001 \$525,000	68	13.99%	87.1	26	17	18	7
\$525,001 and up	48	9.88%	119.9	32	5	7	4
Total Active Inventory by Units			486	302	114	56	14
Total Active Inventory by Volume			108,475,056	56.78M	24.77M	18.70M	8.23M
Average Active Inventory Listing Price			\$223,200	\$188,002	\$217,264	\$333,948	\$587,807

October 2025



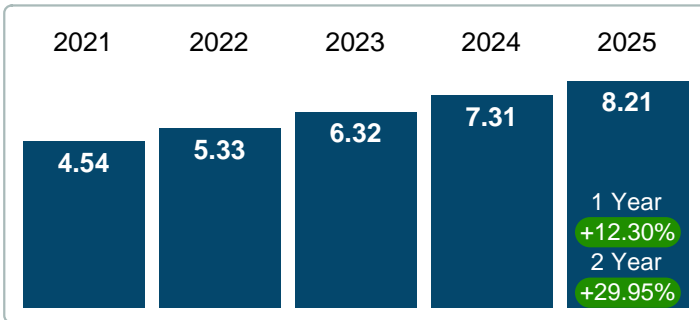
Area Delimited by County Of Muskogee



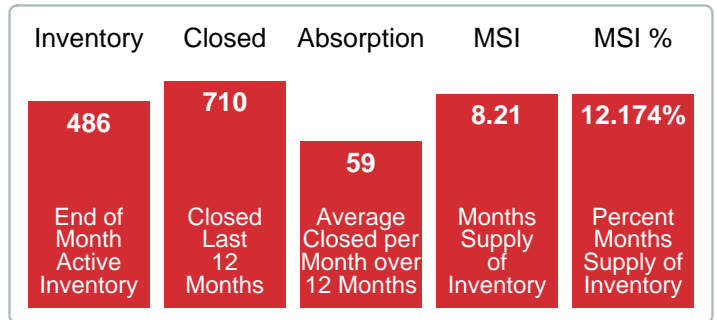
MONTHS SUPPLY of INVENTORY (MSI)

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

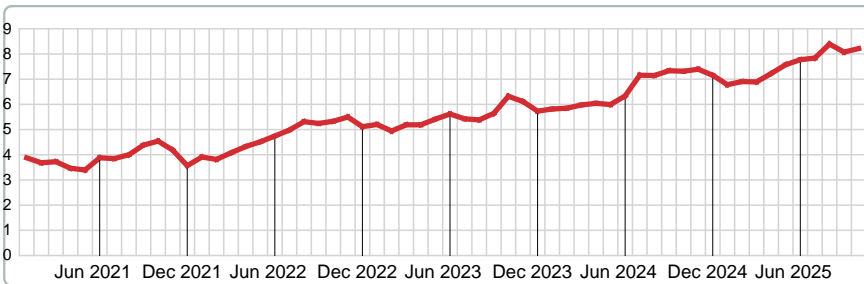
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025

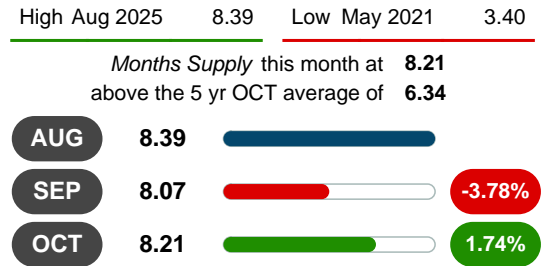


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 6.34



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
\$0 and less	0	0.00%	nan	0.00	0.00	0.00	0.00
\$1-\$20,000	101	20.78%	35.65	59.40	2.18	0.00	0.00
\$20,001-\$80,000	73	15.02%	6.21	8.13	1.95	4.00	0.00
\$80,001-\$200,000	129	26.54%	5.34	10.18	3.30	4.65	6.00
\$200,001-\$290,000	71	14.61%	6.66	19.20	4.97	7.56	6.00
\$290,001-\$520,000	63	12.96%	8.22	21.23	4.39	6.35	21.00
\$520,001 and up	49	10.08%	23.52	76.80	24.00	6.46	12.00
Market Supply of Inventory (MSI)	8.21			16.25	3.83	5.89	10.50
Total Active Inventory by Units	486	100%	8.21	302	114	56	14

October 2025



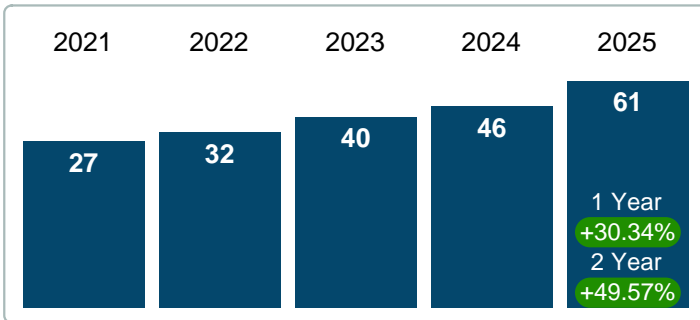
Area Delimited by County Of Muskogee



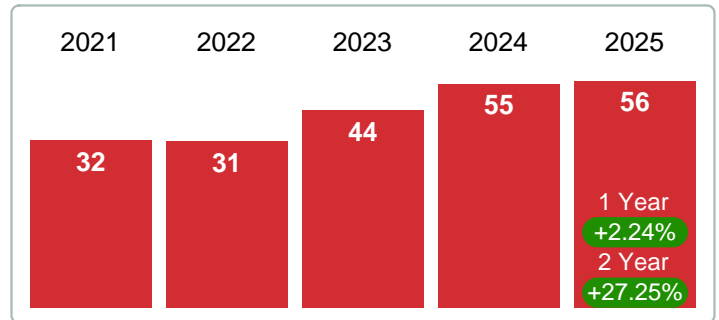
AVERAGE DAYS ON MARKET TO SALE

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

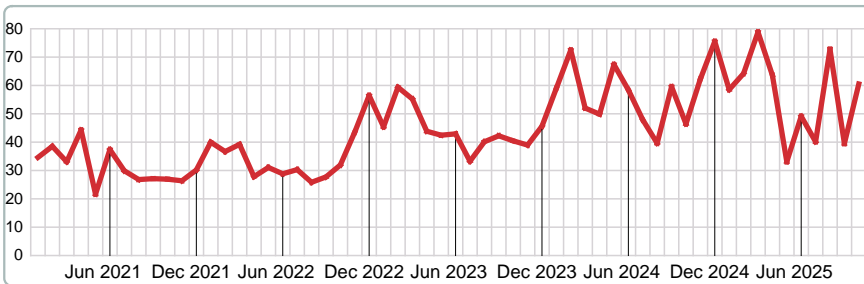
OCTOBER



YEAR TO DATE (YTD)

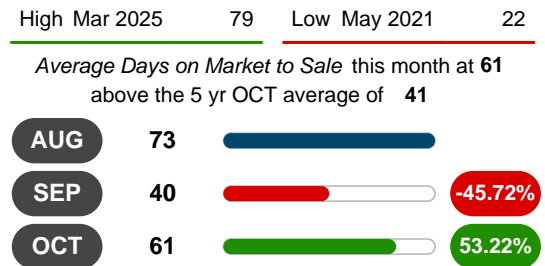


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 41



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	17	25.37%	79	87	39	0	0
\$75,001-\$125,000	8	11.94%	44	66	33	56	0
\$125,001-\$175,000	10	14.93%	42	62	34	0	0
\$175,001-\$250,000	15	22.39%	51	99	43	50	0
\$250,001-\$375,000	11	16.42%	54	0	46	60	77
\$375,001 and up	6	8.96%	96	145	9	106	0
Average Closed DOM	61			85	39	74	77
Total Closed Units	67	100%	61	22	33	11	1
Total Closed Volume	12,375,241			2.30M	6.15M	3.55M	375.00K

October 2025



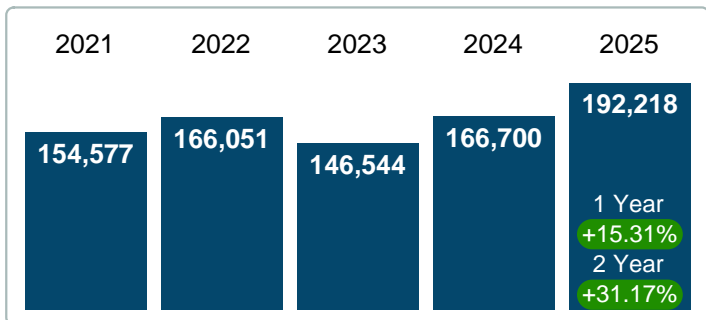
Area Delimited by County Of Muskogee



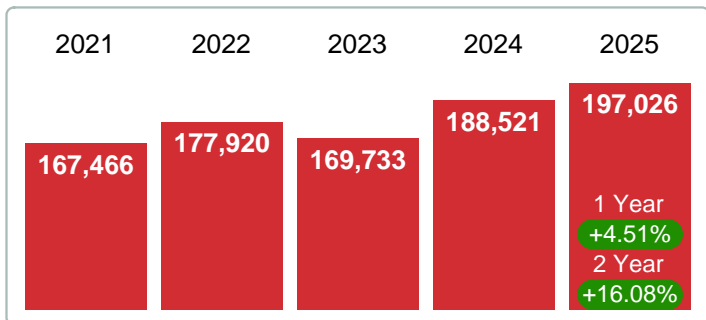
AVERAGE LIST PRICE AT CLOSING

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

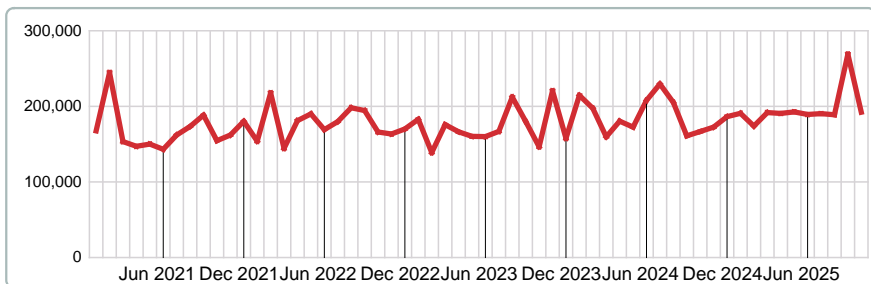
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

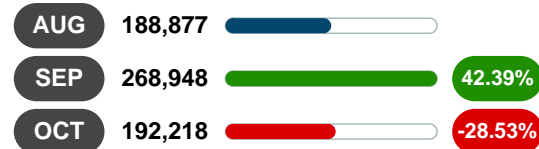


3 MONTHS

5 year OCT AVG = 165,218

High Sep 2025 268,948 Low Feb 2023 138,875

Average List Price at Closing this month at **192,218** above the 5 yr OCT average of **165,218**



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	12	17.91%	31,963	51,664	21,683	0	0
\$75,001-\$125,000	11	16.42%	91,973	123,950	109,000	89,000	0
\$125,001-\$175,000	11	16.42%	156,490	163,428	163,186	0	0
\$175,001-\$250,000	17	25.37%	213,929	228,500	210,255	215,400	0
\$250,001-\$375,000	10	14.93%	310,120	0	301,067	293,700	370,000
\$375,001 and up	6	8.96%	504,000	600,000	425,000	499,750	0
Average List Price			192,218	114,477	190,805	335,782	370,000
Total Closed Units		100%	192,218	22	33	11	1
Total Closed Volume			12,878,636	2.52M	6.30M	3.69M	370.00K

October 2025



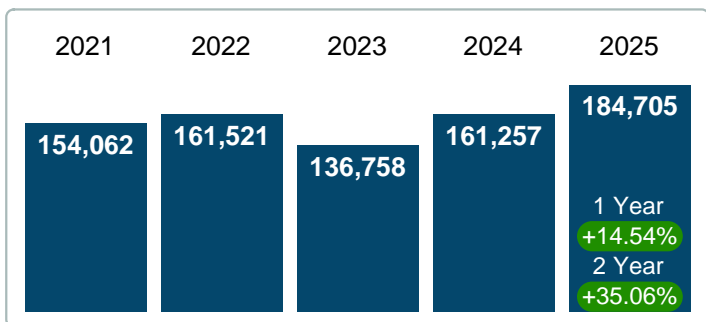
Area Delimited by County Of Muskogee



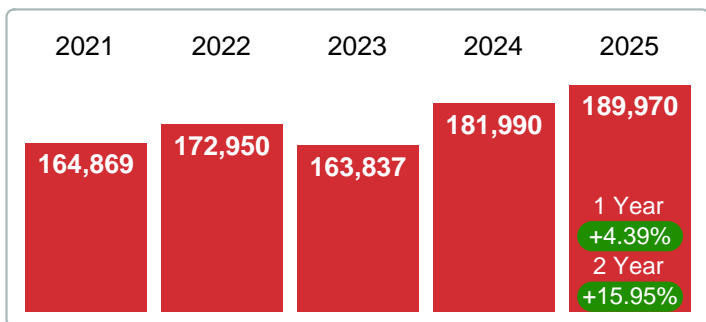
AVERAGE SOLD PRICE AT CLOSING

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

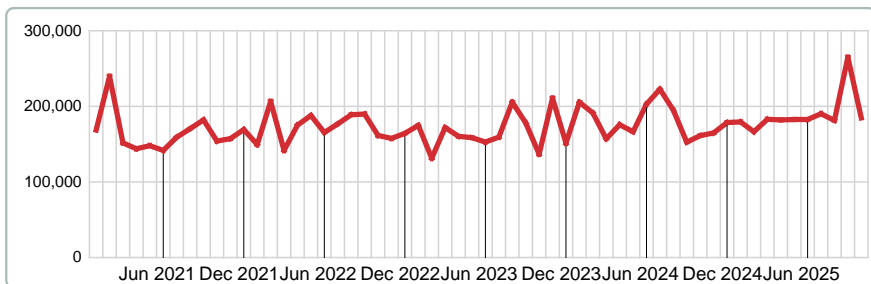
OCTOBER



YEAR TO DATE (YTD)

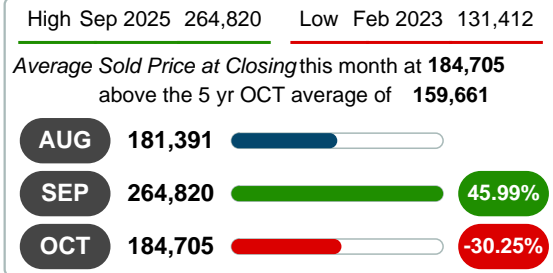


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 159,661



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	17	25.37%	36,791	41,964	12,650	0	0
\$75,001-\$125,000	8	11.94%	104,252	111,750	104,703	87,000	0
\$125,001-\$175,000	10	14.93%	159,478	156,092	160,929	0	0
\$175,001-\$250,000	15	22.39%	207,540	223,500	206,009	200,000	0
\$250,001-\$375,000	11	16.42%	296,627	0	295,500	278,725	375,000
\$375,001 and up	6	8.96%	490,833	570,000	425,000	487,500	0
Average Sold Price			184,705	104,376	186,426	322,900	375,000
Total Closed Units		100%	184,705	22	33	11	1
Total Closed Volume			12,375,241	2.30M	6.15M	3.55M	375.00K

October 2025



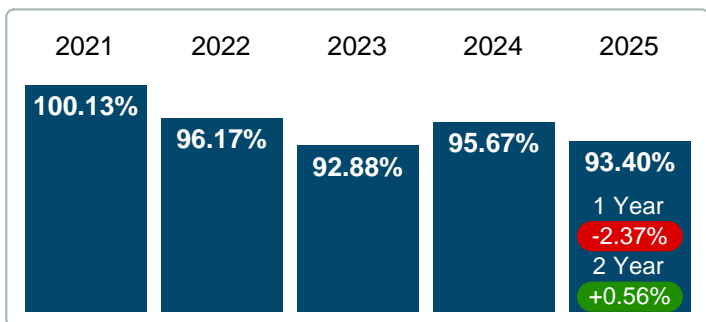
Area Delimited by County Of Muskogee



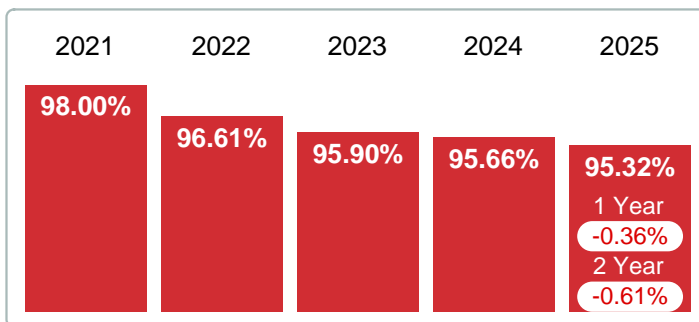
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

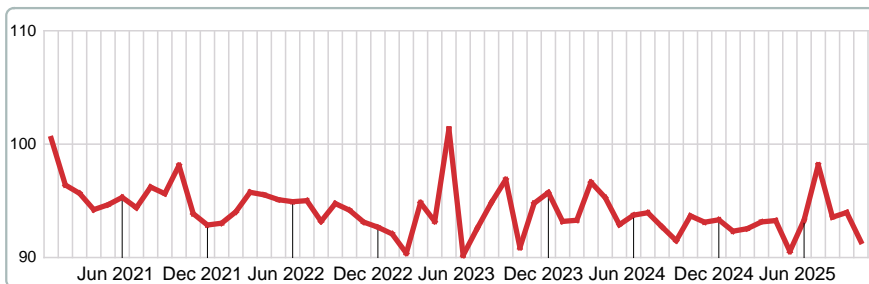
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

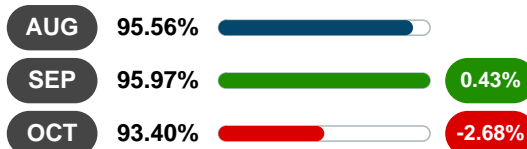


3 MONTHS

5 year OCT AVG = 95.65%

High May 2023 103.35% Low Jun 2023 92.19%

Average Sold/List Ratio this month at **93.40%**
below the 5 yr OCT average of **95.65%**



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	17	25.37%	82.24%	82.01%	83.33%	0.00%	0.00%
\$75,001-\$125,000	8	11.94%	95.40%	90.64%	96.84%	97.75%	0.00%
\$125,001-\$175,000	10	14.93%	97.82%	95.47%	98.83%	0.00%	0.00%
\$175,001-\$250,000	15	22.39%	97.42%	97.78%	98.22%	92.72%	0.00%
\$250,001-\$375,000	11	16.42%	97.47%	0.00%	98.37%	95.16%	101.35%
\$375,001 and up	6	8.96%	97.44%	95.00%	100.00%	97.41%	0.00%
Average Sold/List Ratio		93.40%		86.66%	96.87%	95.77%	101.35%
Total Closed Units	67	100%	93.40%	22	33	11	1
Total Closed Volume	12,375,241			2.30M	6.15M	3.55M	375.00K

October 2025

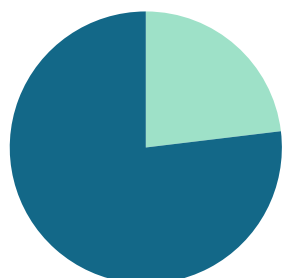
Area Delimited by County Of Muskogee



MARKET SUMMARY

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

INVENTORY

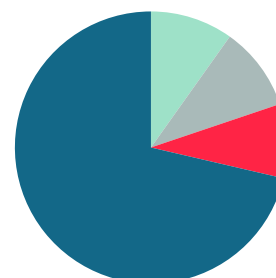


Inventory
 New Listings
142 = 23.09%
 Start Inventory
473
 Total Inventory Units
615
 Volume
\$132,504,105

Market Activity

Closed Sales
67 = 9.84%
 Pending Sales
68 = 9.99%
 Other Off Market
60 = 8.81%
 Active Inventory
486 = 71.37%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	60	67	11.67%	626	603	-3.67%
Pending Sales	55	68	23.64%	642	619	-3.58%
New Listings	122	142	16.39%	1,185	1,206	1.77%
Average List Price	166,700	192,218	15.31%	188,521	197,026	4.51%
Average Sale Price	161,257	184,705	14.54%	181,990	189,970	4.39%
Average Percent of Selling Price to List Price	95.67%	93.40%	-2.37%	95.66%	95.32%	-0.36%
Average Days on Market to Sale	46.43	60.52	30.34%	54.76	55.99	2.24%
Monthly Inventory	448	486	8.48%	448	486	8.48%
Months Supply of Inventory	7.31	8.21	12.30%	7.31	8.21	12.30%

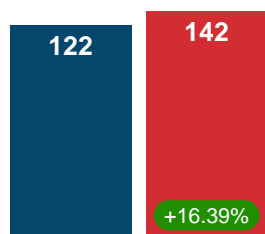
Absorption: Last 12 months, an Average of **59** Sales/Month

Inventory on October 31, 2025 = **486** **2024** **2025**

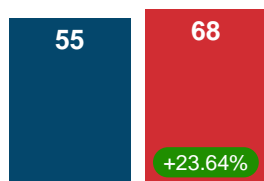
OCTOBER MARKET

AVERAGE PRICES

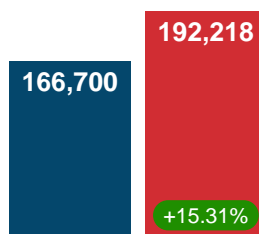
New Listings



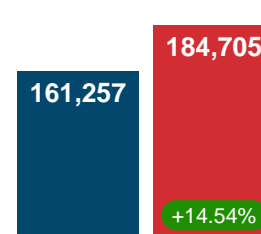
Pending Listings



List Price



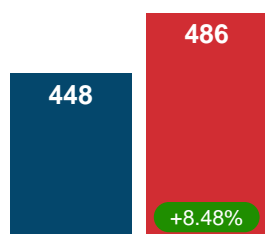
Sale Price



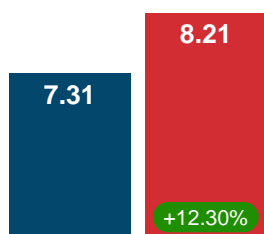
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

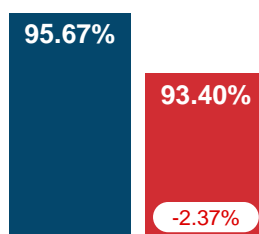
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

