

October 2025



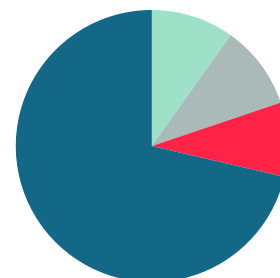
Area Delimited by County Of Muskogee



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%
Median List Price	149,950	174,500	16.37%
Median Sale Price	145,000	169,900	17.17%
Median Percent of Selling Price to List Price	98.34%	96.53%	-1.84%
Median Days on Market to Sale	24.50	44.00	79.59%
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.

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 **17.17%** in October 2025 to \$169,900 versus the previous year at \$145,000.

Median Days on Market Lengthens

The median number of **44.00** days that homes spent on the market before selling increased by 19.50 days or **79.59%** in October 2025 compared to last year's same month at **24.50** 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 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.

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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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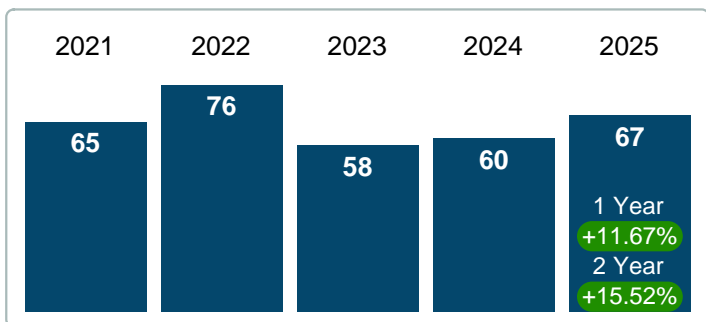
Area Delimited by County Of Muskogee



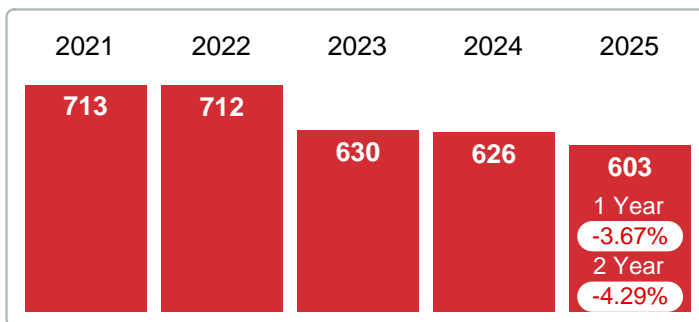
CLOSED LISTINGS

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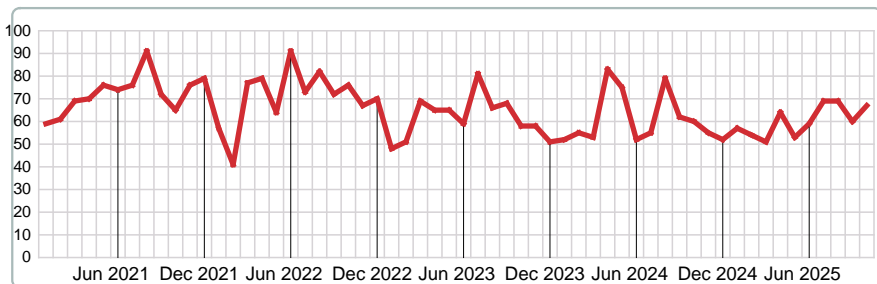
OCTOBER



YEAR TO DATE (YTD)

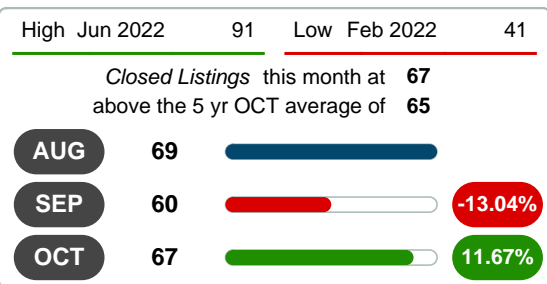


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 65



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	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	17	25.37%	44.0	14	3	0	0
\$75,001-\$125,000	8	11.94%	34.0	2	5	1	0
\$125,001-\$175,000	10	14.93%	34.0	3	7	0	0
\$175,001-\$250,000	15	22.39%	45.0	2	11	2	0
\$250,001-\$375,000	11	16.42%	51.0	0	6	4	1
\$375,001 and up	6	8.96%	41.0	1	1	4	0
Total Closed Units	67			22	33	11	1
Total Closed Volume	12,375,241	100%	44.0	2.30M	6.15M	3.55M	375.00K
Median Closed Price	\$169,900			\$65,000	\$182,500	\$279,900	\$375,000

October 2025



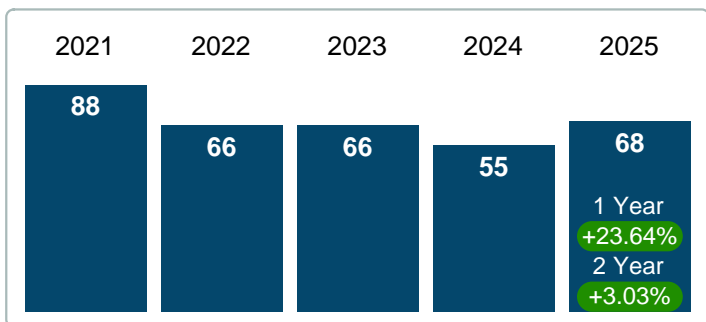
Area Delimited by County Of Muskogee



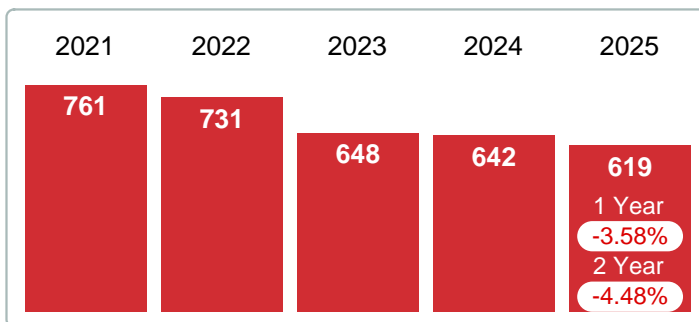
PENDING LISTINGS

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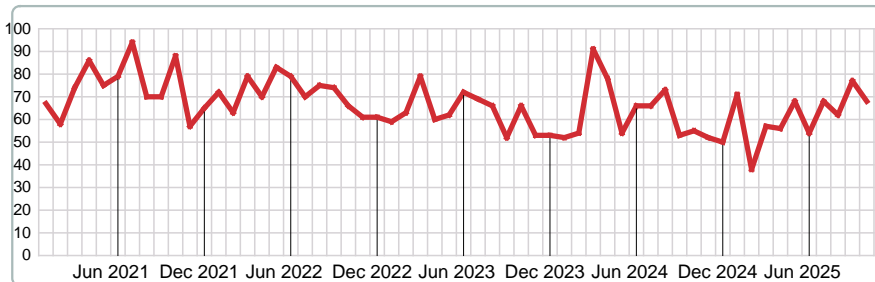
OCTOBER



YEAR TO DATE (YTD)

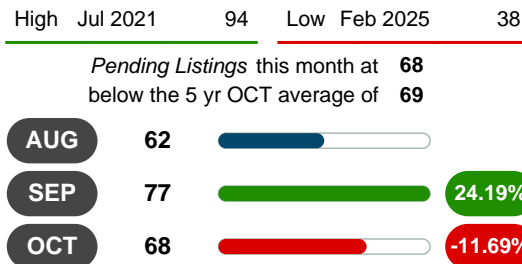


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 69



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	41.0	0	0	0	0
\$1-\$75,000	14	20.59%	101.5	12	2	0	0
\$75,001-\$150,000	11	16.18%	43.0	5	5	1	0
\$150,001-\$200,000	17	25.00%	16.0	2	14	1	0
\$200,001-\$275,000	13	19.12%	6.0	1	8	4	0
\$275,001-\$325,000	4	5.88%	101.0	0	2	2	0
\$325,001 and up	9	13.24%	69.0	1	2	5	1
Total Pending Units	68			21	33	13	1
Total Pending Volume	12,836,999	100%	34.5	1.91M	6.59M	3.92M	425.00K
Median Listing Price	\$189,450			\$50,000	\$194,470	\$287,500	\$425,000

October 2025



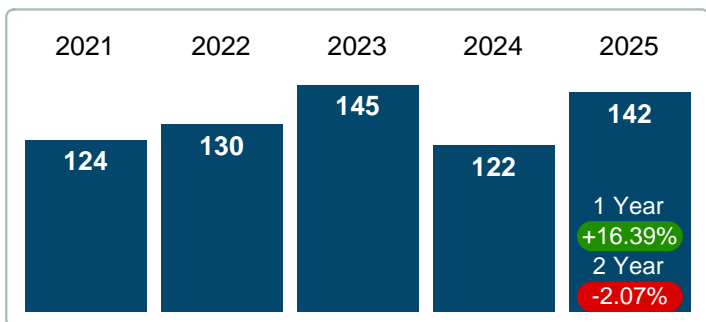
Area Delimited by County Of Muskogee



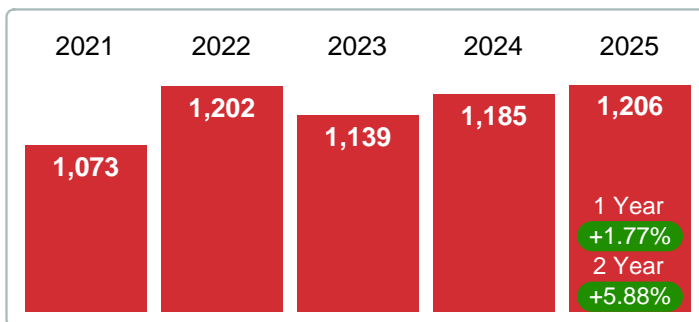
NEW LISTINGS

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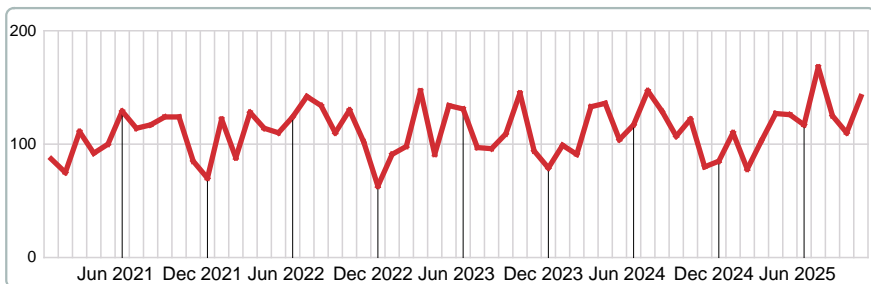
OCTOBER



YEAR TO DATE (YTD)

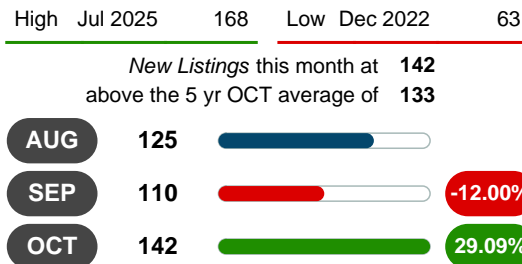


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$181,250		\$118,250	\$194,195	\$230,000	\$393,950

October 2025



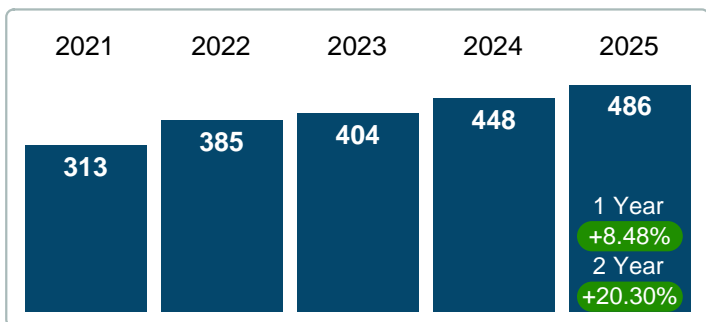
Area Delimited by County Of Muskogee



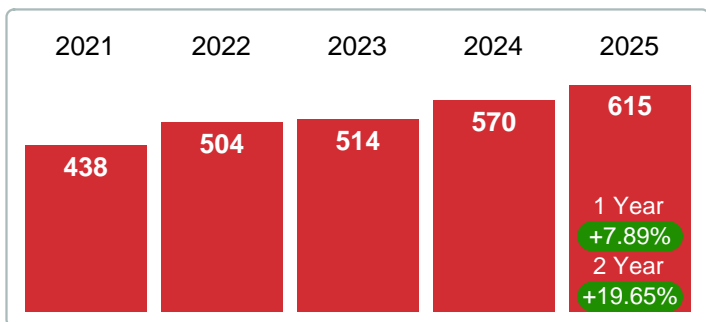
ACTIVE INVENTORY

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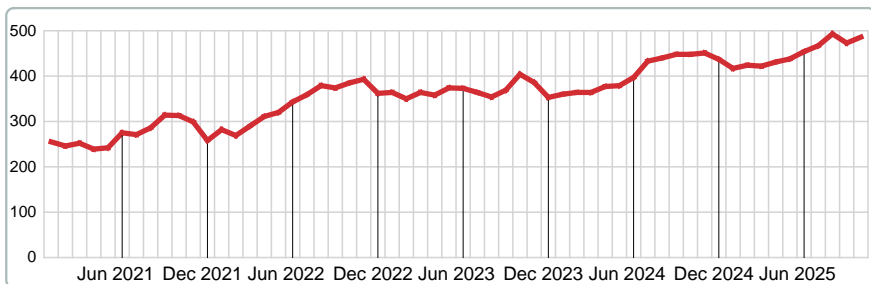
END OF OCTOBER



ACTIVE DURING OCTOBER

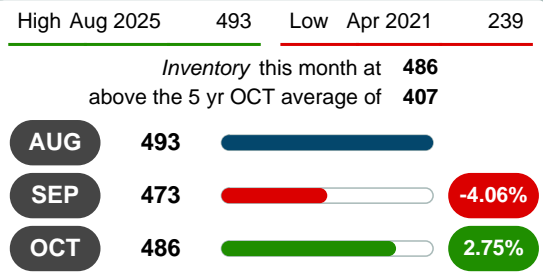


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 407



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	69.0	0	0	0	0
\$1-\$20,000	101	20.78%	105.0	99	2	0	0
\$20,001-\$80,000	73	15.02%	84.0	65	6	2	0
\$80,001-\$200,000	129	26.54%	65.0	67	49	12	1
\$200,001-\$290,000	71	14.61%	50.0	16	36	17	2
\$290,001-\$520,000	63	12.96%	86.0	23	15	18	7
\$520,001 and up	49	10.08%	101.0	32	6	7	4
Total Active Inventory by Units		486		302	114	56	14
Total Active Inventory by Volume		108,475,056	100%	56.78M	24.77M	18.70M	8.23M
Median Active Inventory Listing Price		\$140,000		\$64,500	\$200,150	\$262,500	\$382,000

October 2025



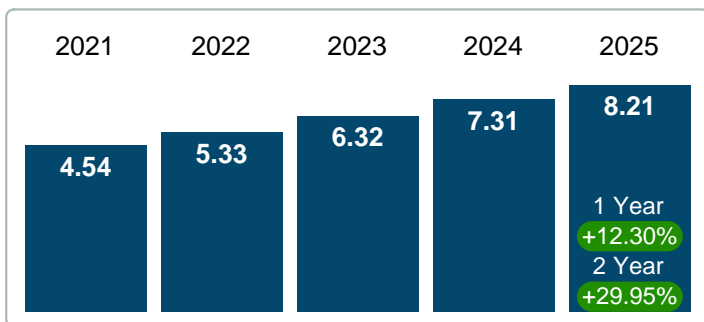
Area Delimited by County Of Muskogee



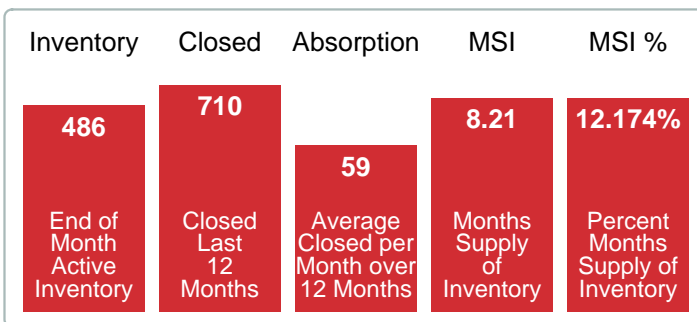
MONTHS SUPPLY of INVENTORY (MSI)

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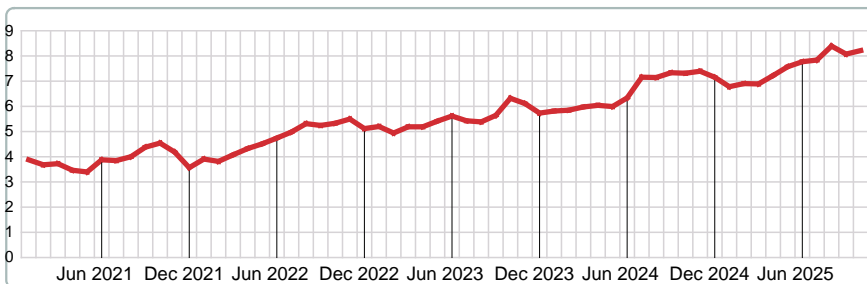
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025

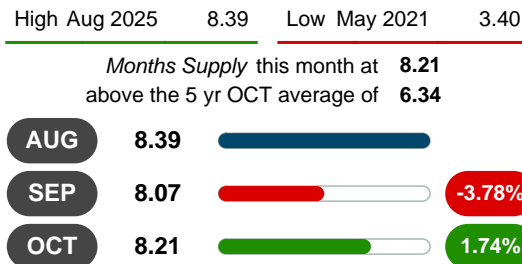


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 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



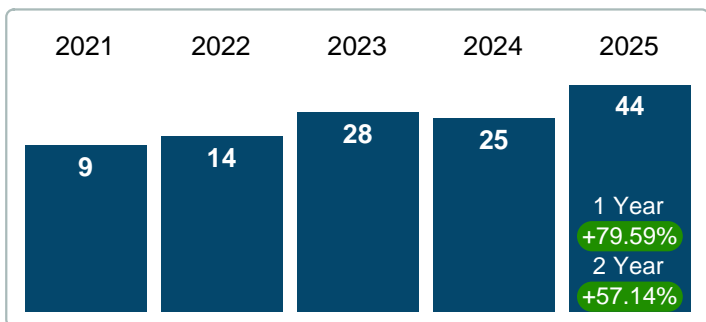
Area Delimited by County Of Muskogee



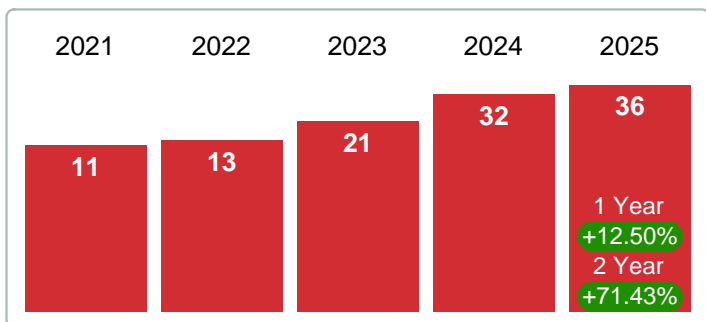
MEDIAN DAYS ON MARKET TO SALE

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

OCTOBER



YEAR TO DATE (YTD)

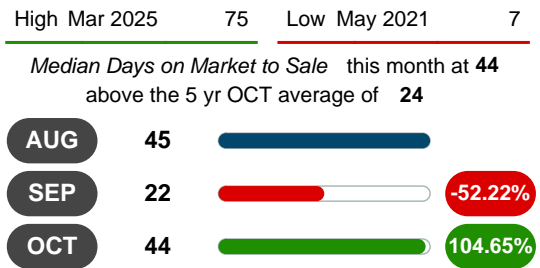


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 24



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%	101	0	0	0	0
\$1-\$75,000	17	25.37%	44	54	40	0	0
\$75,001-\$125,000	8	11.94%	34	66	11	56	0
\$125,001-\$175,000	10	14.93%	34	38	17	0	0
\$175,001-\$250,000	15	22.39%	45	99	33	50	0
\$250,001-\$375,000	11	16.42%	51	0	48	50	77
\$375,001 and up	6	8.96%	41	145	9	41	0
Median Closed DOM			44	62	29	54	77
Total Closed Units		100%	67	22	33	11	1
Total Closed Volume			12,375,241	2.30M	6.15M	3.55M	375.00K

October 2025



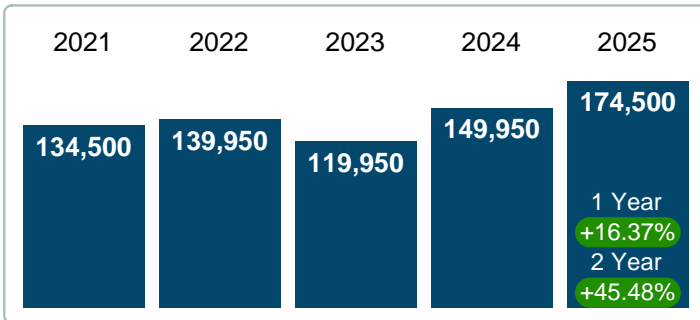
Area Delimited by County Of Muskogee



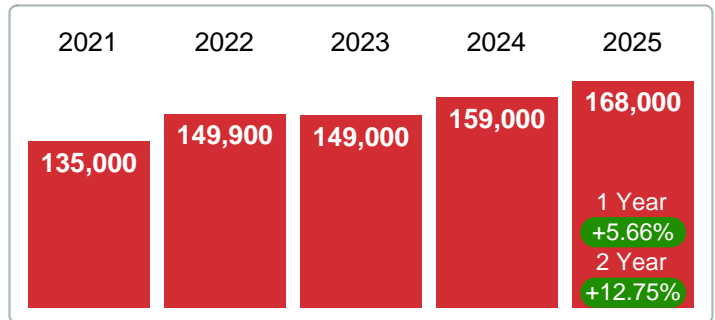
MEDIAN LIST PRICE AT CLOSING

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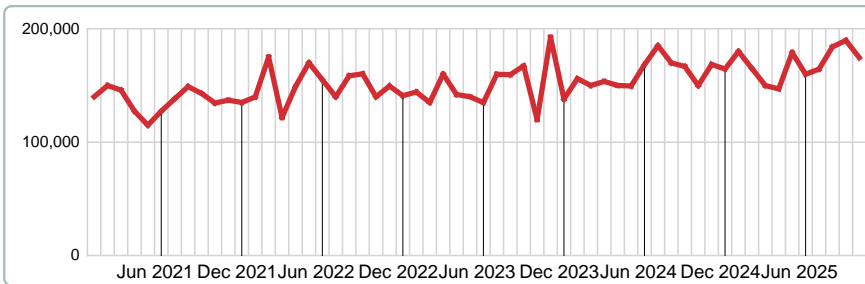
OCTOBER



YEAR TO DATE (YTD)

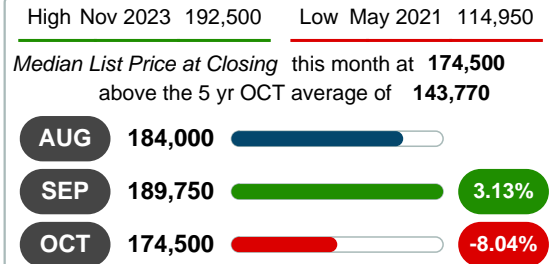


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 143,770



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%	41	0	0	0	0
\$1-\$75,000	12	17.91%	17,750	18,000	1,550	0	0
\$75,001-\$125,000	11	16.42%	87,000	80,000	96,500	89,000	0
\$125,001-\$175,000	11	16.42%	160,000	139,900	160,000	0	0
\$175,001-\$250,000	17	25.37%	207,500	225,000	203,500	215,400	0
\$250,001-\$375,000	10	14.93%	297,000	0	299,000	282,400	370,000
\$375,001 and up	6	8.96%	499,500	600,000	425,000	499,500	0
Median List Price			174,500	79,950	186,190	284,900	370,000
Total Closed Units		100%	174,500	22	33	11	1
Total Closed Volume			12,878,636	2.52M	6.30M	3.69M	370.00K

October 2025



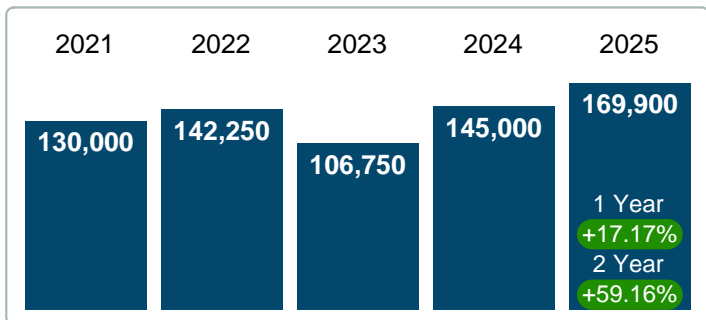
Area Delimited by County Of Muskogee



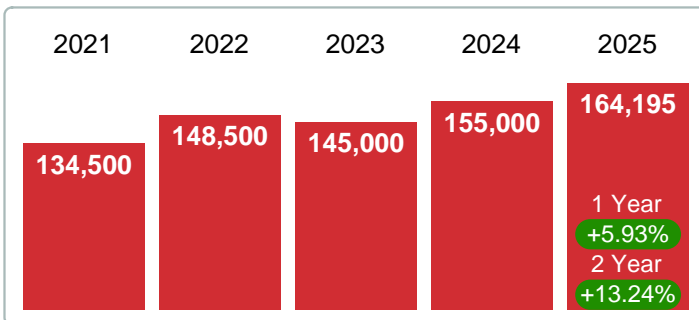
MEDIAN SOLD PRICE AT CLOSING

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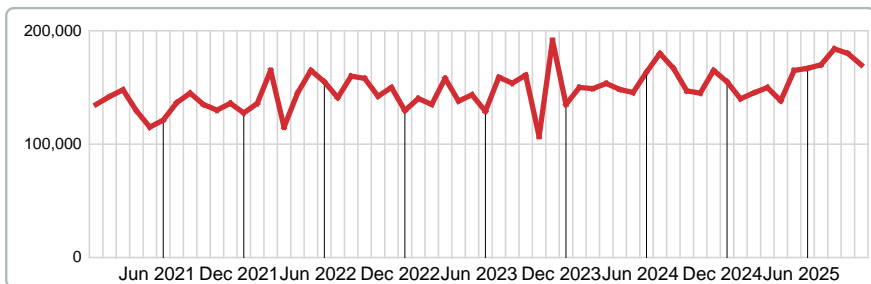
OCTOBER



YEAR TO DATE (YTD)

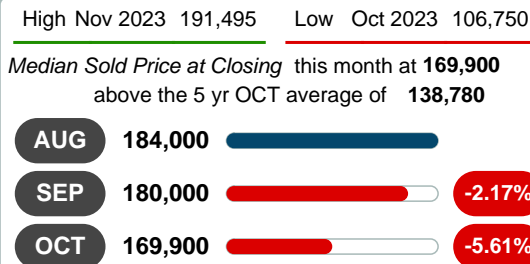


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 138,780



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%	499,500	0	0	0	0
\$1-\$75,000	17	25.37%	35,000	46,000	1,500	0	0
\$75,001-\$125,000	8	11.94%	106,008	111,750	103,515	87,000	0
\$125,001-\$175,000	10	14.93%	161,300	164,195	160,000	0	0
\$175,001-\$250,000	15	22.39%	205,000	223,500	198,000	200,000	0
\$250,001-\$375,000	11	16.42%	279,900	0	287,000	277,450	375,000
\$375,001 and up	6	8.96%	487,500	570,000	425,000	487,500	0
Median Sold Price			169,900	65,000	182,500	279,900	375,000
Total Closed Units		100%	169,900	22	33	11	1
Total Closed Volume			12,375,241	2.30M	6.15M	3.55M	375.00K

October 2025



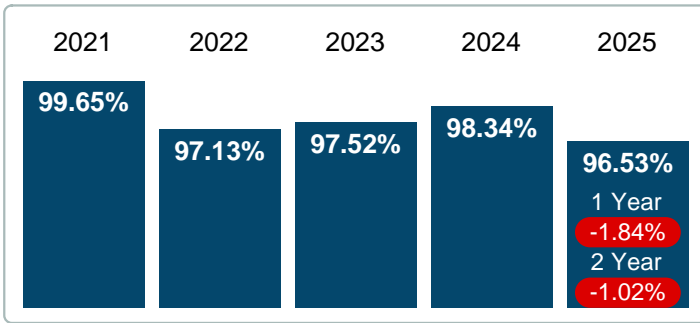
Area Delimited by County Of Muskogee



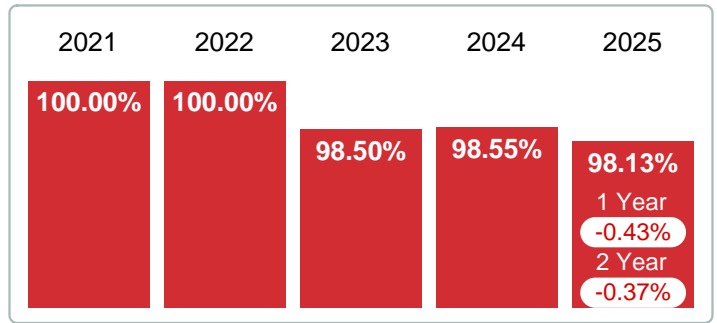
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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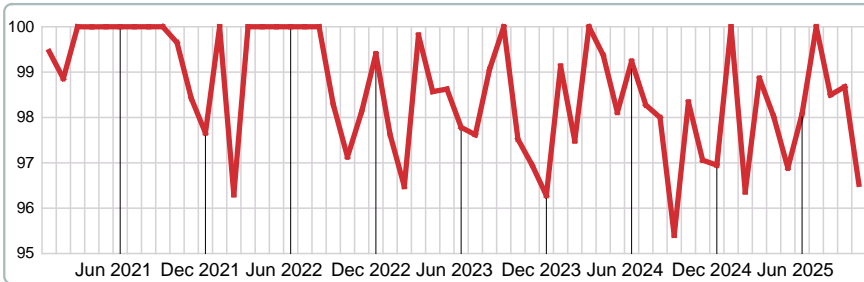
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

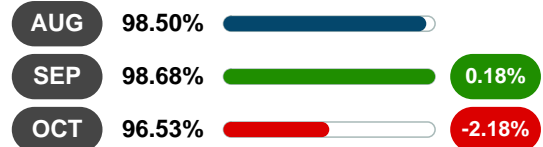


3 MONTHS

5 year OCT AVG = 97.83%

High Jul 2025 100.00% Low Sep 2024 95.40%

Median Sold/List Ratio this month at **96.53%**
below the 5 yr OCT average of **97.83%**



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%	87.50%	0.00%	0.00%	0.00%	0.00%
\$1-\$75,000	17	25.37%	82.09%	82.09%	93.55%	0.00%	0.00%
\$75,001-\$125,000	8	11.94%	96.93%	90.64%	100.00%	97.75%	0.00%
\$125,001-\$175,000	10	14.93%	100.00%	93.50%	100.00%	0.00%	0.00%
\$175,001-\$250,000	15	22.39%	100.00%	97.78%	100.00%	92.72%	0.00%
\$250,001-\$375,000	11	16.42%	97.74%	0.00%	98.69%	95.54%	101.35%
\$375,001 and up	6	8.96%	97.51%	95.00%	100.00%	97.51%	0.00%
Median Sold/List Ratio		96.53%		89.95%	100.00%	96.53%	101.35%
Total Closed Units		67	100%	22	33	11	1
Total Closed Volume		12,375,241		2.30M	6.15M	3.55M	375.00K

October 2025

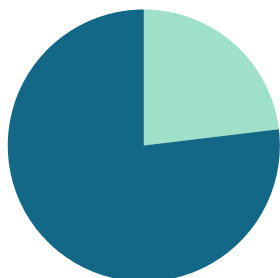
Area Delimited by County Of Muskogee



MARKET SUMMARY

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

INVENTORY

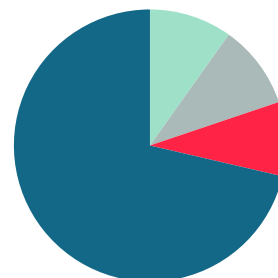


Inventory
 New Listings
142 = 23.09%
 Start Inventory
473
 Total Inventory Units
615
 Volume
\$132,504,105

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%
Median List Price	149,950	174,500	16.37%	159,000	168,000	5.66%
Median Sale Price	145,000	169,900	17.17%	155,000	164,195	5.93%
Median Percent of Selling Price to List Price	98.34%	96.53%	-1.84%	98.55%	98.13%	-0.43%
Median Days on Market to Sale	24.50	44.00	79.59%	32.00	36.00	12.50%
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

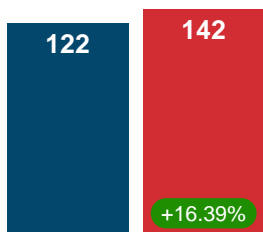
Inventory on October 31, 2025 = **486**

2024 **2025**

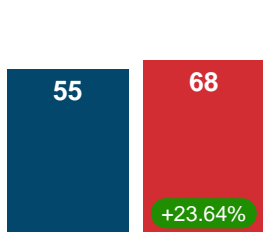
OCTOBER MARKET

MEDIAN PRICES

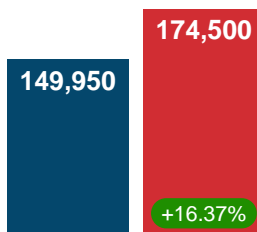
New Listings



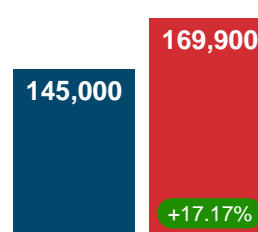
Pending Listings



List Price



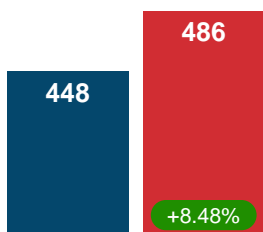
Sale Price



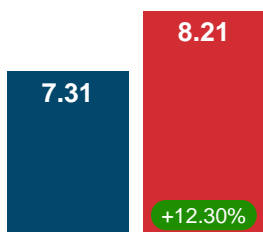
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

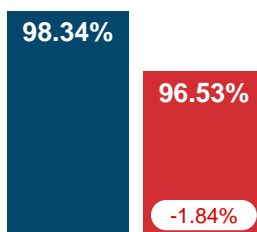
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

