

# October 2025



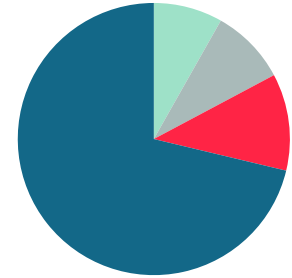
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	October 2025	+/-%
Closed Listings	84	79	-5.95%
Pending Listings	67	87	29.85%
New Listings	152	175	15.13%
Average List Price	284,957	278,273	-2.35%
Average Sale Price	268,341	263,507	-1.80%
Average Percent of Selling Price to List Price	93.46%	93.49%	0.03%
Average Days on Market to Sale	72.76	83.70	15.03%
End of Month Inventory	614	687	11.89%
Months Supply of Inventory	7.53	8.87	17.91%



■ Closed (8.20%)  
■ Pending (9.02%)  
■ Other OffMarket (11.51%)  
■ Active (71.27%)

**Absorption:** Last 12 months, an Average of **77** Sales/Month  
**Active Inventory** as of October 31, 2025 = **687**

### Analysis Wrap-Up

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

The total housing inventory at the end of October 2025 rose **11.89%** to 687 existing homes available for sale. Over the last 12 months this area has had an average of 77 closed sales per month. This represents an unsold inventory index of **8.87** 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 **1.80%** in October 2025 to \$263,507 versus the previous year at \$268,341.

#### Average Days on Market Lengthens

The average number of **83.70** days that homes spent on the market before selling increased by 10.93 days or **15.03%** in October 2025 compared to last year's same month at **72.76** 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 175 New Listings in October 2025, up **15.13%** from last year at 152. Furthermore, there were 79 Closed Listings this month versus last year at 84, a **-5.95%** decrease.

Closed versus Listed trends yielded a **45.1%** ratio, down from previous year's, October 2024, at **55.3%**, a **18.31%** 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

<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

# October 2025



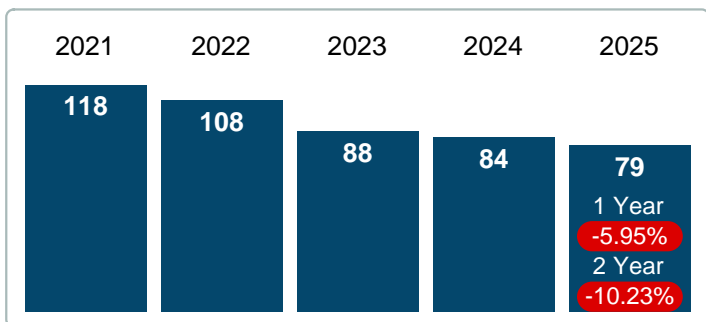
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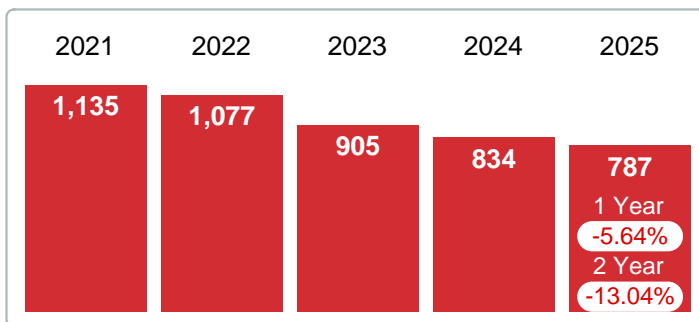
## CLOSED LISTINGS

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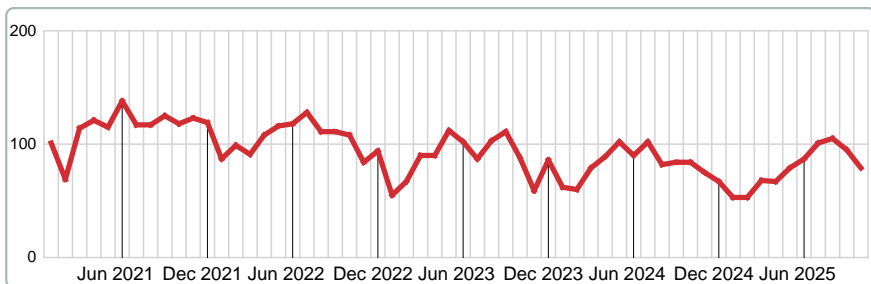
### OCTOBER



### YEAR TO DATE (YTD)

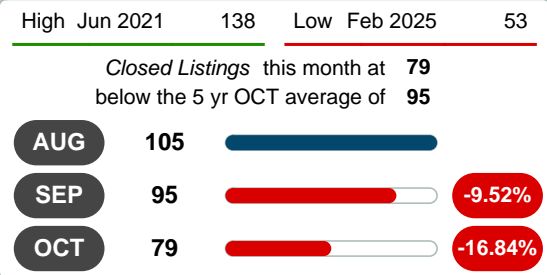


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 95



### 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	4	5.06%	73.8	3	1	0	0
\$50,001 - \$75,000	9	11.39%	108.3	3	6	0	0
\$75,001 - \$125,000	11	13.92%	85.9	5	4	2	0
\$125,001 - \$225,000	23	29.11%	62.1	4	13	3	3
\$225,001 - \$325,000	12	15.19%	66.8	1	9	2	0
\$325,001 - \$500,000	13	16.46%	90.3	1	3	9	0
\$500,001 and up	7	8.86%	142.0	0	4	2	1
<b>Total Closed Units</b>	<b>79</b>			<b>17</b>	<b>40</b>	<b>18</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>20,817,075</b>	<b>100%</b>	<b>83.7</b>	<b>2.08M</b>	<b>9.18M</b>	<b>6.09M</b>	<b>3.47M</b>
<b>Average Closed Price</b>	<b>\$263,507</b>			<b>\$122,441</b>	<b>\$229,439</b>	<b>\$338,500</b>	<b>\$866,250</b>

# October 2025



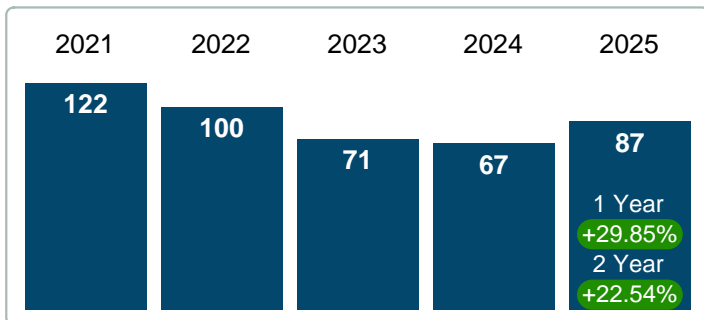
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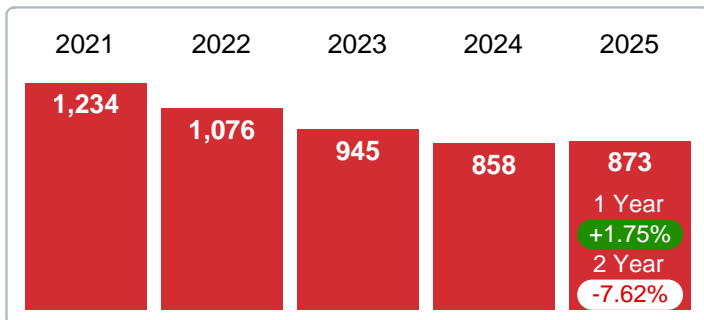
## PENDING LISTINGS

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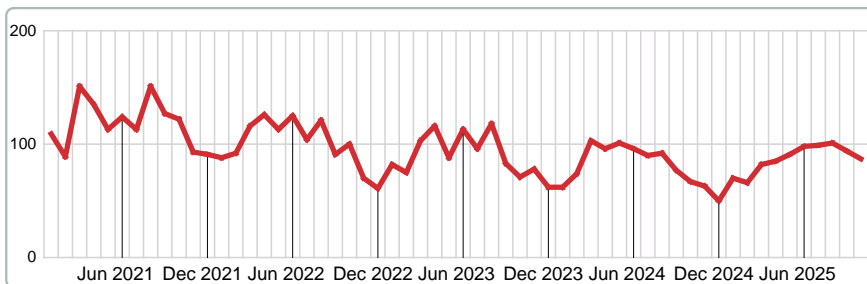
### OCTOBER



### YEAR TO DATE (YTD)

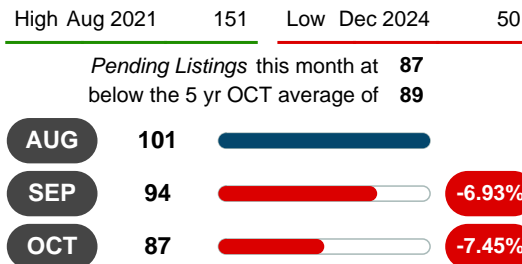


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 89



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	6.90%	55.5	4	2	0	0
\$75,001 - \$125,000	10	11.49%	73.4	2	8	0	0
\$125,001 - \$175,000	15	17.24%	34.5	2	11	1	1
\$175,001 - \$275,000	23	26.44%	56.7	6	11	4	2
\$275,001 - \$350,000	13	14.94%	88.8	2	7	4	0
\$350,001 - \$575,000	11	12.64%	71.5	0	6	5	0
\$575,001 and up	9	10.34%	70.1	1	1	5	2
<b>Total Pending Units</b>	<b>87</b>			<b>17</b>	<b>46</b>	<b>19</b>	<b>5</b>
<b>Total Pending Volume</b>	<b>25,057,694</b>	<b>100%</b>	<b>62.8</b>	<b>3.38M</b>	<b>10.38M</b>	<b>8.61M</b>	<b>2.69M</b>
<b>Average Listing Price</b>	<b>\$288,019</b>			<b>\$198,729</b>	<b>\$225,732</b>	<b>\$452,926</b>	<b>\$538,000</b>

# October 2025



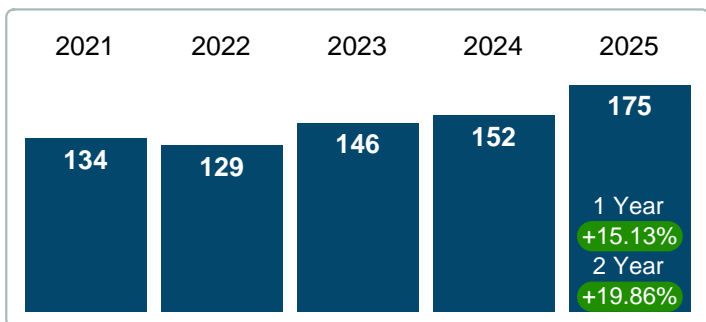
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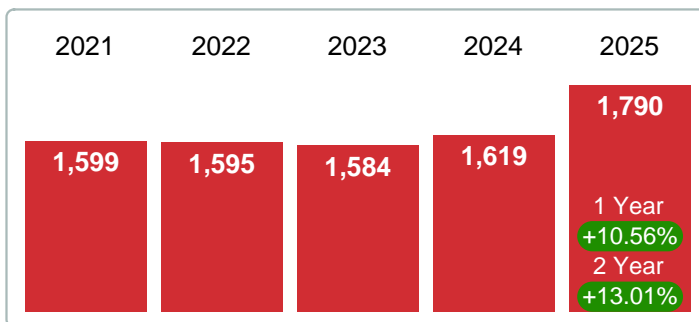
## NEW LISTINGS

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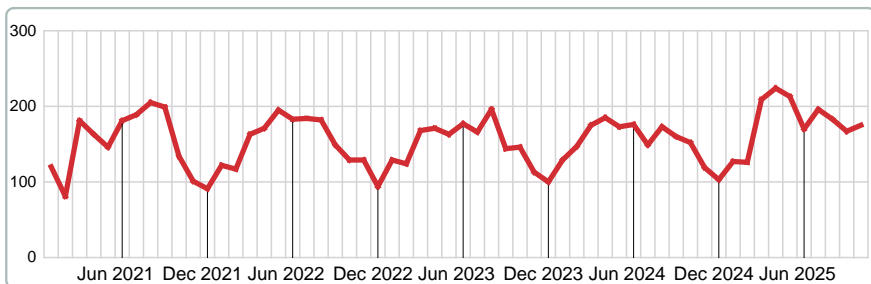
### OCTOBER



### YEAR TO DATE (YTD)

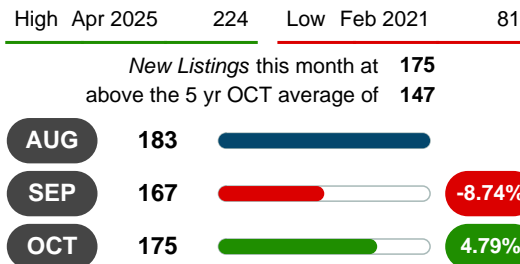


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 147



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	14	8.00%	9	5	0	0
\$75,001 - \$125,000	17	9.71%	9	6	1	1
\$125,001 - \$175,000	25	14.29%	6	17	2	0
\$175,001 - \$325,000	52	29.71%	6	34	12	0
\$325,001 - \$425,000	28	16.00%	4	13	11	0
\$425,001 - \$725,000	22	12.57%	1	9	10	2
\$725,001 and up	17	9.71%	0	6	7	4
<b>Total New Listed Units</b>	<b>175</b>		<b>35</b>	<b>90</b>	<b>43</b>	<b>7</b>
<b>Total New Listed Volume</b>	<b>59,935,795</b>	<b>100%</b>	<b>5.82M</b>	<b>28.55M</b>	<b>20.48M</b>	<b>5.09M</b>
<b>Average New Listed Listing Price</b>	<b>\$342,490</b>		<b>\$166,254</b>	<b>\$317,183</b>	<b>\$476,219</b>	<b>\$727,571</b>

# October 2025



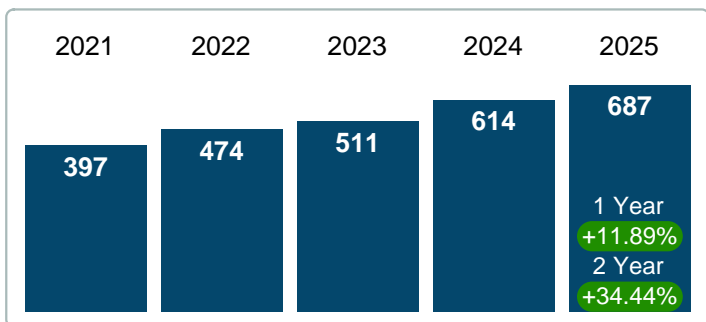
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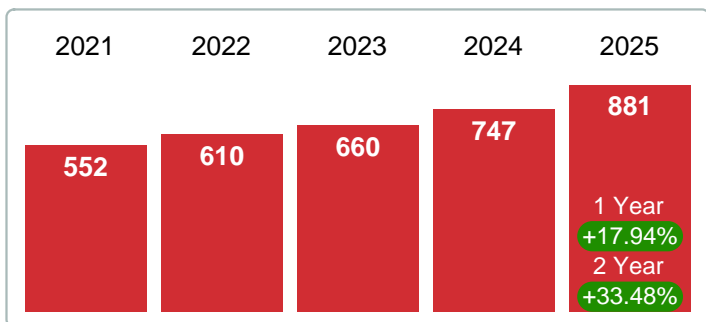
## ACTIVE INVENTORY

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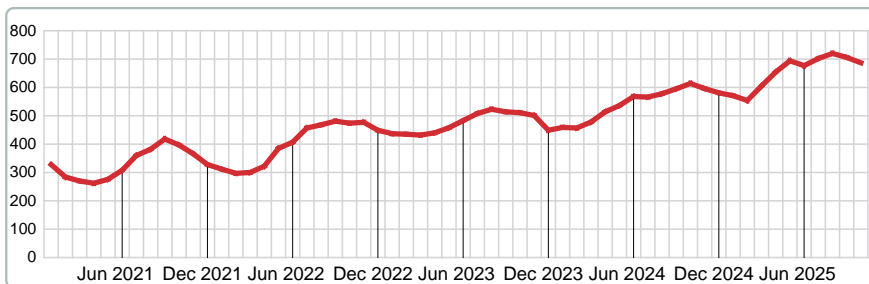
### END OF OCTOBER



### ACTIVE DURING OCTOBER



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 537

High Aug 2025 720 Low Apr 2021 262

Inventory this month at **687**  
above the 5 yr OCT average of **537**

<b>AUG</b>	<b>720</b>	<div style="width: 100%;"></div>	
<b>SEP</b>	<b>706</b>	<div style="width: 96.8%;"></div>	<b>-1.94%</b>
<b>OCT</b>	<b>687</b>	<div style="width: 128%;"></div>	<b>-2.69%</b>

### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	<b>68</b>	9.90%	92.3	40	24	2	2
\$100,001 - \$125,000	<b>31</b>	4.51%	125.8	14	15	2	0
\$125,001 - \$175,000	<b>106</b>	15.43%	84.7	24	67	14	1
\$175,001 - \$325,000	<b>225</b>	32.75%	92.3	33	147	38	7
\$325,001 - \$425,000	<b>90</b>	13.10%	87.9	11	53	22	4
\$425,001 - \$725,000	<b>97</b>	14.12%	104.6	8	43	37	9
\$725,001 and up	<b>70</b>	10.19%	96.1	3	29	24	14
<b>Total Active Inventory by Units</b>				<b>687</b>			
<b>Total Active Inventory by Volume</b>				<b>280,109,292</b>	100%	94.2	
<b>Average Active Inventory Listing Price</b>				<b>\$407,728</b>			
				<b>133</b>	<b>378</b>	<b>139</b>	<b>37</b>
				<b>25.74M</b>	<b>159.28M</b>	<b>67.96M</b>	<b>27.13M</b>
				<b>\$193,532</b>	<b>\$421,380</b>	<b>\$488,893</b>	<b>\$733,285</b>

# October 2025



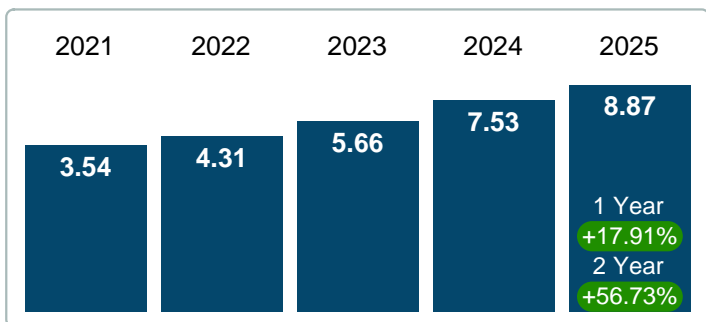
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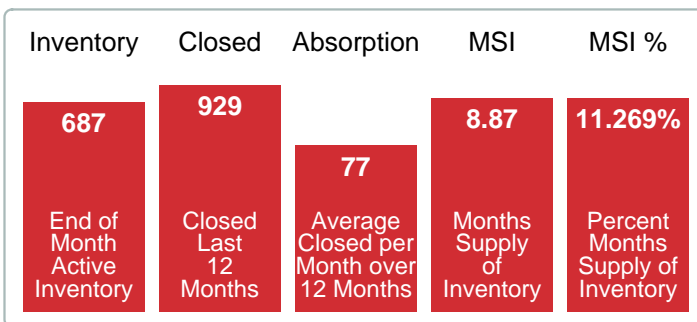
## MONTHS SUPPLY of INVENTORY (MSI)

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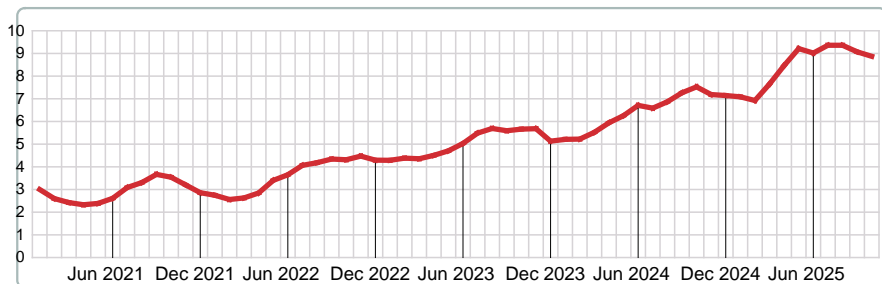
### MSI FOR OCTOBER



### INDICATORS FOR OCTOBER 2025



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 5.98

High Aug 2025 9.36 Low Apr 2021 2.33

Months Supply this month at **8.87**  
above the 5 yr OCT average of **5.98**



### 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
\$100,000 and less	68	9.90%	4.66	6.58	3.31	1.85	12.00
\$100,001 - \$125,000	31	4.51%	6.00	7.64	4.86	8.00	0.00
\$125,001 - \$175,000	106	15.43%	5.83	7.20	5.58	5.60	3.00
\$175,001 - \$325,000	225	32.75%	10.07	11.65	10.50	7.73	12.00
\$325,001 - \$425,000	90	13.10%	13.33	16.50	13.53	10.56	48.00
\$425,001 - \$725,000	97	14.12%	15.73	16.00	13.95	20.18	12.00
\$725,001 and up	70	10.19%	16.47	0.00	29.00	14.40	8.84
Market Supply of Inventory (MSI)			8.87	8.72	8.53	9.70	10.57
Total Active Inventory by Units		100%	8.87	133	378	139	37

# October 2025



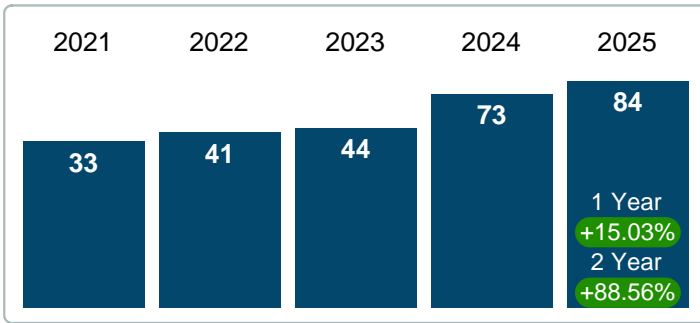
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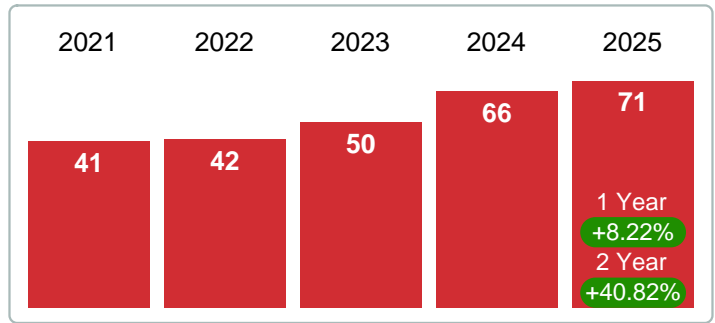
## AVERAGE DAYS ON MARKET TO SALE

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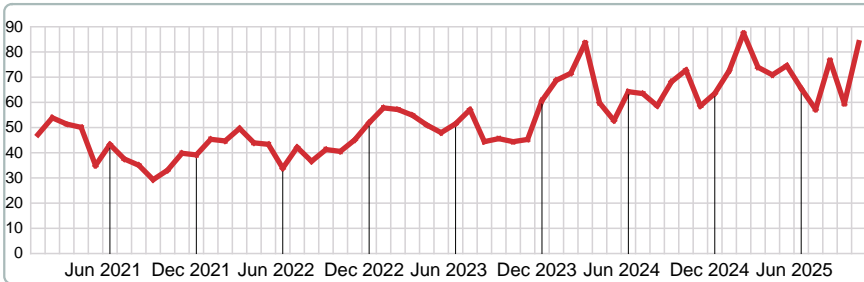
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 55

High Feb 2025 87 Low Sep 2021 29

Average Days on Market to Sale this month at 84 above the 5 yr OCT average of 55



### 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	5.06%	74	69	89	0	0
\$50,001 - \$75,000	11.39%	108	146	90	0	0
\$75,001 - \$125,000	13.92%	86	78	85	109	0
\$125,001 - \$225,000	29.11%	62	102	55	22	80
\$225,001 - \$325,000	15.19%	67	55	59	106	0
\$325,001 - \$500,000	16.46%	90	105	57	100	0
\$500,001 and up	8.86%	142	0	128	211	63
<b>Average Closed DOM</b>		<b>84</b>	<b>94</b>	<b>72</b>	<b>101</b>	<b>76</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>84</b>	<b>17</b>	<b>40</b>	<b>18</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>20,817,075</b>	<b>2.08M</b>	<b>9.18M</b>	<b>6.09M</b>	<b>3.47M</b>

# October 2025



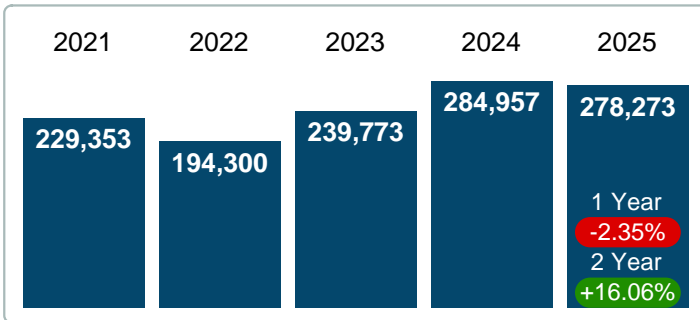
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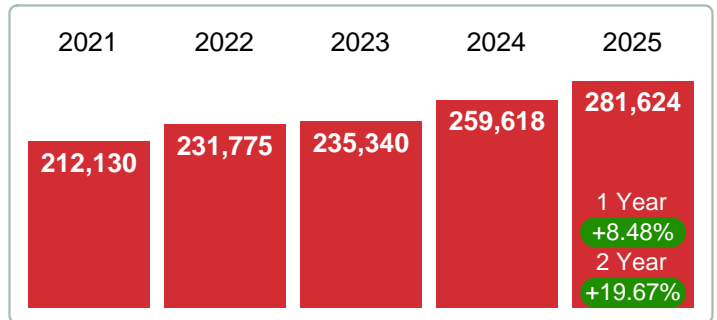
## AVERAGE LIST PRICE AT CLOSING

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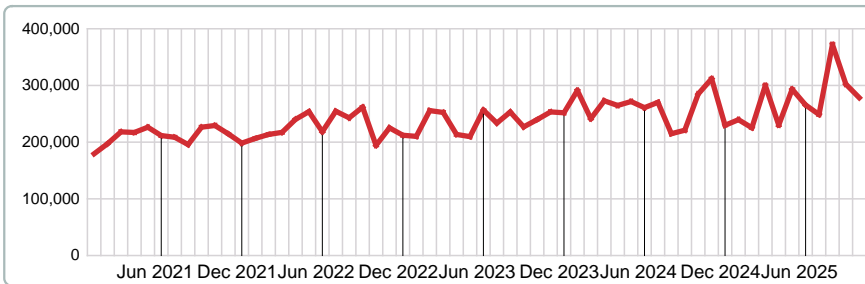
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

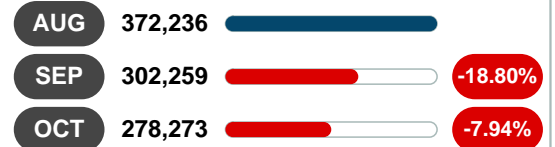


### 3 MONTHS

5 year OCT AVG = 245,331

High Aug 2025 372,236 Low Jan 2021 179,431

Average List Price at Closing this month at **278,273** above the 5 yr OCT average of **245,331**



## 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	3	3.80%	36,663	38,167	49,990	0	0
\$50,001 - \$75,000	6	7.59%	66,067	73,833	84,883	0	0
\$75,001 - \$125,000	14	17.72%	104,386	110,560	115,950	107,450	0
\$125,001 - \$225,000	23	29.11%	179,076	179,750	177,831	169,983	218,000
\$225,001 - \$325,000	12	15.19%	272,650	294,900	283,644	274,500	0
\$325,001 - \$500,000	13	16.46%	386,323	364,900	403,667	405,044	0
\$500,001 and up	8	10.13%	950,375	0	635,000	777,000	2,950,000
Average List Price			278,273	133,388	240,967	359,625	901,000
Total Closed Units		100%	278,273	17	40	18	4
Total Closed Volume			21,983,539	2.27M	9.64M	6.47M	3.60M

# October 2025



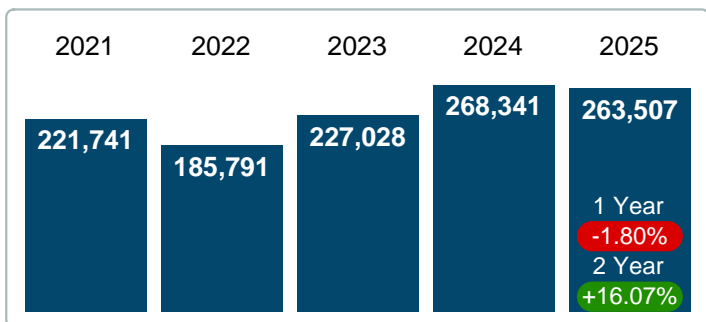
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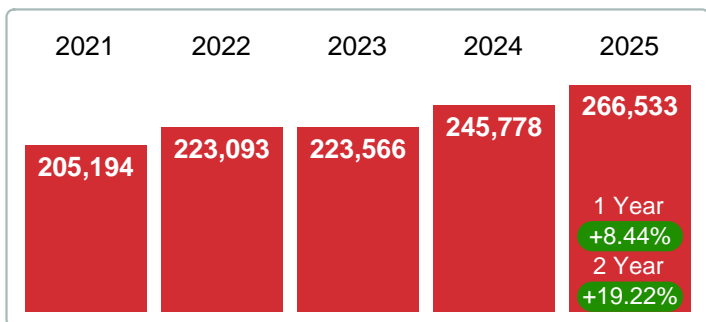
## AVERAGE SOLD PRICE AT CLOSING

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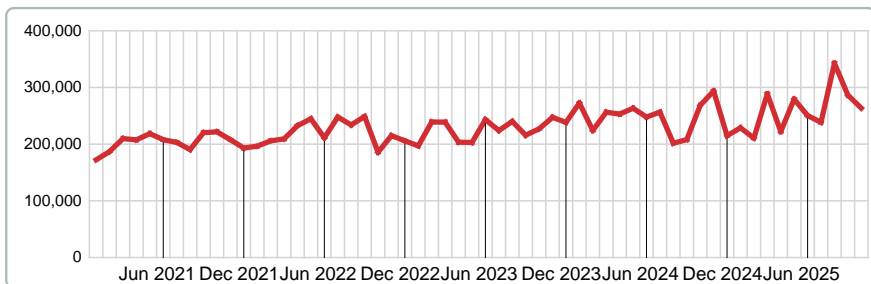
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

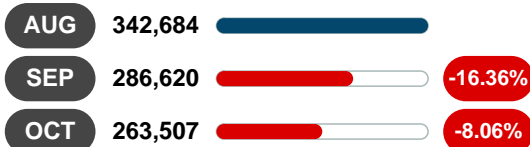


### 3 MONTHS

5 year OCT AVG = 233,282

High Aug 2025 342,684 Low Jan 2021 172,301

Average Sold Price at Closing this month at **263,507** above the 5 yr OCT average of **233,282**



### 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	4	5.06%	38,875	36,000	47,500	0	0
\$50,001 - \$75,000	9	11.39%	67,319	65,200	68,379	0	0
\$75,001 - \$125,000	11	13.92%	99,982	99,780	105,225	90,000	0
\$125,001 - \$225,000	23	29.11%	171,261	167,250	167,769	158,000	205,000
\$225,001 - \$325,000	12	15.19%	272,658	280,000	273,544	265,000	0
\$325,001 - \$500,000	13	16.46%	379,692	330,000	389,000	382,111	0
\$500,001 and up	7	8.86%	972,714	0	622,250	735,000	2,850,000
Average Sold Price			263,507	122,441	229,439	338,500	866,250
Total Closed Units		100%	263,507	17	40	18	4
Total Closed Volume			20,817,075	2.08M	9.18M	6.09M	3.47M

# October 2025



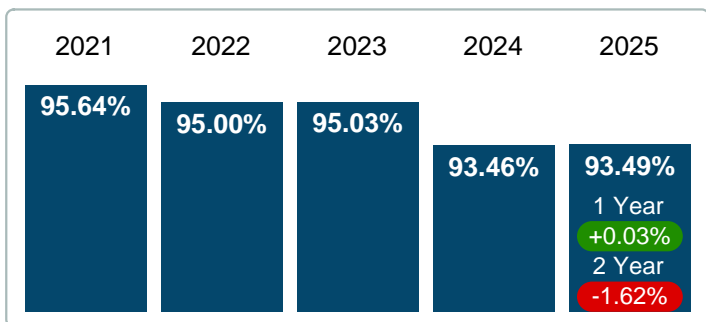
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



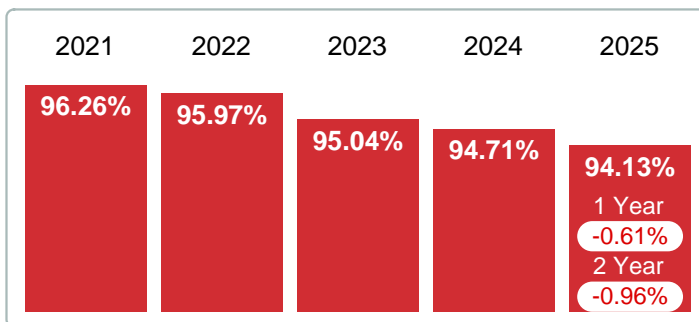
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

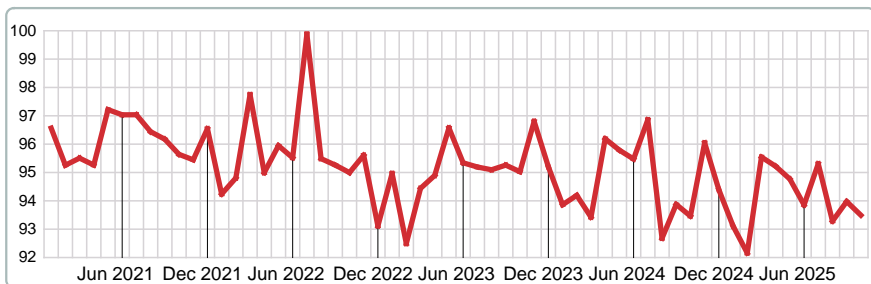
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

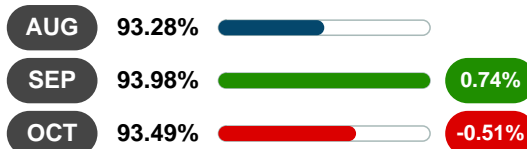


### 3 MONTHS

5 year OCT AVG = 94.52%

High Jul 2022 99.88% Low Feb 2025 92.16%

Average Sold/List Ratio this month at **93.49%**  
below the 5 yr OCT average of **94.52%**



### 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	4	5.06%	95.02%	95.03%	95.02%	0.00%	0.00%
\$50,001 - \$75,000	9	11.39%	84.77%	88.04%	83.14%	0.00%	0.00%
\$75,001 - \$125,000	11	13.92%	90.71%	90.86%	93.24%	85.27%	0.00%
\$125,001 - \$225,000	23	29.11%	94.61%	94.13%	95.24%	93.07%	94.04%
\$225,001 - \$325,000	12	15.19%	96.49%	94.95%	96.62%	96.66%	0.00%
\$325,001 - \$500,000	13	16.46%	94.74%	90.44%	96.49%	94.63%	0.00%
\$500,001 and up	7	8.86%	97.08%	0.00%	98.12%	95.23%	96.61%
Average Sold/List Ratio		93.50%		92.08%	93.91%	93.62%	94.68%
Total Closed Units		79	100%	17	40	18	4
Total Closed Volume		20,817,075		2.08M	9.18M	6.09M	3.47M

# October 2025



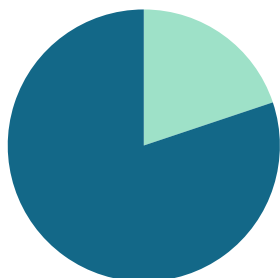
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

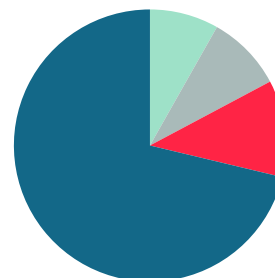


**Inventory**  
 New Listings  
**175 = 19.86%**  
 Start Inventory  
**706**  
 Total Inventory Units  
**881**  
 Volume  
**\$339,721,579**

### Market Activity

Closed Sales  
**79 = 8.20%**  
 Pending Sales  
**87 = 9.02%**  
 Other Off Market  
**111 = 11.51%**  
 Active Inventory  
**687 = 71.27%**

### MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	84	79	-5.95%	834	787	-5.64%
Pending Sales	67	87	29.85%	858	873	1.75%
New Listings	152	175	15.13%	1,619	1,790	10.56%
Average List Price	284,957	278,273	-2.35%	259,618	281,624	8.48%
Average Sale Price	268,341	263,507	-1.80%	245,778	266,533	8.44%
Average Percent of Selling Price to List Price	93.46%	93.49%	0.03%	94.71%	94.13%	-0.61%
Average Days on Market to Sale	72.76	83.70	15.03%	65.67	71.07	8.22%
Monthly Inventory	614	687	11.89%	614	687	11.89%
Months Supply of Inventory	7.53	8.87	17.91%	7.53	8.87	17.91%

**Absorption:** Last 12 months, an Average of **77** Sales/Month

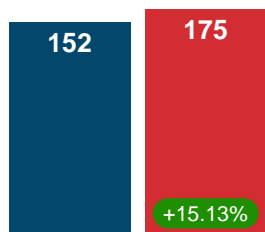
**Inventory** on October 31, 2025 = **687**

**2024** **2025**

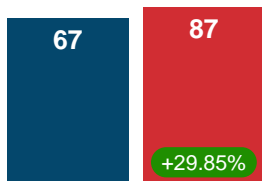
### OCTOBER MARKET

### AVERAGE PRICES

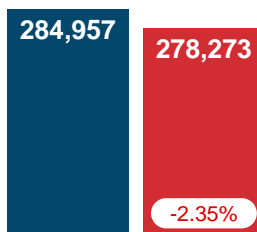
#### New Listings



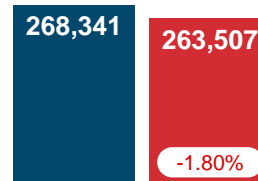
#### Pending Listings



#### List Price



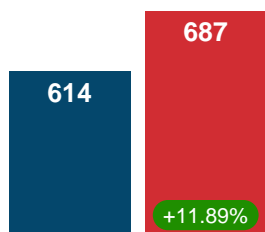
#### Sale Price



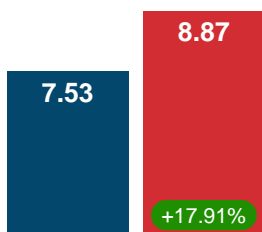
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

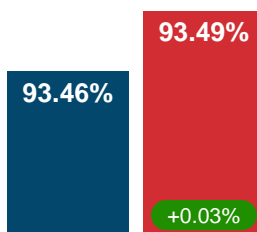
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

