

October 2025



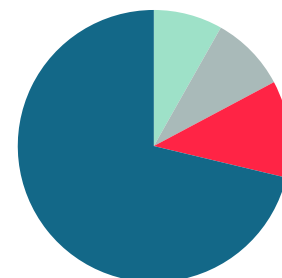
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



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%
Median List Price	199,450	204,900	2.73%
Median Sale Price	195,200	190,000	-2.66%
Median Percent of Selling Price to List Price	95.57%	94.98%	-0.62%
Median Days on Market to Sale	46.00	67.00	45.65%
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.

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 **2.66%** in October 2025 to \$190,000 versus the previous year at \$195,200.

Median Days on Market Lengthens

The median number of **67.00** days that homes spent on the market before selling increased by 21.00 days or **45.65%** in October 2025 compared to last year's same month at **46.00** 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 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.

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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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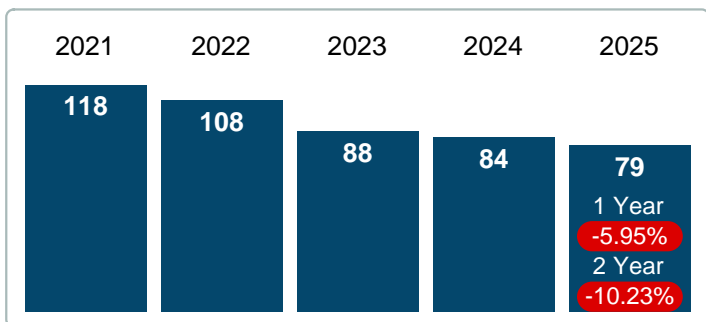
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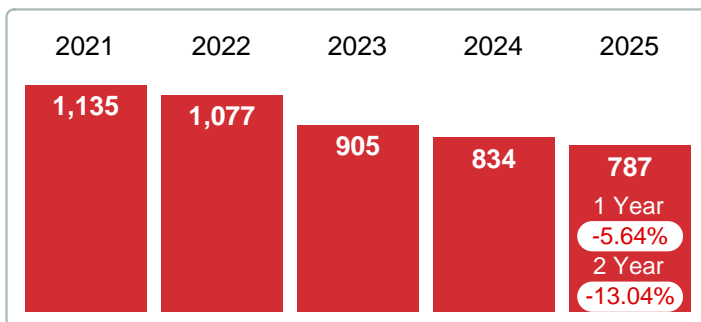
CLOSED LISTINGS

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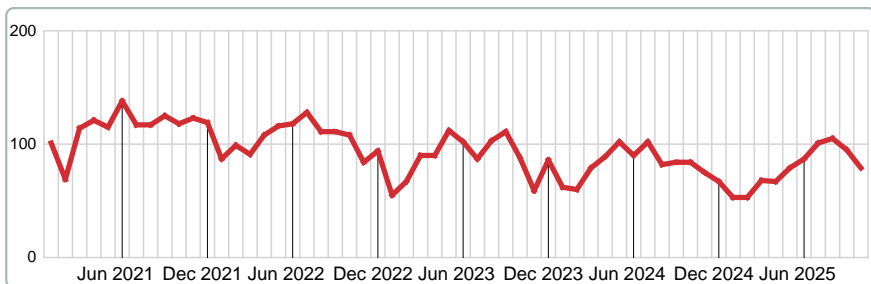
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 95

High Jun 2021 138 Low Feb 2025 53

Closed Listings this month at 79 below the 5 yr OCT average of 95

- AUG 105
- SEP 95 (-9.52%)
- OCT 79 (-16.84%)

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	4	5.06%	65.0	3	1	0	0
\$50,001 - \$75,000	9	11.39%	139.0	3	6	0	0
\$75,001 - \$125,000	11	13.92%	94.0	5	4	2	0
\$125,001 - \$225,000	23	29.11%	65.0	4	13	3	3
\$225,001 - \$325,000	12	15.19%	36.5	1	9	2	0
\$325,001 - \$500,000	13	16.46%	65.0	1	3	9	0
\$500,001 and up	7	8.86%	168.0	0	4	2	1
Total Closed Units	79			17	40	18	4
Total Closed Volume	20,817,075	100%	67.0	2.08M	9.18M	6.09M	3.47M
Median Closed Price	\$190,000			\$95,000	\$181,250	\$335,000	\$212,500

October 2025



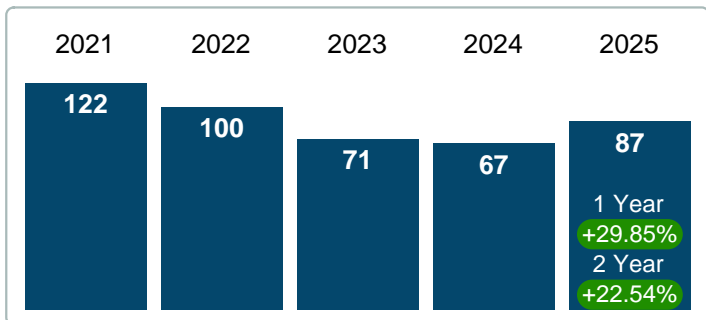
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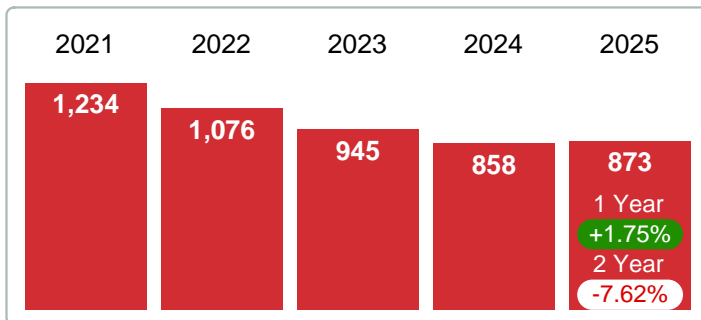
PENDING LISTINGS

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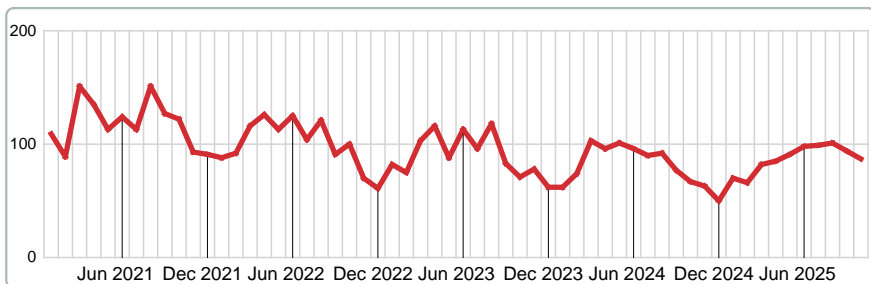
OCTOBER



YEAR TO DATE (YTD)

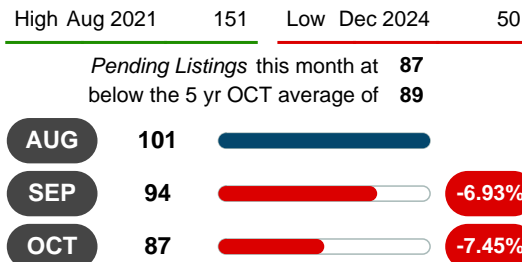


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 89



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	6.90%	49.5	4	2	0	0
\$75,001 - \$125,000	10	11.49%	77.0	2	8	0	0
\$125,001 - \$175,000	15	17.24%	28.0	2	11	1	1
\$175,001 - \$275,000	23	26.44%	42.0	6	11	4	2
\$275,001 - \$350,000	13	14.94%	88.0	2	7	4	0
\$350,001 - \$575,000	11	12.64%	73.0	0	6	5	0
\$575,001 and up	9	10.34%	33.0	1	1	5	2
Total Pending Units	87			17	46	19	5
Total Pending Volume	25,057,694	100%	50.0	3.38M	10.38M	8.61M	2.69M
Median Listing Price	\$215,000			\$179,900	\$192,000	\$359,000	\$220,000

October 2025



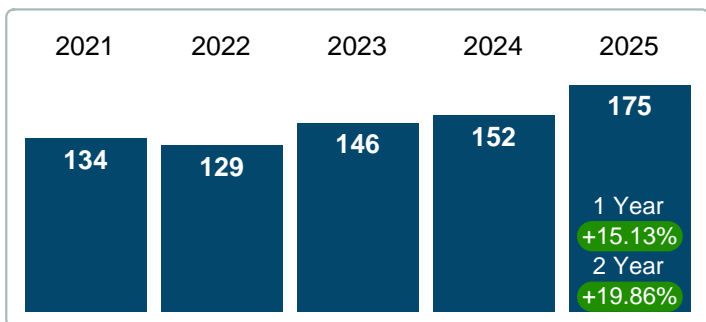
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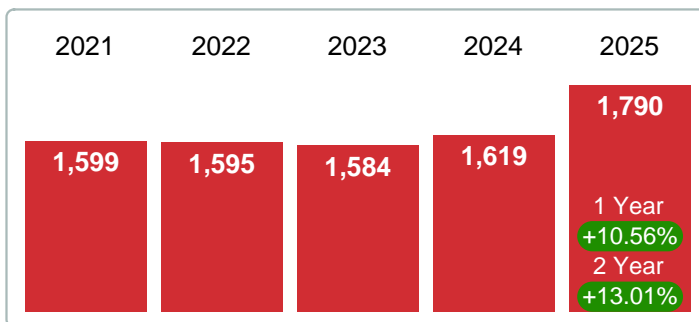
NEW LISTINGS

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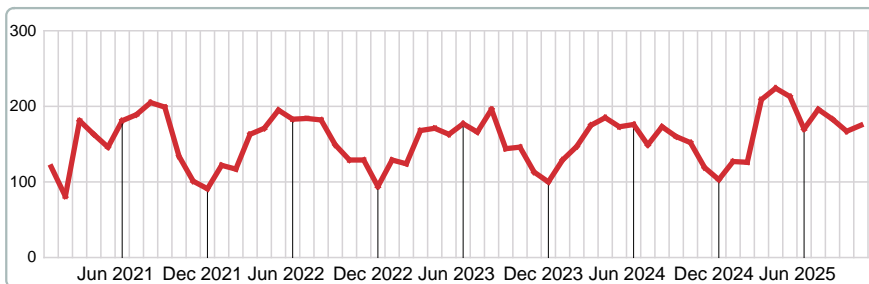
OCTOBER



YEAR TO DATE (YTD)

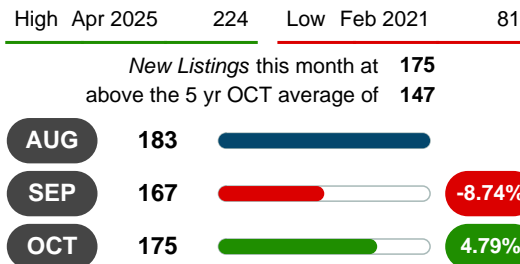


5 YEAR MARKET ACTIVITY TRENDS



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
Total New Listed Units	175		35	90	43	7
Total New Listed Volume	59,935,795	100%	5.82M	28.55M	20.48M	5.09M
Median New Listed Listing Price	\$265,000		\$110,000	\$244,000	\$380,000	\$790,000

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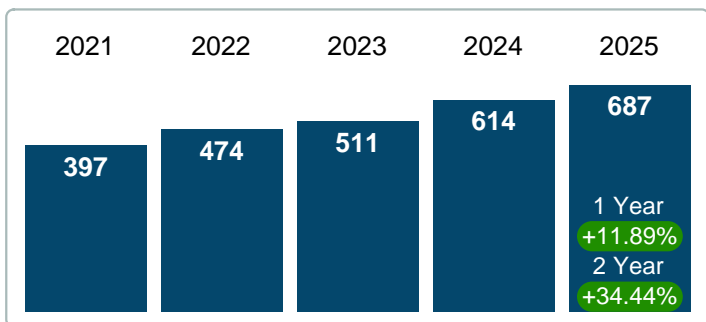
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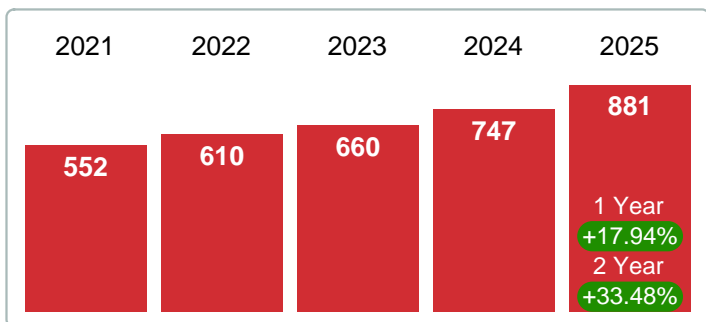
ACTIVE INVENTORY

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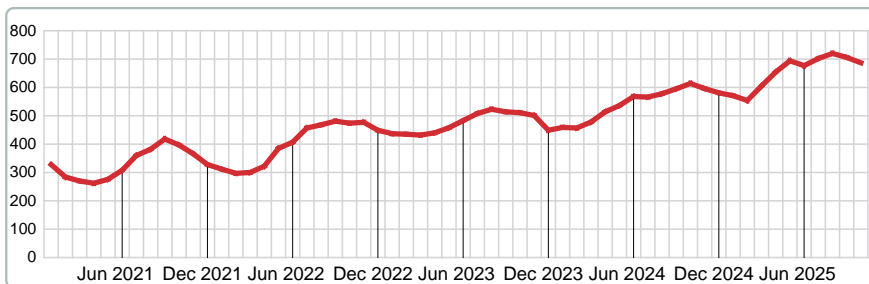
END OF OCTOBER



ACTIVE DURING OCTOBER

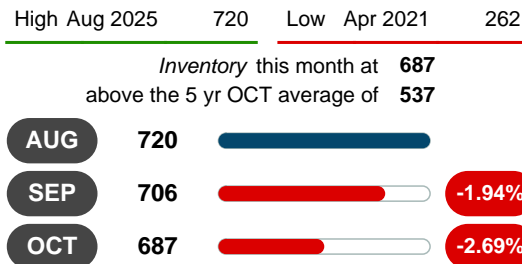


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 537



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$100,000 and less	68	9.90%	78.0	40	24	2	2	
\$100,001 - \$125,000	31	4.51%	133.0	14	15	2	0	
\$125,001 - \$175,000	106	15.43%	78.5	24	67	14	1	
\$175,001 - \$325,000	225	32.75%	77.0	33	147	38	7	
\$325,001 - \$425,000	90	13.10%	84.5	11	53	22	4	
\$425,001 - \$725,000	97	14.12%	94.0	8	43	37	9	
\$725,001 and up	70	10.19%	83.0	3	29	24	14	
Total Active Inventory by Units		687		133	378	139	37	
Total Active Inventory by Volume		280,109,292	100%	85.0	25.74M	159.28M	67.96M	27.13M
Median Active Inventory Listing Price		\$264,900			\$145,000	\$249,900	\$380,000	\$529,000

October 2025



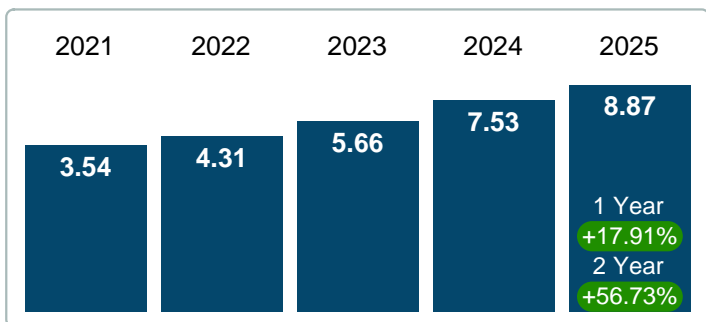
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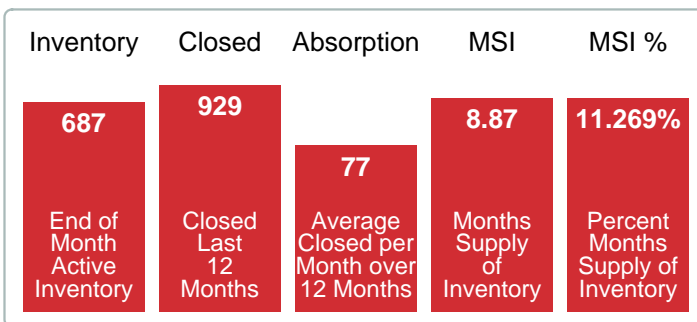
MONTHS SUPPLY of INVENTORY (MSI)

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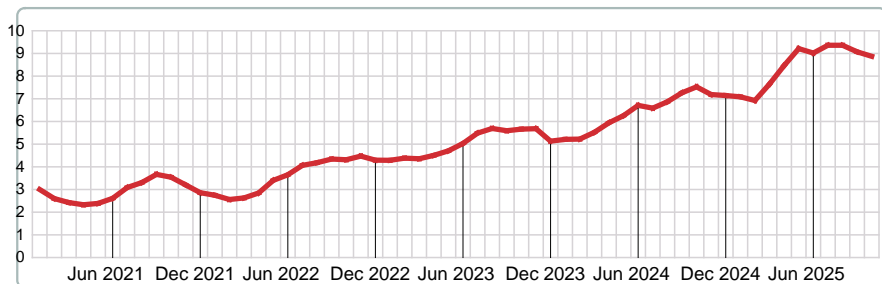
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025

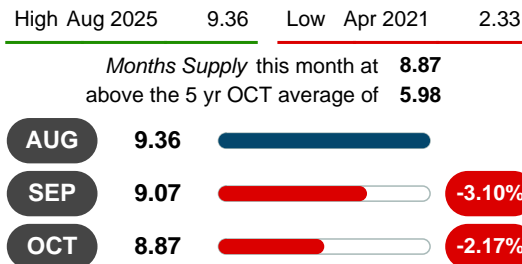


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 5.98



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	687	100%	8.87	133	378	139	37

October 2025



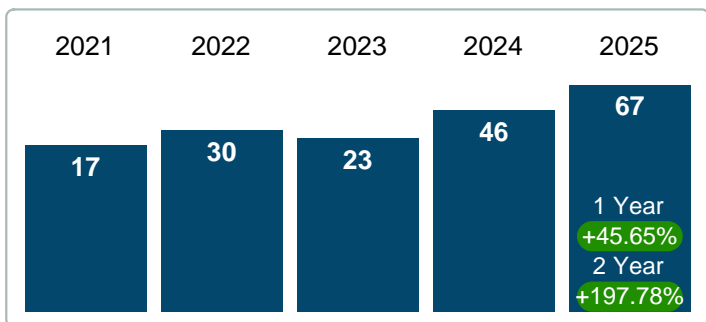
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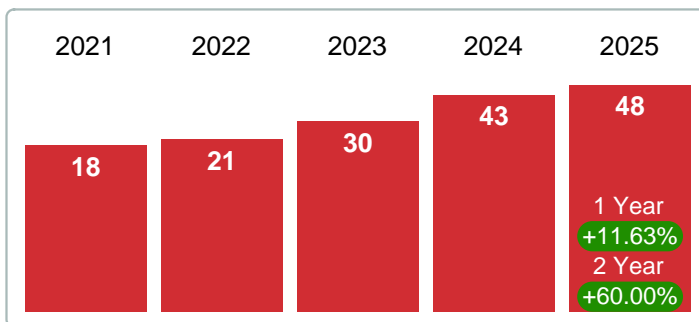
MEDIAN DAYS ON MARKET TO SALE

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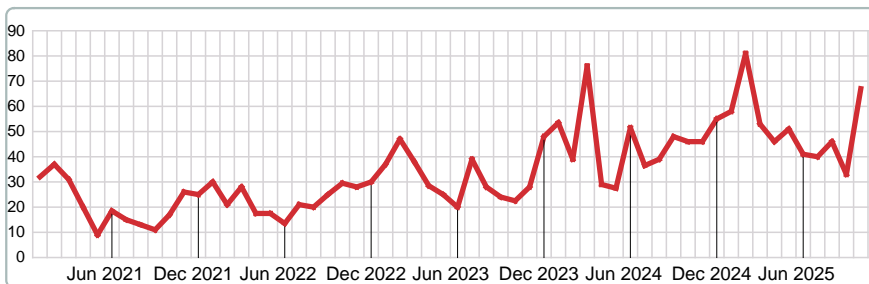
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 36

High Feb 2025 81 Low May 2021 9

Median Days on Market to Sale this month at 67 above the 5 yr OCT average of 36



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	5.06%	65	41	89	0	0
\$50,001 - \$75,000	11.39%	139	147	79	0	0
\$75,001 - \$125,000	13.92%	94	67	87	109	0
\$125,001 - \$225,000	29.11%	65	87	64	26	73
\$225,001 - \$325,000	15.19%	37	55	35	106	0
\$325,001 - \$500,000	16.46%	65	105	64	96	0
\$500,001 and up	8.86%	168	0	167	211	63
Median Closed DOM		67	80	64	95	73
Total Closed Units	100%	67.0	17	40	18	4
Total Closed Volume		20,817,075	2.08M	9.18M	6.09M	3.47M

October 2025



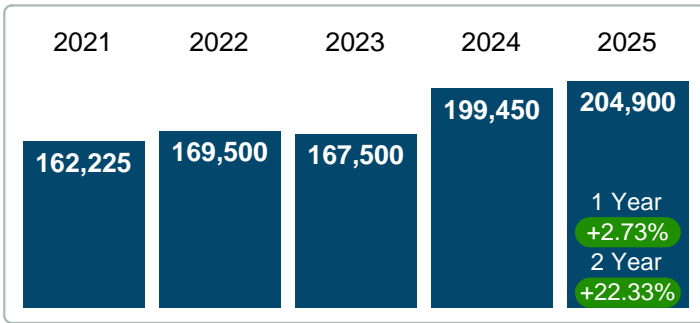
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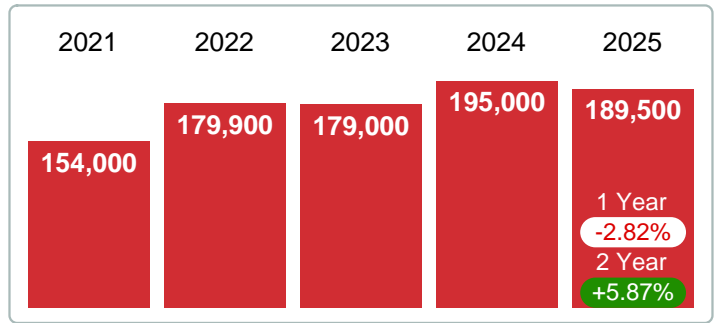
MEDIAN LIST PRICE AT CLOSING

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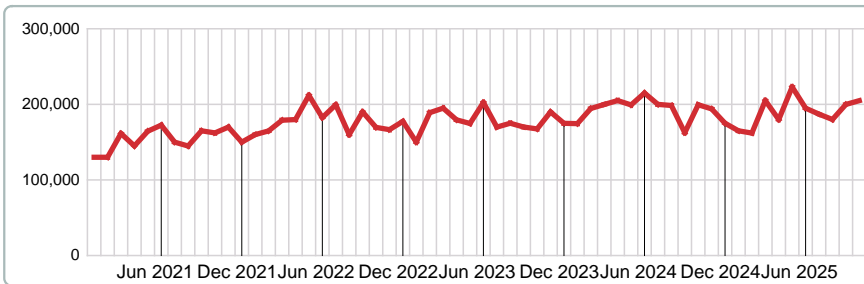
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

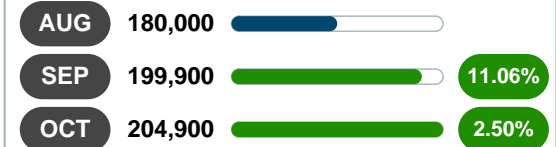


3 MONTHS

5 year OCT AVG = 180,715

High May 2025 223,000 Low Feb 2021 130,000

Median List Price at Closing this month at **204,900** above the 5 yr OCT average of **180,715**



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	3	3.80%	30,000	30,000	49,990	0	0
\$50,001 - \$75,000	6	7.59%	68,700	67,500	69,900	0	0
\$75,001 - \$125,000	14	17.72%	102,450	109,950	99,950	107,450	0
\$125,001 - \$225,000	23	29.11%	179,000	175,000	178,000	175,000	215,000
\$225,001 - \$325,000	12	15.19%	271,450	264,950	271,450	274,500	0
\$325,001 - \$500,000	13	16.46%	375,500	364,900	387,000	387,250	0
\$500,001 and up	8	10.13%	623,000	0	623,000	559,000	2,950,000
Median List Price			204,900	115,000	197,200	354,500	219,500
Total Closed Units		100%	204,900	17	40	18	4
Total Closed Volume			21,983,539	2.27M	9.64M	6.47M	3.60M

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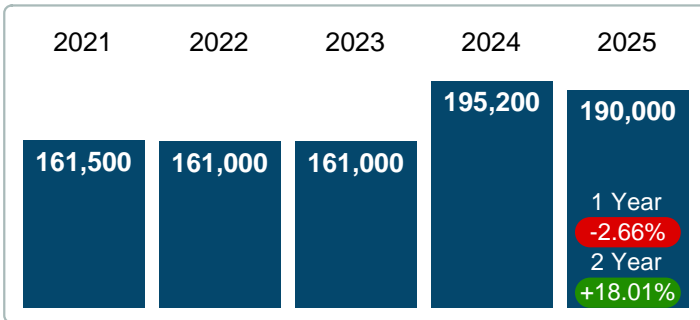
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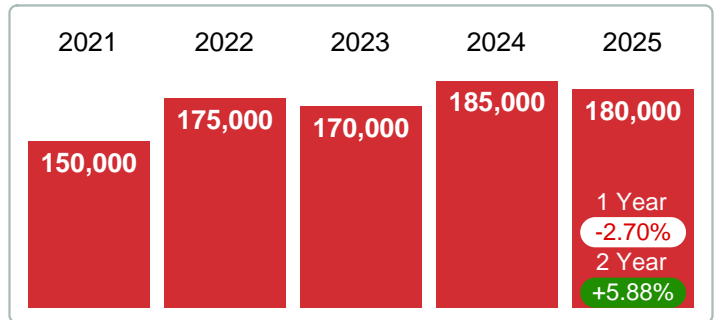
MEDIAN SOLD PRICE AT CLOSING

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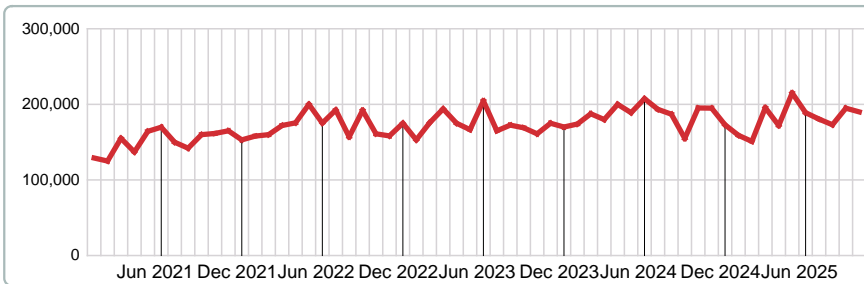
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

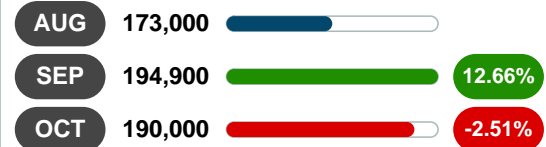


3 MONTHS

5 year OCT AVG = 173,740

High May 2025 215,000 Low Feb 2021 125,000

Median Sold Price at Closing this month at 190,000 above the 5 yr OCT average of 173,740



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	5.06%	38,750	30,000	47,500	0	0
\$50,001 - \$75,000	11.39%	68,775	65,000	69,388	0	0
\$75,001 - \$125,000	13.92%	95,000	95,000	109,950	90,000	0
\$125,001 - \$225,000	29.11%	170,500	169,500	170,000	155,000	210,000
\$225,001 - \$325,000	15.19%	271,450	280,000	265,000	265,000	0
\$325,001 - \$500,000	16.46%	383,000	330,000	400,000	383,000	0
\$500,001 and up	8.86%	650,000	0	612,500	735,000	2,850,000
Median Sold Price		190,000	95,000	181,250	335,000	212,500
Total Closed Units	100%	190,000	17	40	18	4
Total Closed Volume		20,817,075	2.08M	9.18M	6.09M	3.47M

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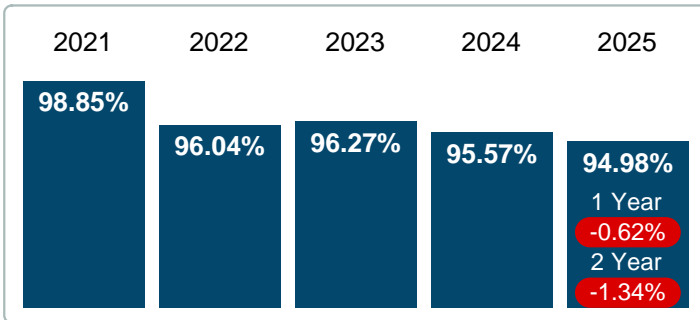
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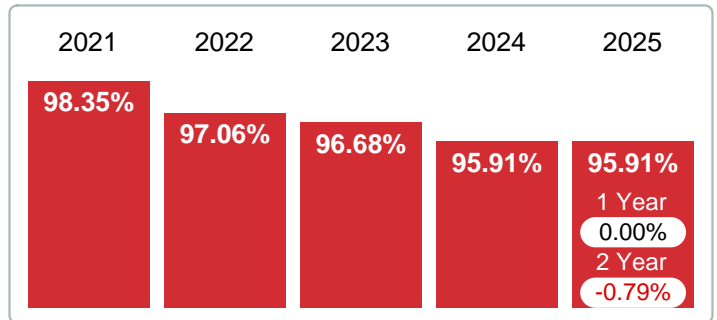
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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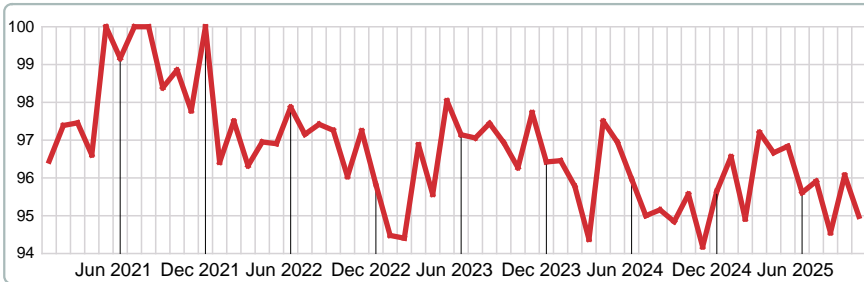
OCTOBER



YEAR TO DATE (YTD)

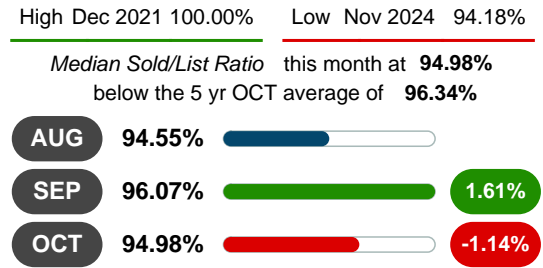


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 96.34%



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	4	5.06%	94.18%	93.33%	95.02%	0.00%	0.00%
\$50,001 - \$75,000	9	11.39%	90.28%	90.28%	83.28%	0.00%	0.00%
\$75,001 - \$125,000	11	13.92%	91.74%	91.74%	95.26%	85.27%	0.00%
\$125,001 - \$225,000	23	29.11%	95.17%	95.71%	96.33%	94.59%	93.75%
\$225,001 - \$325,000	12	15.19%	96.74%	94.95%	97.64%	96.66%	0.00%
\$325,001 - \$500,000	13	16.46%	94.67%	90.44%	94.67%	95.71%	0.00%
\$500,001 and up	7	8.86%	96.61%	0.00%	98.24%	95.23%	96.61%
Median Sold/List Ratio		94.98%		91.74%	95.92%	94.96%	95.18%
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



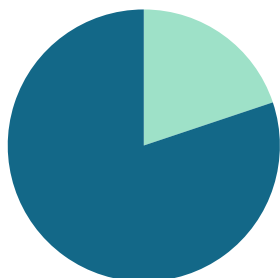
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

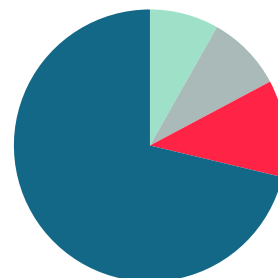


Inventory
 New Listings
175 = 19.86%
 Start Inventory
706
 Total Inventory Units
881
 Volume
\$339,721,579

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%
Median List Price	199,450	204,900	2.73%	195,000	189,500	-2.82%
Median Sale Price	195,200	190,000	-2.66%	185,000	180,000	-2.70%
Median Percent of Selling Price to List Price	95.57%	94.98%	-0.62%	95.91%	95.91%	0.00%
Median Days on Market to Sale	46.00	67.00	45.65%	43.00	48.00	11.63%
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

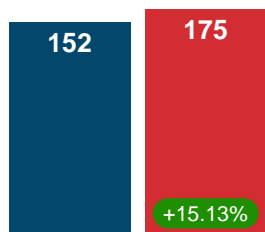
Inventory on October 31, 2025 = **687**

2024 **2025**

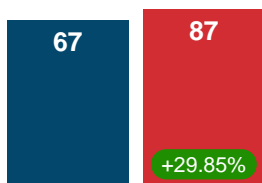
OCTOBER MARKET

MEDIAN PRICES

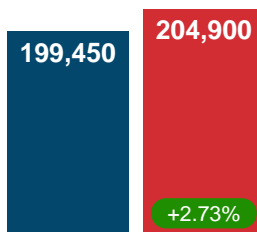
New Listings



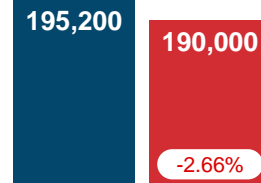
Pending Listings



List Price



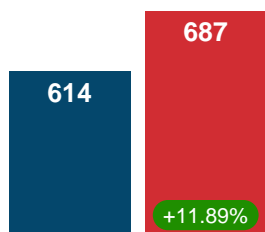
Sale Price



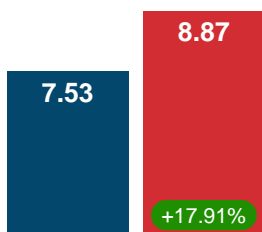
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

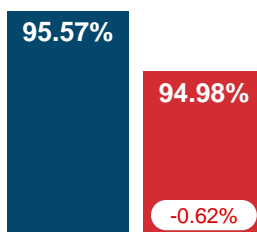
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

