

October 2025

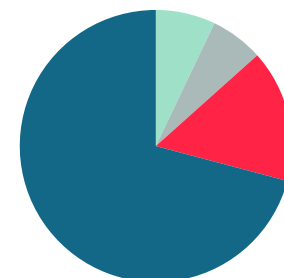
Area Delimited by County Of Sequoyah



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	October 2025	+/-%
Closed Listings	14	18	28.57%
Pending Listings	13	16	23.08%
New Listings	34	33	-2.94%
Average List Price	140,500	192,350	36.90%
Average Sale Price	132,850	186,126	40.10%
Average Percent of Selling Price to List Price	91.01%	96.38%	5.90%
Average Days on Market to Sale	85.07	63.39	-25.49%
End of Month Inventory	168	180	7.14%
Months Supply of Inventory	11.02	11.61	5.41%



■ Closed (7.09%)
■ Pending (6.30%)
■ Other OffMarket (15.75%)
■ Active (70.87%)

Absorption: Last 12 months, an Average of **16** Sales/Month
Active Inventory as of October 31, 2025 = **180**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2025 rose **7.14%** to 180 existing homes available for sale. Over the last 12 months this area has had an average of 16 closed sales per month. This represents an unsold inventory index of **11.61** 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 **40.10%** in October 2025 to \$186,126 versus the previous year at \$132,850.

Average Days on Market Shortens

The average number of **63.39** days that homes spent on the market before selling decreased by 21.68 days or **25.49%** in October 2025 compared to last year's same month at **85.07** DOM.

Sales Success for October 2025 is Positive

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

There were 33 New Listings in October 2025, down **2.94%** from last year at 34. Furthermore, there were 18 Closed Listings this month versus last year at 14, a **28.57%** increase.

Closed versus Listed trends yielded a **54.5%** ratio, up from previous year's, October 2024, at **41.2%**, a **32.47%** upswing. 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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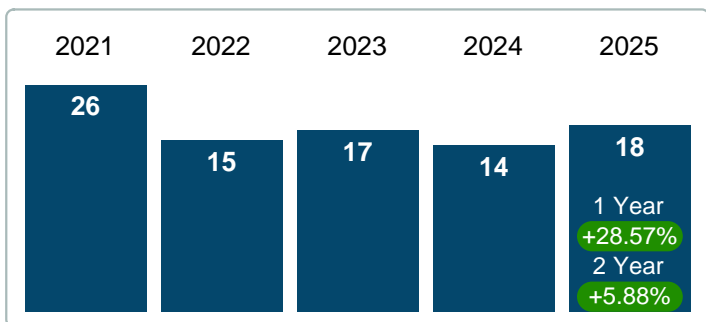
Area Delimited by County Of Sequoyah



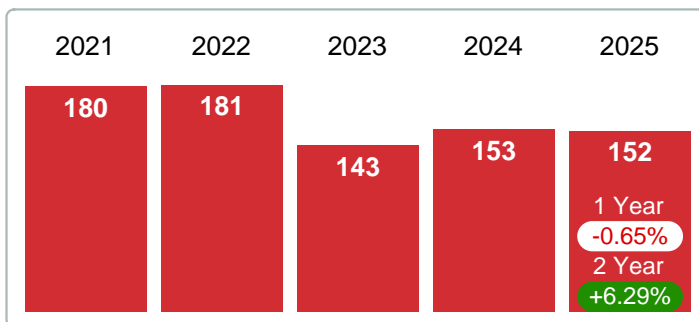
CLOSED LISTINGS

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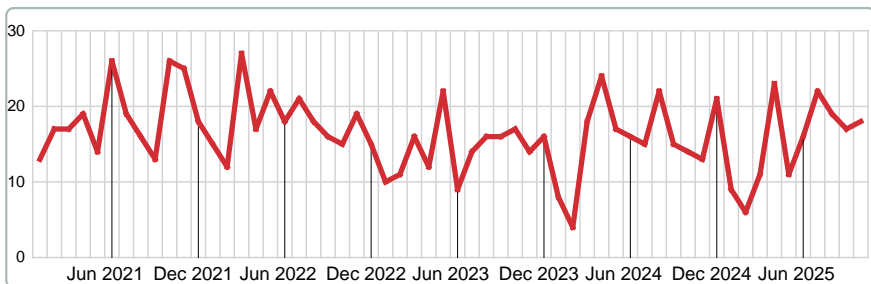
OCTOBER



YEAR TO DATE (YTD)

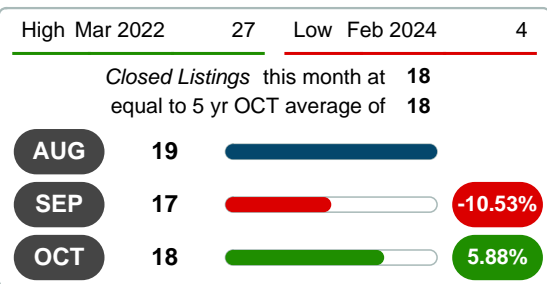


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 18



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	1	5.56%	7.0	1	0	0	0
\$25,001 - \$25,000	0	0.00%	0.0	0	0	0	0
\$25,001 - \$50,000	4	22.22%	80.5	4	0	0	0
\$50,001 - \$200,000	5	27.78%	57.2	2	3	0	0
\$200,001 - \$225,000	3	16.67%	56.0	1	1	0	1
\$225,001 - \$400,000	3	16.67%	42.0	1	1	1	0
\$400,001 and up	2	11.11%	116.0	0	2	0	0
Total Closed Units	18			9	7	1	1
Total Closed Volume	3,350,275	100%	63.4	855.00K	1.89M	399.00K	210.00K
Average Closed Price	\$186,126			\$95,000	\$269,468	\$399,000	\$210,000

October 2025



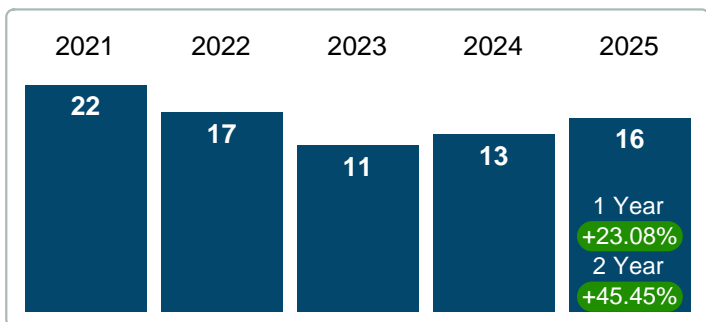
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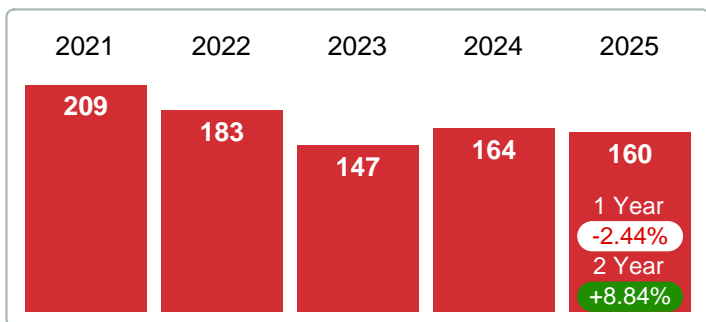
PENDING LISTINGS

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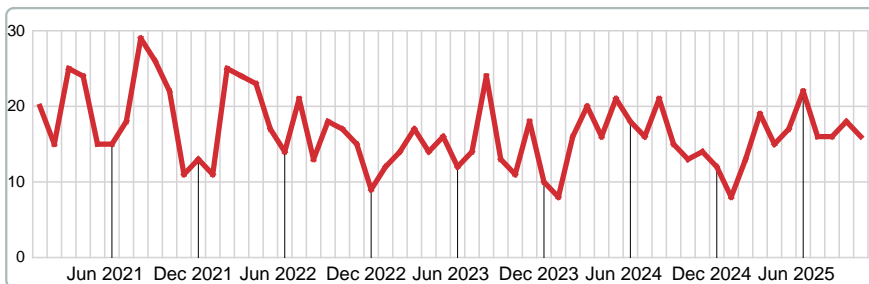
OCTOBER



YEAR TO DATE (YTD)

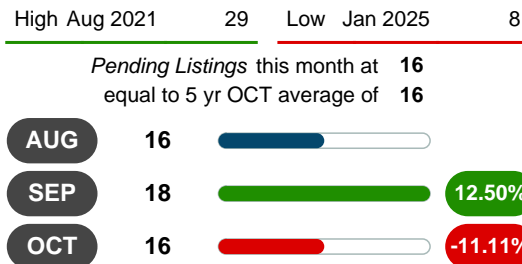


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 16



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0	0.00%	0.0	0	0	0	0
\$25,001 - \$50,000	4	25.00%	104.3	4	0	0	0
\$50,001 - \$175,000	3	18.75%	111.0	1	2	0	0
\$175,001 - \$250,000	3	18.75%	45.3	0	2	1	0
\$250,001 - \$375,000	2	12.50%	45.5	1	0	1	0
\$375,001 - \$1,675,000	3	18.75%	192.3	2	1	0	0
\$1,675,001 and up	1	6.25%	16.0	1	0	0	0
Total Pending Units	16			9	5	2	0
Total Pending Volume	7,527,700	100%	98.1	5.90M	1.13M	496.00K	0.00B
Average Listing Price	\$470,481			\$655,967	\$225,600	\$248,000	\$0

October 2025



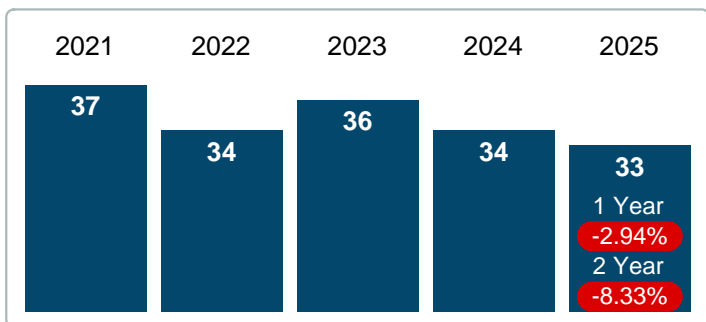
Area Delimited by County Of Sequoyah



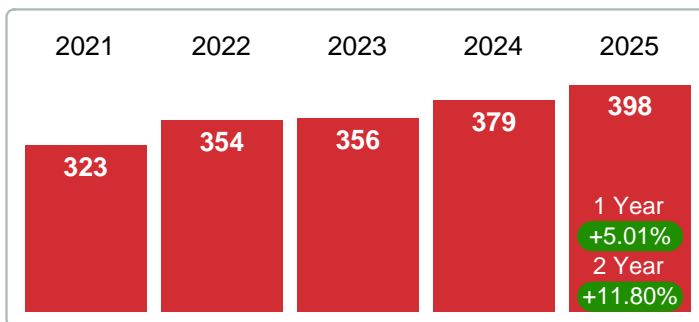
NEW LISTINGS

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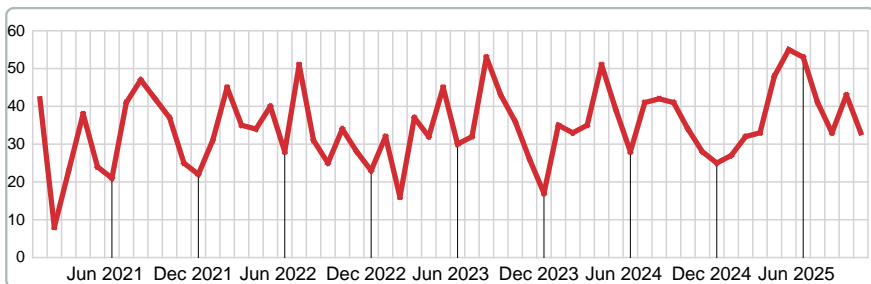
OCTOBER



YEAR TO DATE (YTD)

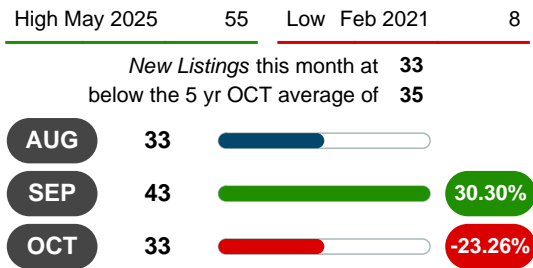


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 35



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-\$25,000	4	12.12%	4	0	0	0
\$25,001-\$125,000	8	24.24%	8	0	0	0
\$125,001-\$200,000	7	21.21%	2	2	3	0
\$200,001-\$275,000	6	18.18%	2	4	0	0
\$275,001-\$350,000	5	15.15%	2	0	3	0
\$350,001 and up	3	9.09%	2	1	0	0
Total New Listed Units	33		20	7	6	0
Total New Listed Volume	8,478,300	100%	5.37M	1.63M	1.48M	0.00B
Average New Listed Listing Price	\$256,918		\$268,715	\$232,300	\$246,317	\$0

October 2025



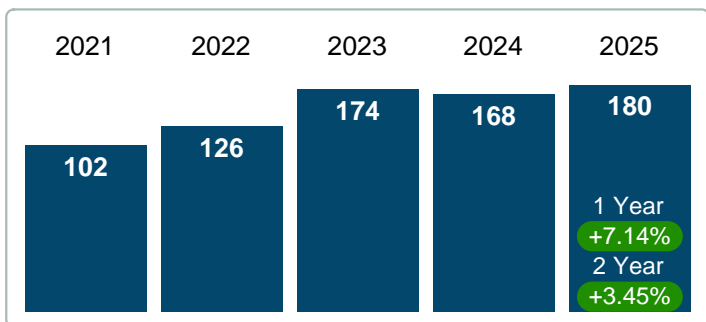
Area Delimited by County Of Sequoyah



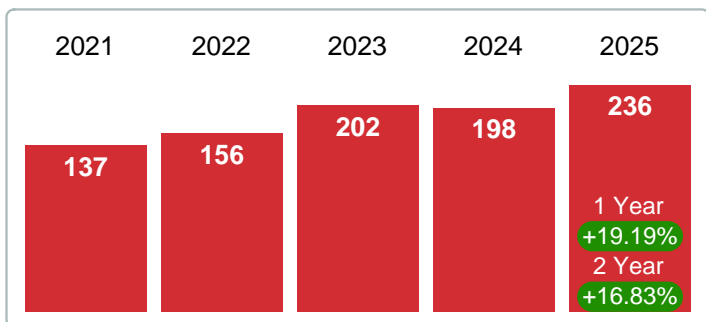
ACTIVE INVENTORY

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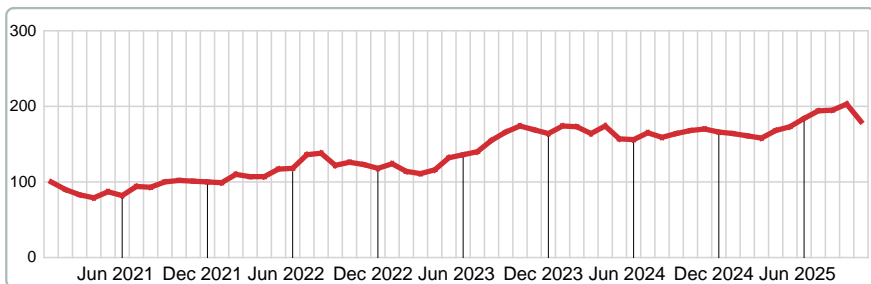
END OF OCTOBER



ACTIVE DURING OCTOBER

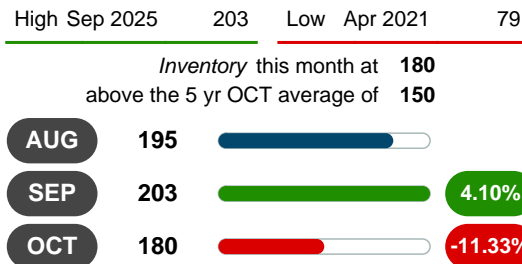


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 150



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-\$50,000	40	22.22%	97.5	40	0	0	0
\$50,001-\$100,000	26	14.44%	140.5	22	4	0	0
\$100,001-\$200,000	43	23.89%	107.5	24	13	6	0
\$200,001-\$350,000	31	17.22%	83.5	10	14	6	1
\$350,001-\$675,000	22	12.22%	108.2	10	10	2	0
\$675,001 and up	18	10.00%	120.3	8	4	4	2
Total Active Inventory by Units	180			114	45	18	3
Total Active Inventory by Volume	75,855,244	100%	107.3	21.89M	41.91M	10.01M	2.04M
Average Active Inventory Listing Price	\$421,418			\$192,010	\$931,300	\$556,256	\$681,666

October 2025



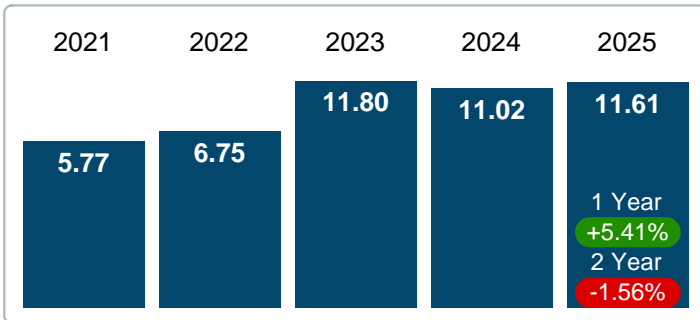
Area Delimited by County Of Sequoyah



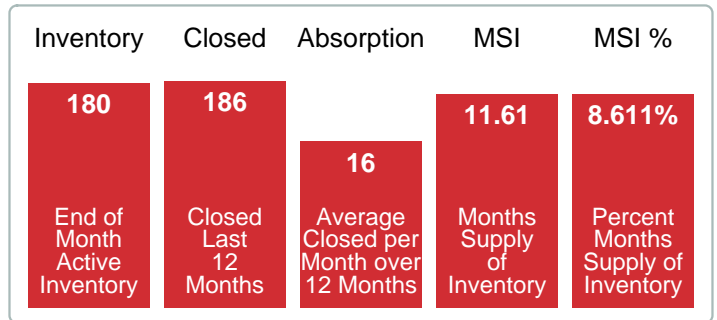
MONTHS SUPPLY of INVENTORY (MSI)

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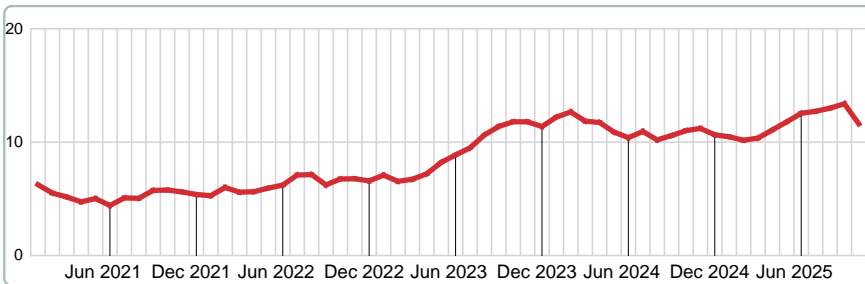
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025

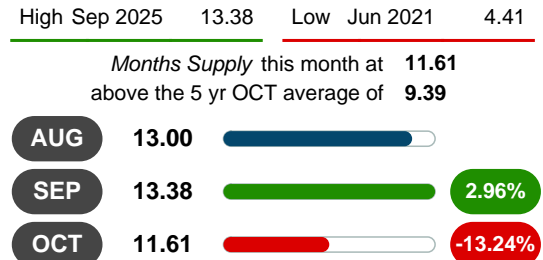


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 9.39



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-\$50,000	40	22.22%	11.43	12.31	0.00	0.00	0.00
\$50,001-\$100,000	26	14.44%	9.18	12.57	4.36	0.00	0.00
\$100,001-\$200,000	43	23.89%	9.38	19.20	4.73	10.29	0.00
\$200,001-\$350,000	31	17.22%	10.63	15.00	11.20	7.20	6.00
\$350,001-\$675,000	22	12.22%	16.50	120.00	10.91	12.00	0.00
\$675,001 and up	18	10.00%	54.00	96.00	48.00	24.00	0.00
Market Supply of Inventory (MSI)			11.61	16.09	7.30	9.39	9.00
Total Active Inventory by Units		100%	11.61	114	45	18	3

October 2025



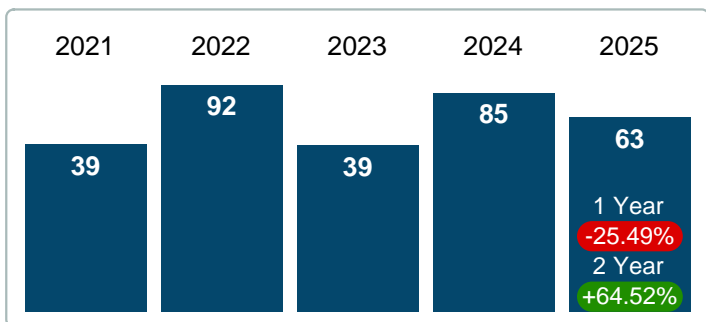
Area Delimited by County Of Sequoyah



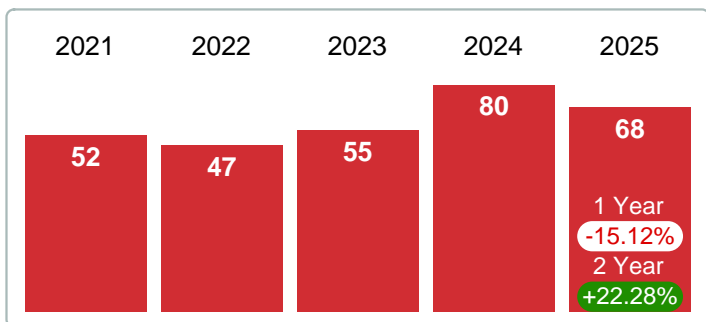
AVERAGE DAYS ON MARKET TO SALE

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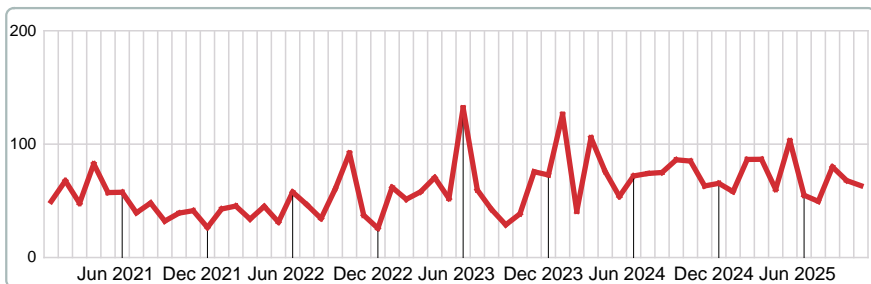
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

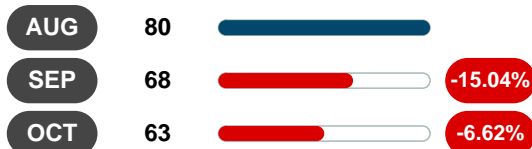


3 MONTHS

5 year OCT AVG = 64

High Jun 2023 132 Low Dec 2022 26

Average Days on Market to Sale this month at 63 below the 5 yr OCT average of 64



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
\$25,000 and less	5.56%	7	7	0	0	0
\$25,001 - \$25,000	0.00%	0	0	0	0	0
\$25,001 - \$50,000	22.22%	81	81	0	0	0
\$50,001 - \$200,000	27.78%	57	93	33	0	0
\$200,001 - \$225,000	16.67%	56	74	22	0	72
\$225,001 - \$400,000	16.67%	42	4	117	5	0
\$400,001 and up	11.11%	116	0	116	0	0
Average Closed DOM		63	66	67	5	72
Total Closed Units	100%	63	9	7	1	1
Total Closed Volume		3,350,275	855.00K	1.89M	399.00K	210.00K

October 2025



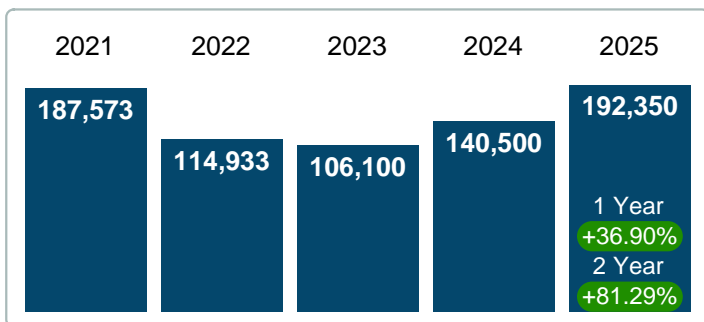
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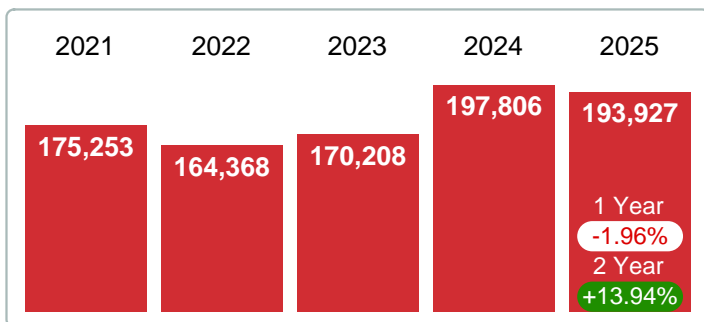
AVERAGE LIST PRICE AT CLOSING

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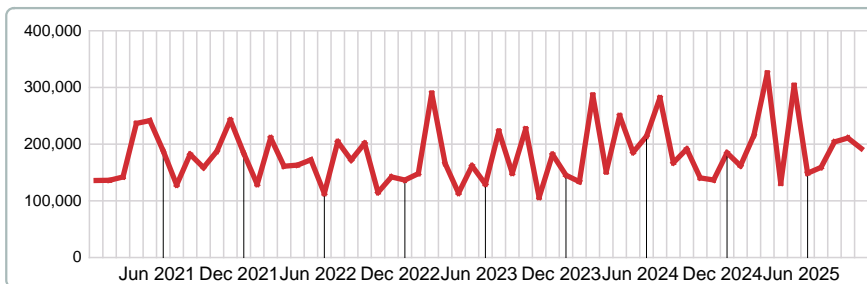
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 148,291

High Mar 2025 325,436 Low Oct 2023 106,100

Average List Price at Closing this month at **192,350**
above the 5 yr OCT average of **148,291**

- AUG** 203,926
- SEP** 210,853 +3.40%
- OCT** 192,350 -8.78%

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
\$25,000 and less	1	5.56%	7,500	7,500	0	0	0
\$25,001 - \$25,000	0	0.00%	0	0	0	0	0
\$25,001 - \$50,000	5	27.78%	42,780	40,975	0	0	0
\$50,001 - \$200,000	4	22.22%	115,975	65,000	127,967	0	0
\$200,001 - \$225,000	3	16.67%	221,333	225,000	215,000	0	224,000
\$225,001 - \$400,000	4	22.22%	340,750	325,000	240,000	399,000	0
\$400,001 and up	1	5.56%	750,000	0	574,500	0	0
Average List Price			192,350	94,600	283,986	399,000	224,000
Total Closed Units		100%	192,350	9	7	1	1
Total Closed Volume			3,462,300	851.40K	1.99M	399.00K	224.00K

October 2025



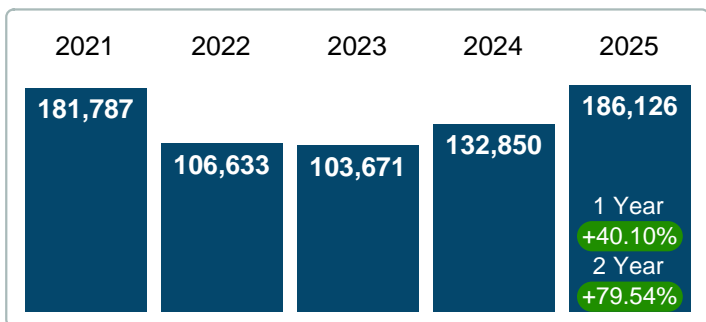
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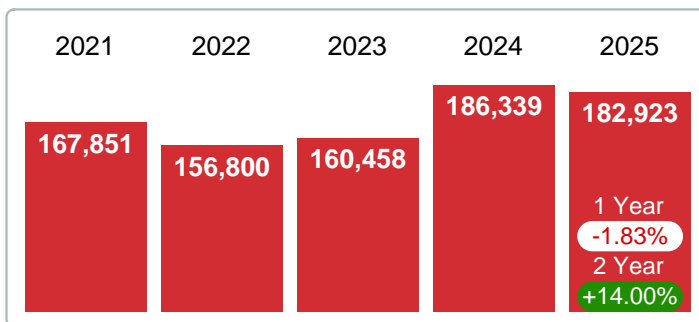
AVERAGE SOLD PRICE AT CLOSING

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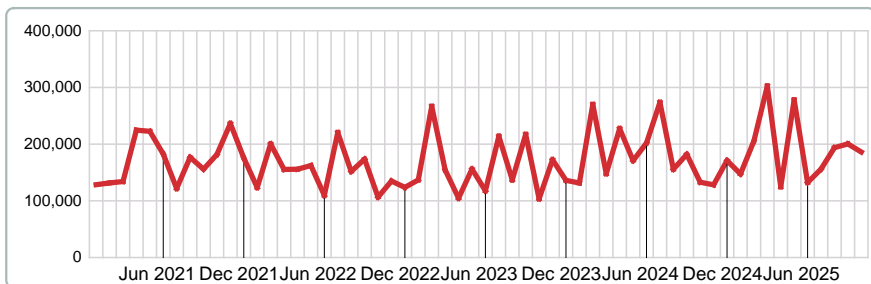
OCTOBER



YEAR TO DATE (YTD)

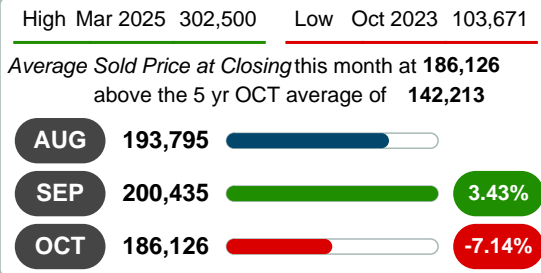


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 142,213



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
\$25,000 and less	5.56%	8,000	8,000	0	0	0
\$25,001 - \$25,000	0.00%	0	0	0	0	0
\$25,001 - \$50,000	22.22%	37,500	37,500	0	0	0
\$50,001 - \$200,000	27.78%	92,855	75,000	104,758	0	0
\$200,001 - \$225,000	16.67%	212,333	217,000	210,000	0	210,000
\$225,001 - \$400,000	16.67%	319,667	330,000	230,000	399,000	0
\$400,001 and up	11.11%	566,000	0	566,000	0	0
Average Sold Price		186,126	95,000	269,468	399,000	210,000
Total Closed Units	100%	186,126	9	7	1	1
Total Closed Volume		3,350,275	855.00K	1.89M	399.00K	210.00K

October 2025



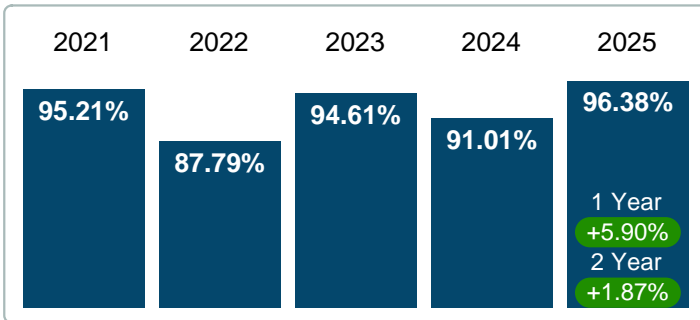
Area Delimited by County Of Sequoyah



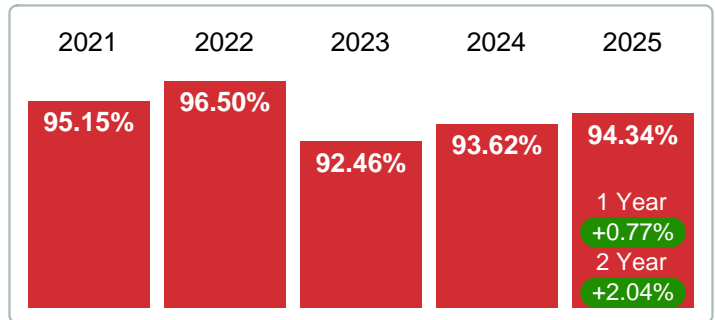
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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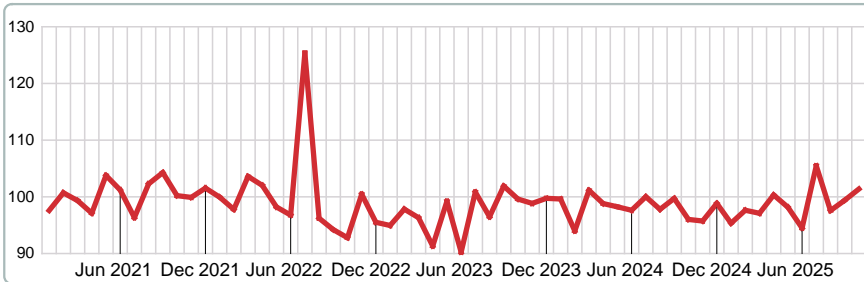
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

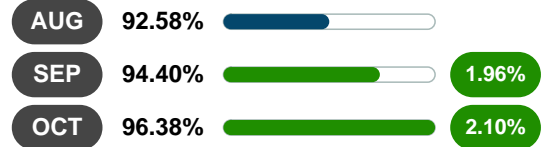


3 MONTHS

5 year OCT AVG = 93.00%

High Jul 2022 120.36% Low Jun 2023 85.25%

Average Sold/List Ratio this month at **96.38%** above the 5 yr OCT average of **93.00%**



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
\$25,000 and less	1	5.56%	106.67%	106.67%	0.00%	0.00%	0.00%
\$25,001 - \$25,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$25,001 - \$50,000	4	22.22%	92.11%	92.11%	0.00%	0.00%	0.00%
\$50,001 - \$200,000	5	27.78%	95.05%	120.00%	78.42%	0.00%	0.00%
\$200,001 - \$225,000	3	16.67%	95.96%	96.44%	97.67%	0.00%	93.75%
\$225,001 - \$400,000	3	16.67%	99.12%	101.54%	95.83%	100.00%	0.00%
\$400,001 and up	2	11.11%	99.63%	0.00%	99.63%	0.00%	0.00%
Average Sold/List Ratio		96.40%		101.45%	89.72%	100.00%	93.75%
Total Closed Units		18	100%	9	7	1	1
Total Closed Volume		3,350,275		855.00K	1.89M	399.00K	210.00K

October 2025



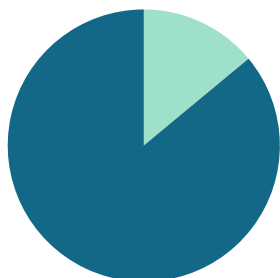
Area Delimited by County Of Sequoyah



MARKET SUMMARY

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

INVENTORY

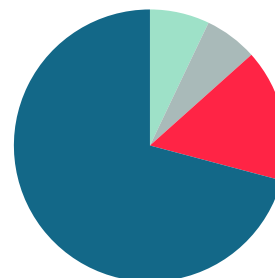


Inventory
 New Listings **33 = 13.98%**
 Start Inventory **203**
 Total Inventory Units **236**
 Volume **\$93,477,143**

Market Activity

Closed Sales **18 = 7.09%**
 Pending Sales **16 = 6.30%**
 Other Off Market **40 = 15.75%**
 Active Inventory **180 = 70.87%**

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	14	18	28.57%	153	152	-0.65%
Pending Sales	13	16	23.08%	164	160	-2.44%
New Listings	34	33	-2.94%	379	398	5.01%
Average List Price	140,500	192,350	36.90%	197,806	193,927	-1.96%
Average Sale Price	132,850	186,126	40.10%	186,339	182,923	-1.83%
Average Percent of Selling Price to List Price	91.01%	96.38%	5.90%	93.62%	94.34%	0.77%
Average Days on Market to Sale	85.07	63.39	-25.49%	79.78	67.72	-15.12%
Monthly Inventory	168	180	7.14%	168	180	7.14%
Months Supply of Inventory	11.02	11.61	5.41%	11.02	11.61	5.41%

Absorption: Last 12 months, an Average of **16** Sales/Month

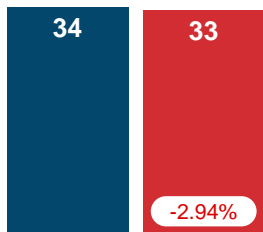
Inventory on October 31, 2025 = **180**

2024 **2025**

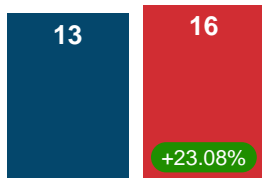
OCTOBER MARKET

AVERAGE PRICES

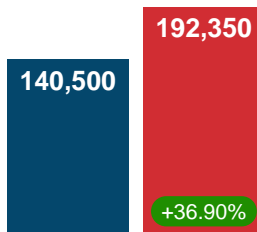
New Listings



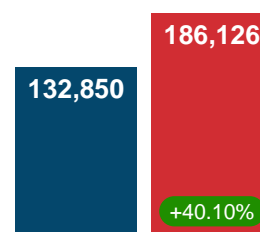
Pending Listings



List Price



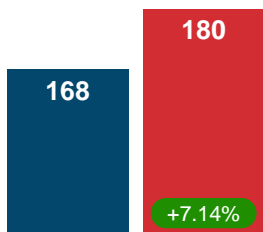
Sale Price



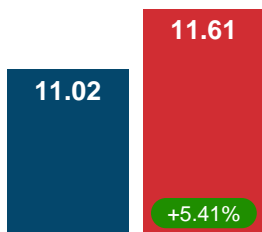
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

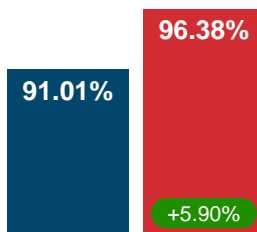
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

