

October 2025



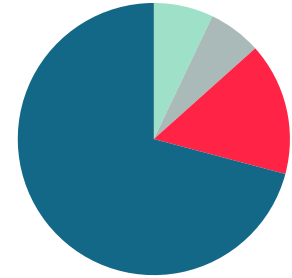
Area Delimited by County Of Sequoyah



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%
Median List Price	101,000	142,000	40.59%
Median Sale Price	97,500	125,250	28.46%
Median Percent of Selling Price to List Price	94.02%	96.39%	2.52%
Median Days on Market to Sale	56.00	63.00	12.50%
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.

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 **28.46%** in October 2025 to \$125,250 versus the previous year at \$97,500.

Median Days on Market Lengthens

The median number of **63.00** days that homes spent on the market before selling increased by 7.00 days or **12.50%** in October 2025 compared to last year's same month at **56.00** 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 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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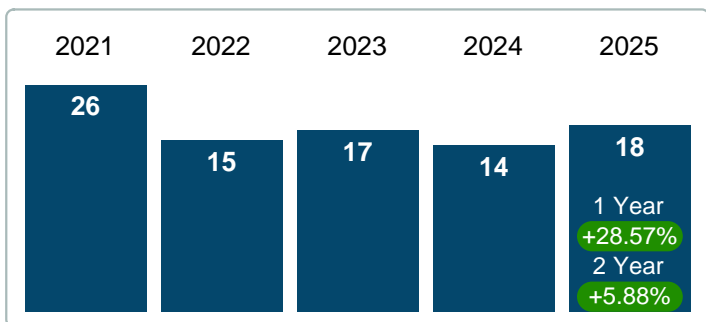
Area Delimited by County Of Sequoyah



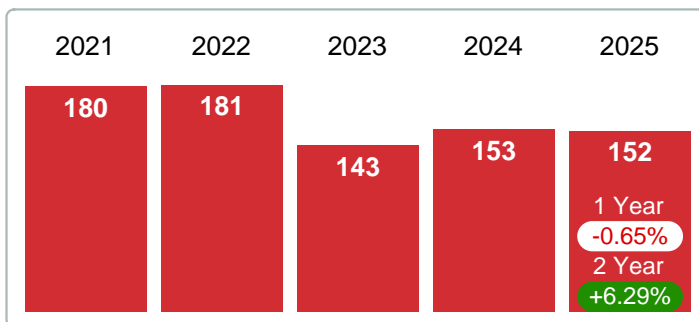
CLOSED LISTINGS

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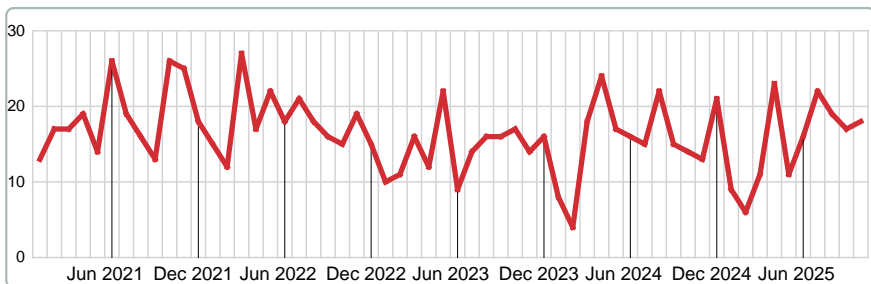
OCTOBER



YEAR TO DATE (YTD)

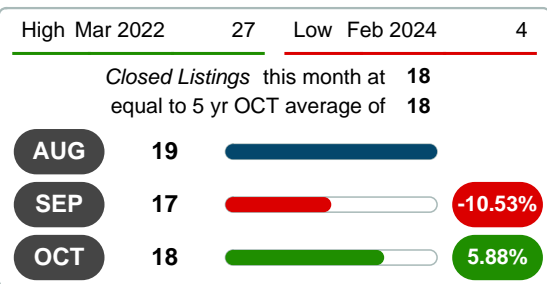


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 18



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	2	11.11%	71.0	2	0	0	0
\$30,001 - \$40,000	2	11.11%	90.5	2	0	0	0
\$40,001 - \$70,000	3	16.67%	16.0	2	1	0	0
\$70,001 - \$210,000	5	27.78%	62.0	1	3	0	1
\$210,001 - \$230,000	2	11.11%	95.5	1	1	0	0
\$230,001 - \$410,000	2	11.11%	4.5	1	0	1	0
\$410,001 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%	63.0	855.00K	1.89M	399.00K	210.00K
Median Closed Price	\$125,250			\$45,000	\$210,000	\$399,000	\$210,000

October 2025



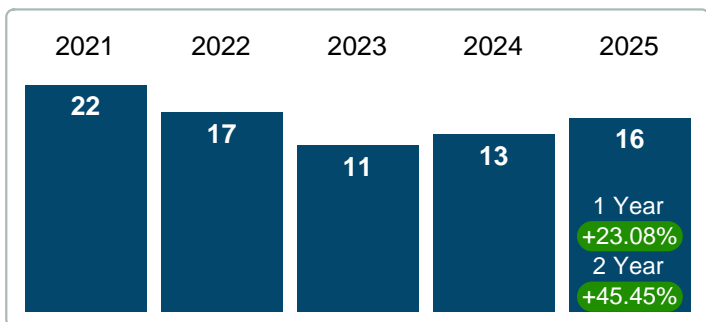
Area Delimited by County Of Sequoyah



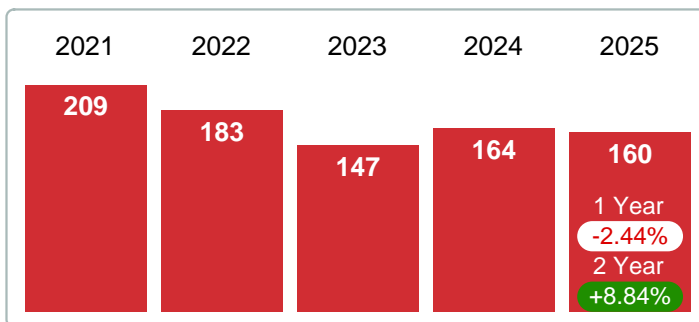
PENDING LISTINGS

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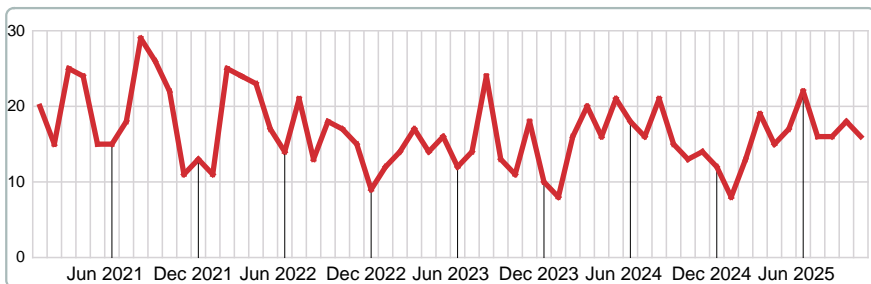
OCTOBER



YEAR TO DATE (YTD)

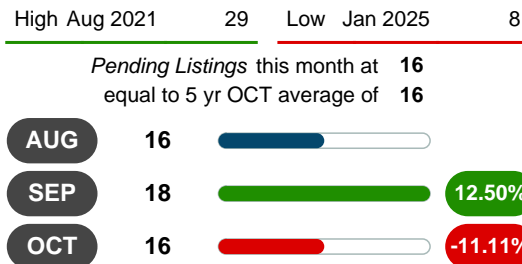


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 16



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0	0.00%	116.0	0	0	0	0
\$25,001 - \$50,000	4	25.00%	129.5	4	0	0	0
\$50,001 - \$175,000	3	18.75%	121.0	1	2	0	0
\$175,001 - \$250,000	3	18.75%	48.0	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%	179.0	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%	94.0	5.90M	1.13M	496.00K	0.00B
Median Listing Price	\$206,000			\$159,900	\$215,000	\$248,000	\$0

October 2025



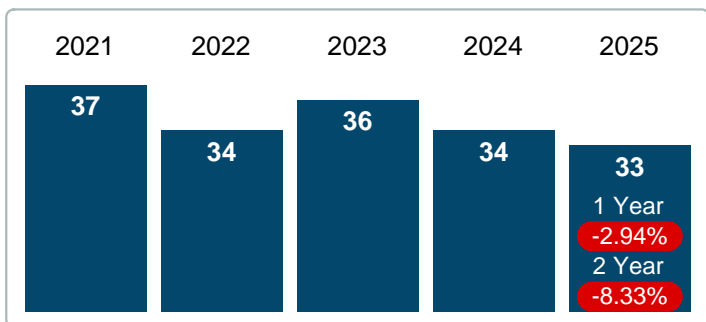
Area Delimited by County Of Sequoyah



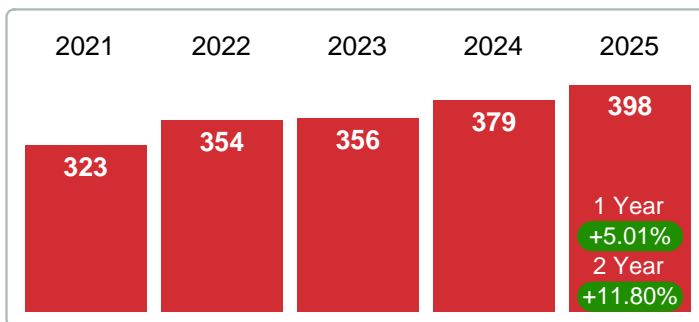
NEW LISTINGS

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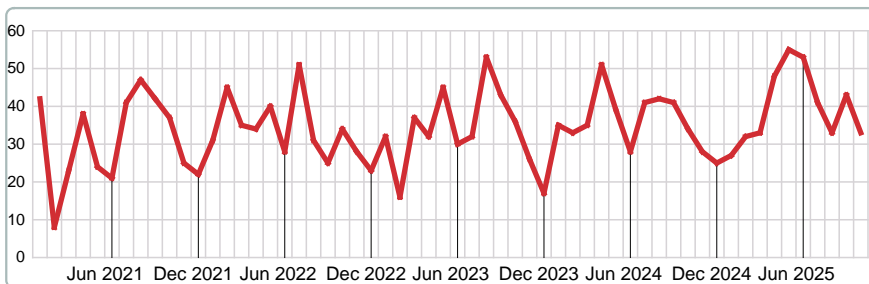
OCTOBER



YEAR TO DATE (YTD)

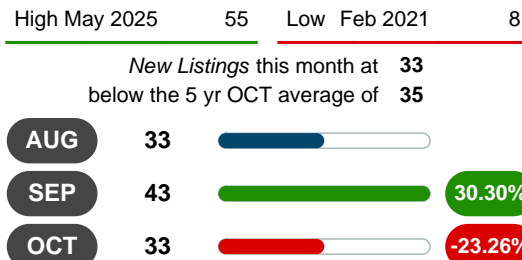


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 35



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	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
Median New Listed Listing Price	\$175,000		\$99,250	\$225,000	\$237,000	\$0

October 2025



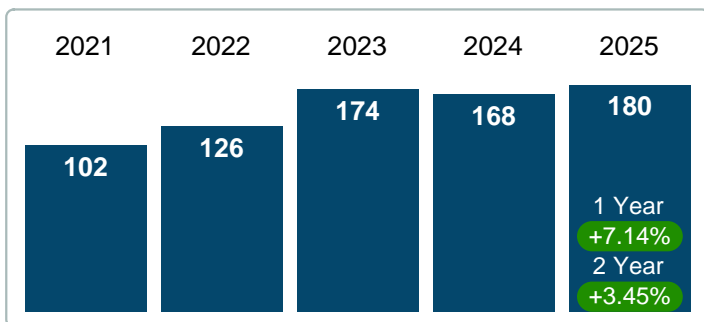
Area Delimited by County Of Sequoyah



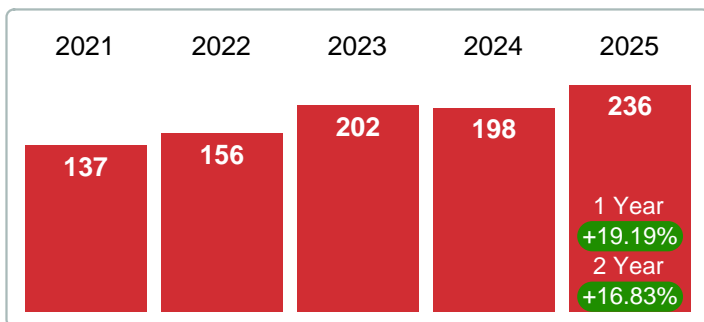
ACTIVE INVENTORY

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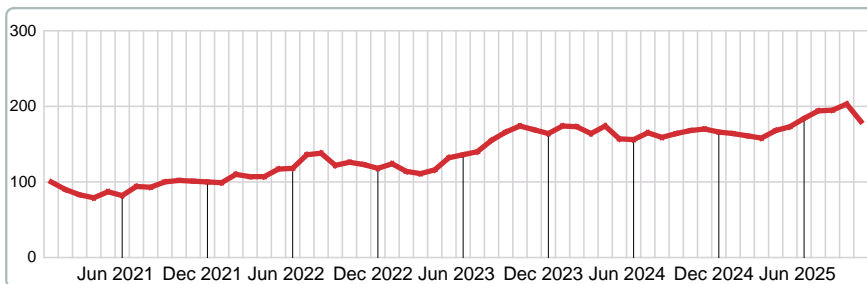
END OF OCTOBER



ACTIVE DURING OCTOBER

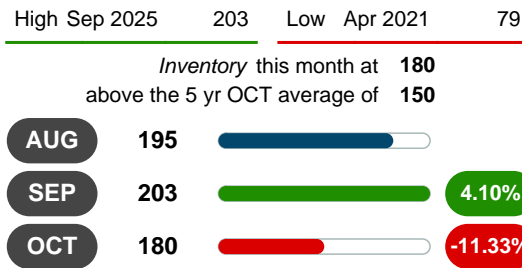


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 150



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	16.0	0	0	0	0
\$1 \$50,000	40	22.22%	108.5	40	0	0	0
\$50,001 \$100,000	26	14.44%	140.0	22	4	0	0
\$100,001 \$200,000	43	23.89%	88.0	24	13	6	0
\$200,001 \$350,000	31	17.22%	73.0	10	14	6	1
\$350,001 \$675,000	22	12.22%	107.5	10	10	2	0
\$675,001 and up	18	10.00%	117.5	8	4	4	2
Total Active Inventory by Units			180	114	45	18	3
Total Active Inventory by Volume			75,855,244	21.89M	41.91M	10.01M	2.04M
Median Active Inventory Listing Price			\$168,450	\$88,500	\$239,000	\$309,500	\$699,999

October 2025



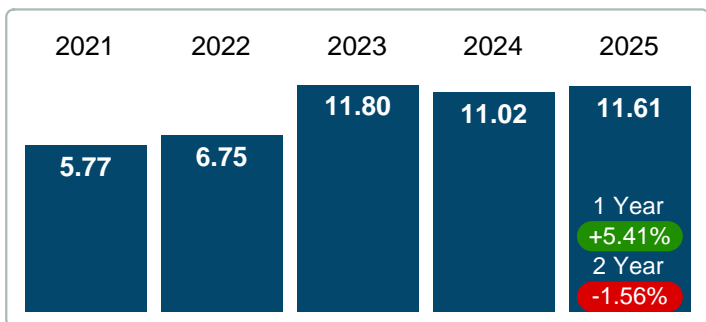
Area Delimited by County Of Sequoyah



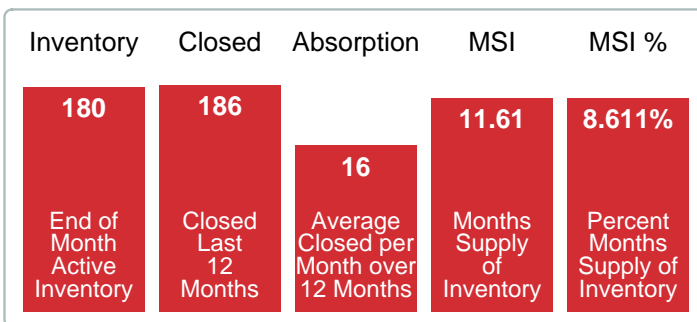
MONTHS SUPPLY of INVENTORY (MSI)

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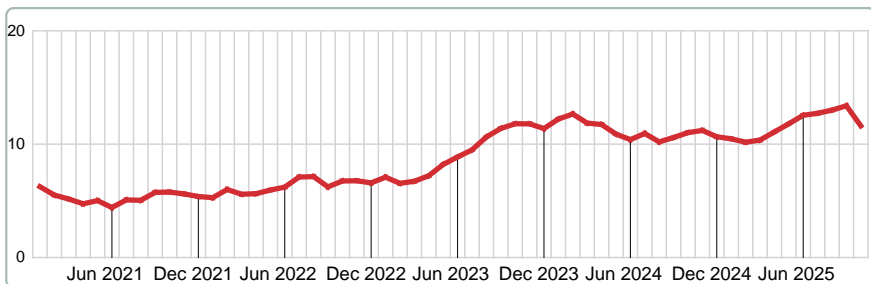
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025

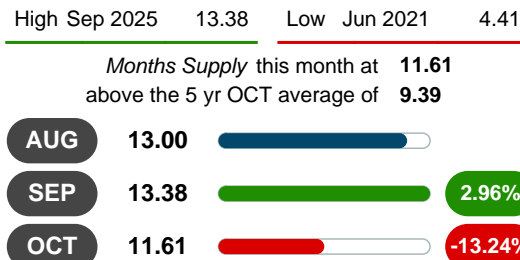


5 YEAR MARKET ACTIVITY TRENDS



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



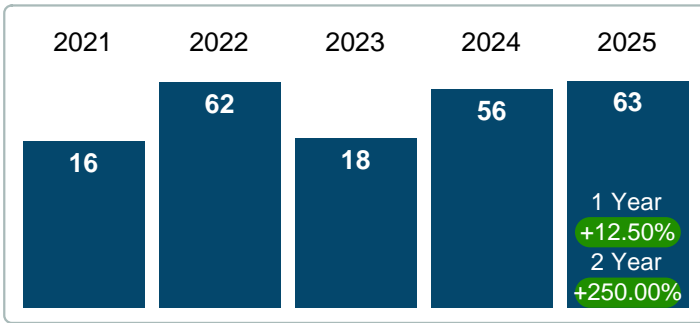
Area Delimited by County Of Sequoyah



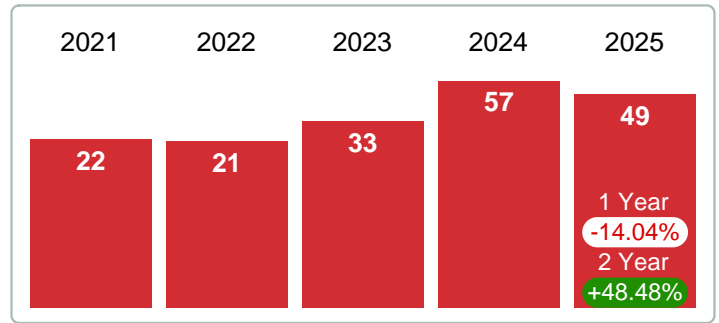
MEDIAN DAYS ON MARKET TO SALE

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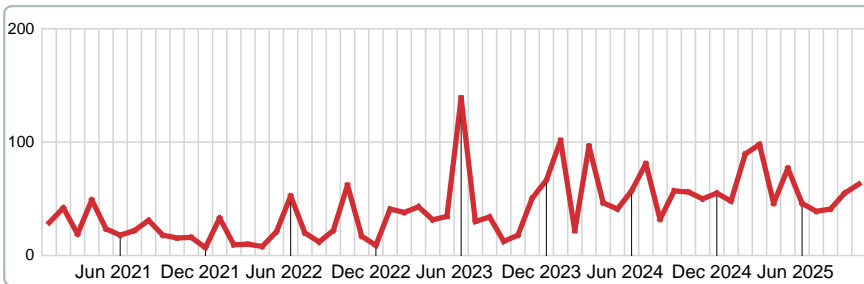
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

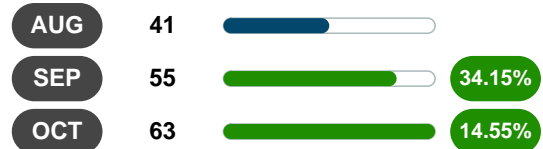


3 MONTHS

5 year OCT AVG = 43

High Jun 2023 139 Low Dec 2021 7

Median Days on Market to Sale this month at 63 above the 5 yr OCT average of 43



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
\$30,000 and less	11.11%	71	71	0	0	0
\$30,001 - \$40,000	11.11%	91	91	0	0	0
\$40,001 - \$70,000	16.67%	16	65	16	0	0
\$70,001 - \$210,000	27.78%	62	62	22	0	72
\$210,001 - \$230,000	11.11%	96	74	117	0	0
\$230,001 - \$410,000	11.11%	5	4	0	5	0
\$410,001 and up	11.11%	116	0	116	0	0
Median Closed DOM		63	62	64	5	72
Total Closed Units	100%	63.0	9	7	1	1
Total Closed Volume		3,350,275	855.00K	1.89M	399.00K	210.00K

October 2025



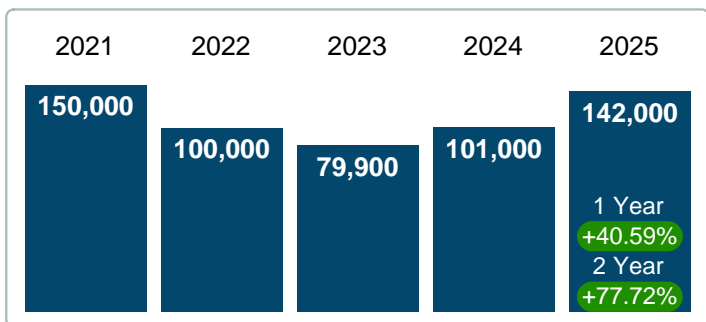
Area Delimited by County Of Sequoyah



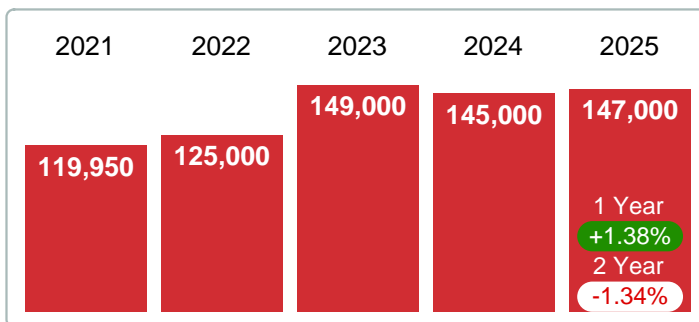
MEDIAN LIST PRICE AT CLOSING

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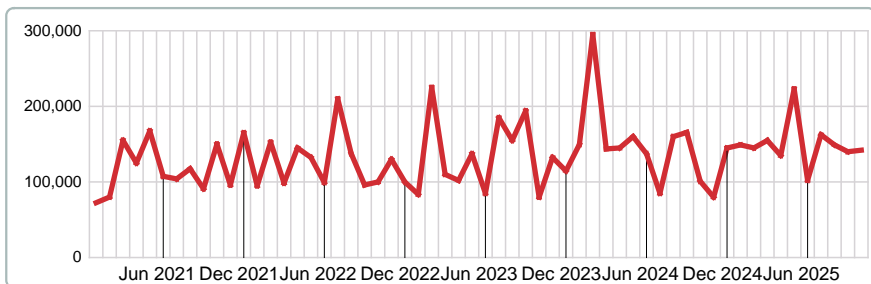
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

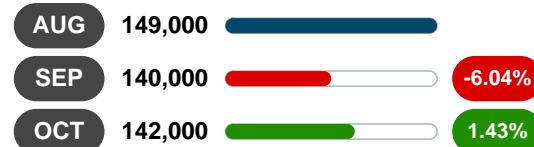


3 MONTHS

5 year OCT AVG = 114,580

High Feb 2024 294,950 Low Jan 2021 72,500

Median List Price at Closing this month at **142,000**
above the 5 yr OCT average of **114,580**



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
\$30,000 and less	2	11.11%	18,750	18,750	0	0	0
\$30,001 - \$40,000	1	5.56%	39,900	39,900	0	0	0
\$40,001 - \$70,000	3	16.67%	49,000	49,000	0	0	0
\$70,001 - \$210,000	4	22.22%	103,450	80,000	107,000	0	0
\$210,001 - \$230,000	3	16.67%	224,000	225,000	215,000	0	224,000
\$230,001 - \$410,000	4	22.22%	362,000	325,000	319,500	399,000	0
\$410,001 and up	1	5.56%	750,000	0	750,000	0	0
Median List Price			142,000	49,000	215,000	399,000	224,000
Total Closed Units		100%	142,000	9	7	1	1
Total Closed Volume			3,462,300	851.40K	1.99M	399.00K	224.00K

October 2025



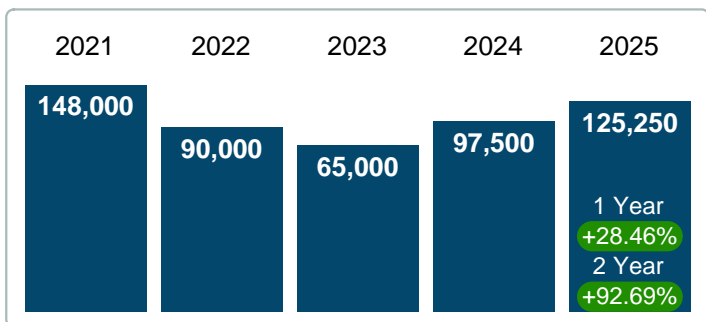
Area Delimited by County Of Sequoyah



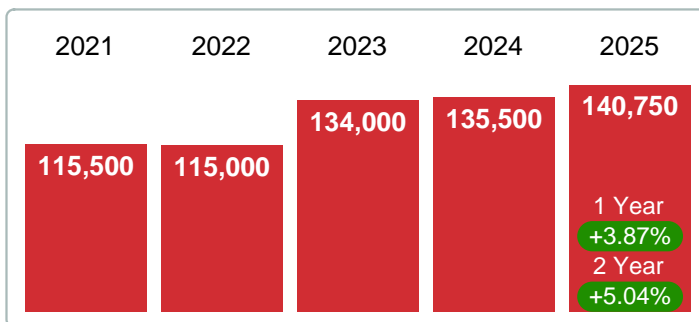
MEDIAN SOLD PRICE AT CLOSING

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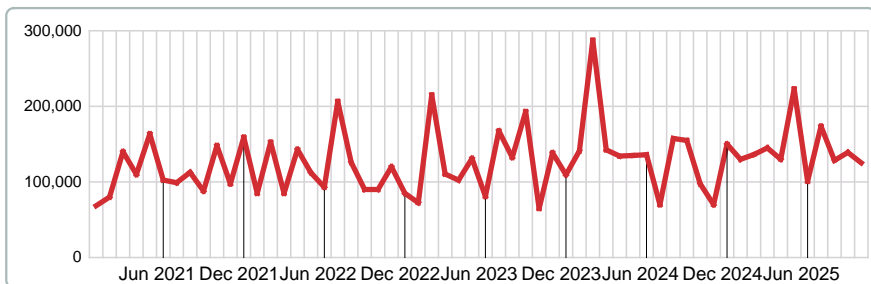
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 105,150

High Feb 2024 287,450 Low Oct 2023 65,000

Median Sold Price at Closing this month at **125,250**
above the 5 yr OCT average of **105,150**

- AUG** 128,500
- SEP** 139,000 +8.17%
- OCT** 125,250 -9.89%

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
\$30,000 and less	11.11%	19,000	19,000	0	0	0
\$30,001 - \$40,000	11.11%	37,500	37,500	0	0	0
\$40,001 - \$70,000	16.67%	68,775	57,500	68,775	0	0
\$70,001 - \$210,000	27.78%	170,500	80,000	170,500	0	210,000
\$210,001 - \$230,000	11.11%	223,500	217,000	230,000	0	0
\$230,001 - \$410,000	11.11%	364,500	330,000	0	399,000	0
\$410,001 and up	11.11%	566,000	0	566,000	0	0
Median Sold Price		125,250	45,000	210,000	399,000	210,000
Total Closed Units	100%	125,250	9	7	1	1
Total Closed Volume		3,350,275	855.00K	1.89M	399.00K	210.00K

October 2025



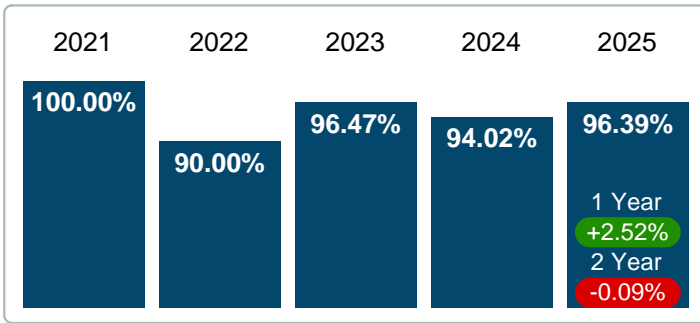
Area Delimited by County Of Sequoyah



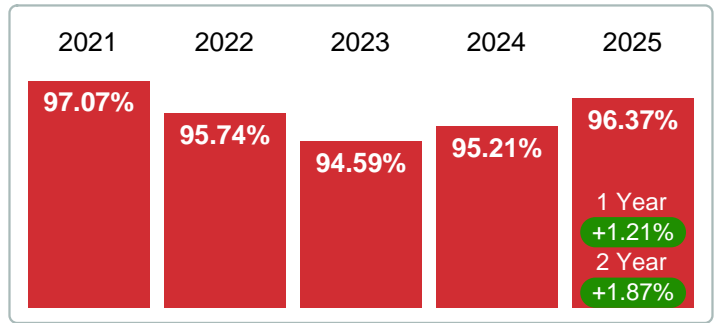
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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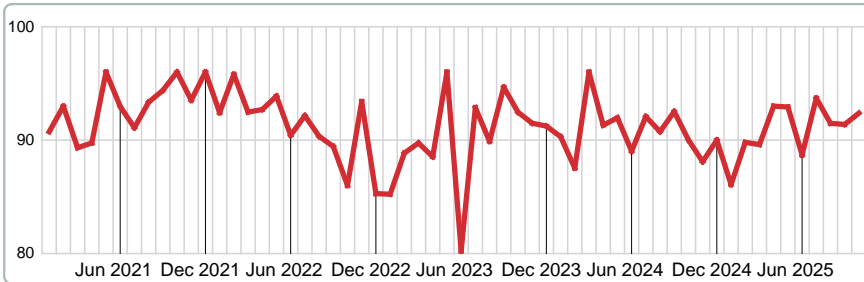
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

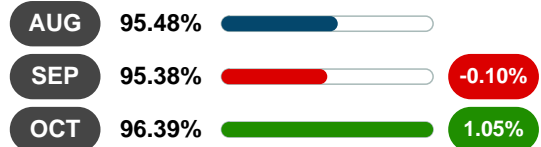


3 MONTHS

5 year OCT AVG = 95.37%

High Mar 2024 100.00% Low Jun 2023 84.23%

Median Sold/List Ratio this month at **96.39%**
 above the 5 yr OCT average of **95.37%**



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	
\$30,000 and less	2	11.11%	103.33%	103.33%	0.00%	0.00%	0.00%	
\$30,001 \$40,000	2	11.11%	88.30%	88.30%	0.00%	0.00%	0.00%	
\$40,001 \$70,000	3	16.67%	91.84%	115.92%	68.84%	0.00%	0.00%	
\$70,001 \$210,000	5	27.78%	96.33%	100.00%	96.33%	0.00%	93.75%	
\$210,001 \$230,000	2	11.11%	96.14%	96.44%	95.83%	0.00%	0.00%	
\$230,001 \$410,000	2	11.11%	100.77%	101.54%	0.00%	100.00%	0.00%	
\$410,001 and up	2	11.11%	99.63%	0.00%	99.63%	0.00%	0.00%	
Median Sold/List Ratio		96.39%		100.00%	96.00%	100.00%	93.75%	
Total Closed Units		18	100%	96.39%	9	7	1	1
Total Closed Volume		3,350,275			855.00K	1.89M	399.00K	210.00K

October 2025



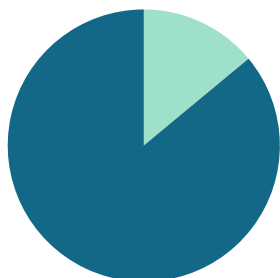
Area Delimited by County Of Sequoyah



MARKET SUMMARY

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

INVENTORY

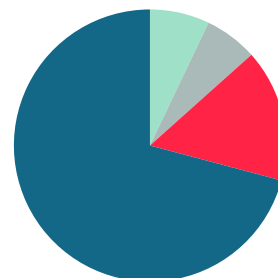


Inventory
 New Listings
33 = 13.98%
 Start Inventory
203
 Total Inventory Units
236
 Volume
\$93,477,143

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%
Median List Price	101,000	142,000	40.59%	145,000	147,000	1.38%
Median Sale Price	97,500	125,250	28.46%	135,500	140,750	3.87%
Median Percent of Selling Price to List Price	94.02%	96.39%	2.52%	95.21%	96.37%	1.21%
Median Days on Market to Sale	56.00	63.00	12.50%	57.00	49.00	-14.04%
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

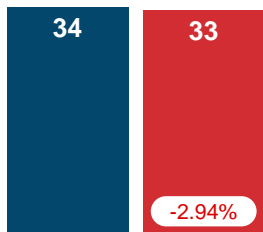
Inventory on October 31, 2025 = **180**

2024 **2025**

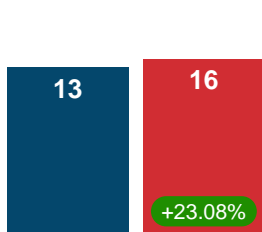
OCTOBER MARKET

MEDIAN PRICES

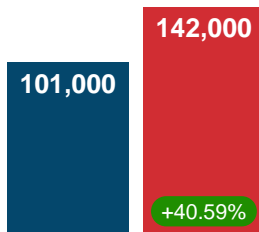
New Listings



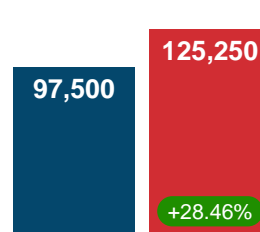
Pending Listings



List Price



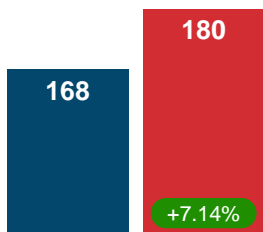
Sale Price



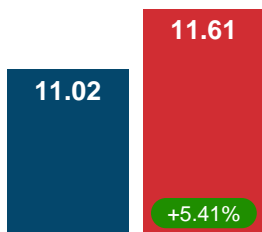
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

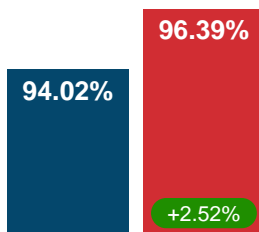
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

