

October 2025

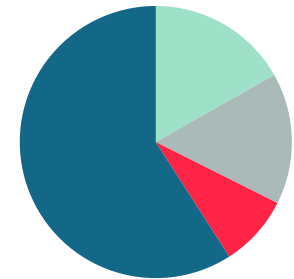
Area Delimited by County Of Tulsa



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	October 2025	+/-%
Closed Listings	840	898	6.90%
Pending Listings	786	834	6.11%
New Listings	1,318	1,368	3.79%
Median List Price	241,500	259,900	7.62%
Median Sale Price	240,000	255,000	6.25%
Median Percent of Selling Price to List Price	100.00%	99.60%	-0.40%
Median Days on Market to Sale	26.00	25.50	-1.92%
End of Month Inventory	3,117	3,158	1.32%
Months Supply of Inventory	3.74	3.68	-1.63%



■ Closed (16.80%)
■ Pending (15.60%)
■ Other OffMarket (8.53%)
■ Active (59.07%)

Absorption: Last 12 months, an Average of **859** Sales/Month
Active Inventory as of October 31, 2025 = **3,158**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2025 rose **1.32%** to 3,158 existing homes available for sale. Over the last 12 months this area has had an average of 859 closed sales per month. This represents an unsold inventory index of **3.68** 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 **6.25%** in October 2025 to \$255,000 versus the previous year at \$240,000.

Median Days on Market Shortens

The median number of **25.50** days that homes spent on the market before selling decreased by 0.50 days or **1.92%** in October 2025 compared to last year's same month at **26.00** DOM.

Sales Success for October 2025 is Positive

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

There were 1,368 New Listings in October 2025, up **3.79%** from last year at 1,318. Furthermore, there were 898 Closed Listings this month versus last year at 840, a **6.90%** increase.

Closed versus Listed trends yielded a **65.6%** ratio, up from previous year's, October 2024, at **63.7%**, a **3.00%** 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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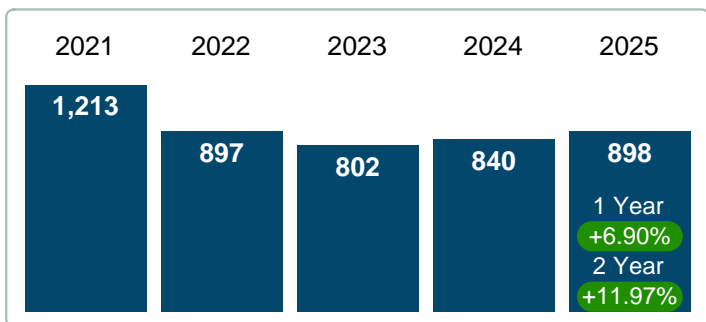
Area Delimited by County Of Tulsa



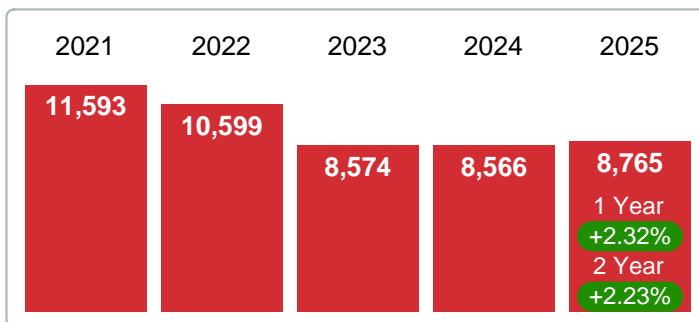
CLOSED LISTINGS

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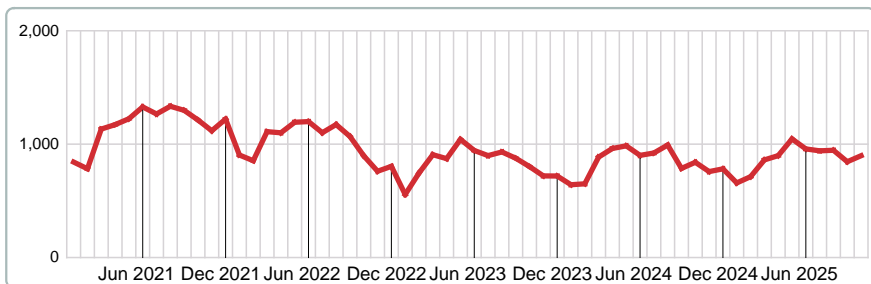
OCTOBER



YEAR TO DATE (YTD)

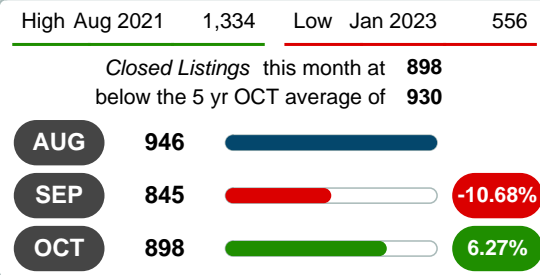


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 930



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	169	18.82%	25.0	78	65	24	2
\$100,001	164	18.26%	28.0	60	87	16	1
\$200,001	172	19.15%	18.0	22	121	28	1
\$275,001	166	18.49%	24.0	12	79	63	12
\$350,001	127	14.14%	28.0	10	47	57	13
\$500,001 and up	100	11.14%	35.5	9	22	51	18
Total Closed Units	898			191	421	239	47
Total Closed Volume	250,153,772	100%	25.5	34.36M	102.55M	87.20M	26.04M
Median Closed Price	\$255,000			\$122,500	\$239,000	\$339,990	\$438,000

October 2025



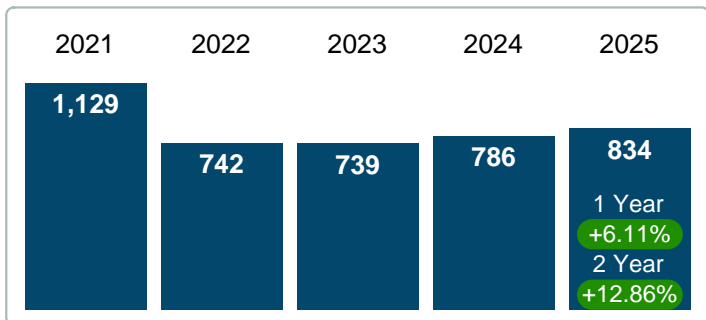
Area Delimited by County Of Tulsa



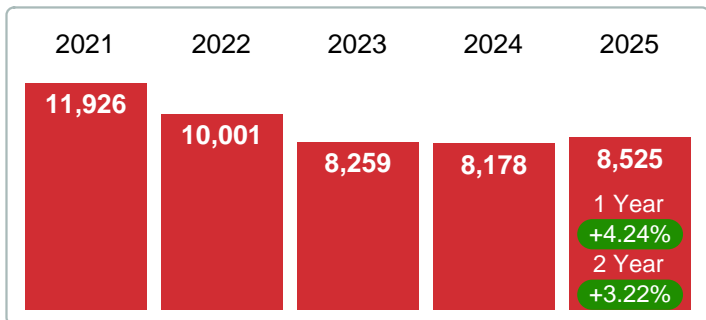
PENDING LISTINGS

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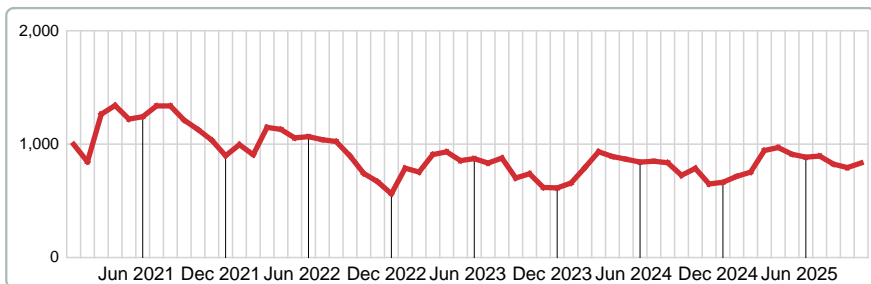
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 846

High Apr 2021 1,341 Low Dec 2022 562

Pending Listings this month at **834**
below the 5 yr OCT average of **846**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	85	10.19%	28.0	45	30	9	1
\$100,001 - \$150,000	73	8.75%	35.0	27	40	6	0
\$150,001 - \$225,000	137	16.43%	16.0	24	105	7	1
\$225,001 - \$300,000	189	22.66%	25.0	12	136	39	2
\$300,001 - \$375,000	136	16.31%	35.0	9	60	59	8
\$375,001 - \$525,000	124	14.87%	33.0	8	56	54	6
\$525,001 and up	90	10.79%	33.0	9	26	43	12
Total Pending Units	834			134	453	217	30
Total Pending Volume	263,073,906	100%	28.0	34.77M	124.98M	85.23M	18.10M
Median Listing Price	\$269,950			\$142,400	\$249,900	\$352,500	\$472,500

October 2025



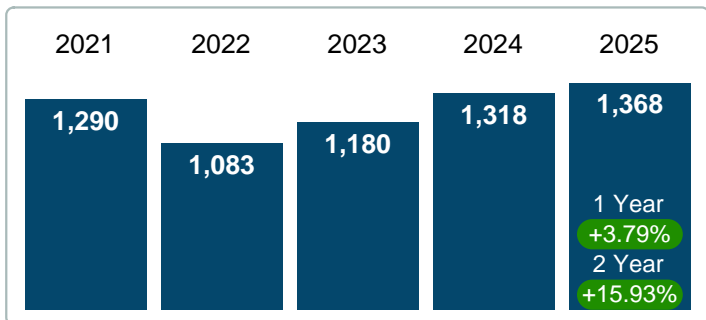
Area Delimited by County Of Tulsa



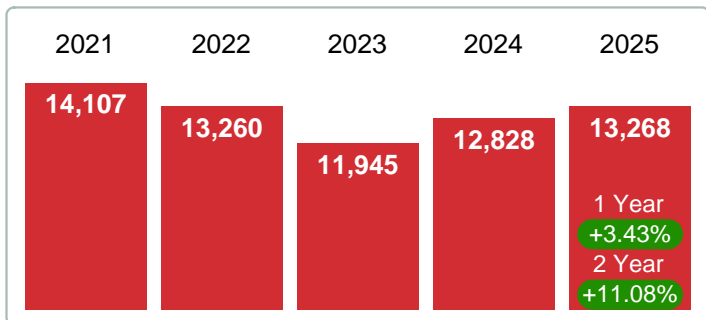
NEW LISTINGS

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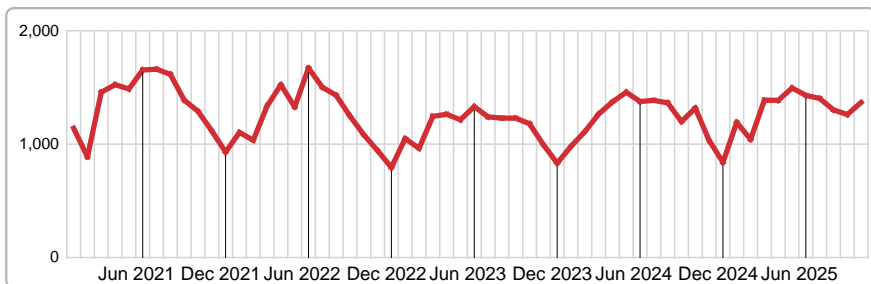
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 1,248

High Jun 2022 1,671 Low Dec 2022 794

New Listings this month at **1,368**
above the 5 yr OCT average of **1,248**



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	267	19.52%	135	102	25	5
\$125,001 - \$225,000	256	18.71%	70	167	19	0
\$225,001 - \$325,000	340	24.85%	43	222	69	6
\$325,001 - \$400,000	174	12.72%	13	69	79	13
\$400,001 - \$575,000	182	13.30%	11	51	95	25
\$575,001 and up	149	10.89%	33	20	69	27
Total New Listed Units	1,368		305	631	356	76
Total New Listed Volume	450,885,466	100%	84.06M	157.26M	161.16M	48.40M
Median New Listed Listing Price	\$269,900		\$149,900	\$243,000	\$385,000	\$507,500

October 2025

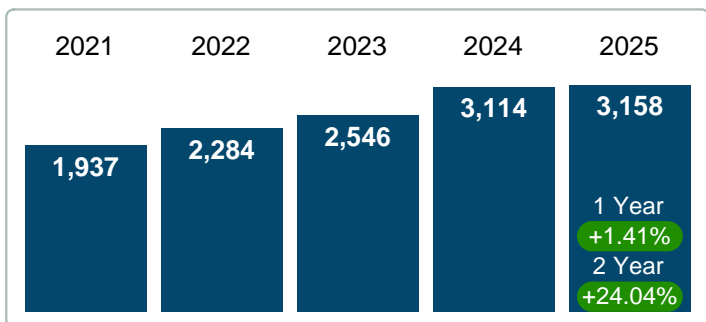
Area Delimited by County Of Tulsa



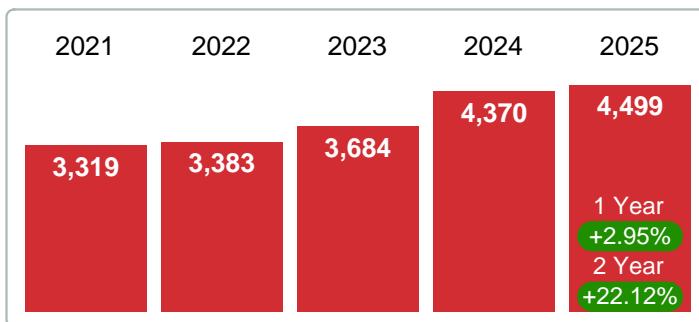
ACTIVE INVENTORY

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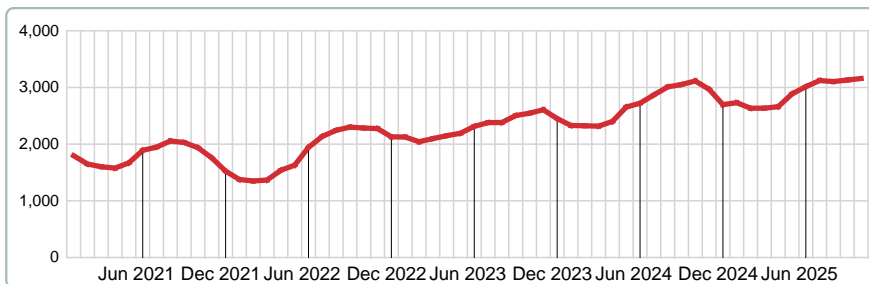
END OF OCTOBER



ACTIVE DURING OCTOBER



5 YEAR MARKET ACTIVITY TRENDS

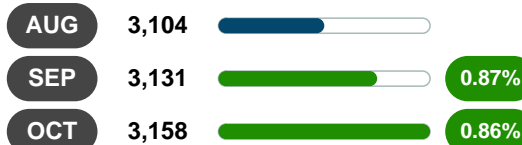


3 MONTHS

5 year OCT AVG = 2,608

High Oct 2025 3,158 Low Feb 2022 1,350

Inventory this month at **3,158**
above the 5 yr OCT average of **2,608**



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	264	8.36%	37.5	119	106	29	10
\$25,001 - \$150,000	398	12.60%	63.5	298	82	16	2
\$150,001 - \$250,000	480	15.20%	39.0	125	313	40	2
\$250,001 - \$375,000	785	24.86%	46.0	86	380	283	36
\$375,001 - \$525,000	523	16.56%	71.0	62	168	234	59
\$525,001 - \$750,000	392	12.41%	80.0	49	78	207	58
\$750,001 and up	316	10.01%	87.0	133	19	96	68
Total Active Inventory by Units			3,158	872	1,146	905	235
Total Active Inventory by Volume			1,303,134,674	349.79M	333.88M	447.91M	171.55M
Median Active Inventory Listing Price			\$315,000	\$165,000	\$265,000	\$420,000	\$550,000

October 2025



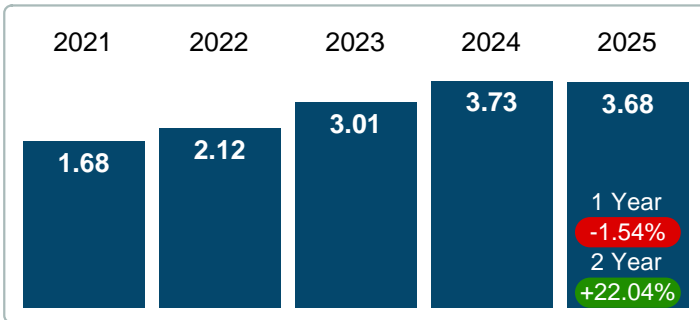
Area Delimited by County Of Tulsa



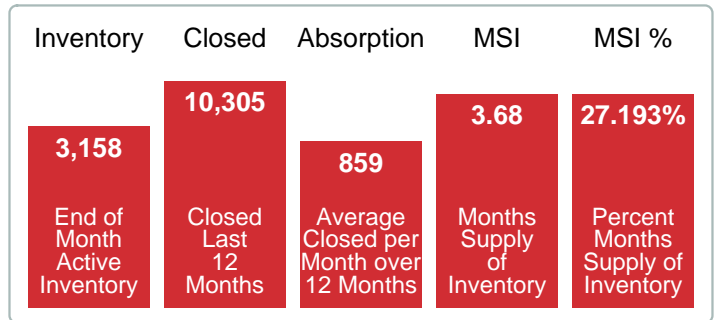
MONTHS SUPPLY of INVENTORY (MSI)

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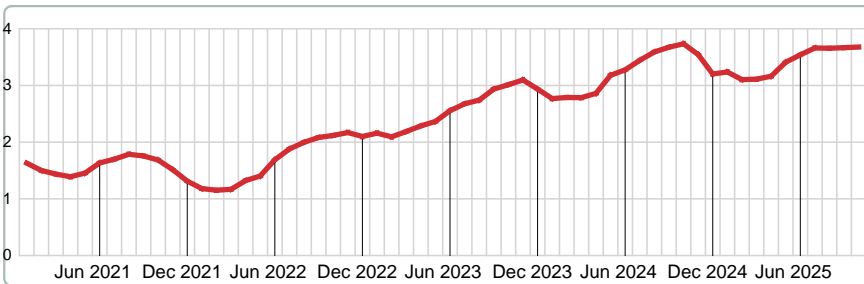
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025

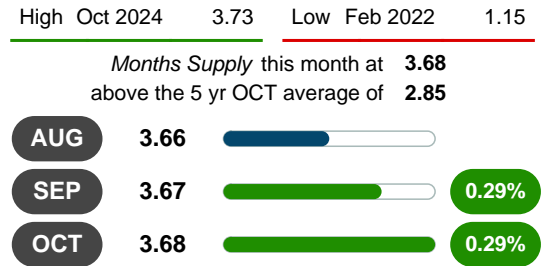


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 2.85



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
\$25,000 and less	264	8.36%	2.45	3.87	1.88	1.56	5.22
\$25,001 - \$150,000	398	12.60%	4.05	6.04	1.88	3.37	4.80
\$150,001 - \$250,000	480	15.20%	2.18	3.46	1.99	1.55	2.18
\$250,001 - \$375,000	785	24.86%	3.34	5.77	3.03	3.34	3.57
\$375,001 - \$525,000	523	16.56%	4.83	8.96	4.98	4.22	4.88
\$525,001 - \$750,000	392	12.41%	6.45	17.82	6.32	5.72	6.11
\$750,001 and up	316	10.01%	10.96	42.00	6.51	7.38	6.97
Market Supply of Inventory (MSI)	3.68	100%	3.68	6.06	2.66	3.79	5.26
Total Active Inventory by Units	3,158			872	1,146	905	235

October 2025

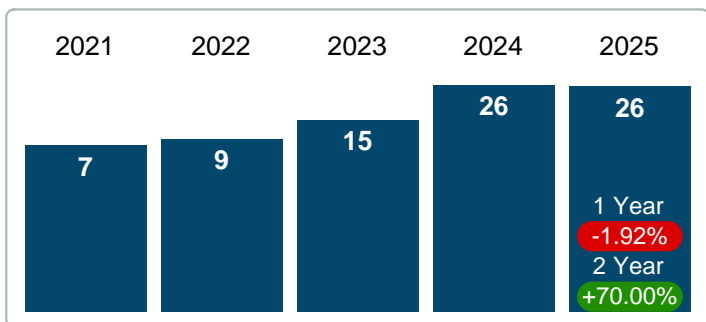
Area Delimited by County Of Tulsa



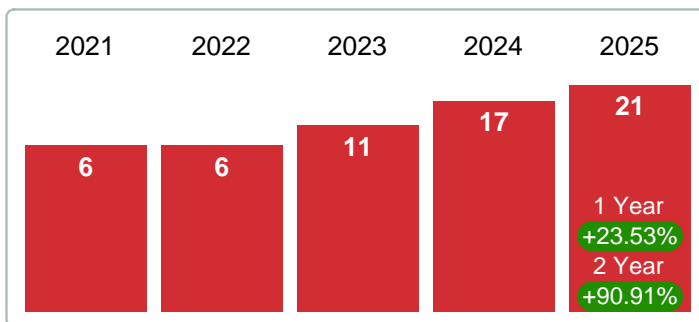
MEDIAN DAYS ON MARKET TO SALE

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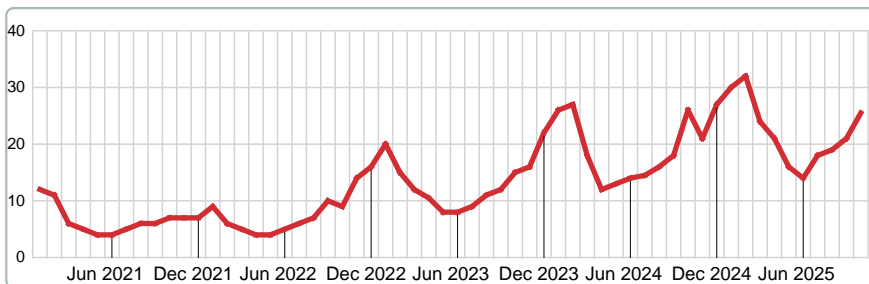
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

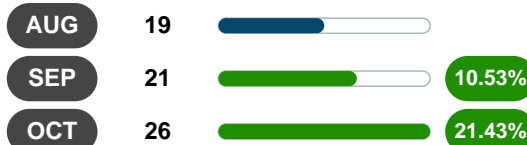


3 MONTHS

5 year OCT AVG = 17

High Feb 2025 32 Low May 2022 4

Median Days on Market to Sale this month at 26 above the 5 yr OCT average of 17



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%	87	0	0	0	0
\$1	169	18.82%	25	27	22	35	14
\$100,001	164	18.26%	28	39	22	27	5
\$200,001	172	19.15%	18	16	15	24	67
\$275,001	166	18.49%	24	8	21	26	52
\$350,001	127	14.14%	28	30	25	28	59
\$500,001 and up	100	11.14%	36	83	9	30	82
Median Closed DOM			26	30	20	28	59
Total Closed Units		100%	25.5	191	421	239	47
Total Closed Volume				34.36M	102.55M	87.20M	26.04M

October 2025

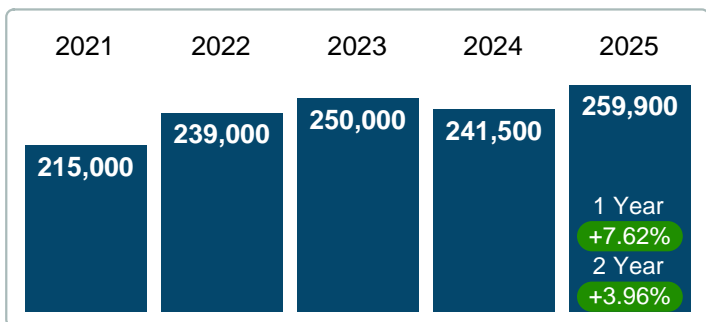
Area Delimited by County Of Tulsa



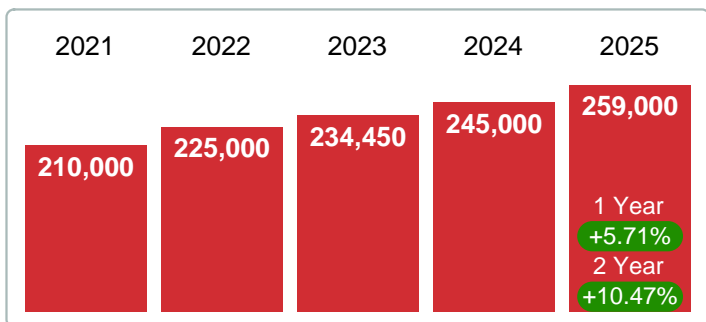
MEDIAN LIST PRICE AT CLOSING

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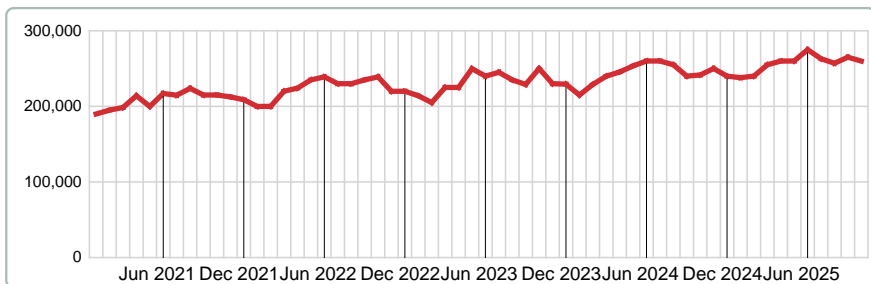
OCTOBER



YEAR TO DATE (YTD)

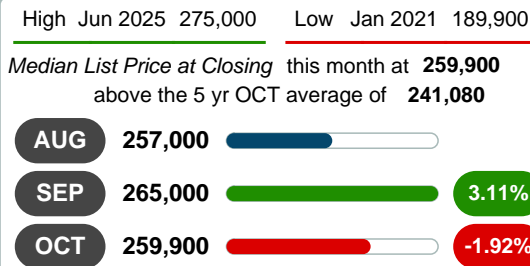


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 241,080



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%	36	0	0	0	0
\$1	166	18.49%	1,950	18,200	1,698	2,000	2,898
\$100,001	161	17.93%	163,000	144,900	169,900	182,500	110,000
\$200,001	170	18.93%	244,950	240,000	244,000	247,700	249,999
\$275,001	166	18.49%	309,700	305,000	304,999	309,045	329,000
\$350,001	131	14.59%	404,900	404,950	410,000	399,900	419,700
\$500,001 and up	104	11.58%	612,513	887,000	582,000	582,450	814,000
Median List Price			259,900	129,000	247,000	349,000	445,000
Total Closed Units		100%	259,900	191	421	239	47
Total Closed Volume			257,643,576	37.29M	104.70M	88.83M	26.82M

October 2025

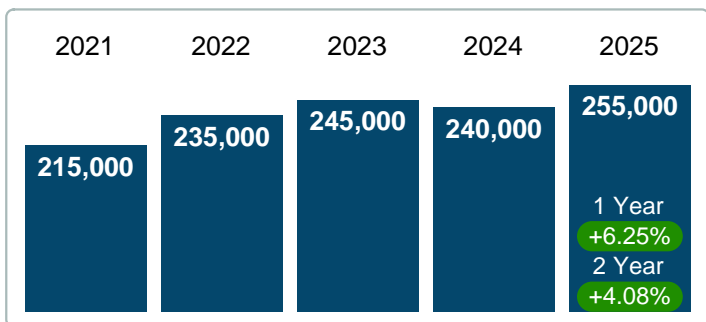
Area Delimited by County Of Tulsa



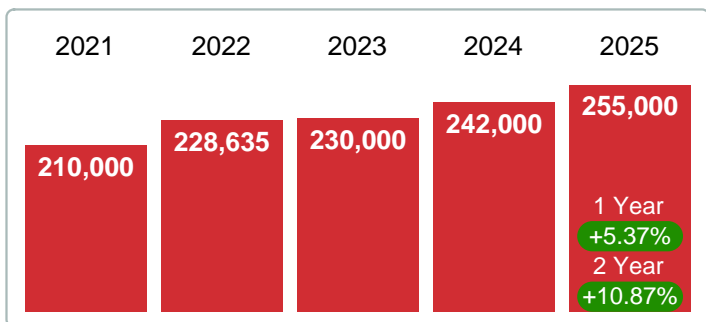
MEDIAN SOLD PRICE AT CLOSING

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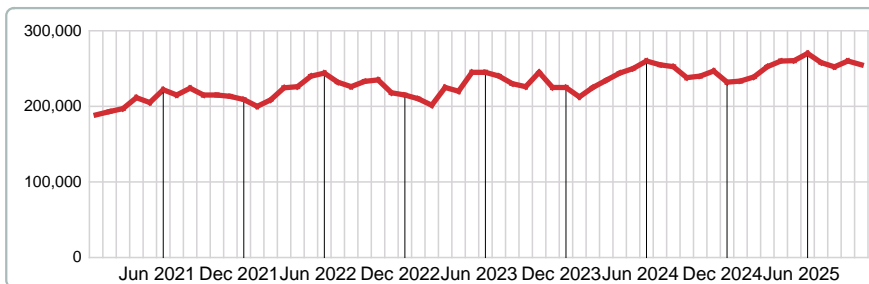
OCTOBER



YEAR TO DATE (YTD)

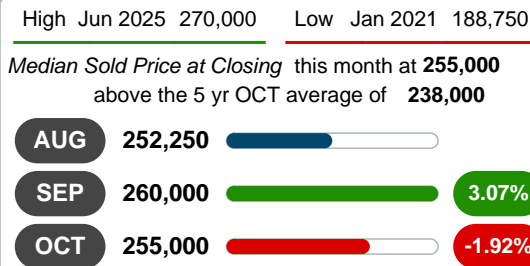


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 238,000



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%	612,513	0	0	0	0
\$1	169	18.82%	1,975	17,000	1,700	2,050	2,898
\$100,001	164	18.26%	162,000	141,000	165,000	176,603	110,000
\$200,001	172	19.15%	243,500	243,000	239,875	250,000	249,999
\$275,001	166	18.49%	309,250	303,500	300,000	312,900	330,500
\$350,001	127	14.14%	400,000	405,000	400,000	399,900	430,000
\$500,001 and up	100	11.14%	616,851	750,000	568,750	589,900	784,000
Median Sold Price	255,000			122,500	239,000	339,990	438,000
Total Closed Units	898	100%	255,000	191	421	239	47
Total Closed Volume	250,153,772			34.36M	102.55M	87.20M	26.04M

October 2025

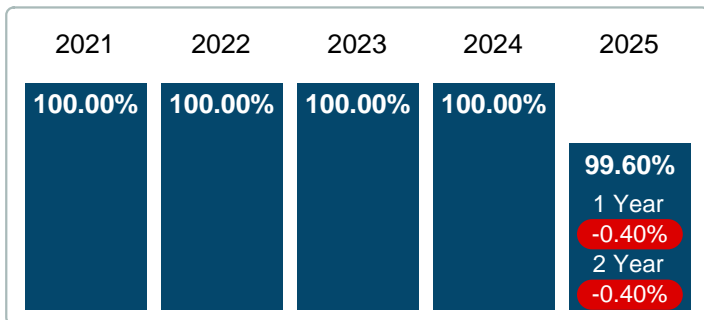
Area Delimited by County Of Tulsa



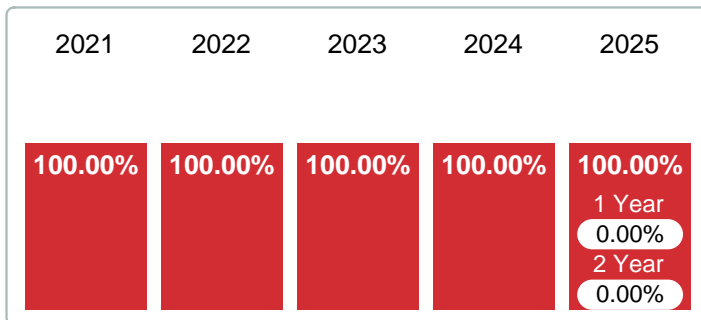
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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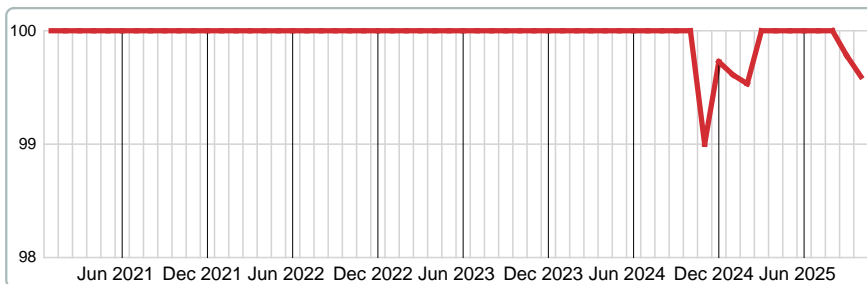
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

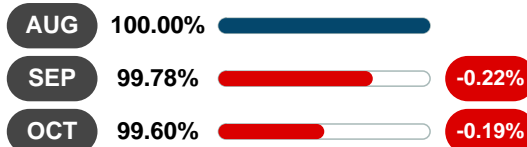


3 MONTHS

5 year OCT AVG = 99.92%

High Aug 2025 100.00% Low Nov 2024 99.00%

Median Sold/List Ratio this month at 99.60% equal to 5 yr OCT average of 99.92%



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%	16,851.00%	0.00%	0.00%	0.00%	0.00%
\$1	169	18.82%	100.00%	100.00%	100.00%	100.00%	100.00%
\$100,001	164	18.26%	98.02%	98.72%	97.56%	97.35%	100.00%
\$200,001	172	19.15%	100.00%	100.00%	99.61%	100.00%	100.00%
\$275,001	166	18.49%	100.00%	99.32%	100.00%	99.16%	99.66%
\$350,001	127	14.14%	98.75%	100.00%	98.44%	98.82%	98.78%
\$500,001 and up	100	11.14%	98.42%	82.65%	97.39%	100.00%	97.81%
Median Sold/List Ratio		99.60%		99.24%	99.89%	99.74%	98.70%
Total Closed Units		898	100%	191	421	239	47
Total Closed Volume		250,153,772		34.36M	102.55M	87.20M	26.04M

October 2025

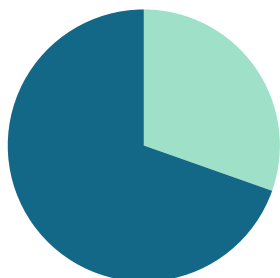
Area Delimited by County Of Tulsa



MARKET SUMMARY

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

INVENTORY

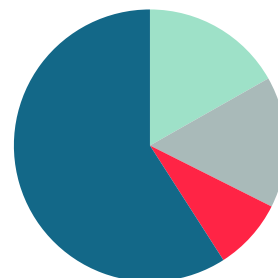


Inventory
 New Listings
1,368 = 30.40%
 Start Inventory
3,132
 Total Inventory Units
4,500
 Volume
\$1,742,065,447

Market Activity

Closed Sales
898 = 16.80%
 Pending Sales
834 = 15.60%
 Other Off Market
456 = 8.53%
 Active Inventory
3,158 = 59.07%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	840	898	6.90%	8,566	8,765	2.32%
Pending Sales	786	834	6.11%	8,178	8,525	4.24%
New Listings	1,318	1,368	3.79%	12,828	13,268	3.43%
Median List Price	241,500	259,900	7.62%	245,000	259,000	5.71%
Median Sale Price	240,000	255,000	6.25%	242,000	255,000	5.37%
Median Percent of Selling Price to List Price	100.00%	99.60%	-0.40%	100.00%	100.00%	0.00%
Median Days on Market to Sale	26.00	25.50	-1.92%	17.00	21.00	23.53%
Monthly Inventory	3,117	3,158	1.32%	3,117	3,158	1.32%
Months Supply of Inventory	3.74	3.68	-1.63%	3.74	3.68	-1.63%

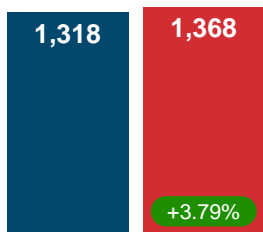
Absorption: Last 12 months, an Average of **859** Sales/Month

Inventory on October 31, 2025 = **3,158** 2024 2025

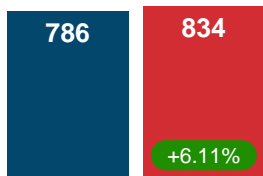
OCTOBER MARKET

MEDIAN PRICES

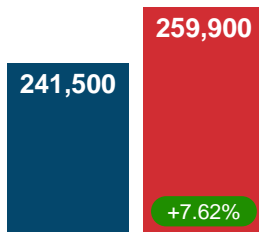
New Listings



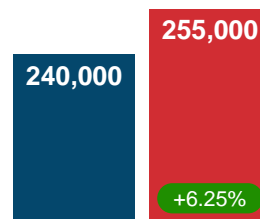
Pending Listings



List Price



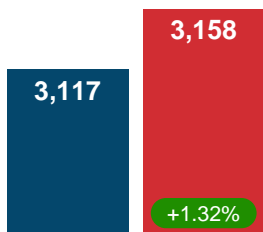
Sale Price



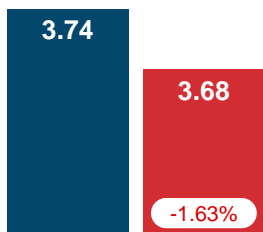
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

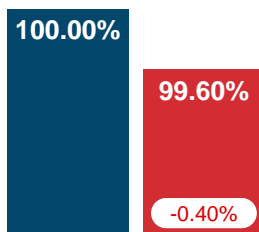
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

