

# October 2025



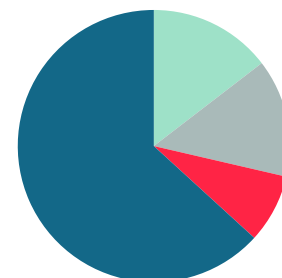
Area Delimited by County Of Wagoner



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	October 2025	+/-%
Closed Listings	156	166	6.41%
Pending Listings	144	160	11.11%
New Listings	253	286	13.04%
Average List Price	282,655	322,548	14.11%
Average Sale Price	273,659	320,519	17.12%
Average Percent of Selling Price to List Price	97.09%	99.72%	2.71%
Average Days on Market to Sale	37.11	46.61	25.60%
End of Month Inventory	674	720	6.82%
Months Supply of Inventory	4.60	4.86	5.68%



■ Closed (14.57%)  
■ Pending (14.05%)  
■ Other OffMarket (8.17%)  
■ Active (63.21%)

**Absorption:** Last 12 months, an Average of **148** Sales/Month  
**Active Inventory** as of October 31, 2025 = **720**

### Analysis Wrap-Up

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

The total housing inventory at the end of October 2025 rose **6.82%** to 720 existing homes available for sale. Over the last 12 months this area has had an average of 148 closed sales per month. This represents an unsold inventory index of **4.86** 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 **17.12%** in October 2025 to \$320,519 versus the previous year at \$273,659.

#### Average Days on Market Lengthens

The average number of **46.61** days that homes spent on the market before selling increased by 9.50 days or **25.60%** in October 2025 compared to last year's same month at **37.11** DOM.

#### Sales Success for October 2025 is Positive

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

There were 286 New Listings in October 2025, up **13.04%** from last year at 253. Furthermore, there were 166 Closed Listings this month versus last year at 156, a **6.41%** increase.

Closed versus Listed trends yielded a **58.0%** ratio, down from previous year's, October 2024, at **61.7%**, a **5.87%** 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

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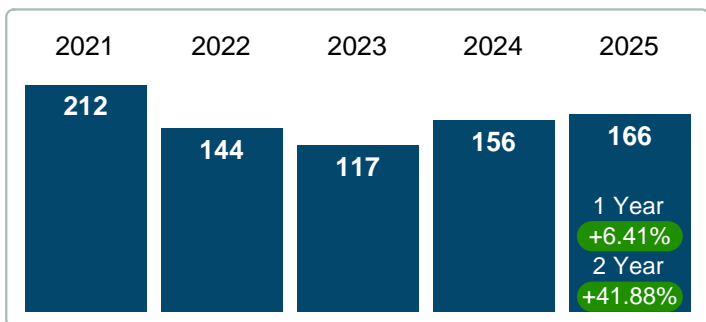
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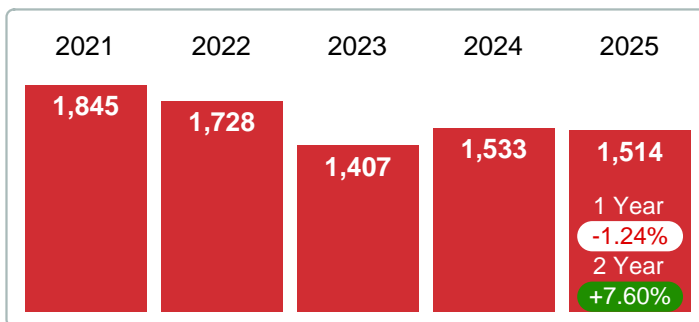
## CLOSED LISTINGS

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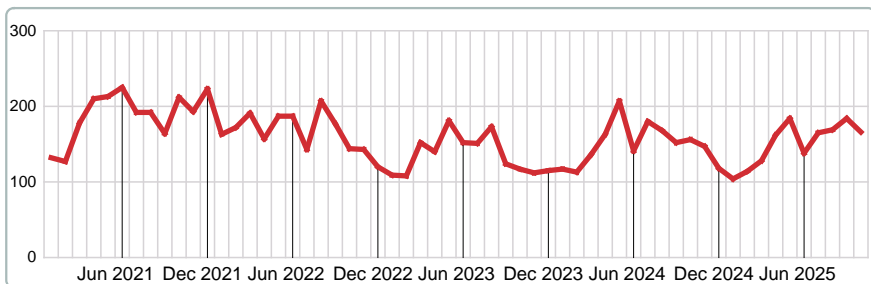
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 159

High Jun 2021 225 Low Jan 2025 104

Closed Listings this month at **166**  
above the 5 yr OCT average of **159**

- AUG** 169
- SEP** 184  **8.88%**
- OCT** 166  **-9.78%**

### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	14	8.43%	41.4	7	4	3	0
\$100,001 - \$175,000	19	11.45%	29.1	8	10	1	0
\$175,001 - \$225,000	17	10.24%	30.2	1	14	2	0
\$225,001 - \$300,000	43	25.90%	39.9	0	32	11	0
\$300,001 - \$375,000	31	18.67%	59.0	1	13	14	3
\$375,001 - \$550,000	25	15.06%	68.6	0	9	15	1
\$550,001 and up	17	10.24%	49.0	0	5	9	3
<b>Total Closed Units</b>	<b>166</b>			<b>17</b>	<b>87</b>	<b>55</b>	<b>7</b>
<b>Total Closed Volume</b>	<b>53,206,072</b>	<b>100%</b>	<b>46.6</b>	<b>1.82M</b>	<b>25.84M</b>	<b>21.26M</b>	<b>4.29M</b>
<b>Average Closed Price</b>	<b>\$320,519</b>			<b>\$106,909</b>	<b>\$296,958</b>	<b>\$386,533</b>	<b>\$613,429</b>

# October 2025



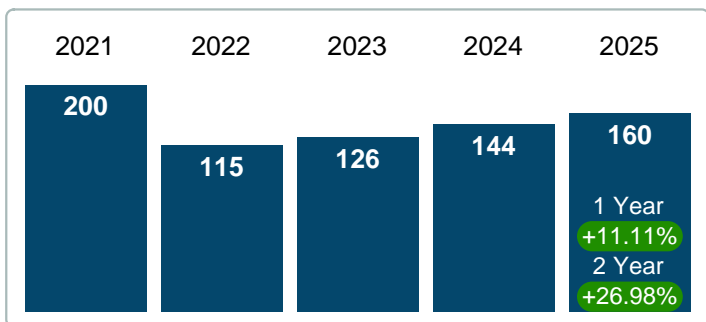
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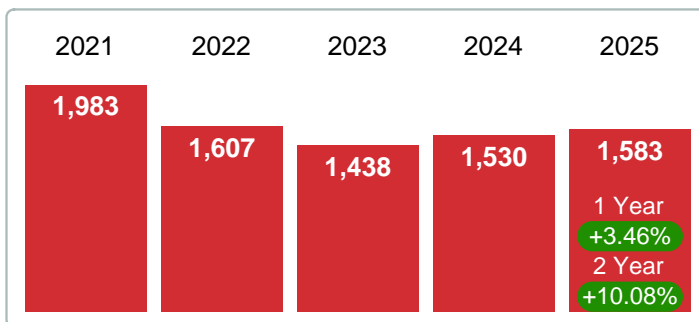
## PENDING LISTINGS

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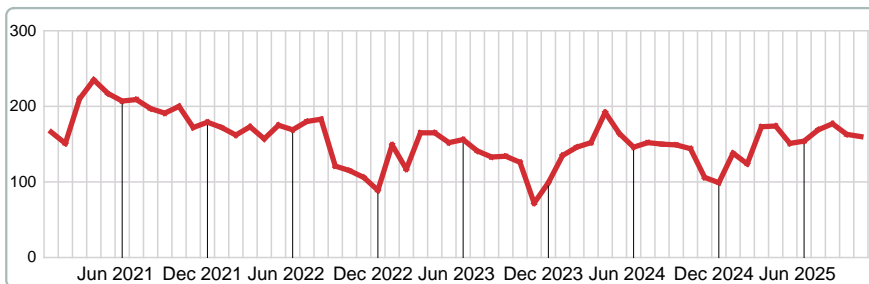
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 149

High Apr 2021 235 Low Nov 2023 72

Pending Listings this month at 160 above the 5 yr OCT average of 149



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	16	10.00%	32.5	11	5	0	0
\$125,001 - \$200,000	19	11.88%	53.1	5	14	0	0
\$200,001 - \$225,000	10	6.25%	24.4	1	9	0	0
\$225,001 - \$275,000	40	25.00%	44.2	0	28	12	0
\$275,001 - \$350,000	37	23.13%	76.4	2	16	18	1
\$350,001 - \$475,000	22	13.75%	57.3	2	14	6	0
\$475,001 and up	16	10.00%	57.4	1	5	8	2
<b>Total Pending Units</b>	<b>160</b>			<b>22</b>	<b>91</b>	<b>44</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>46,567,987</b>	<b>100%</b>	<b>53.4</b>	<b>3.82M</b>	<b>24.97M</b>	<b>16.02M</b>	<b>1.77M</b>
<b>Average Listing Price</b>	<b>\$291,050</b>			<b>\$173,436</b>	<b>\$274,365</b>	<b>\$364,075</b>	<b>\$588,633</b>

# October 2025



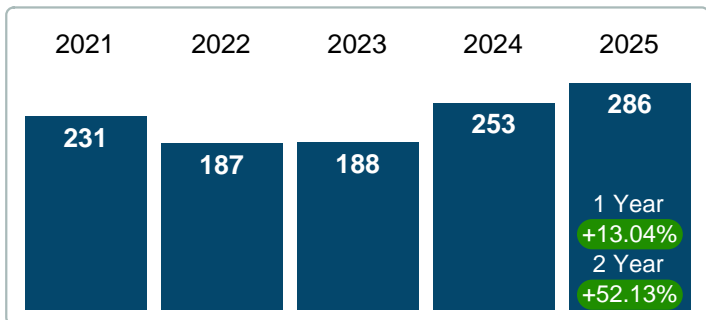
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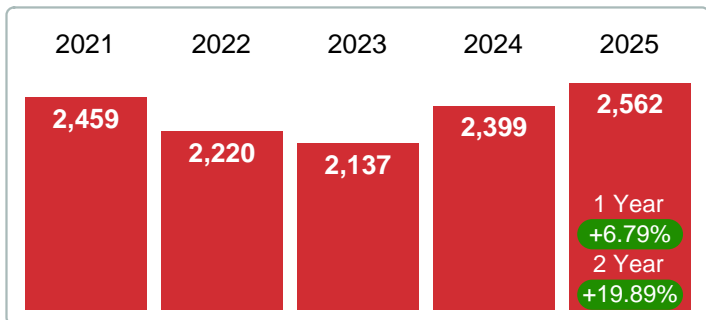
## NEW LISTINGS

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

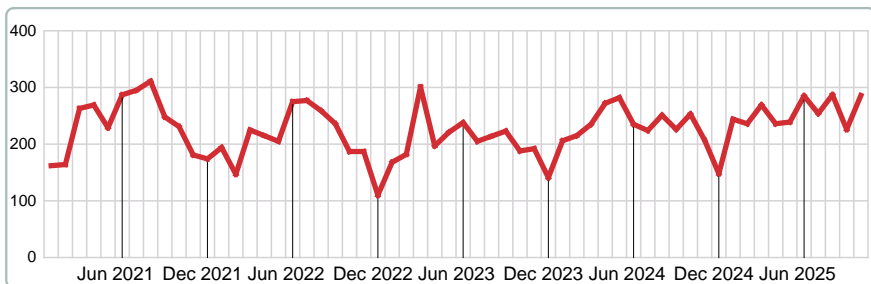
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 229

High Aug 2021 311 Low Dec 2022 110

New Listings this month at **286**  
above the 5 yr OCT average of **229**

- AUG** 287
- SEP** 226  **-21.25%**
- OCT** 286  **26.55%**

### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	26	9.09%	17	9	0	0
\$50,001 - \$175,000	40	13.99%	23	16	0	1
\$175,001 - \$225,000	29	10.14%	5	22	2	0
\$225,001 - \$325,000	87	30.42%	5	54	28	0
\$325,001 - \$400,000	40	13.99%	2	17	19	2
\$400,001 - \$625,000	34	11.89%	8	10	12	4
\$625,001 and up	30	10.49%	7	3	15	5
<b>Total New Listed Units</b>	<b>286</b>		<b>67</b>	<b>131</b>	<b>76</b>	<b>12</b>
<b>Total New Listed Volume</b>	<b>99,374,839</b>	<b>100%</b>	<b>18.04M</b>	<b>35.87M</b>	<b>37.33M</b>	<b>8.14M</b>
<b>Average New Listed Listing Price</b>	<b>\$347,464</b>		<b>\$269,256</b>	<b>\$273,794</b>	<b>\$491,192</b>	<b>\$678,091</b>

# October 2025



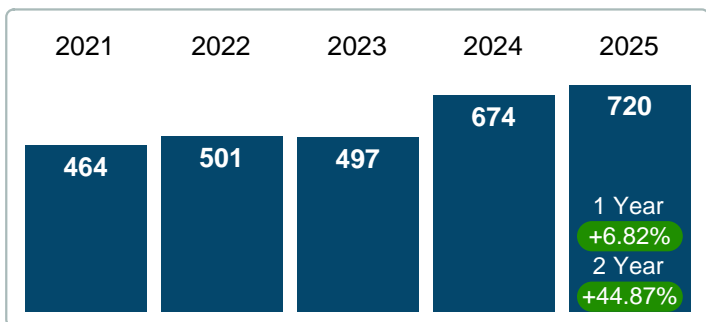
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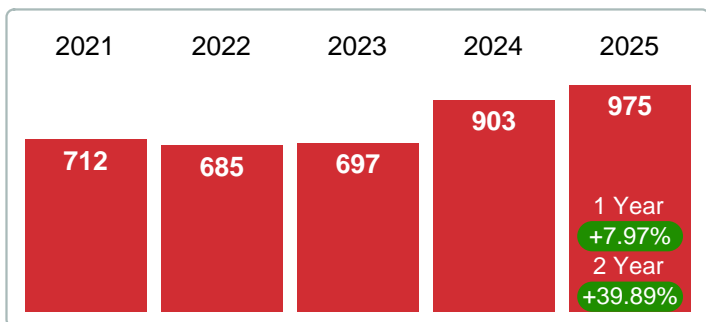
## ACTIVE INVENTORY

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

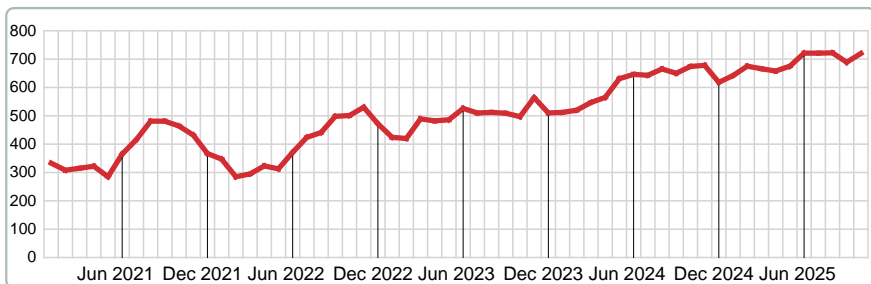
### END OF OCTOBER



### ACTIVE DURING OCTOBER

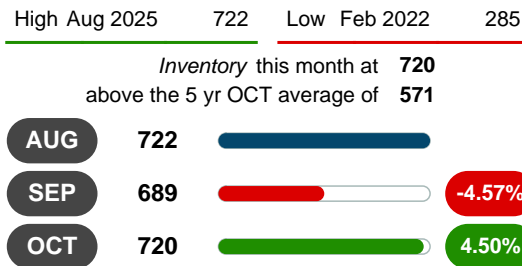


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 571



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	61	8.47%	94.2	47	12	2	0
\$50,001 - \$150,000	92	12.78%	102.0	79	8	3	2
\$150,001 - \$225,000	78	10.83%	76.8	36	39	3	0
\$225,001 - \$350,000	207	28.75%	68.2	23	113	66	5
\$350,001 - \$525,000	116	16.11%	78.2	26	45	39	6
\$525,001 - \$775,000	90	12.50%	100.2	17	12	52	9
\$775,001 and up	76	10.56%	97.3	35	8	17	16
<b>Total Active Inventory by Units</b>	<b>720</b>			<b>263</b>	<b>237</b>	<b>182</b>	<b>38</b>
<b>Total Active Inventory by Volume</b>	<b>293,222,475</b>	<b>100%</b>	<b>84.3</b>	<b>93.74M</b>	<b>77.30M</b>	<b>90.12M</b>	<b>32.08M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$407,253</b>			<b>\$356,407</b>	<b>\$326,140</b>	<b>\$495,143</b>	<b>\$844,108</b>

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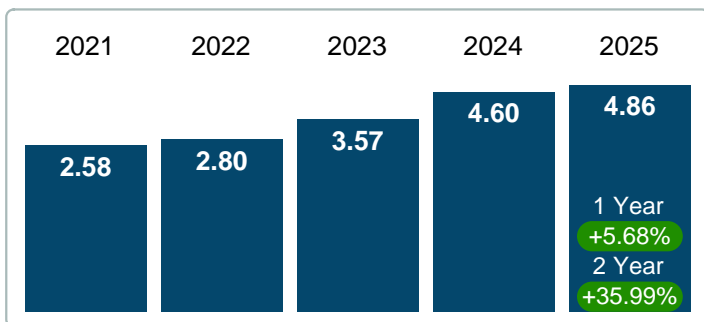
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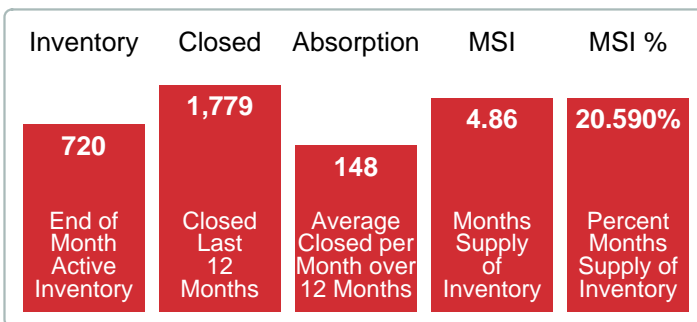
## MONTHS SUPPLY of INVENTORY (MSI)

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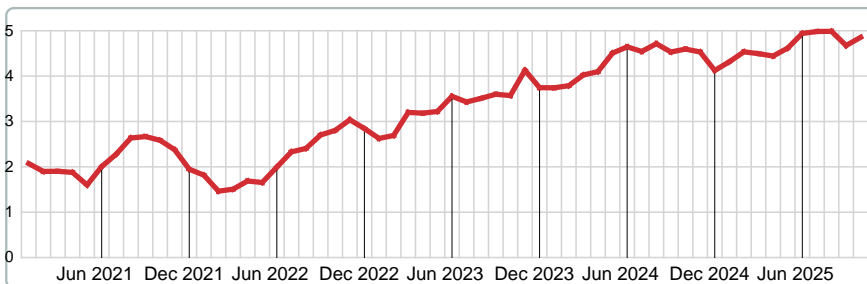
### MSI FOR OCTOBER



### INDICATORS FOR OCTOBER 2025

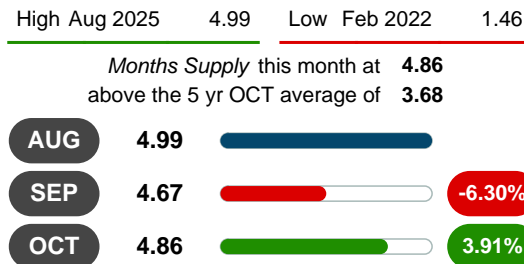


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 3.68



### 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
\$50,000 and less	61	8.47%	4.36	10.64	1.73	0.75	0.00
\$50,001 - \$150,000	92	12.78%	6.07	7.97	1.85	3.27	0.00
\$150,001 - \$225,000	78	10.83%	3.53	10.54	2.39	1.38	0.00
\$225,001 - \$350,000	207	28.75%	3.42	11.50	2.91	3.62	3.53
\$350,001 - \$525,000	116	16.11%	4.87	24.00	4.00	3.80	4.80
\$525,001 - \$775,000	90	12.50%	9.56	25.50	5.76	9.60	7.20
\$775,001 and up	76	10.56%	23.38	84.00	13.71	12.75	17.45
Market Supply of Inventory (MSI)			4.86	12.00	2.95	4.44	7.60
Total Active Inventory by Units		100%	4.86	263	237	182	38

# October 2025



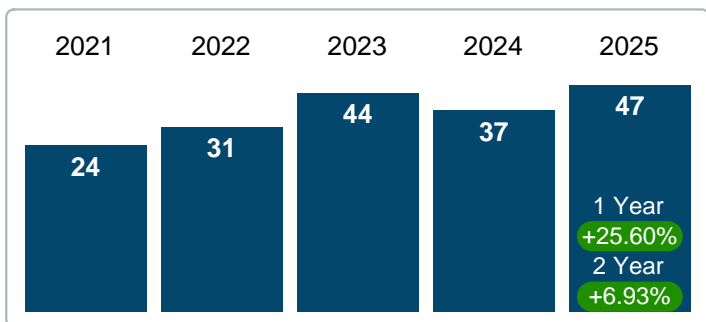
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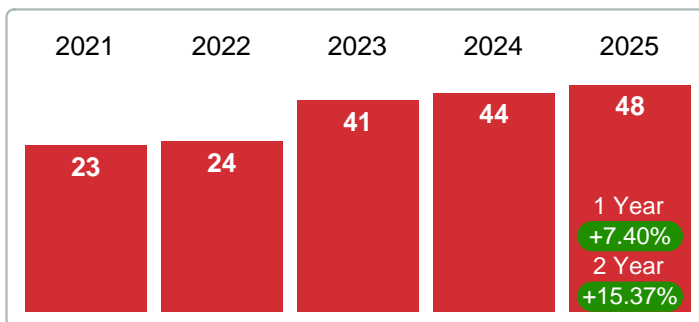
## AVERAGE DAYS ON MARKET TO SALE

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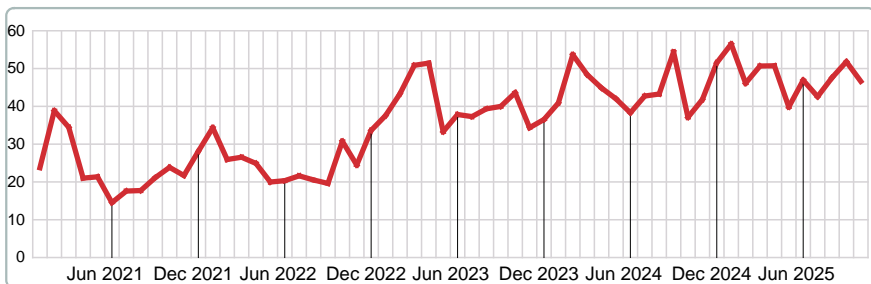
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 36

High Jan 2025 56 Low Jun 2021 15

Average Days on Market to Sale this month at 47 above the 5 yr OCT average of 36

Month	Value	Change
AUG	48	
SEP	52	+8.89%
OCT	47	-10.03%

### 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
\$100,000 and less	8.43%	41	53	28	32	0
\$100,001 - \$175,000	11.45%	29	24	32	34	0
\$175,001 - \$225,000	10.24%	30	20	31	32	0
\$225,001 - \$300,000	25.90%	40	0	33	59	0
\$300,001 - \$375,000	18.67%	59	50	66	55	51
\$375,001 - \$550,000	15.06%	69	0	65	71	67
\$550,001 and up	10.24%	49	0	52	34	88
<b>Average Closed DOM</b>		<b>47</b>	<b>38</b>	<b>42</b>	<b>54</b>	<b>69</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>47</b>	<b>17</b>	<b>87</b>	<b>55</b>	<b>7</b>
<b>Total Closed Volume</b>		<b>53,206,072</b>	<b>1.82M</b>	<b>25.84M</b>	<b>21.26M</b>	<b>4.29M</b>

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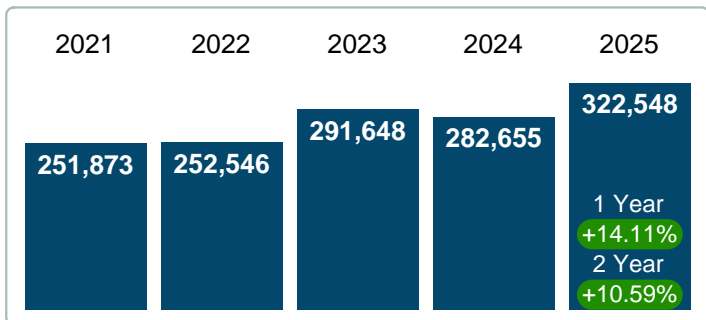
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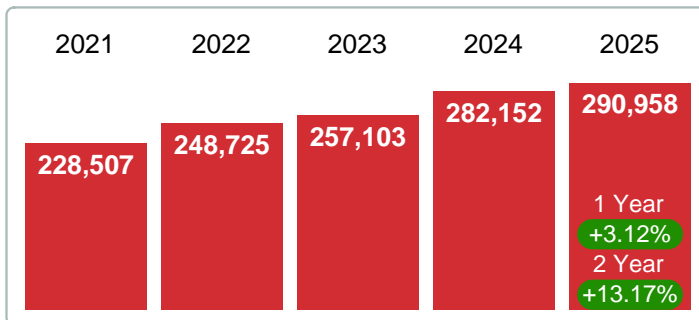
## AVERAGE LIST PRICE AT CLOSING

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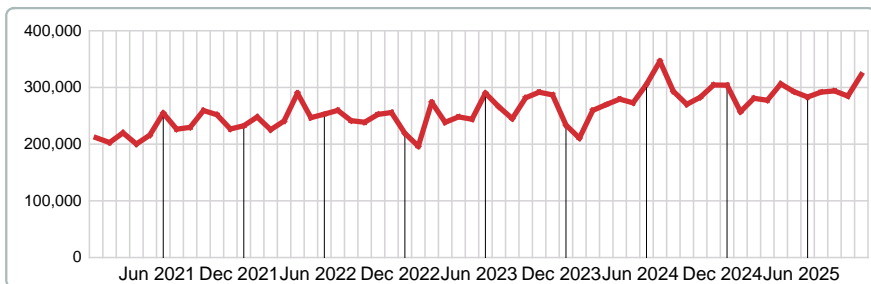
### OCTOBER



### YEAR TO DATE (YTD)

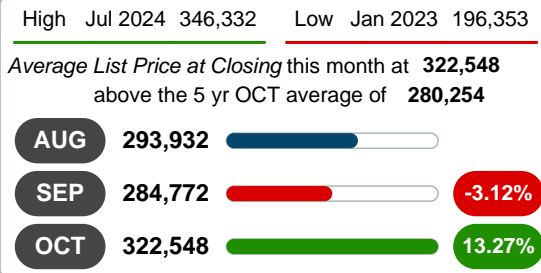


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 280,254



### 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
\$100,000 and less	9.04%	24,516	36,550	1,600	1,828	0
\$100,001 - \$175,000	10.84%	151,061	142,675	162,970	135,000	0
\$175,001 - \$225,000	9.04%	202,280	185,000	200,853	203,625	0
\$225,001 - \$300,000	27.11%	254,460	0	253,267	264,877	0
\$300,001 - \$375,000	18.07%	330,465	325,000	353,214	319,046	330,508
\$375,001 - \$550,000	15.06%	453,387	0	451,578	457,672	479,900
\$550,001 and up	10.84%	817,922	0	919,200	732,844	990,333
<b>Average List Price</b>		<b>322,548</b>	<b>112,191</b>	<b>296,604</b>	<b>388,886</b>	<b>634,632</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>322,548</b>	<b>17</b>	<b>87</b>	<b>55</b>	<b>7</b>
<b>Total Closed Volume</b>		<b>53,542,958</b>	<b>1.91M</b>	<b>25.80M</b>	<b>21.39M</b>	<b>4.44M</b>

# October 2025



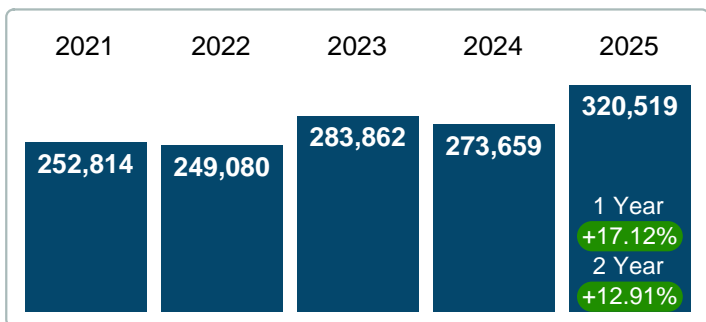
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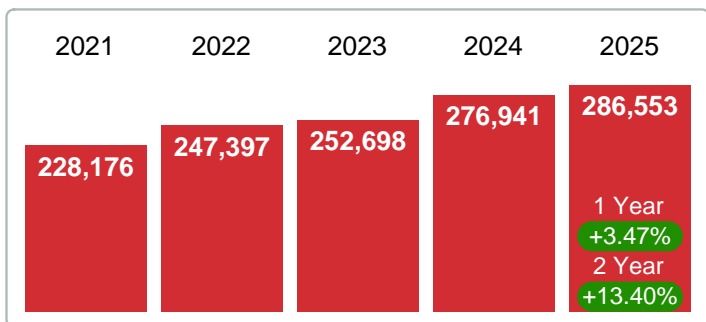
## AVERAGE SOLD PRICE AT CLOSING

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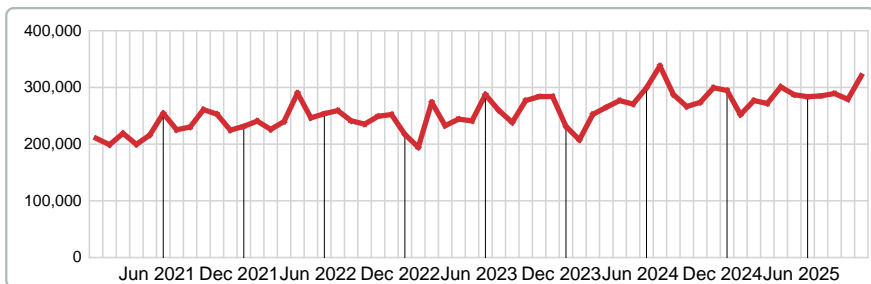
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 275,987

High Jul 2024 337,936 Low Jan 2023 194,517

Average Sold Price at Closing this month at **320,519** above the 5 yr OCT average of **275,987**

- AUG** 289,296
- SEP** 279,180 (-3.50%)
- OCT** 320,519 (14.81%)

### 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
\$100,000 and less	8.43%	18,272	34,864	1,569	1,828	0
\$100,001 - \$175,000	11.45%	147,068	133,738	159,940	125,000	0
\$175,001 - \$225,000	10.24%	206,550	191,000	207,900	204,875	0
\$225,001 - \$300,000	25.90%	255,140	0	250,825	267,692	0
\$300,001 - \$375,000	18.67%	330,633	312,500	346,429	318,253	326,000
\$375,001 - \$550,000	15.06%	454,051	0	450,342	455,214	470,000
\$550,001 and up	10.24%	827,806	0	947,200	721,189	948,667
<b>Average Sold Price</b>		<b>320,519</b>	<b>106,909</b>	<b>296,958</b>	<b>386,533</b>	<b>613,429</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>320,519</b>	<b>17</b>	<b>87</b>	<b>55</b>	<b>7</b>
<b>Total Closed Volume</b>		<b>53,206,072</b>	<b>1.82M</b>	<b>25.84M</b>	<b>21.26M</b>	<b>4.29M</b>

# October 2025



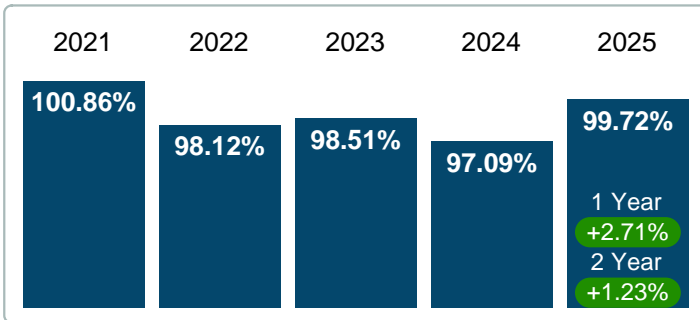
Area Delimited by County Of Wagoner



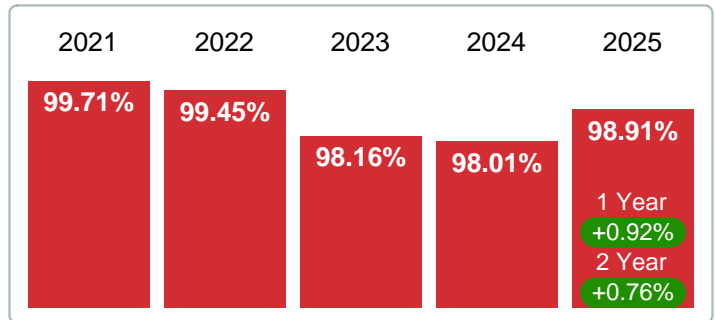
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

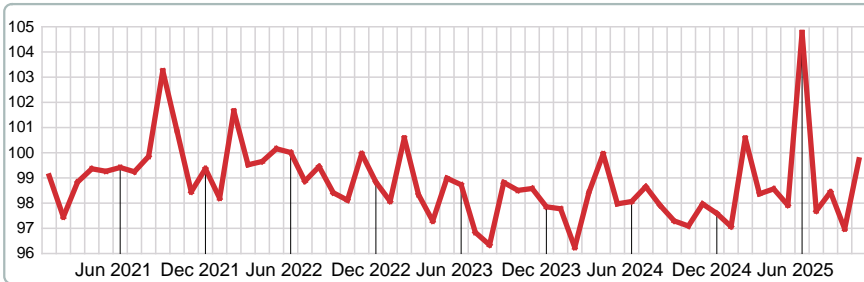
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

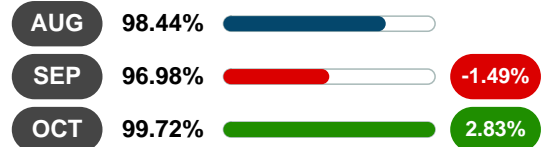


### 3 MONTHS

5 year OCT AVG = 98.86%

High Jun 2025 104.77% Low Feb 2024 96.24%

Average Sold/List Ratio this month at **99.72%**  
above the 5 yr OCT average of **98.86%**



## 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
\$100,000 and less	14	8.43%	98.24%	97.60%	98.05%	100.00%	0.00%
\$100,001 - \$175,000	19	11.45%	96.20%	94.12%	98.22%	92.59%	0.00%
\$175,001 - \$225,000	17	10.24%	106.77%	103.24%	107.91%	100.58%	0.00%
\$225,001 - \$300,000	43	25.90%	99.66%	0.00%	99.14%	101.17%	0.00%
\$300,001 - \$375,000	31	18.67%	98.88%	96.15%	98.20%	99.74%	98.66%
\$375,001 - \$550,000	25	15.06%	100.09%	0.00%	99.63%	100.51%	97.94%
\$550,001 and up	17	10.24%	98.97%	0.00%	101.42%	98.59%	96.02%
Average Sold/List Ratio		99.70%		96.21%	100.44%	99.96%	97.43%
Total Closed Units		166	100%	17	87	55	7
Total Closed Volume		53,206,072		1.82M	25.84M	21.26M	4.29M

# October 2025



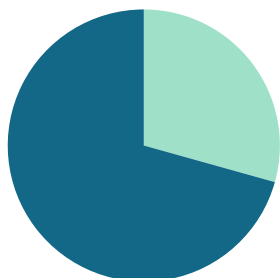
Area Delimited by County Of Wagoner



## MARKET SUMMARY

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

### INVENTORY

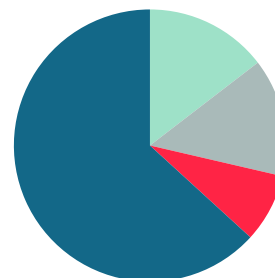


**Inventory**  
 New Listings  
**286 = 29.33%**  
 Start Inventory  
**689**  
 Total Inventory Units  
**975**  
 Volume  
**\$381,238,988**

### Market Activity

Closed Sales  
**166 = 14.57%**  
 Pending Sales  
**160 = 14.05%**  
 Other Off Market  
**93 = 8.17%**  
 Active Inventory  
**720 = 63.21%**

### MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	156	166	6.41%	1,533	1,514	-1.24%
Pending Sales	144	160	11.11%	1,530	1,583	3.46%
New Listings	253	286	13.04%	2,399	2,562	6.79%
Average List Price	282,655	322,548	14.11%	282,152	290,958	3.12%
Average Sale Price	273,659	320,519	17.12%	276,941	286,553	3.47%
Average Percent of Selling Price to List Price	97.09%	99.72%	2.71%	98.01%	98.91%	0.92%
Average Days on Market to Sale	37.11	46.61	25.60%	44.26	47.54	7.40%
Monthly Inventory	674	720	6.82%	674	720	6.82%
Months Supply of Inventory	4.60	4.86	5.68%	4.60	4.86	5.68%

**Absorption:** Last 12 months, an Average of **148** Sales/Month

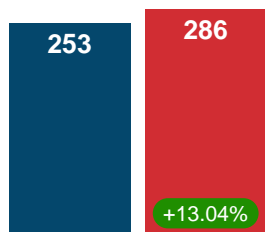
**Inventory** on October 31, 2025 = **720**

**2024** **2025**

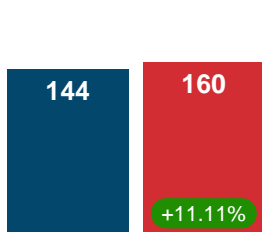
### OCTOBER MARKET

### AVERAGE PRICES

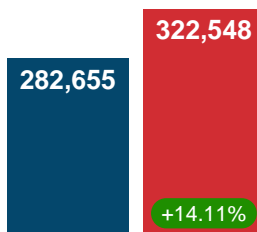
#### New Listings



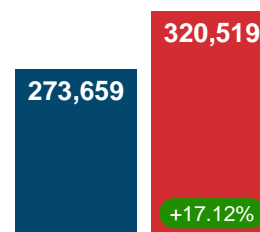
#### Pending Listings



#### List Price



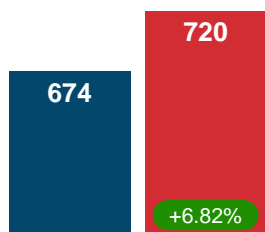
#### Sale Price



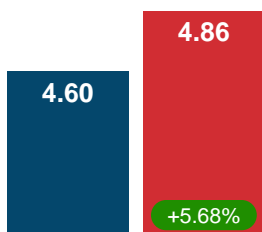
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

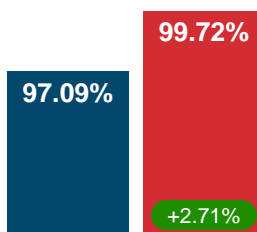
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

