

October 2025



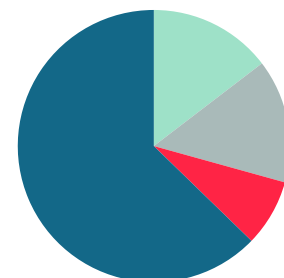
Area Delimited by County Of Wagoner



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	October 2025	+/-%
Closed Listings	141	156	10.64%
Pending Listings	134	157	17.16%
New Listings	239	263	10.04%
Median List Price	279,000	286,950	2.85%
Median Sale Price	270,000	286,500	6.11%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	16.00	31.50	96.88%
End of Month Inventory	627	670	6.86%
Months Supply of Inventory	4.68	4.91	4.84%



Absorption: Last 12 months, an Average of **137** Sales/Month
Active Inventory as of October 31, 2025 = **670**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2025 rose **6.86%** to 670 existing homes available for sale. Over the last 12 months this area has had an average of 137 closed sales per month. This represents an unsold inventory index of **4.91** 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 **6.11%** in October 2025 to \$286,500 versus the previous year at \$270,000.

Median Days on Market Lengthens

The median number of **31.50** days that homes spent on the market before selling increased by 15.50 days or **96.88%** in October 2025 compared to last year's same month at **16.00** 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 263 New Listings in October 2025, up **10.04%** from last year at 239. Furthermore, there were 156 Closed Listings this month versus last year at 141, a **10.64%** increase.

Closed versus Listed trends yielded a **59.3%** ratio, up from previous year's, October 2024, at **59.0%**, a **0.54%** 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®

Visit www.tulsarealtors.com to find a REALTOR® today.

October 2025



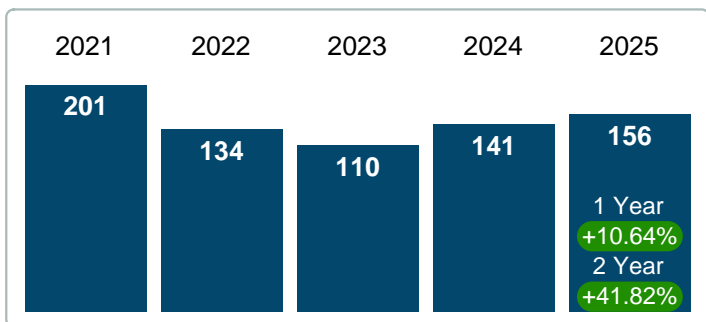
Area Delimited by County Of Wagoner



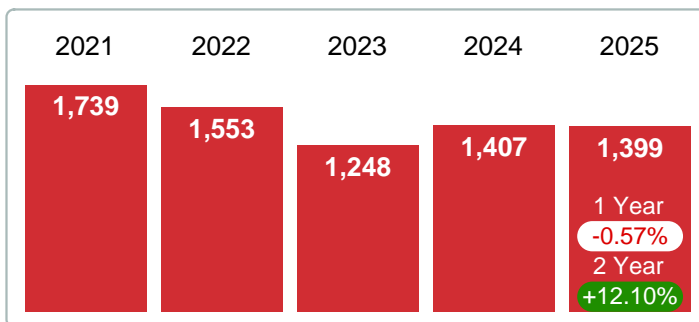
CLOSED LISTINGS

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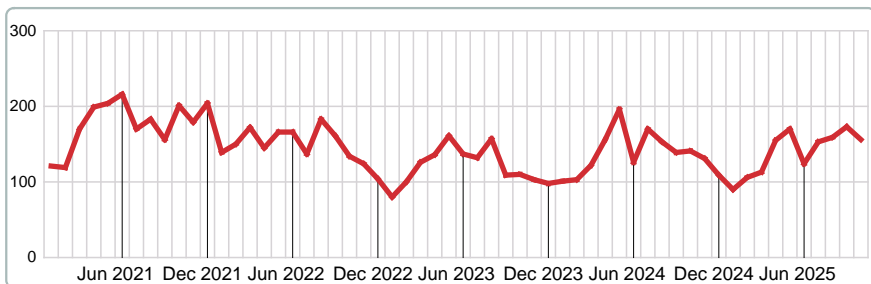
OCTOBER



YEAR TO DATE (YTD)

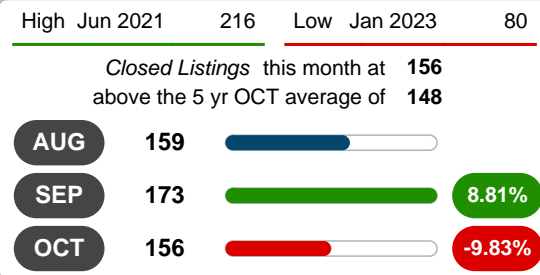


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 148



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	13	8.33%	30.0	11	1	1	0
\$150,001 - \$200,000	15	9.62%	20.0	2	12	1	0
\$200,001 - \$225,000	12	7.69%	24.0	0	11	1	0
\$225,001 - \$300,000	43	27.56%	28.0	0	32	11	0
\$300,001 - \$375,000	31	19.87%	44.0	1	13	14	3
\$375,001 - \$600,000	26	16.67%	42.5	0	9	16	1
\$600,001 and up	16	10.26%	32.5	0	5	8	3
Total Closed Units	156			14	83	52	7
Total Closed Volume	53,191,262	100%	31.5	1.81M	25.83M	21.25M	4.29M
Median Closed Price	\$286,500			\$119,000	\$250,000	\$328,700	\$470,000

October 2025



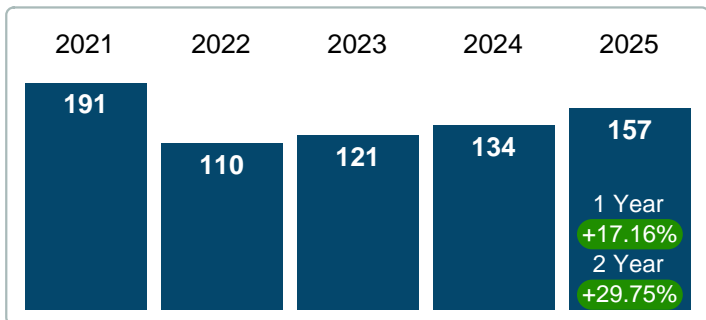
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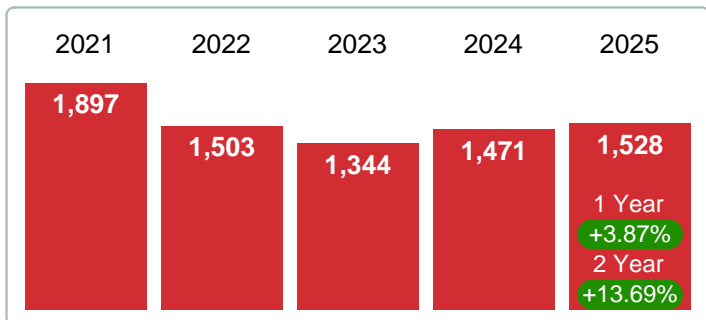
PENDING LISTINGS

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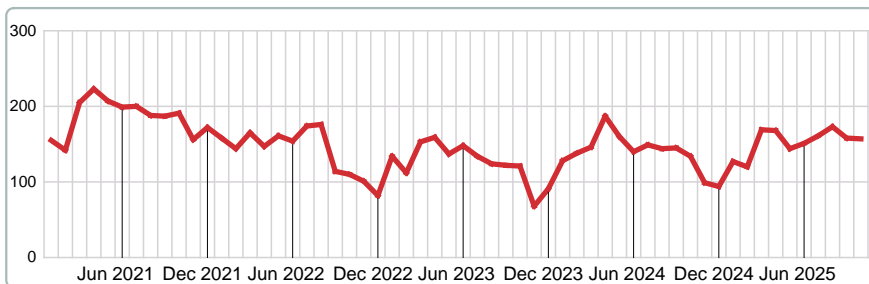
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

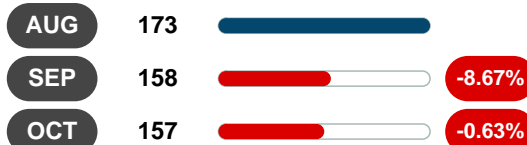


3 MONTHS

5 year OCT AVG = 143

High Apr 2021 223 Low Nov 2023 68

Pending Listings this month at 157 above the 5 yr OCT average of 143



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	13	8.28%	12.0	8	5	0	0
\$125,001 - \$200,000	19	12.10%	20.0	5	14	0	0
\$200,001 - \$225,000	10	6.37%	8.0	1	9	0	0
\$225,001 - \$300,000	56	35.67%	38.0	0	35	21	0
\$300,001 - \$350,000	21	13.38%	68.0	2	9	9	1
\$350,001 - \$475,000	22	14.01%	36.5	2	14	6	0
\$475,001 and up	16	10.19%	40.0	1	5	8	2
Total Pending Units	157			19	91	44	3
Total Pending Volume	46,450,887	100%	35.0	3.70M	24.97M	16.02M	1.77M
Median Listing Price	\$274,990			\$145,000	\$255,000	\$312,450	\$549,900

October 2025



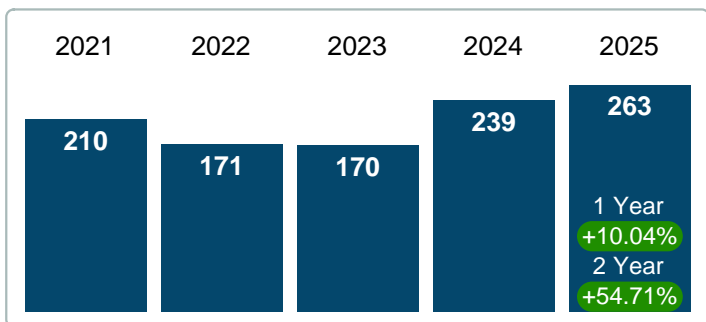
Area Delimited by County Of Wagoner



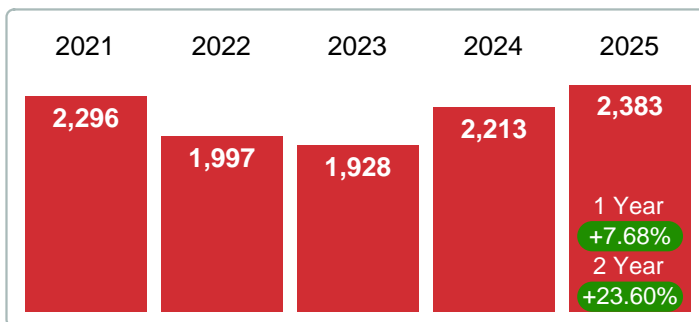
NEW LISTINGS

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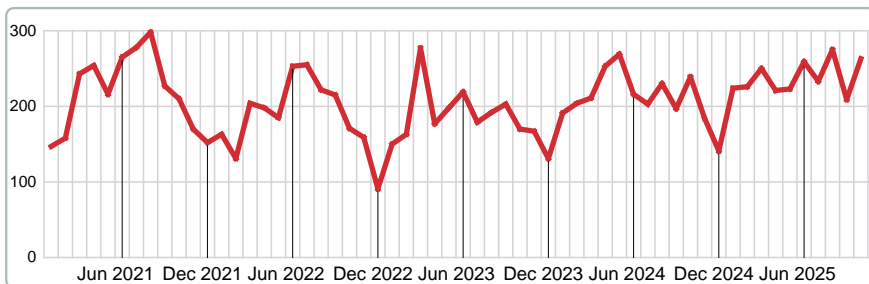
OCTOBER



YEAR TO DATE (YTD)

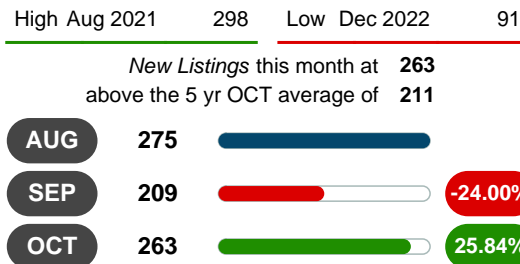


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 211



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
\$100,000 and less	26	9.89%	23	3	0	0
\$100,001 - \$175,000	24	9.13%	10	13	0	1
\$175,001 - \$225,000	29	11.03%	5	22	2	0
\$225,001 - \$325,000	86	32.70%	4	54	28	0
\$325,001 - \$375,000	23	8.75%	1	10	10	2
\$375,001 - \$625,000	48	18.25%	6	17	21	4
\$625,001 and up	27	10.27%	4	3	15	5
Total New Listed Units	263		53	122	76	12
Total New Listed Volume	94,644,274	100%	13.33M	35.85M	37.33M	8.14M
Median New Listed Listing Price	\$279,144		\$129,900	\$252,500	\$364,950	\$562,450

October 2025



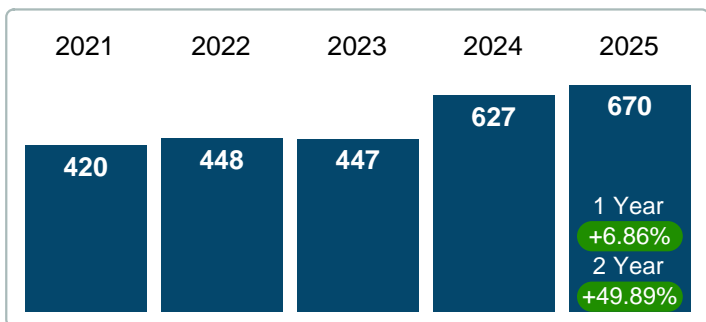
Area Delimited by County Of Wagoner



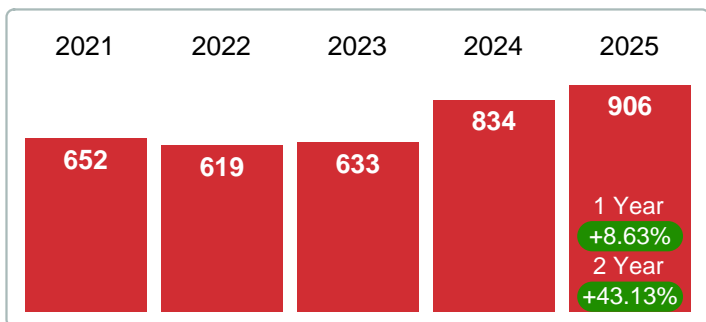
ACTIVE INVENTORY

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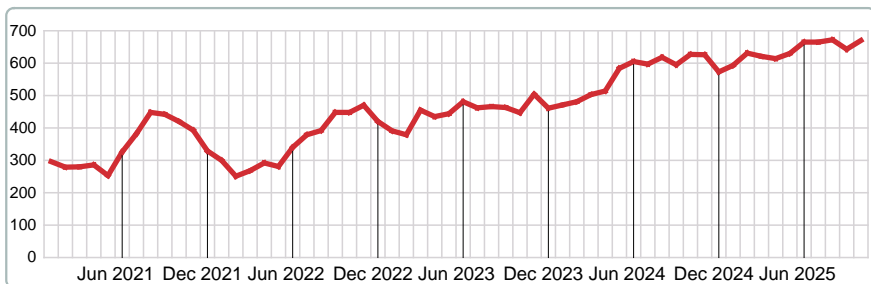
END OF OCTOBER



ACTIVE DURING OCTOBER

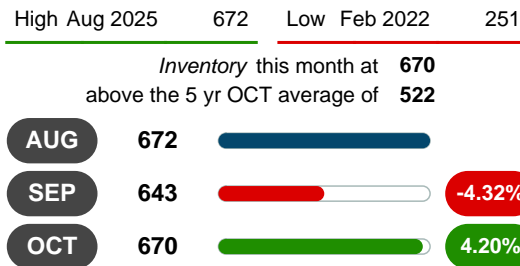


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 522



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	69	10.30%	79.0	64	4	1	0
\$75,001 - \$175,000	81	12.09%	78.0	62	15	2	2
\$175,001 - \$250,000	97	14.48%	37.0	28	62	7	0
\$250,001 - \$350,000	160	23.88%	51.0	12	81	62	5
\$350,001 - \$525,000	112	16.72%	67.0	22	45	39	6
\$525,001 - \$750,000	85	12.69%	79.0	14	12	51	8
\$750,001 and up	66	9.85%	72.5	23	8	18	17
Total Active Inventory by Units		670		225	227	180	38
Total Active Inventory by Volume		269,058,255	100%	69.59M	77.28M	90.11M	32.08M
Median Active Inventory Listing Price		\$312,000		\$148,500	\$284,000	\$399,654	\$648,650

October 2025



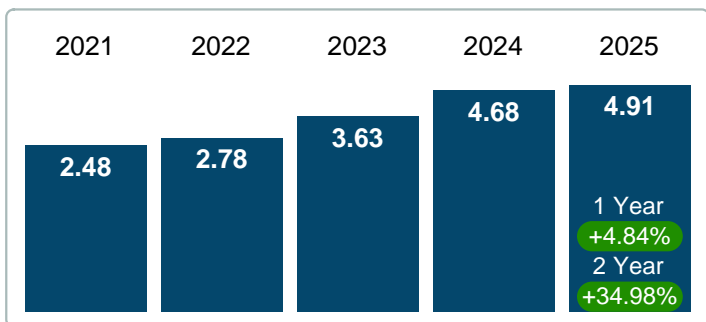
Area Delimited by County Of Wagoner



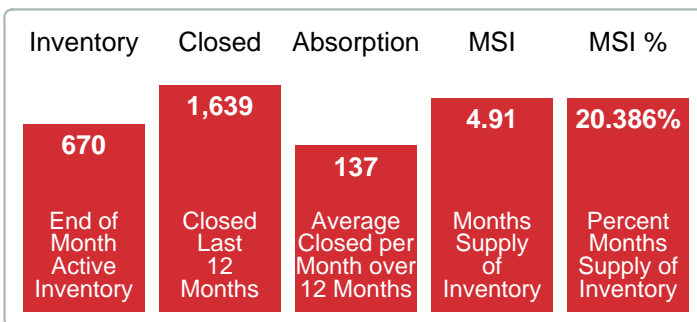
MONTHS SUPPLY of INVENTORY (MSI)

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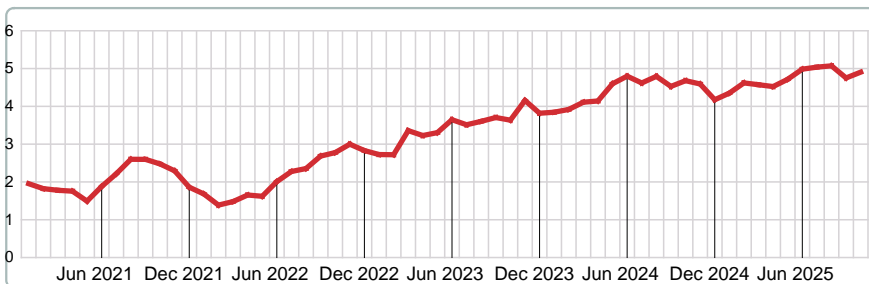
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025

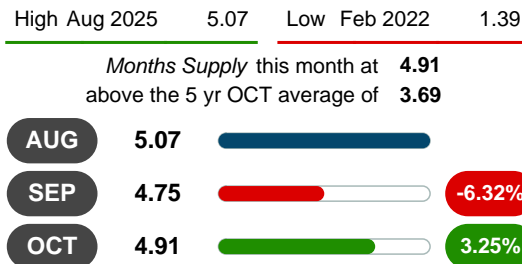


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 3.69



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
\$75,000 and less	69	10.30%	9.74	10.52	5.33	4.00	0.00
\$75,001 - \$175,000	81	12.09%	5.12	8.00	2.09	2.40	24.00
\$175,001 - \$250,000	97	14.48%	2.99	10.50	2.49	1.53	0.00
\$250,001 - \$350,000	160	23.88%	3.53	8.00	3.01	3.96	4.00
\$350,001 - \$525,000	112	16.72%	4.77	29.33	4.00	3.80	4.80
\$525,001 - \$750,000	85	12.69%	9.44	28.00	5.76	9.71	6.86
\$750,001 and up	66	9.85%	19.32	69.00	13.71	12.00	17.00
Market Supply of Inventory (MSI)			4.91	11.49	3.08	4.70	7.60
Total Active Inventory by Units		100%	4.91	225	227	180	38

October 2025



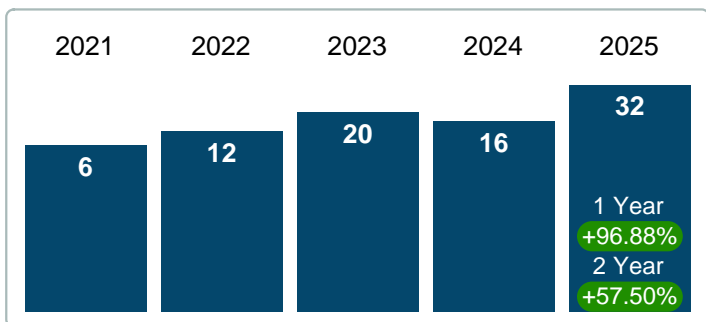
Area Delimited by County Of Wagoner



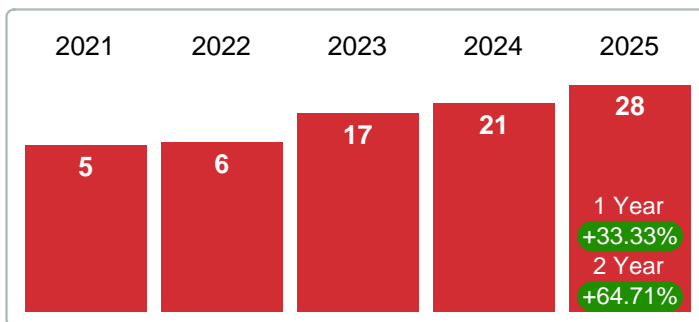
MEDIAN DAYS ON MARKET TO SALE

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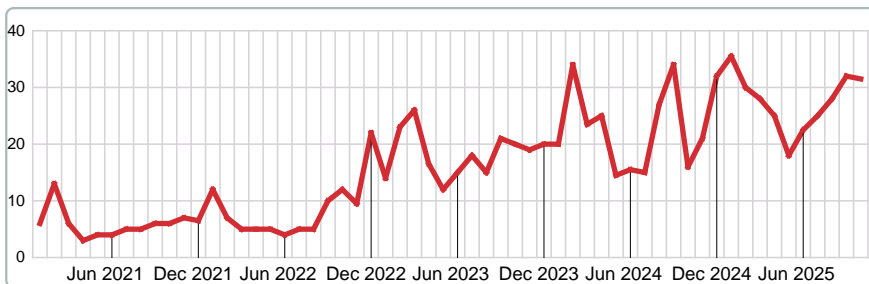
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

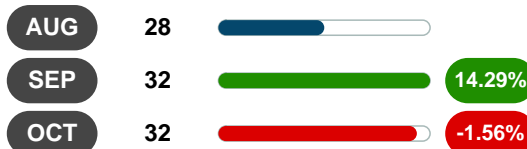


3 MONTHS

5 year OCT AVG = 17

High Jan 2025 36 Low Apr 2021 3

Median Days on Market to Sale this month at 32 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
\$150,000 and less	8.33%	30	30	27	34	0
\$150,001 - \$200,000	9.62%	20	16	24	34	0
\$200,001 - \$225,000	7.69%	24	0	23	29	0
\$225,001 - \$300,000	27.56%	28	0	26	61	0
\$300,001 - \$375,000	19.87%	44	50	36	42	49
\$375,001 - \$600,000	16.67%	43	0	44	41	67
\$600,001 and up	10.26%	33	0	49	25	93
Median Closed DOM		32	29	27	40	67
Total Closed Units	100%	156	14	83	52	7
Total Closed Volume		53,191,262	1.81M	25.83M	21.25M	4.29M

October 2025



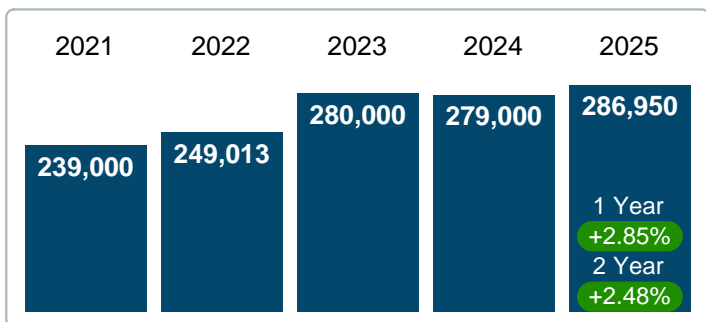
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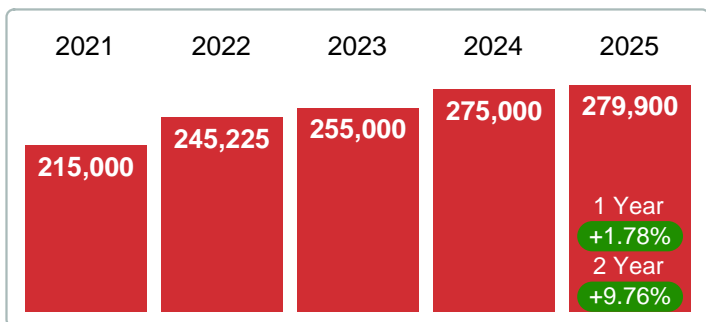
MEDIAN LIST PRICE AT CLOSING

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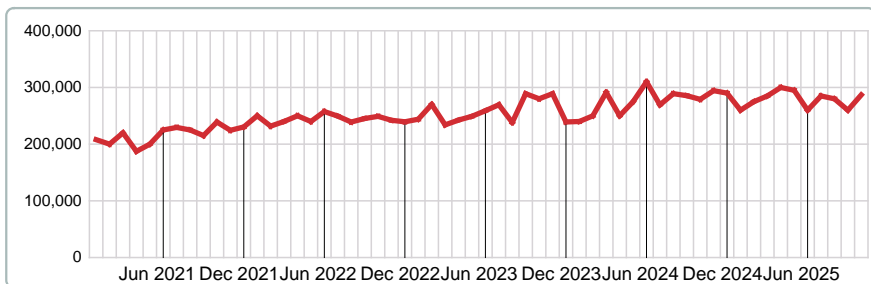
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 266,793

High Jun 2024 310,000 Low Apr 2021 187,315
 Median List Price at Closing this month at **286,950**
 above the 5 yr OCT average of **266,793**

- AUG** 279,900
- SEP** 259,900 -7.15%
- OCT** 286,950 10.41%

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
\$150,000 and less	13	8.33%	125,000	117,500	119,950	135,000	0
\$150,001 - \$200,000	19	12.18%	175,000	185,000	170,000	192,250	0
\$200,001 - \$225,000	6	3.85%	215,943	0	216,885	215,000	0
\$225,001 - \$300,000	45	28.85%	252,944	0	248,500	265,000	0
\$300,001 - \$375,000	30	19.23%	323,450	325,000	349,500	316,900	341,000
\$375,001 - \$600,000	27	17.31%	450,000	0	424,900	459,900	479,900
\$600,001 and up	16	10.26%	851,750	0	899,000	707,450	960,000
Median List Price			286,950	127,450	254,500	323,450	479,900
Total Closed Units		100%	286,950	14	83	52	7
Total Closed Volume			53,528,023	1.90M	25.80M	21.38M	4.44M

October 2025

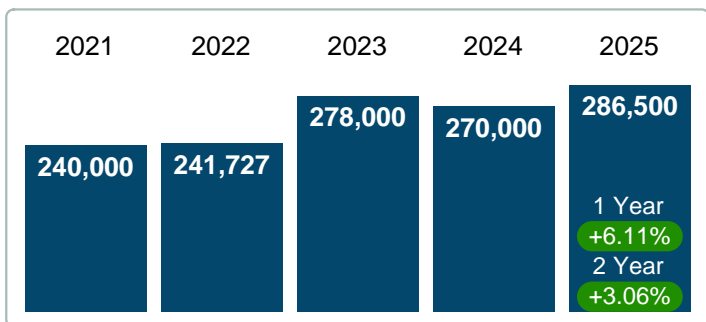
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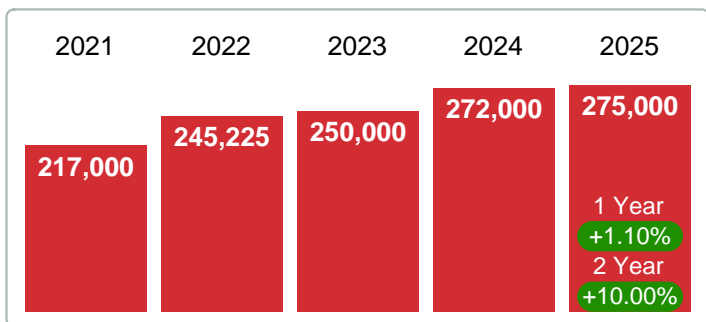
MEDIAN SOLD PRICE AT CLOSING

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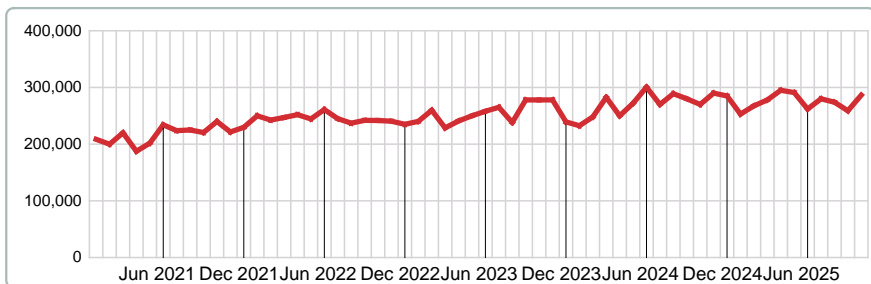
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

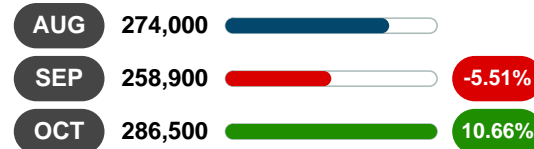


3 MONTHS

5 year OCT AVG = 263,245

High Jun 2024 300,500 Low Apr 2021 187,425

Median Sold Price at Closing this month at **286,500** above the 5 yr OCT average of **263,245**



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
\$150,000 and less	8.33%	118,000	115,000	135,000	125,000	0
\$150,001 - \$200,000	9.62%	170,000	179,500	168,000	192,250	0
\$200,001 - \$225,000	7.69%	217,418	0	217,335	217,500	0
\$225,001 - \$300,000	27.56%	250,000	0	245,500	270,960	0
\$300,001 - \$375,000	19.87%	325,000	312,500	347,800	316,900	335,500
\$375,001 - \$600,000	16.67%	449,950	0	449,900	450,500	470,000
\$600,001 and up	10.26%	820,000	0	835,000	690,000	920,000
Median Sold Price		286,500	119,000	250,000	328,700	470,000
Total Closed Units	100%	286,500	14	83	52	7
Total Closed Volume		53,191,262	1.81M	25.83M	21.25M	4.29M

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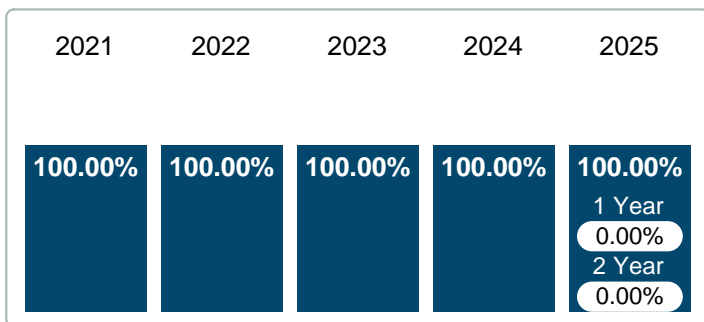
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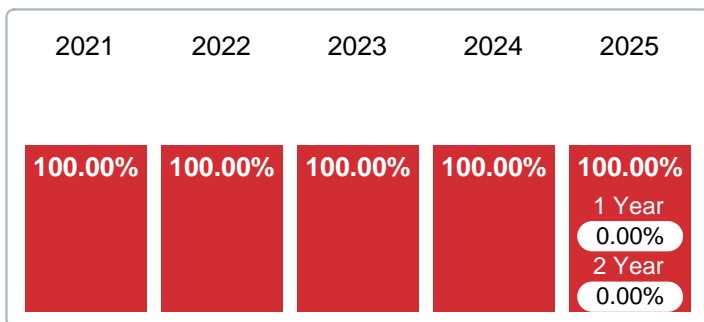
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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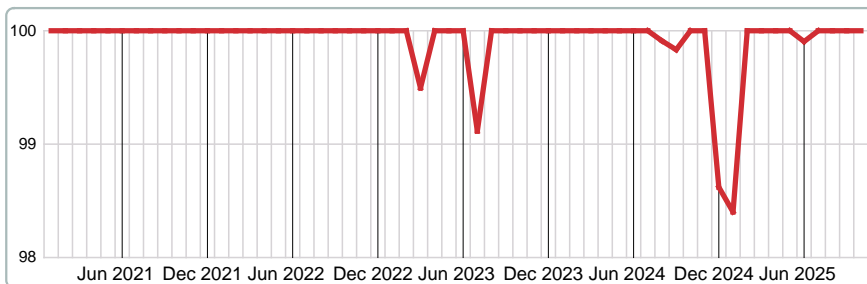
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

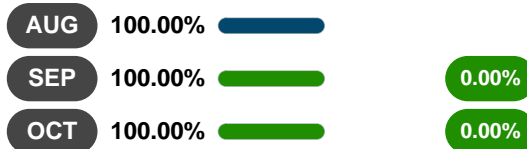


3 MONTHS

5 year OCT AVG = 100.00%

High Oct 2025 100.00% Low Jan 2025 98.40%

Median Sold/List Ratio this month at 100.00% equal to 5 yr OCT average of 100.00%



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
\$150,000 and less	13	8.33%	94.40%	94.40%	96.50%	92.59%	0.00%
\$150,001 - \$200,000	15	9.62%	100.00%	96.54%	100.00%	100.00%	0.00%
\$200,001 - \$225,000	12	7.69%	100.10%	0.00%	100.00%	101.16%	0.00%
\$225,001 - \$300,000	43	27.56%	100.00%	0.00%	100.00%	100.00%	0.00%
\$300,001 - \$375,000	31	19.87%	100.00%	96.15%	99.14%	100.00%	98.39%
\$375,001 - \$600,000	26	16.67%	99.26%	0.00%	100.00%	98.62%	97.94%
\$600,001 and up	16	10.26%	99.00%	0.00%	99.75%	99.00%	95.83%
Median Sold/List Ratio		100.00%		95.13%	100.00%	100.00%	98.24%
Total Closed Units		156	100%	14	83	52	7
Total Closed Volume		53,191,262		1.81M	25.83M	21.25M	4.29M

October 2025

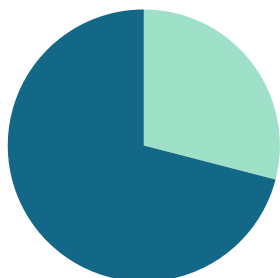
Area Delimited by County Of Wagoner



MARKET SUMMARY

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

INVENTORY

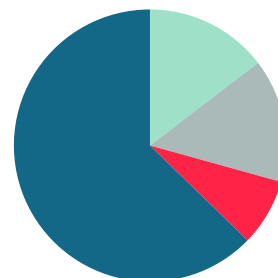


Inventory
 New Listings
263 = 29.03%
 Start Inventory
643
 Total Inventory Units
906
 Volume
\$349,939,833

Market Activity

Closed Sales
156 = 14.61%
 Pending Sales
157 = 14.70%
 Other Off Market
85 = 7.96%
 Active Inventory
670 = 62.73%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	141	156	10.64%	1,407	1,399	-0.57%
Pending Sales	134	157	17.16%	1,471	1,528	3.87%
New Listings	239	263	10.04%	2,213	2,383	7.68%
Median List Price	279,000	286,950	2.85%	275,000	279,900	1.78%
Median Sale Price	270,000	286,500	6.11%	272,000	275,000	1.10%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	16.00	31.50	96.88%	21.00	28.00	33.33%
Monthly Inventory	627	670	6.86%	627	670	6.86%
Months Supply of Inventory	4.68	4.91	4.84%	4.68	4.91	4.84%

Absorption: Last 12 months, an Average of **137** Sales/Month

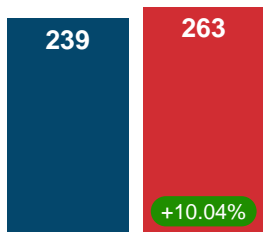
Inventory on October 31, 2025 = **670**

2024 **2025**

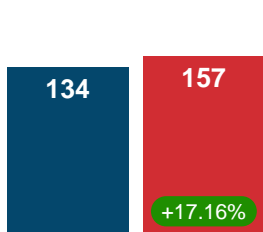
OCTOBER MARKET

MEDIAN PRICES

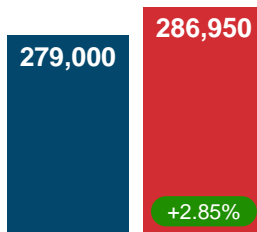
New Listings



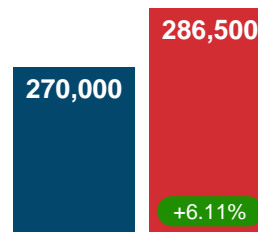
Pending Listings



List Price



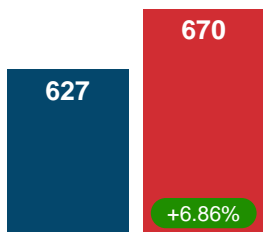
Sale Price



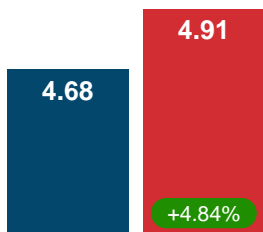
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

