

# November 2025



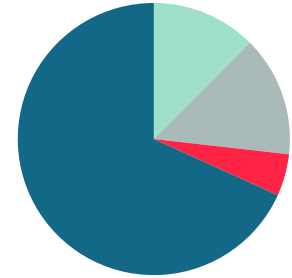
Area Delimited by County Of Muskogee - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Dec 11, 2025 for MLS Technology Inc.

Compared Metrics	2024	November 2025	+/-%
Closed Listings	45	40	-11.11%
Pending Listings	38	46	21.05%
New Listings	54	50	-7.41%
Average List Price	195,953	197,815	0.95%
Average Sale Price	187,942	191,079	1.67%
Average Percent of Selling Price to List Price	95.19%	96.89%	1.79%
Average Days on Market to Sale	47.20	47.75	1.17%
End of Month Inventory	203	219	7.88%
Months Supply of Inventory	4.18	4.62	10.54%



**Absorption:** Last 12 months, an Average of **47** Sales/Month  
**Active Inventory** as of November 30, 2025 = **219**

### Analysis Wrap-Up

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

The total housing inventory at the end of November 2025 rose **7.88%** to 219 existing homes available for sale. Over the last 12 months this area has had an average of 47 closed sales per month. This represents an unsold inventory index of **4.62** 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 **1.67%** in November 2025 to \$191,079 versus the previous year at \$187,942.

#### Average Days on Market Lengthens

The average number of **47.75** days that homes spent on the market before selling increased by 0.55 days or **1.17%** in November 2025 compared to last year's same month at **47.20** DOM.

#### Sales Success for November 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 50 New Listings in November 2025, down **7.41%** from last year at 54. Furthermore, there were 40 Closed Listings this month versus last year at 45, a **-11.11%** decrease.

Closed versus Listed trends yielded a **80.0%** ratio, down from previous year's, November 2024, at **83.3%**, a **4.00%** 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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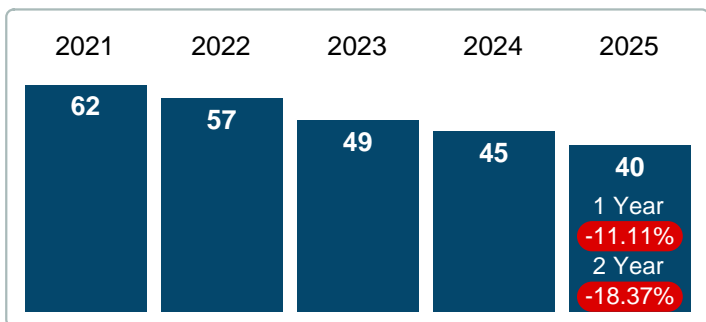
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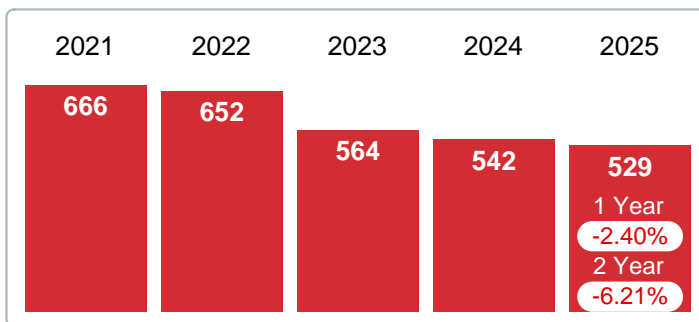
## CLOSED LISTINGS

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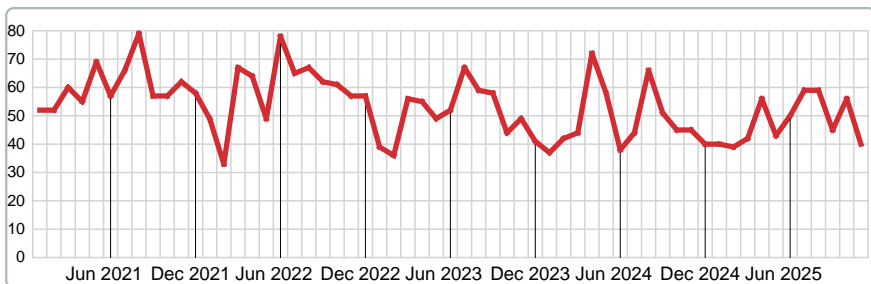
### NOVEMBER



### YEAR TO DATE (YTD)

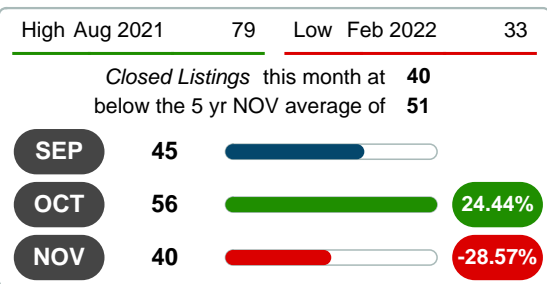


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 51



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	5.00%	61.5	1	1	0	0
\$50,001 - \$100,000	5	12.50%	13.8	2	3	0	0
\$100,001 - \$150,000	3	7.50%	25.3	1	2	0	0
\$150,001 - \$175,000	8	20.00%	52.5	0	8	0	0
\$175,001 - \$225,000	13	32.50%	24.8	0	12	1	0
\$225,001 - \$325,000	4	10.00%	67.5	0	3	1	0
\$325,001 and up	5	12.50%	126.0	0	1	2	2
<b>Total Closed Units</b>	<b>40</b>			<b>4</b>	<b>30</b>	<b>4</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>7,643,145</b>	<b>100%</b>	<b>47.8</b>	<b>245.00K</b>	<b>5.40M</b>	<b>1.13M</b>	<b>875.00K</b>
<b>Average Closed Price</b>	<b>\$191,079</b>			<b>\$61,250</b>	<b>\$179,845</b>	<b>\$281,950</b>	<b>\$437,500</b>

# November 2025



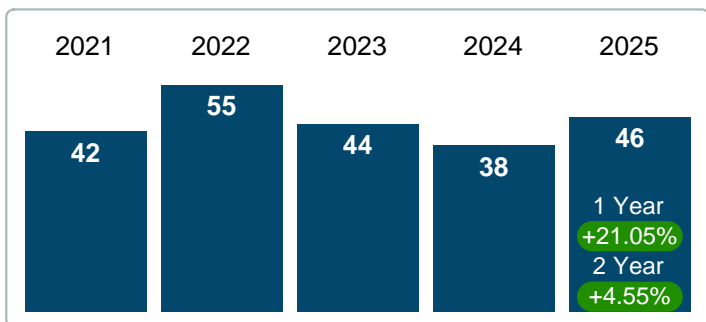
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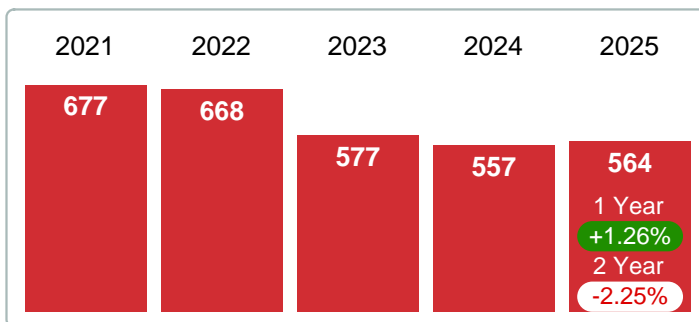
## PENDING LISTINGS

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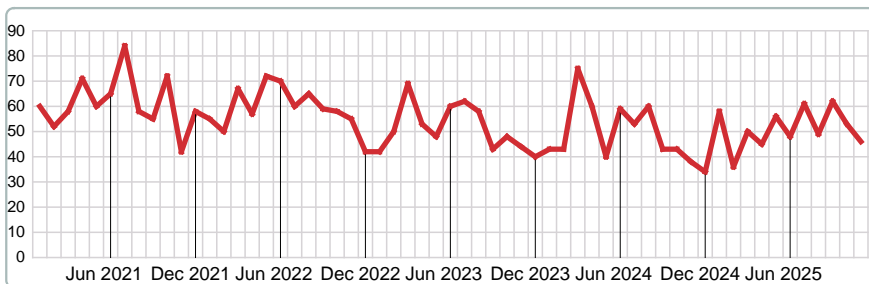
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 45

High Jul 2021 84 Low Dec 2024 34

Pending Listings this month at 46 above the 5 yr NOV average of 45



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	8.70%	62.3	2	2	0	0
\$75,001 - \$100,000	1	2.17%	172.0	0	1	0	0
\$100,001 - \$150,000	10	21.74%	24.1	3	7	0	0
\$150,001 - \$200,000	13	28.26%	46.5	3	8	2	0
\$200,001 - \$250,000	7	15.22%	43.6	0	6	1	0
\$250,001 - \$300,000	6	13.04%	115.3	0	3	3	0
\$300,001 and up	5	10.87%	101.0	0	2	3	0
<b>Total Pending Units</b>	<b>46</b>			<b>8</b>	<b>29</b>	<b>9</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>8,733,714</b>	<b>100%</b>	<b>60.2</b>	<b>970.57K</b>	<b>5.28M</b>	<b>2.49M</b>	<b>0.00B</b>
<b>Average Listing Price</b>	<b>\$189,863</b>			<b>\$121,321</b>	<b>\$181,970</b>	<b>\$276,222</b>	<b>\$0</b>

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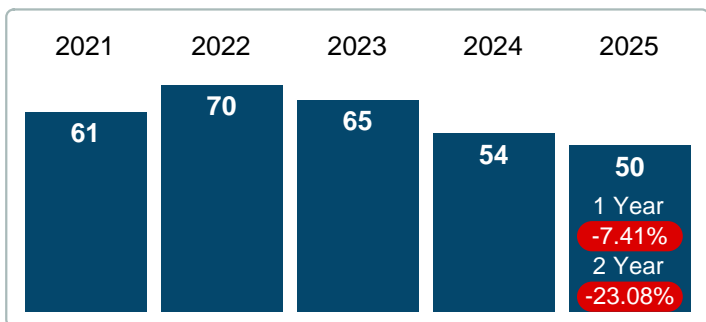
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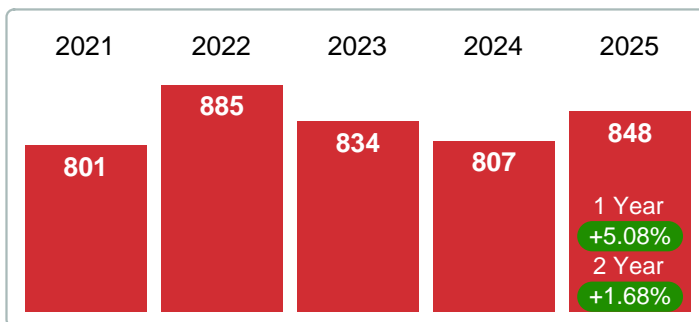
## NEW LISTINGS

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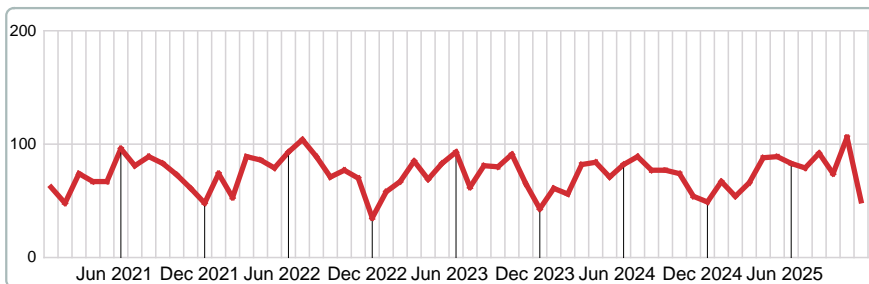
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

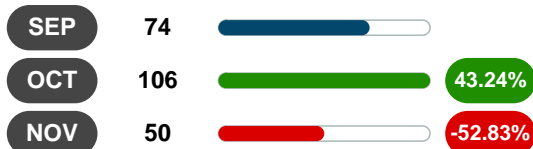


### 3 MONTHS

5 year NOV AVG = 60

High Oct 2025 106 Low Dec 2022 35

New Listings this month at 50  
 below the 5 yr NOV average of 60



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	6.00%	3	0	0	0
\$75,001 - \$125,000	8	16.00%	5	2	1	0
\$125,001 - \$125,000	0	0.00%	0	0	0	0
\$125,001 - \$175,000	17	34.00%	4	8	5	0
\$175,001 - \$225,000	7	14.00%	1	5	1	0
\$225,001 - \$375,000	11	22.00%	1	4	5	1
\$375,001 and up	4	8.00%	0	2	2	0
<b>Total New Listed Units</b>	<b>50</b>		<b>14</b>	<b>21</b>	<b>14</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>9,815,233</b>	<b>100%</b>	<b>1.58M</b>	<b>4.34M</b>	<b>3.52M</b>	<b>375.00K</b>
<b>Average New Listed Listing Price</b>	<b>\$196,305</b>		<b>\$112,988</b>	<b>\$206,700</b>	<b>\$251,264</b>	<b>\$375,000</b>

# November 2025



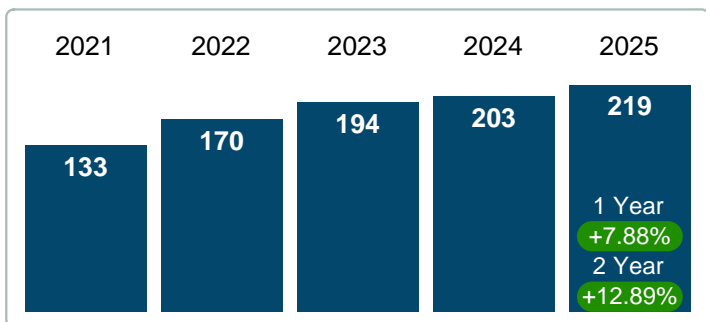
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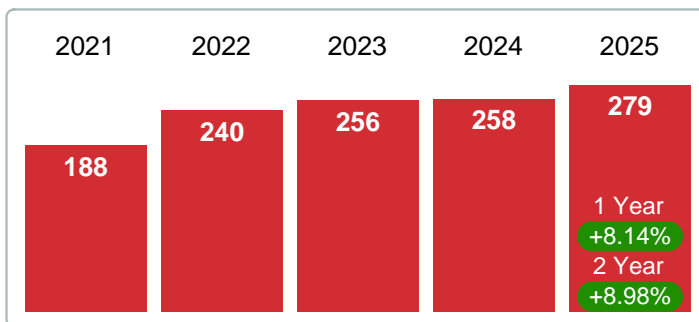
## ACTIVE INVENTORY

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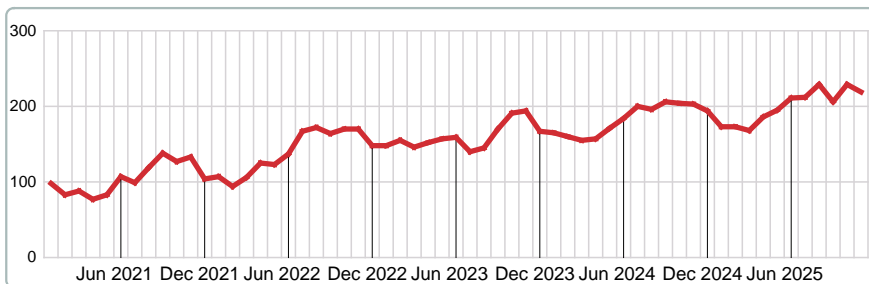
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 184

High Oct 2025 229 Low Apr 2021 77

Inventory this month at 219 above the 5 yr NOV average of 184



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	14	6.39%	51.9	9	4	1	0
\$75,001 - \$125,000	32	14.61%	72.1	16	11	5	0
\$125,001 - \$150,000	22	10.05%	80.0	5	12	5	0
\$150,001 - \$225,000	63	28.77%	67.9	10	38	14	1
\$225,001 - \$325,000	37	16.89%	76.4	4	20	10	3
\$325,001 - \$475,000	28	12.79%	91.8	0	8	16	4
\$475,001 and up	23	10.50%	119.0	4	7	6	6
<b>Total Active Inventory by Units</b>	<b>219</b>			<b>48</b>	<b>100</b>	<b>57</b>	<b>14</b>
<b>Total Active Inventory by Volume</b>	<b>58,304,231</b>	<b>100%</b>	<b>78.6</b>	<b>9.61M</b>	<b>22.70M</b>	<b>17.77M</b>	<b>8.22M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$266,229</b>			<b>\$200,161</b>	<b>\$227,041</b>	<b>\$311,788</b>	<b>\$587,179</b>

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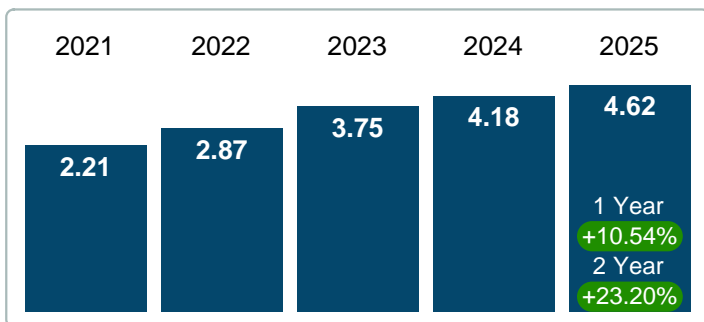
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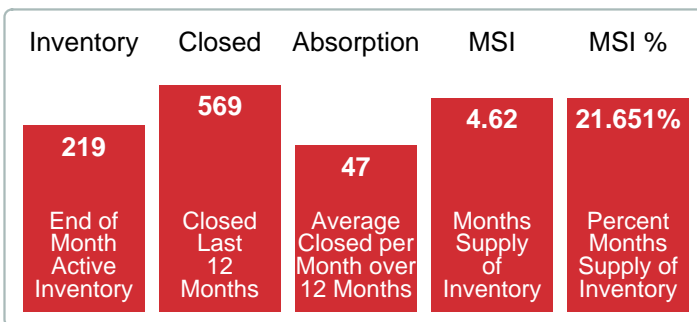
## MONTHS SUPPLY of INVENTORY (MSI)

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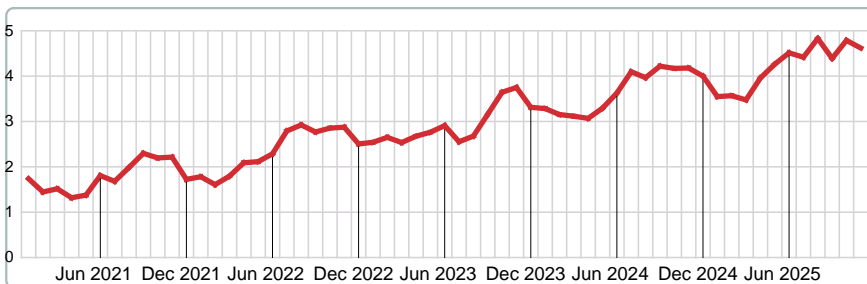
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2025

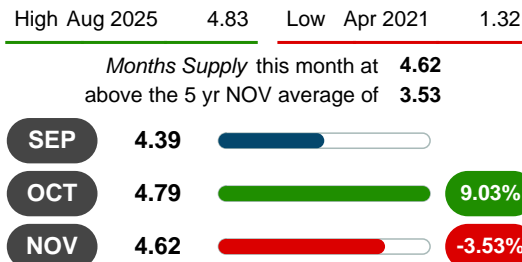


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 3.53



### 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	14	6.39%	2.07	2.92	1.41	1.50	0.00
\$75,001 - \$125,000	32	14.61%	4.57	6.19	2.87	10.00	0.00
\$125,001 - \$150,000	22	10.05%	5.28	8.57	3.69	15.00	0.00
\$150,001 - \$225,000	63	28.77%	4.30	9.23	3.45	5.79	6.00
\$225,001 - \$325,000	37	16.89%	4.11	9.60	3.29	4.44	12.00
\$325,001 - \$475,000	28	12.79%	7.15	0.00	4.80	9.14	9.60
\$475,001 and up	23	10.50%	12.00	48.00	21.00	5.14	18.00
Market Supply of Inventory (MSI)	4.62			6.06	3.45	6.28	9.88
Total Active Inventory by Units	219	100%	4.62	48	100	57	14

# November 2025



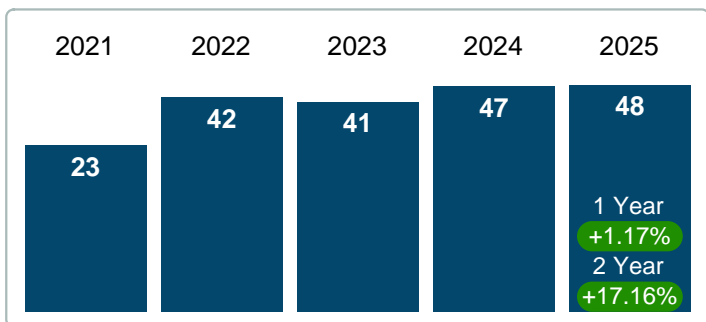
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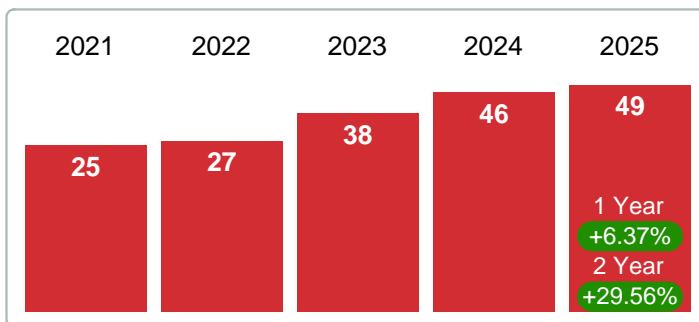
## AVERAGE DAYS ON MARKET TO SALE

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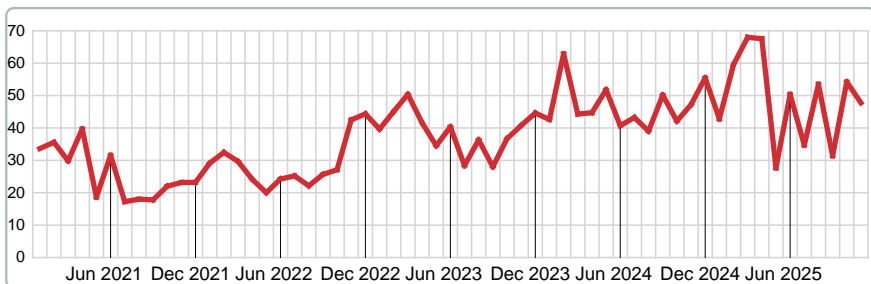
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 40

High Mar 2025 68 Low Jul 2021 17

Average Days on Market to Sale this month at 48 above the 5 yr NOV average of 40



### 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
\$50,000 and less	5.00%	62	114	9	0	0
\$50,001 - \$100,000	12.50%	14	10	16	0	0
\$100,001 - \$150,000	7.50%	25	26	25	0	0
\$150,001 - \$175,000	20.00%	53	0	53	0	0
\$175,001 - \$225,000	32.50%	25	0	27	3	0
\$225,001 - \$325,000	10.00%	68	0	56	101	0
\$325,001 and up	12.50%	126	0	12	190	119
<b>Average Closed DOM</b>		<b>48</b>	<b>40</b>	<b>34</b>	<b>121</b>	<b>119</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>48</b>	<b>4</b>	<b>30</b>	<b>4</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>7,643,145</b>	<b>245.00K</b>	<b>5.40M</b>	<b>1.13M</b>	<b>875.00K</b>

# November 2025



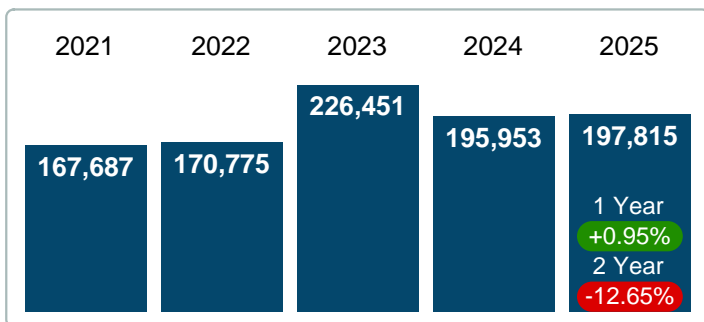
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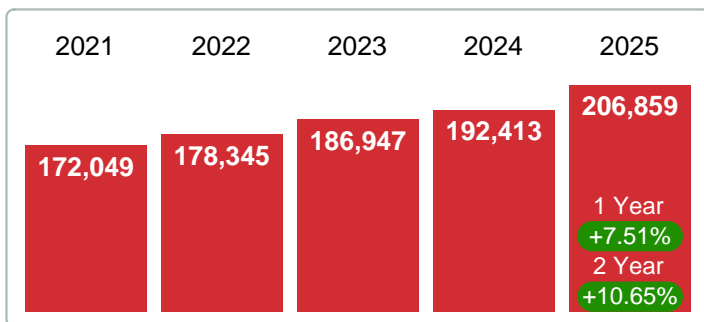
## AVERAGE LIST PRICE AT CLOSING

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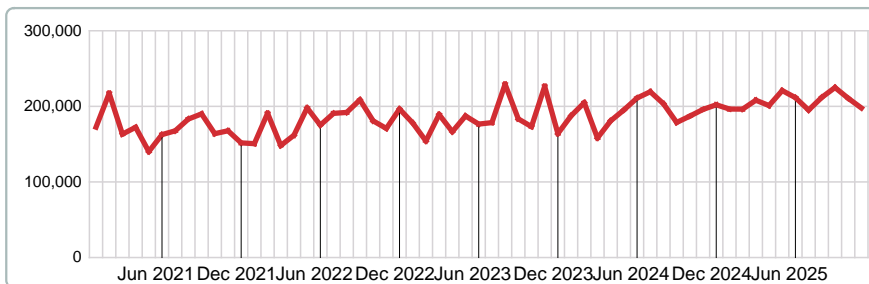
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

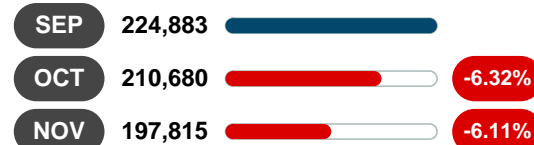


### 3 MONTHS

5 year NOV AVG = 191,736

High Aug 2023 229,242 Low May 2021 140,150

Average List Price at Closing this month at **197,815** above the 5 yr NOV average of **191,736**



### 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
\$50,000 and less	2	5.00%	32,300	27,500	37,100	0	0
\$50,001 - \$100,000	5	12.50%	76,400	65,000	89,333	0	0
\$100,001 - \$150,000	5	12.50%	129,960	104,000	118,500	0	0
\$150,001 - \$175,000	4	10.00%	169,600	0	170,963	0	0
\$175,001 - \$225,000	15	37.50%	199,901	0	202,676	169,900	0
\$225,001 - \$325,000	4	10.00%	286,625	0	285,833	289,000	0
\$325,001 and up	5	12.50%	398,560	0	389,000	339,950	461,950
Average List Price			197,815	65,375	186,280	284,700	461,950
Total Closed Units		100%	197,815	4	30	4	2
Total Closed Volume			7,912,610	261.50K	5.59M	1.14M	923.90K

# November 2025



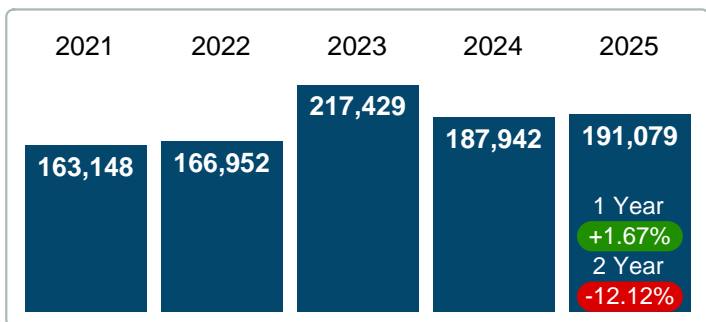
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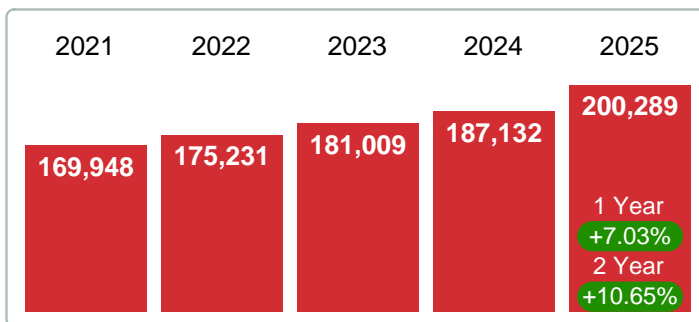
## AVERAGE SOLD PRICE AT CLOSING

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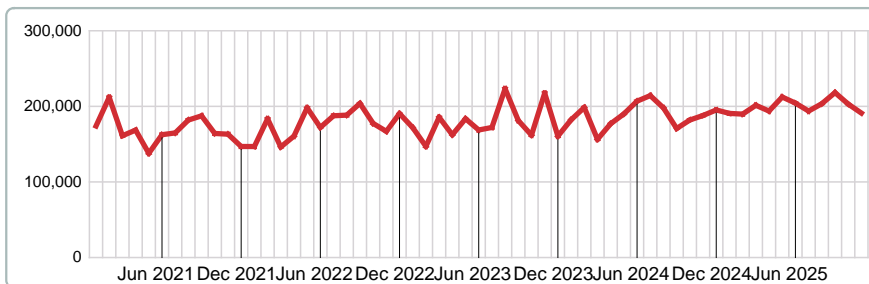
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 185,310

High Aug 2023 223,298    Low May 2021 137,824

Average Sold Price at Closing this month at **191,079**  
above the 5 yr NOV average of **185,310**

- SEP: 218,193
- OCT: 203,032 (-6.95%)
- NOV: 191,079 (-5.89%)

### 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		
\$50,000 and less	2	5.00%	34,000	20,000	48,000	0		
\$50,001 - \$100,000	5	12.50%	73,400	60,500	82,000	0		
\$100,001 - \$150,000	3	7.50%	108,333	104,000	110,500	0		
\$150,001 - \$175,000	8	20.00%	162,204	0	162,204	0		
\$175,001 - \$225,000	13	32.50%	197,624	0	199,184	178,900		
\$225,001 - \$325,000	4	10.00%	271,625	0	272,500	269,000		
\$325,001 and up	5	12.50%	385,980	0	375,000	339,950		
<b>Average Sold Price</b>		<b>191,079</b>		<b>61,250</b>	<b>179,845</b>	<b>281,950</b>	<b>437,500</b>	
<b>Total Closed Units</b>		<b>40</b>	<b>100%</b>	<b>191,079</b>	<b>4</b>	<b>30</b>	<b>4</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>7,643,145</b>			<b>245.00K</b>	<b>5.40M</b>	<b>1.13M</b>	<b>875.00K</b>

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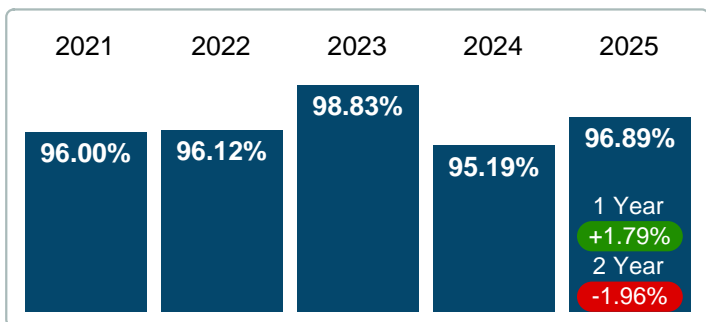
Area Delimited by County Of Muskogee - Residential Property Type



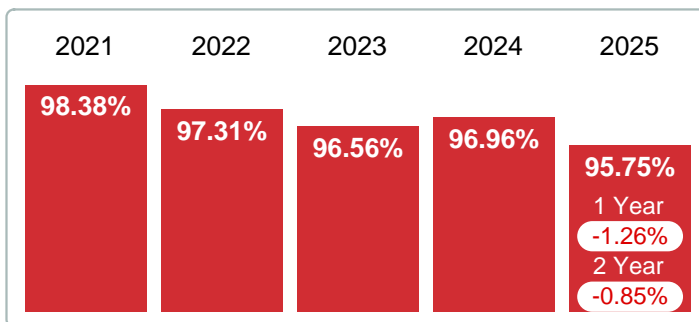
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Dec 11, 2025 for MLS Technology Inc.

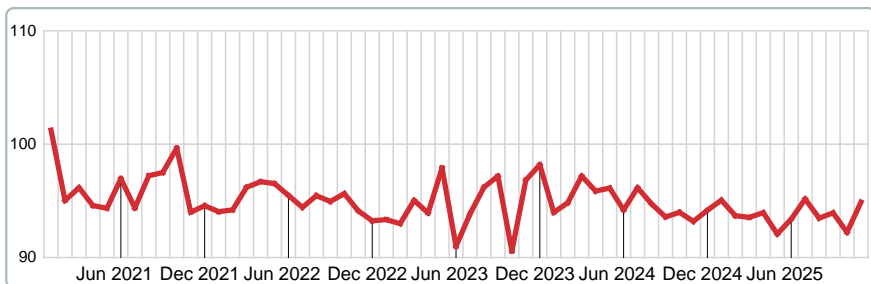
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

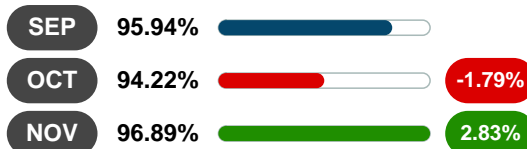


### 3 MONTHS

5 year NOV AVG = 96.61%

High Jan 2021 103.23% Low Oct 2023 92.58%

Average Sold/List Ratio this month at **96.89%**  
equal to 5 yr NOV average of **96.61%**



### 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
\$50,000 and less	2	5.00%	101.05%	72.73%	129.38%	0.00%	0.00%
\$50,001 - \$100,000	5	12.50%	93.48%	93.33%	93.58%	0.00%	0.00%
\$100,001 - \$150,000	3	7.50%	96.80%	100.00%	95.20%	0.00%	0.00%
\$150,001 - \$175,000	8	20.00%	95.53%	0.00%	95.53%	0.00%	0.00%
\$175,001 - \$225,000	13	32.50%	98.89%	0.00%	98.36%	105.30%	0.00%
\$225,001 - \$325,000	4	10.00%	95.07%	0.00%	95.73%	93.08%	0.00%
\$325,001 and up	5	12.50%	97.15%	0.00%	96.40%	100.00%	94.66%
Average Sold/List Ratio		96.90%		89.85%	97.62%	99.59%	94.66%
Total Closed Units		40	100%	4	30	4	2
Total Closed Volume		7,643,145		245.00K	5.40M	1.13M	875.00K

# November 2025



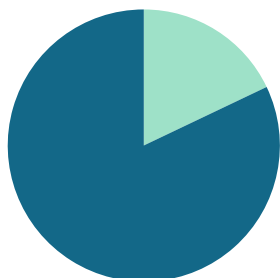
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

Report produced on Dec 11, 2025 for MLS Technology Inc.

### INVENTORY

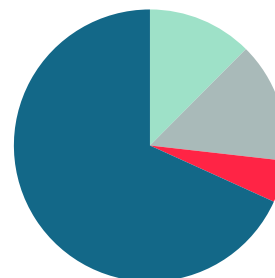


**Inventory**  
 New Listings  
**50 = 17.92%**  
 Start Inventory  
**229**  
 Total Inventory Units  
**279**  
 Volume  
**\$70,440,245**

### Market Activity

Closed Sales  
**40 = 12.46%**  
 Pending Sales  
**46 = 14.33%**  
 Other Off Market  
**16 = 4.98%**  
 Active Inventory  
**219 = 68.22%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	45	40	-11.11%	542	529	-2.40%
Pending Sales	38	46	21.05%	557	564	1.26%
New Listings	54	50	-7.41%	807	848	5.08%
Average List Price	195,953	197,815	0.95%	192,413	206,859	7.51%
Average Sale Price	187,942	191,079	1.67%	187,132	200,289	7.03%
Average Percent of Selling Price to List Price	95.19%	96.89%	1.79%	96.96%	95.75%	-1.26%
Average Days on Market to Sale	47.20	47.75	1.17%	46.10	49.04	6.37%
Monthly Inventory	203	219	7.88%	203	219	7.88%
Months Supply of Inventory	4.18	4.62	10.54%	4.18	4.62	10.54%

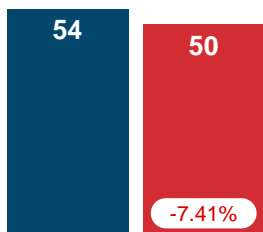
**Absorption:** Last 12 months, an Average of **47** Sales/Month

**Inventory** on November 30, 2025 = **219** 2024 2025

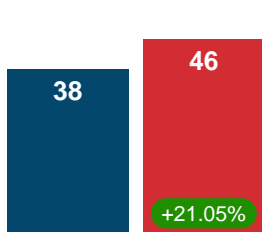
### NOVEMBER MARKET

### AVERAGE PRICES

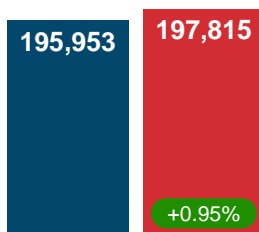
#### New Listings



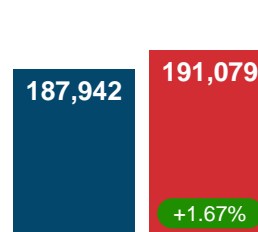
#### Pending Listings



#### List Price



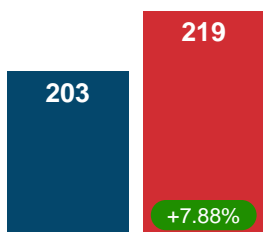
#### Sale Price



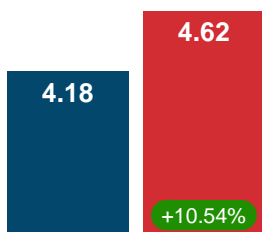
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

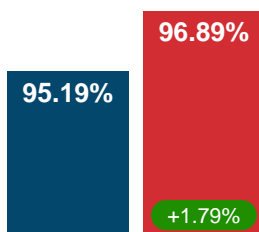
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

