

November 2025



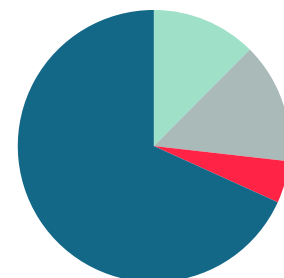
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2024	2025	+/-%
Closed Listings	45	40	-11.11%
Pending Listings	38	46	21.05%
New Listings	54	50	-7.41%
Median List Price	189,900	191,823	1.01%
Median Sale Price	179,900	184,000	2.28%
Median Percent of Selling Price to List Price	97.87%	97.31%	-0.57%
Median Days on Market to Sale	38.00	20.00	-47.37%
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.

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 **2.28%** in November 2025 to \$184,000 versus the previous year at \$179,900.

Median Days on Market Shortens

The median number of **20.00** days that homes spent on the market before selling decreased by 18.00 days or **47.37%** in November 2025 compared to last year's same month at **38.00** DOM.

Sales Success for November 2025 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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.

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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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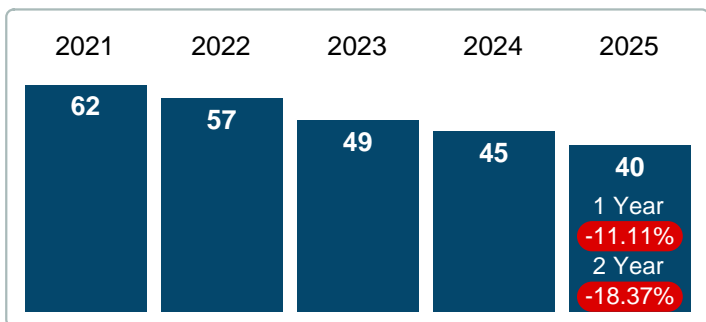
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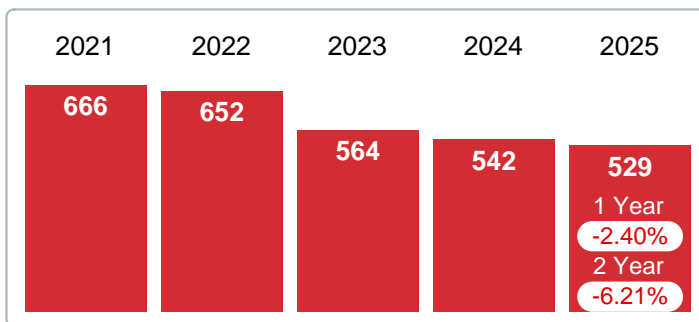
CLOSED LISTINGS

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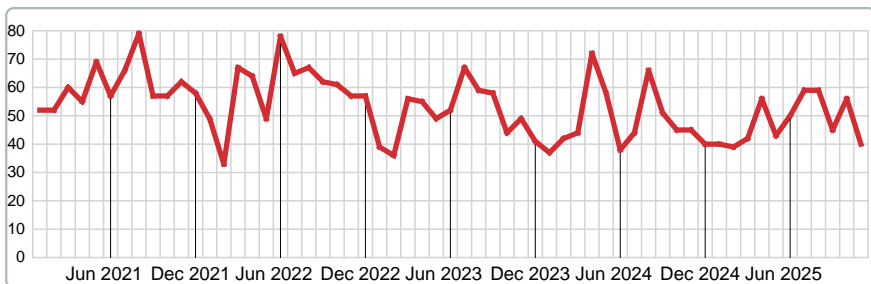
NOVEMBER



YEAR TO DATE (YTD)

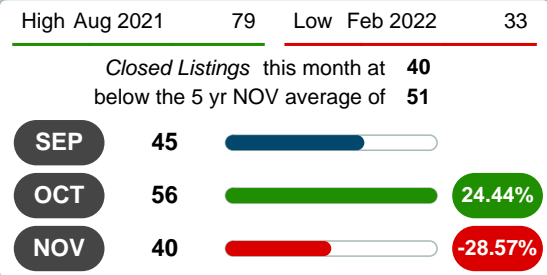


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 51



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	10.0	2	3	0	0
\$100,001 - \$150,000	3	7.50%	26.0	1	2	0	0
\$150,001 - \$175,000	8	20.00%	33.5	0	8	0	0
\$175,001 - \$225,000	13	32.50%	6.0	0	12	1	0
\$225,001 - \$325,000	4	10.00%	75.5	0	3	1	0
\$325,001 and up	5	12.50%	84.0	0	1	2	2
Total Closed Units	40			4	30	4	2
Total Closed Volume	7,643,145	100%	20.0	245.00K	5.40M	1.13M	875.00K
Median Closed Price	\$184,000			\$60,500	\$184,000	\$299,500	\$437,500

November 2025



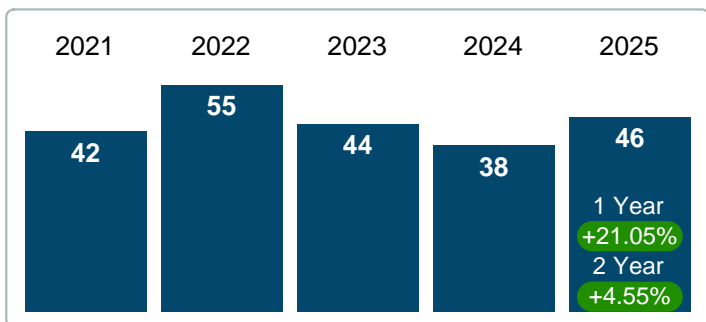
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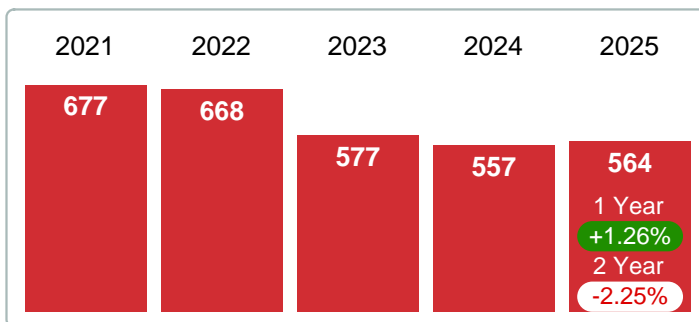
PENDING LISTINGS

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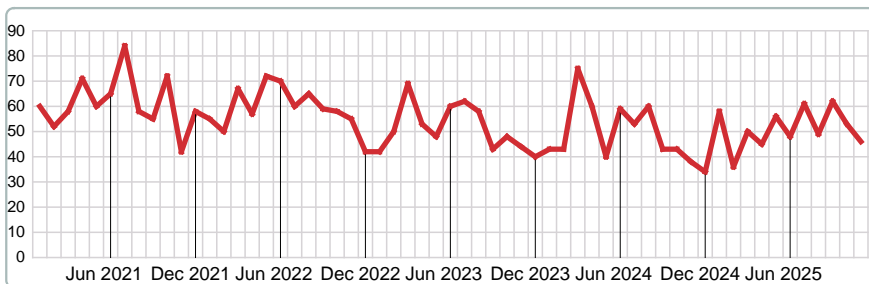
NOVEMBER



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	8.70%	19.5	2	2	0	0
\$75,001 - \$100,000	1	2.17%	172.0	0	1	0	0
\$100,001 - \$150,000	10	21.74%	19.5	3	7	0	0
\$150,001 - \$200,000	13	28.26%	24.0	3	8	2	0
\$200,001 - \$250,000	7	15.22%	8.0	0	6	1	0
\$250,001 - \$300,000	6	13.04%	84.0	0	3	3	0
\$300,001 and up	5	10.87%	136.0	0	2	3	0
Total Pending Units	46			8	29	9	0
Total Pending Volume	8,733,714	100%	29.0	970.57K	5.28M	2.49M	0.00B
Median Listing Price	\$182,750			\$134,450	\$182,500	\$256,000	\$0

November 2025



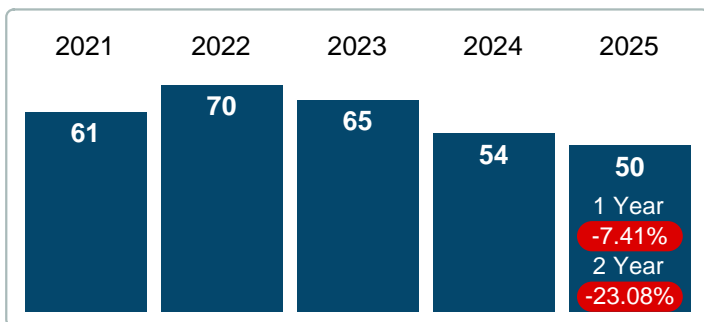
Area Delimited by County Of Muskogee - Residential Property Type



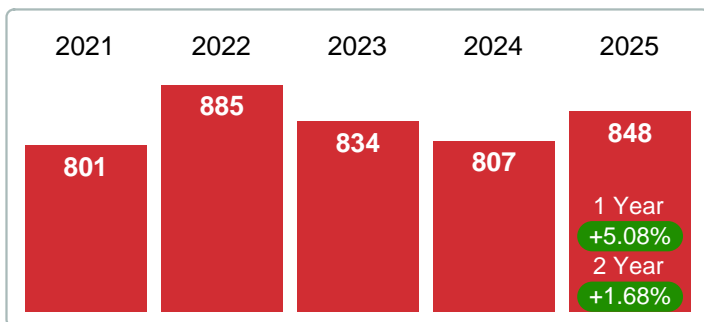
NEW LISTINGS

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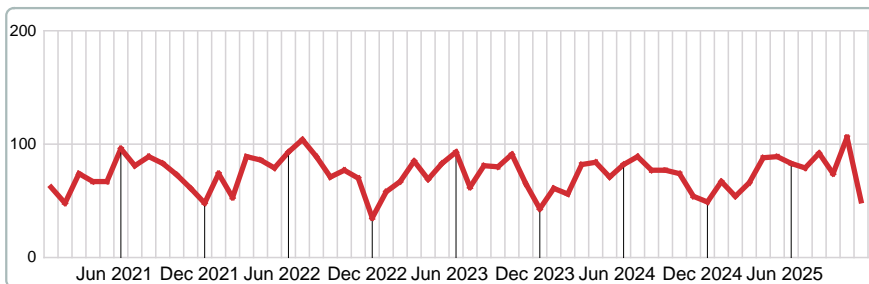
NOVEMBER



YEAR TO DATE (YTD)

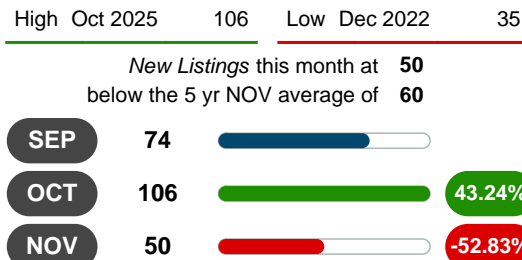


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 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
Total New Listed Units	50		14	21	14	1
Total New Listed Volume	9,815,233	100%	1.58M	4.34M	3.52M	375.00K
Median New Listed Listing Price	\$166,500		\$100,250	\$180,000	\$214,950	\$375,000

November 2025



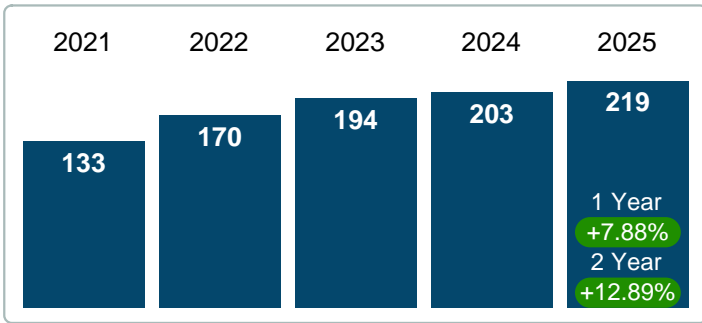
Area Delimited by County Of Muskogee - Residential Property Type



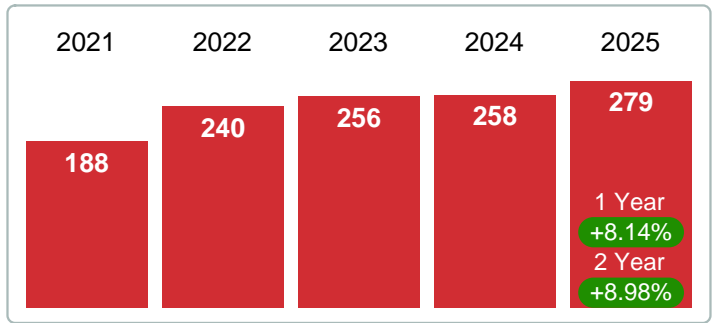
ACTIVE INVENTORY

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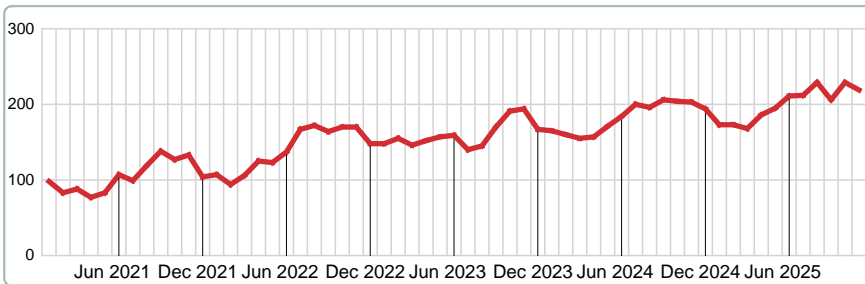
END OF NOVEMBER



ACTIVE DURING NOVEMBER

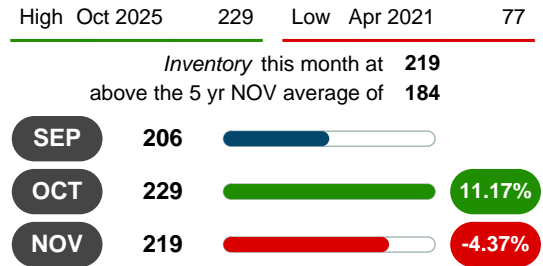


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 184



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	14	6.39%	48.0	9	4	1	0
\$75,001 - \$125,000	32	14.61%	59.5	16	11	5	0
\$125,001 - \$150,000	22	10.05%	56.5	5	12	5	0
\$150,001 - \$225,000	63	28.77%	54.0	10	38	14	1
\$225,001 - \$325,000	37	16.89%	62.0	4	20	10	3
\$325,001 - \$475,000	28	12.79%	69.0	0	8	16	4
\$475,001 and up	23	10.50%	121.0	4	7	6	6
Total Active Inventory by Units	219			48	100	57	14
Total Active Inventory by Volume	58,304,231	100%	60.0	9.61M	22.70M	17.77M	8.22M
Median Active Inventory Listing Price	\$199,770			\$118,500	\$199,860	\$249,900	\$382,000

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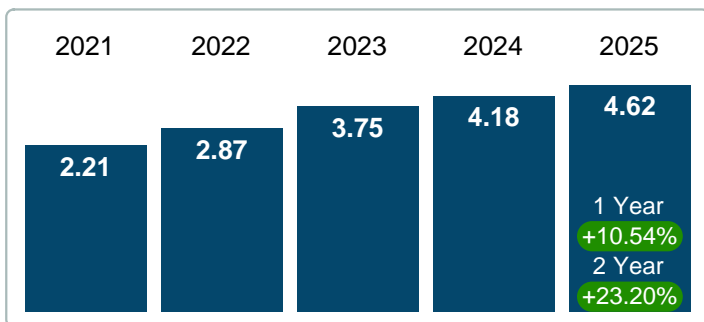
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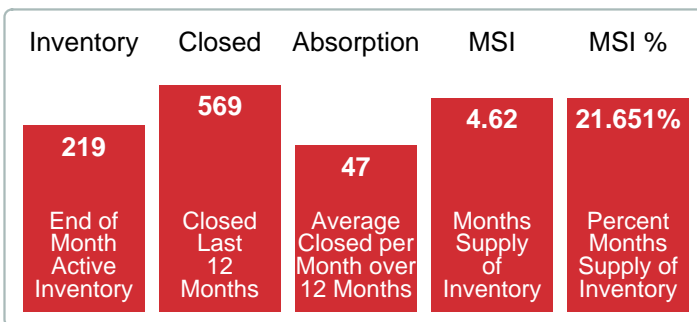
MONTHS SUPPLY of INVENTORY (MSI)

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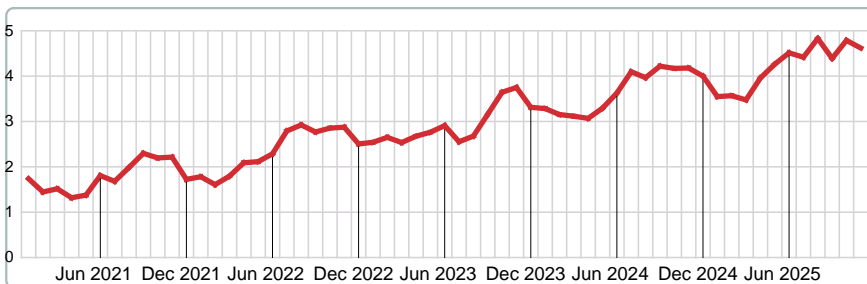
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2025

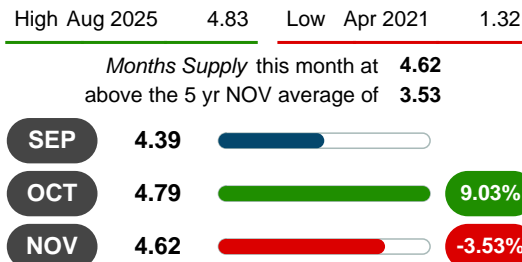


5 YEAR MARKET ACTIVITY TRENDS



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		100%	4.62	48	100	57	14

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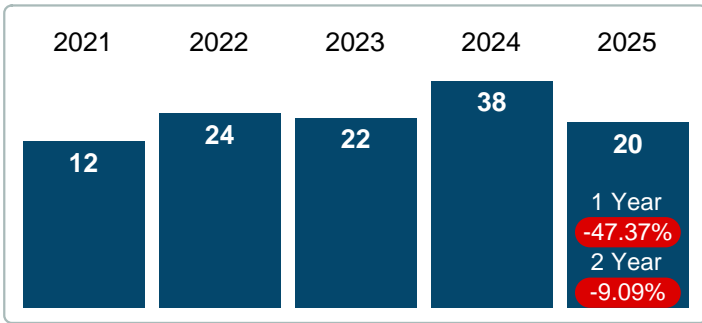
Area Delimited by County Of Muskogee - Residential Property Type



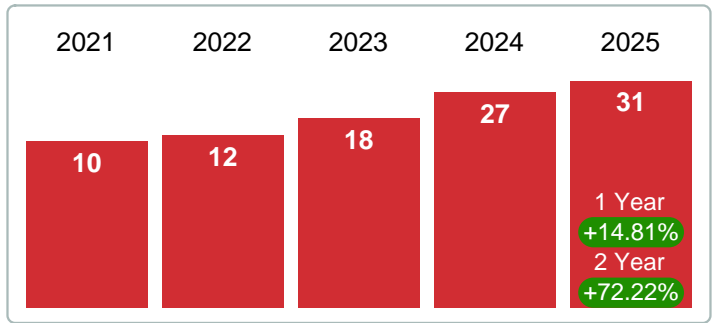
MEDIAN DAYS ON MARKET TO SALE

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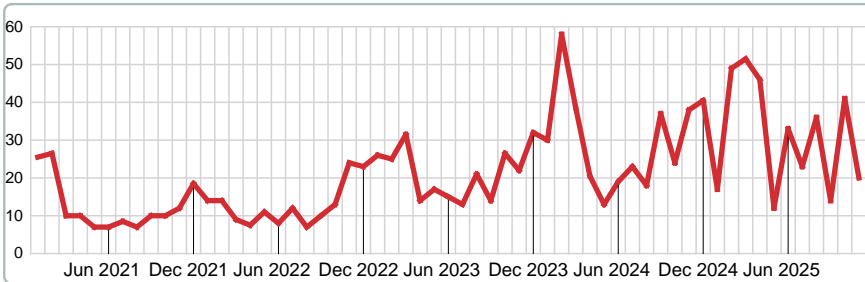
NOVEMBER



YEAR TO DATE (YTD)

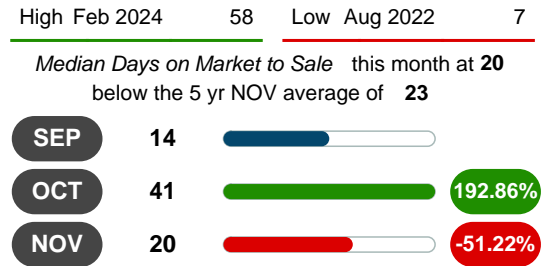


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 23



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
\$50,000 and less	2	5.00%	62	114	9	0	0
\$50,001 - \$100,000	5	12.50%	10	10	10	0	0
\$100,001 - \$150,000	3	7.50%	26	26	25	0	0
\$150,001 - \$175,000	8	20.00%	34	0	34	0	0
\$175,001 - \$225,000	13	32.50%	6	0	11	3	0
\$225,001 - \$325,000	4	10.00%	76	0	73	101	0
\$325,001 and up	5	12.50%	84	0	12	190	119
Median Closed DOM			20	22	16	93	119
Total Closed Units		100%	20.0	4	30	4	2
Total Closed Volume			7,643,145	245.00K	5.40M	1.13M	875.00K

November 2025



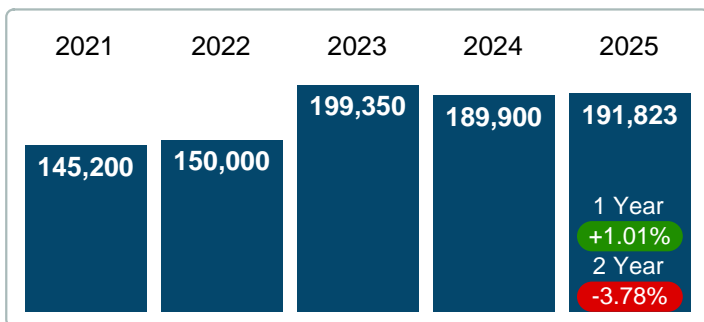
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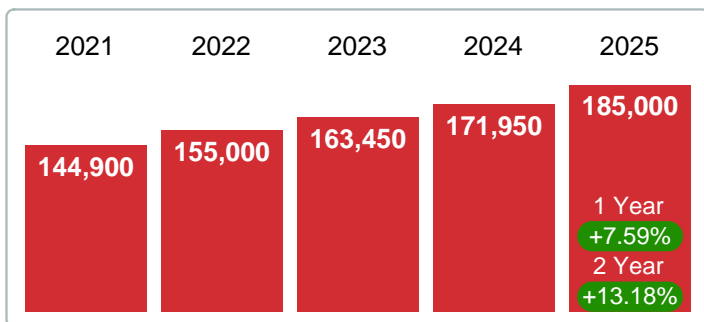
MEDIAN LIST PRICE AT CLOSING

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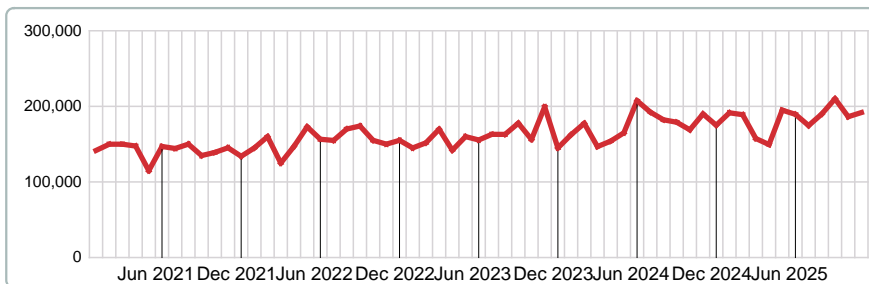
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 175,255

High Sep 2025 210,000 Low May 2021 114,900

Median List Price at Closing this month at **191,823**
above the 5 yr NOV average of **175,255**

- SEP 210,000 (Blue bar)
- OCT 186,301 (Red bar, -11.29%)
- NOV 191,823 (Green bar, 2.96%)

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
\$50,000 and less	2	5.00%	32,300	27,500	37,100	0	0
\$50,001 - \$100,000	5	12.50%	70,000	65,000	90,000	0	0
\$100,001 - \$150,000	5	12.50%	138,000	104,000	140,450	0	0
\$150,001 - \$175,000	4	10.00%	172,200	0	174,500	169,900	0
\$175,001 - \$225,000	15	37.50%	195,900	0	195,900	0	0
\$225,001 - \$325,000	4	10.00%	297,000	0	305,000	289,000	0
\$325,001 and up	5	12.50%	389,000	0	389,000	339,950	461,950
Median List Price			191,823	65,000	191,823	309,500	461,950
Total Closed Units		100%	191,823	4	30	4	2
Total Closed Volume			7,912,610	261.50K	5.59M	1.14M	923.90K

November 2025



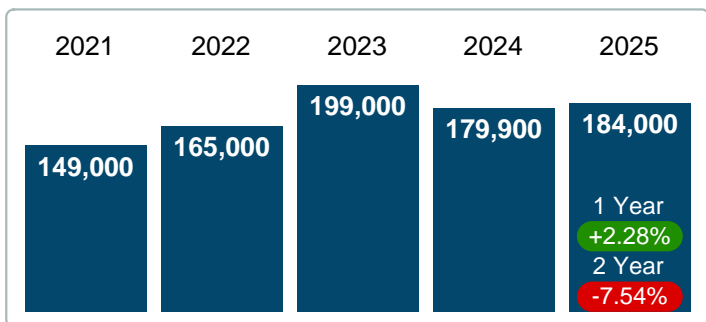
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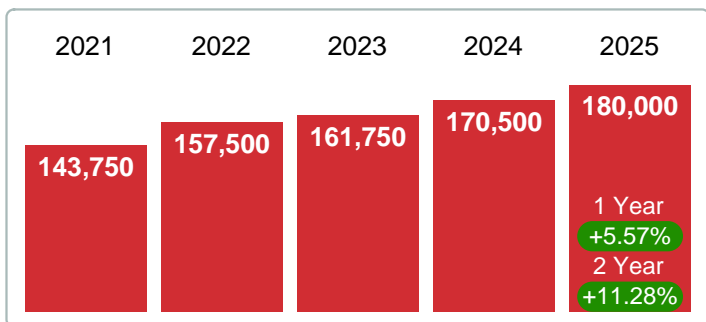
MEDIAN SOLD PRICE AT CLOSING

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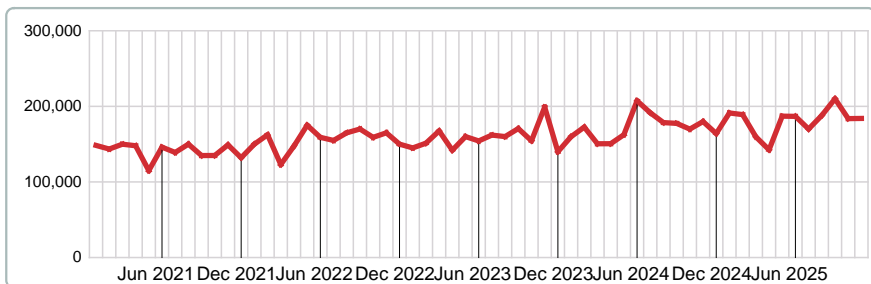
NOVEMBER



YEAR TO DATE (YTD)

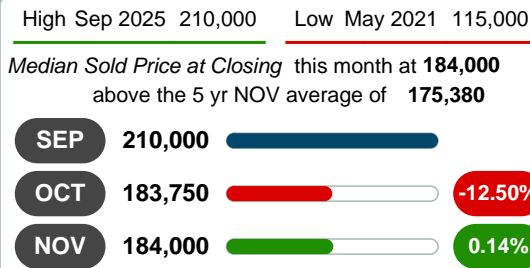


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 175,380



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
\$50,000 and less	5.00%	34,000	20,000	48,000	0	0
\$50,001 - \$100,000	12.50%	65,000	60,500	83,500	0	0
\$100,001 - \$150,000	7.50%	106,000	104,000	110,500	0	0
\$150,001 - \$175,000	20.00%	161,750	0	161,750	0	0
\$175,001 - \$225,000	32.50%	195,000	0	195,950	178,900	0
\$225,001 - \$325,000	10.00%	277,000	0	285,000	269,000	0
\$325,001 and up	12.50%	375,000	0	375,000	339,950	437,500
Median Sold Price		184,000	60,500	184,000	299,500	437,500
Total Closed Units	100%	184,000	4	30	4	2
Total Closed Volume		7,643,145	245.00K	5.40M	1.13M	875.00K

November 2025



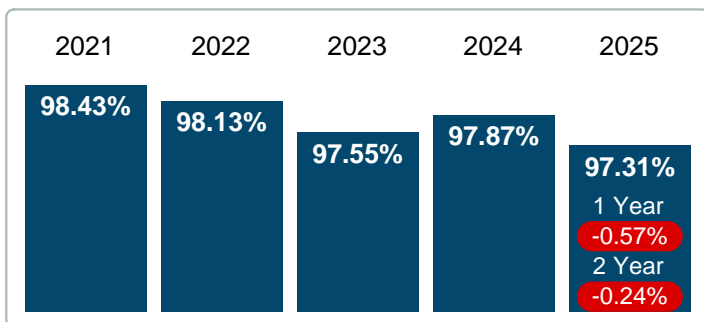
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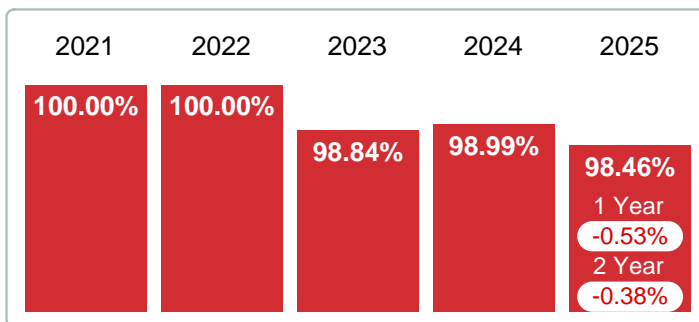
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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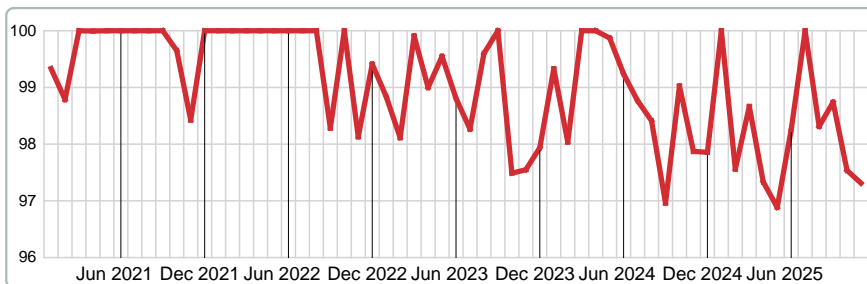
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

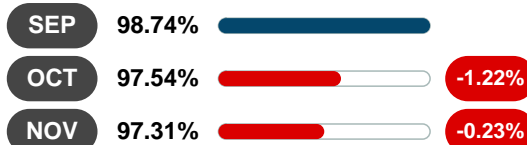


3 MONTHS

5 year NOV AVG = 97.86%

High Jul 2025 100.00% Low May 2025 96.89%

Median Sold/List Ratio this month at **97.31%**
below the 5 yr NOV average of **97.86%**



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
\$50,000 and less	2	5.00%	101.05%	72.73%	129.38%	0.00%	0.00%
\$50,001 - \$100,000	5	12.50%	92.78%	93.33%	92.78%	0.00%	0.00%
\$100,001 - \$150,000	3	7.50%	100.00%	100.00%	95.20%	0.00%	0.00%
\$150,001 - \$175,000	8	20.00%	94.85%	0.00%	94.85%	0.00%	0.00%
\$175,001 - \$225,000	13	32.50%	100.00%	0.00%	100.00%	105.30%	0.00%
\$225,001 - \$325,000	4	10.00%	94.90%	0.00%	96.72%	93.08%	0.00%
\$325,001 and up	5	12.50%	96.40%	0.00%	96.40%	100.00%	94.66%
Median Sold/List Ratio		97.31%		93.33%	97.68%	100.00%	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



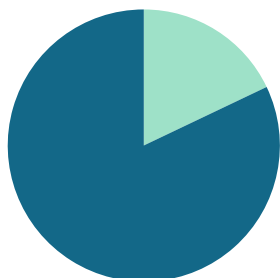
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

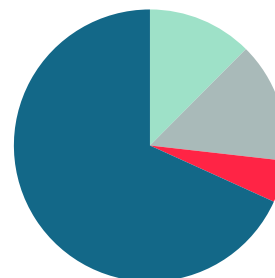


Inventory
 New Listings
50 = 17.92%
 Start Inventory
229
 Total Inventory Units
279
 Volume
\$70,440,245

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%
Median List Price	189,900	191,823	1.01%	171,950	185,000	7.59%
Median Sale Price	179,900	184,000	2.28%	170,500	180,000	5.57%
Median Percent of Selling Price to List Price	97.87%	97.31%	-0.57%	98.99%	98.46%	-0.53%
Median Days on Market to Sale	38.00	20.00	-47.37%	27.00	31.00	14.81%
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%

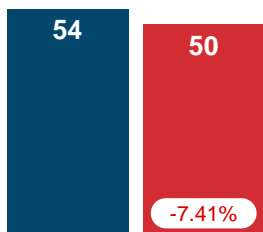
Absorption: Last 12 months, an Average of **47** Sales/Month

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

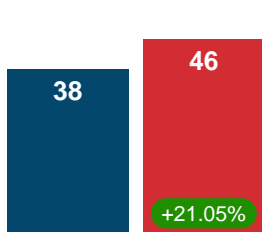
NOVEMBER MARKET

MEDIAN PRICES

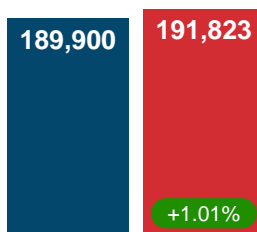
New Listings



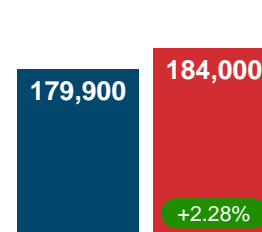
Pending Listings



List Price



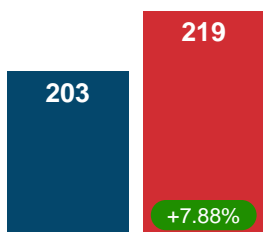
Sale Price



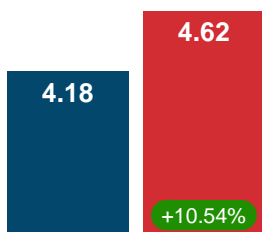
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

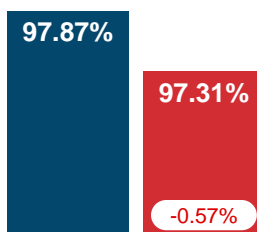
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

