

November 2025



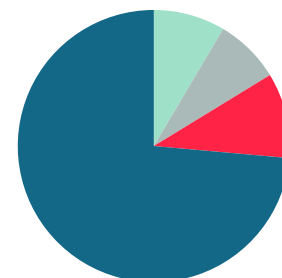
Area Delimited by Counties Haskell, Latimer, Leflore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2024	2025	+/-%
Closed Listings	75	78	4.00%
Pending Listings	63	71	12.70%
New Listings	119	143	20.17%
Average List Price	311,789	262,915	-15.68%
Average Sale Price	293,688	251,380	-14.41%
Average Percent of Selling Price to List Price	96.05%	95.18%	-0.90%
Average Days on Market to Sale	58.55	80.22	37.02%
End of Month Inventory	596	674	13.09%
Months Supply of Inventory	7.19	8.68	20.73%



■ Closed (8.52%)
■ Pending (7.75%)
■ Other OffMarket (10.15%)
■ Active (73.58%)

Absorption: Last 12 months, an Average of **78** Sales/Month
Active Inventory as of November 30, 2025 = **674**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2025 rose **13.09%** to 674 existing homes available for sale. Over the last 12 months this area has had an average of 78 closed sales per month. This represents an unsold inventory index of **8.68** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **14.41%** in November 2025 to \$251,380 versus the previous year at \$293,688.

Average Days on Market Lengthens

The average number of **80.22** days that homes spent on the market before selling increased by 21.67 days or **37.02%** in November 2025 compared to last year's same month at **58.55** DOM.

Sales Success for November 2025 is Positive

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

There were 143 New Listings in November 2025, up **20.17%** from last year at 119. Furthermore, there were 78 Closed Listings this month versus last year at 75, a **4.00%** increase.

Closed versus Listed trends yielded a **54.5%** ratio, down from previous year's, November 2024, at **63.0%**, a **13.45%** 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

November 2025



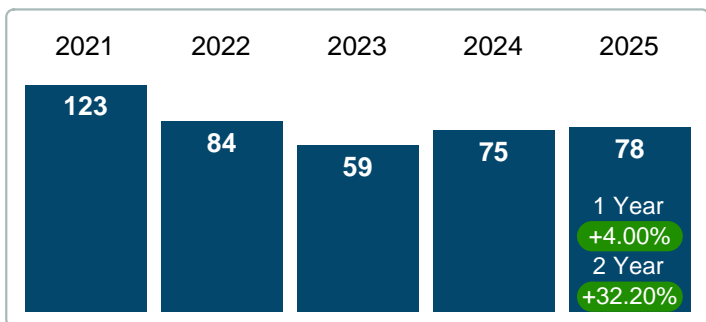
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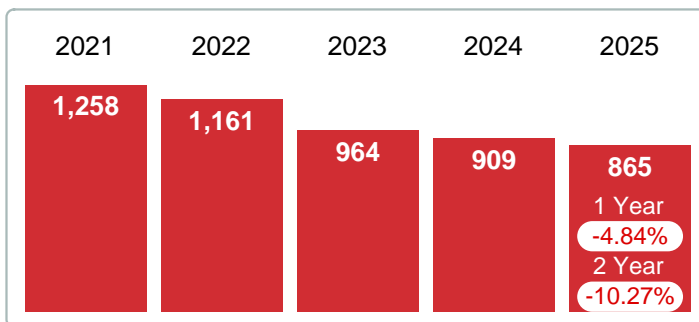
CLOSED LISTINGS

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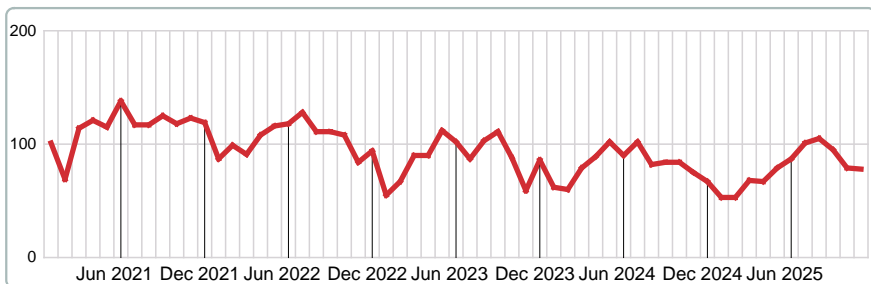
NOVEMBER



YEAR TO DATE (YTD)

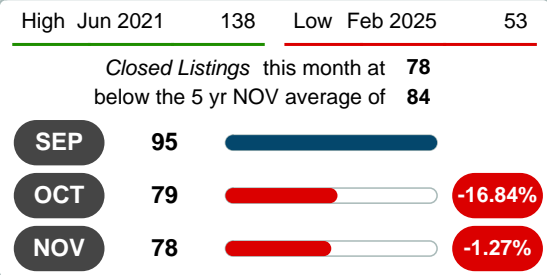


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 84



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	5	6.41%	60.2	2	2	1	0
\$50,001 - \$125,000	12	15.38%	108.4	5	7	0	0
\$125,001 - \$150,000	8	10.26%	87.3	2	5	0	1
\$150,001 - \$250,000	23	29.49%	70.6	4	16	3	0
\$250,001 - \$350,000	13	16.67%	89.1	2	9	2	0
\$350,001 - \$425,000	7	8.97%	28.0	1	3	2	1
\$425,001 and up	10	12.82%	98.0	0	6	3	1
Total Closed Units	78			16	48	11	3
Total Closed Volume	19,607,657	100%	80.2	2.55M	11.37M	4.13M	1.56M
Average Closed Price	\$251,380			\$159,594	\$236,822	\$375,364	\$519,233

November 2025



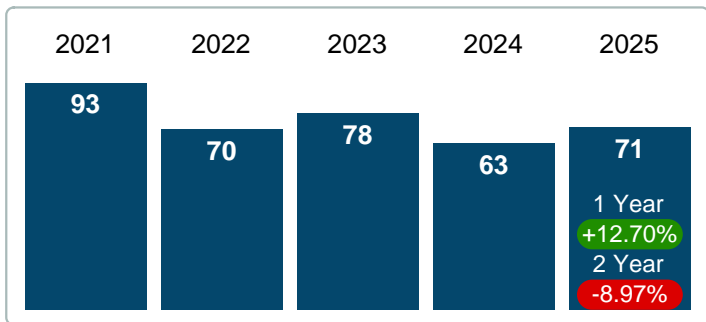
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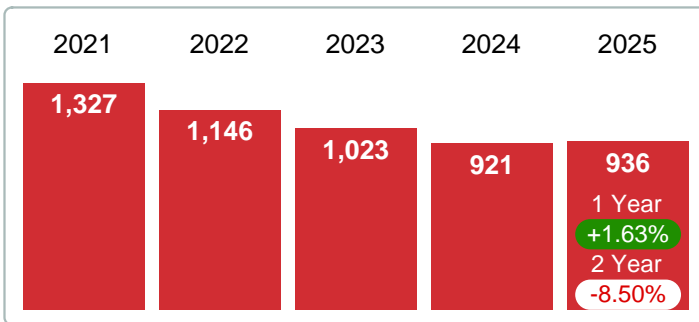
PENDING LISTINGS

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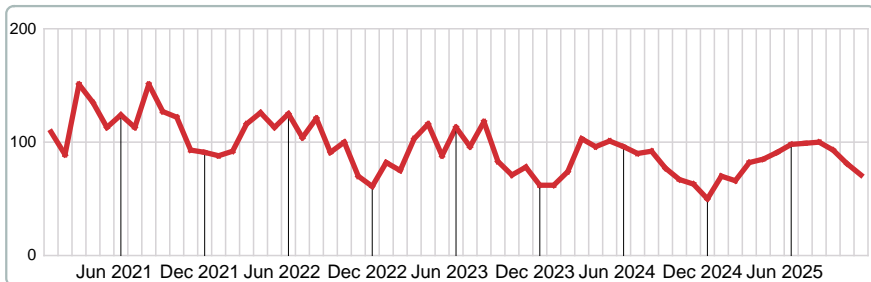
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 75

High Aug 2021 151 Low Dec 2024 50

Pending Listings this month at 71 below the 5 yr NOV average of 75



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	5.63%	132.8	1	3	0	0
\$50,001 - \$100,000	7	9.86%	77.4	2	4	0	1
\$100,001 - \$150,000	11	15.49%	95.6	4	5	2	0
\$150,001 - \$275,000	22	30.99%	65.4	3	17	1	1
\$275,001 - \$425,000	12	16.90%	59.3	2	9	1	0
\$425,001 - \$675,000	7	9.86%	69.9	0	5	1	1
\$675,001 and up	8	11.27%	91.9	0	2	3	3
Total Pending Units	71			12	45	8	6
Total Pending Volume	23,600,499	100%	77.5	1.84M	11.75M	3.91M	6.09M
Average Listing Price	\$332,401			\$153,617	\$261,138	\$489,175	\$1,015,417

November 2025



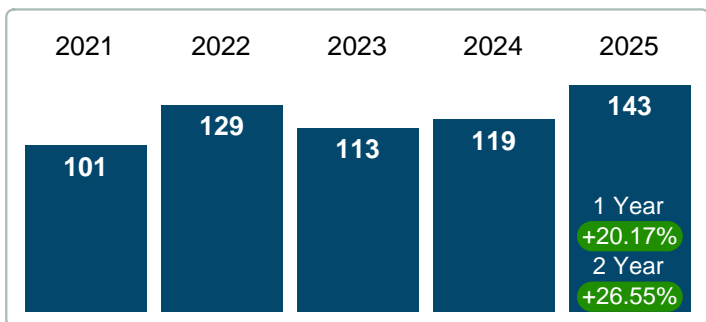
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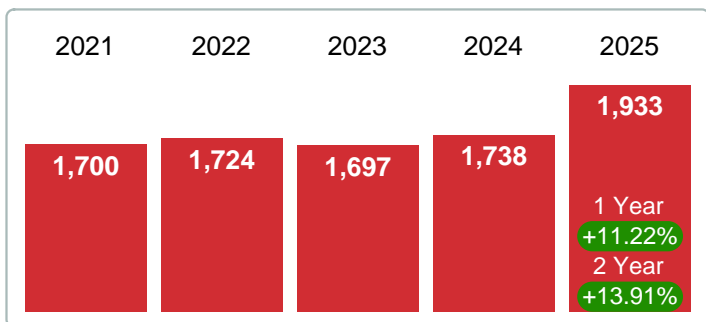
NEW LISTINGS

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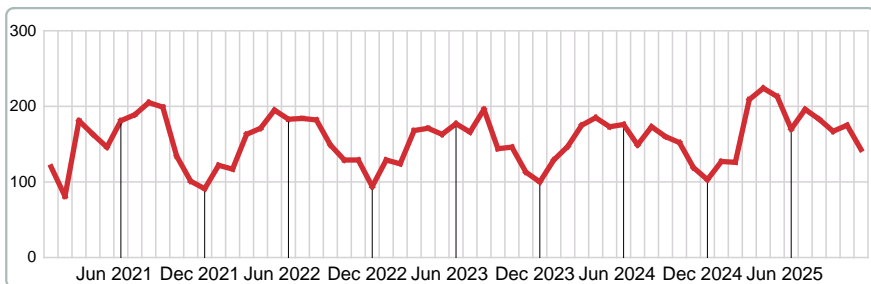
NOVEMBER



YEAR TO DATE (YTD)

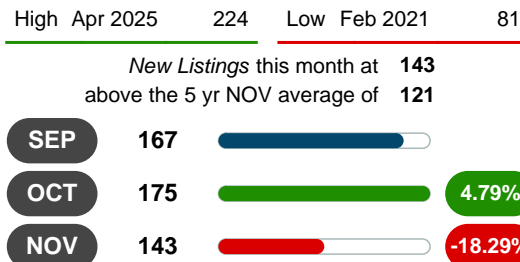


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 121



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	8	5.59%	7	1	0	0
\$75,001 - \$125,000	17	11.89%	7	8	2	0
\$125,001 - \$150,000	17	11.89%	5	11	1	0
\$150,001 - \$300,000	48	33.57%	10	28	9	1
\$300,001 - \$400,000	20	13.99%	0	14	5	1
\$400,001 - \$725,000	17	11.89%	4	6	6	1
\$725,001 and up	16	11.19%	1	5	5	5
Total New Listed Units	143		34	73	28	8
Total New Listed Volume	54,088,067	100%	6.39M	23.99M	11.07M	12.64M
Average New Listed Listing Price	\$378,238		\$187,941	\$328,602	\$395,254	\$1,580,375

November 2025



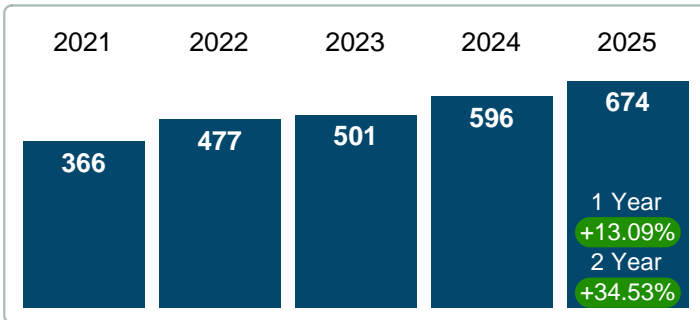
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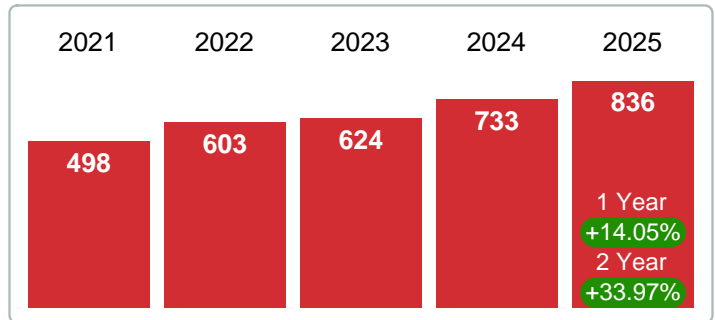
ACTIVE INVENTORY

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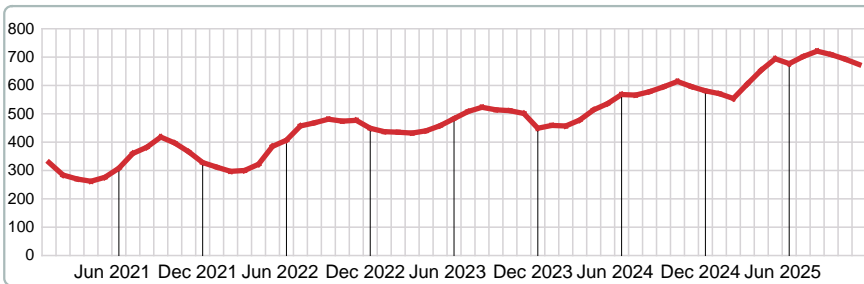
END OF NOVEMBER



ACTIVE DURING NOVEMBER

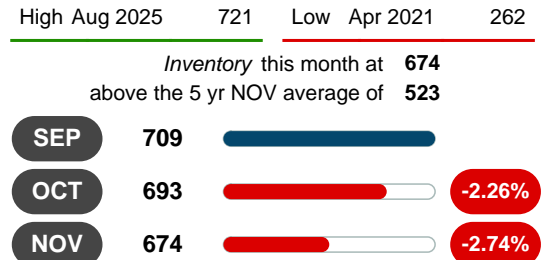


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 523



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	63	9.35%	77.9	40	20	2	1
\$100,001 - \$150,000	91	13.50%	94.6	29	55	7	0
\$150,001 - \$175,000	50	7.42%	89.3	10	31	8	1
\$175,001 - \$325,000	215	31.90%	99.8	33	134	42	6
\$325,001 - \$425,000	94	13.95%	96.6	9	55	25	5
\$425,001 - \$750,000	95	14.09%	108.6	13	40	35	7
\$750,001 and up	66	9.79%	102.1	0	27	22	17
Total Active Inventory by Units			674	134	362	141	37
Total Active Inventory by Volume			282,980,292	25.88M	155.11M	67.03M	34.96M
Average Active Inventory Listing Price			\$419,852	\$193,161	\$428,479	\$475,403	\$944,746

November 2025



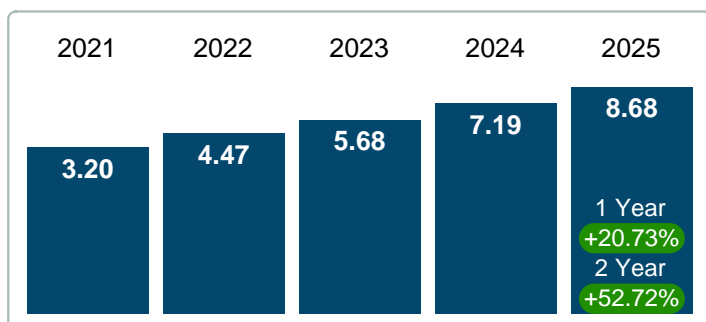
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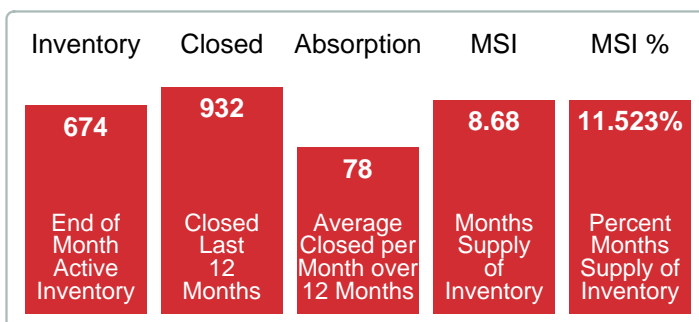
MONTHS SUPPLY of INVENTORY (MSI)

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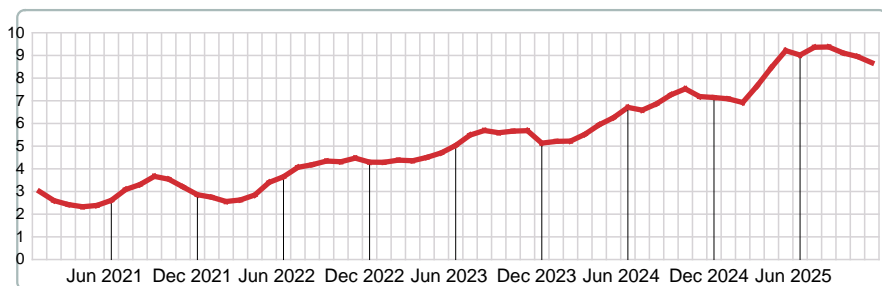
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2025



5 YEAR MARKET ACTIVITY TRENDS

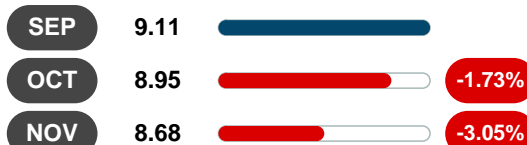


3 MONTHS

5 year NOV AVG = 5.84

High Aug 2025 9.37 Low Apr 2021 2.33

Months Supply this month at **8.68**
above the 5 yr NOV average of **5.84**



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
\$100,000 and less	63	9.35%	4.30	6.76	2.67	1.85	6.00
\$100,001 - \$150,000	91	13.50%	6.35	7.57	5.95	6.46	0.00
\$150,001 - \$175,000	50	7.42%	5.71	8.00	5.31	5.65	4.00
\$175,001 - \$325,000	215	31.90%	9.35	11.00	9.35	8.26	10.29
\$325,001 - \$425,000	94	13.95%	13.43	12.00	13.75	12.00	30.00
\$425,001 - \$750,000	95	14.09%	14.62	31.20	11.71	16.80	12.00
\$750,001 and up	66	9.79%	19.32	0.00	40.50	16.50	12.00
Market Supply of Inventory (MSI)			8.68	8.84	8.04	9.95	11.10
Total Active Inventory by Units		100%	8.68	134	362	141	37

November 2025



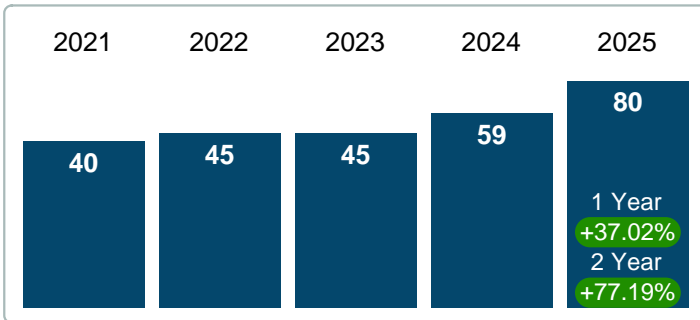
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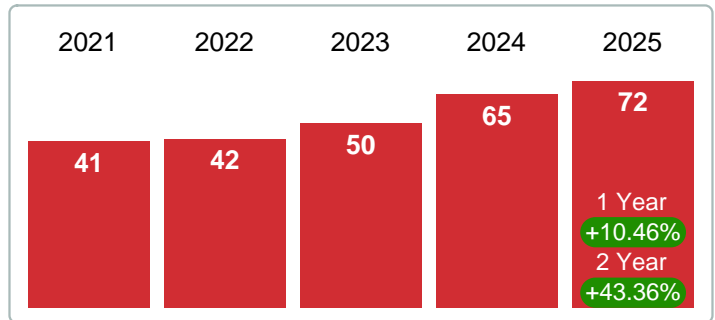
AVERAGE DAYS ON MARKET TO SALE

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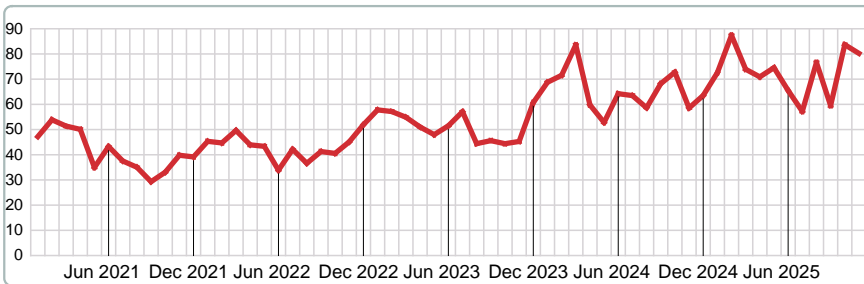
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 54

High Feb 2025 87 Low Sep 2021 29

Average Days on Market to Sale this month at 80 above the 5 yr NOV average of 54



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	6.41%	60	59	55	73	0
\$50,001 - \$125,000	15.38%	108	111	106	0	0
\$125,001 - \$150,000	10.26%	87	74	94	0	82
\$150,001 - \$250,000	29.49%	71	58	77	51	0
\$250,001 - \$350,000	16.67%	89	131	80	89	0
\$350,001 - \$425,000	8.97%	28	9	48	4	34
\$425,001 and up	12.82%	98	0	120	82	14
Average Closed DOM		80	83	86	60	43
Total Closed Units	100%	80	16	48	11	3
Total Closed Volume		19,607,657	2.55M	11.37M	4.13M	1.56M

November 2025



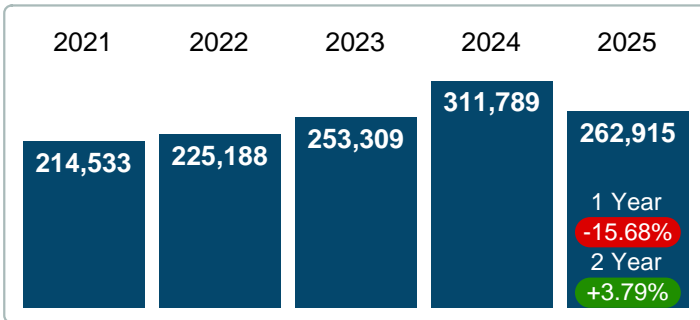
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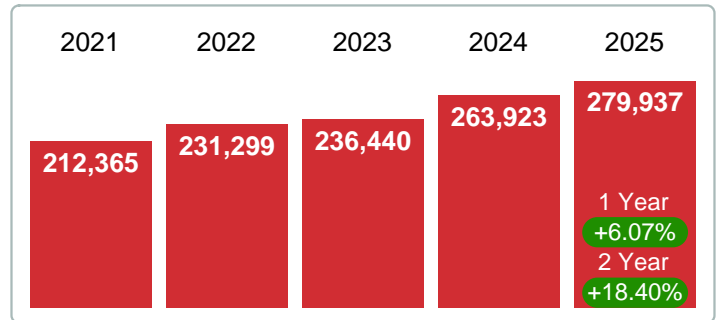
AVERAGE LIST PRICE AT CLOSING

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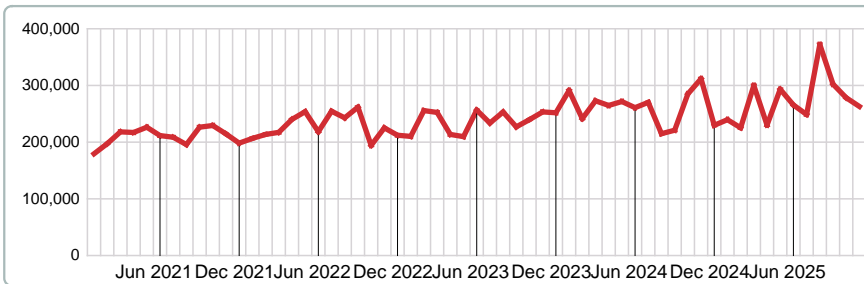
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

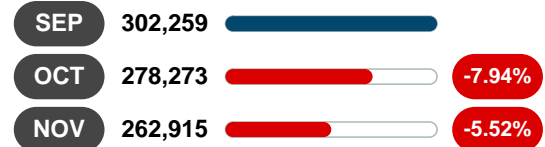


3 MONTHS

5 year NOV AVG = 253,547

High Aug 2025 372,236 Low Jan 2021 179,431

Average List Price at Closing this month at **262,915** above the 5 yr NOV average of **253,547**



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	4	5.13%	34,725	32,450	37,000	55,000	
\$50,001 - \$125,000	12	15.38%	93,391	104,740	95,856	0	
\$125,001 - \$150,000	7	8.97%	140,057	143,750	150,760	0	
\$150,001 - \$250,000	23	29.49%	190,961	194,725	194,706	229,000	
\$250,001 - \$350,000	14	17.95%	292,900	314,950	300,289	297,000	
\$350,001 - \$425,000	7	8.97%	394,829	429,900	397,967	399,500	
\$425,001 and up	11	14.10%	637,355	0	549,583	723,167	
Average List Price		262,915		169,675	246,002	391,318	560,000
Total Closed Units		78	100%	262,915	16	48	11
Total Closed Volume		20,507,395			2.71M	11.81M	4.30M

November 2025



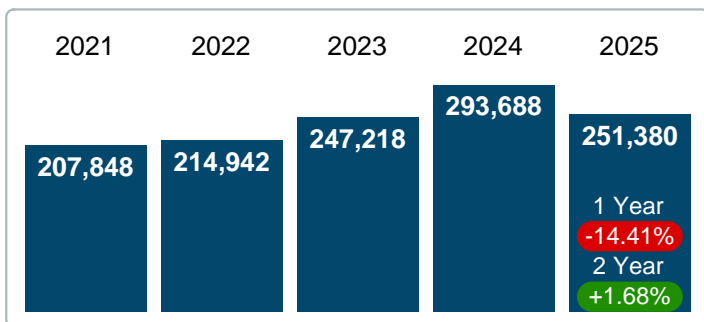
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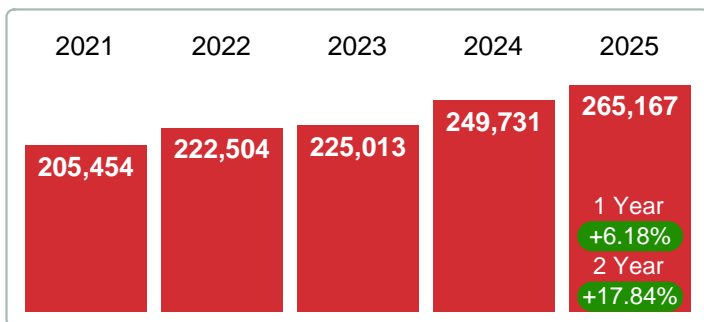
AVERAGE SOLD PRICE AT CLOSING

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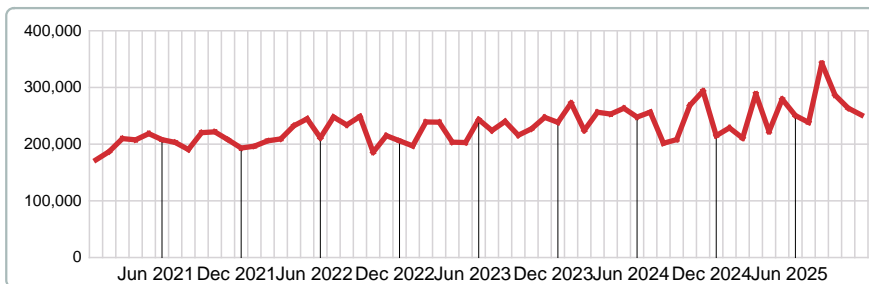
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 243,015

High Aug 2025 342,684 Low Jan 2021 172,301

Average Sold Price at Closing this month at **251,380**
above the 5 yr NOV average of **243,015**

SEP	286,620	
OCT	263,507	-8.06%
NOV	251,380	-4.60%

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	6.41%	33,600	27,500	36,500	40,000	0
\$50,001 - \$125,000	15.38%	92,875	98,500	88,856	0	0
\$125,001 - \$150,000	10.26%	136,433	138,000	135,552	0	137,700
\$150,001 - \$250,000	29.49%	192,143	186,000	187,863	223,167	0
\$250,001 - \$350,000	16.67%	292,377	287,500	293,656	291,500	0
\$350,001 - \$425,000	8.97%	395,714	411,000	386,667	394,500	410,000
\$425,001 and up	12.82%	624,350	0	531,000	682,500	1,010,000
Average Sold Price		251,380	159,594	236,822	375,364	519,233
Total Closed Units	100%	251,380	16	48	11	3
Total Closed Volume		19,607,657	2.55M	11.37M	4.13M	1.56M

November 2025



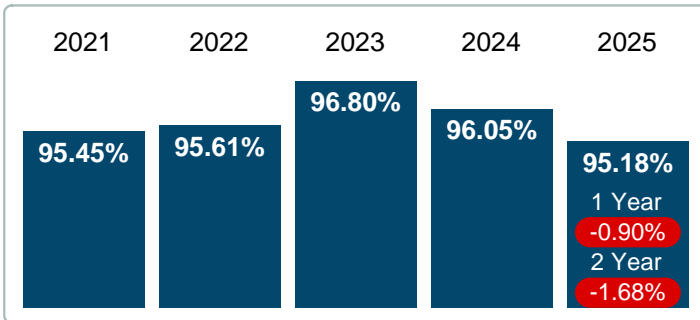
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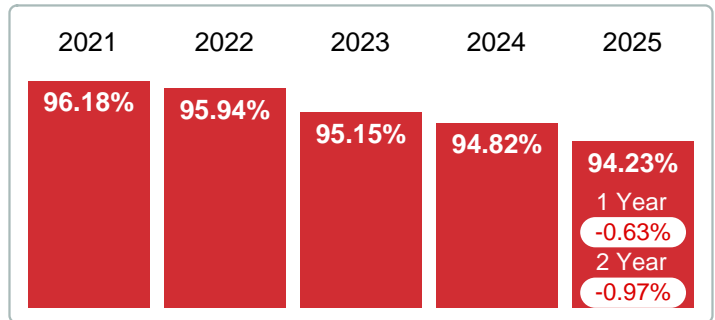
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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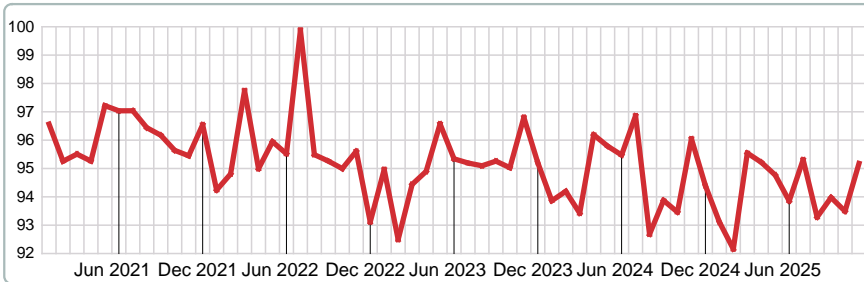
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

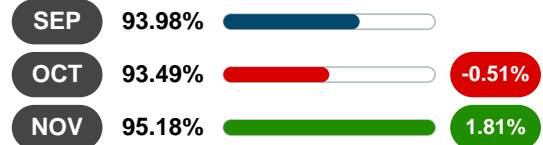


3 MONTHS

5 year NOV AVG = 95.82%

High Jul 2022 99.88% Low Feb 2025 92.16%

Average Sold/List Ratio this month at **95.18%**
below the 5 yr NOV average of **95.82%**



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	5	6.41%	87.29%	83.86%	98.00%	72.73%	0.00%
\$50,001 - \$125,000	12	15.38%	93.47%	94.10%	93.01%	0.00%	0.00%
\$125,001 - \$150,000	8	10.26%	91.83%	96.02%	90.75%	0.00%	88.84%
\$150,001 - \$250,000	23	29.49%	97.17%	97.86%	96.88%	97.80%	0.00%
\$250,001 - \$350,000	13	16.67%	96.90%	91.50%	97.82%	98.15%	0.00%
\$350,001 - \$425,000	7	8.97%	97.30%	95.60%	97.18%	98.75%	96.47%
\$425,001 and up	10	12.82%	95.57%	0.00%	96.97%	94.00%	91.82%
Average Sold/List Ratio		95.20%		93.77%	95.93%	94.72%	92.38%
Total Closed Units		78	100%	16	48	11	3
Total Closed Volume		19,607,657		2.55M	11.37M	4.13M	1.56M

November 2025



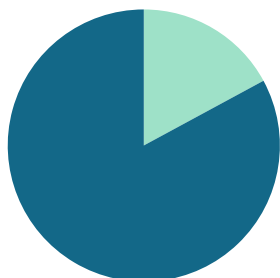
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

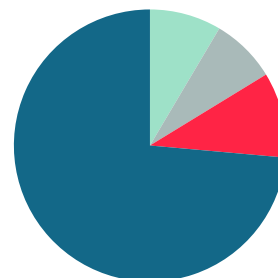


Inventory
 New Listings
143 = 17.11%
 Start Inventory
693
 Total Inventory Units
836
 Volume
\$337,747,278

Market Activity

Closed Sales
78 = 8.52%
 Pending Sales
71 = 7.75%
 Other Off Market
93 = 10.15%
 Active Inventory
674 = 73.58%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	75	78	4.00%	909	865	-4.84%
Pending Sales	63	71	12.70%	921	936	1.63%
New Listings	119	143	20.17%	1,738	1,933	11.22%
Average List Price	311,789	262,915	-15.68%	263,923	279,937	6.07%
Average Sale Price	293,688	251,380	-14.41%	249,731	265,167	6.18%
Average Percent of Selling Price to List Price	96.05%	95.18%	-0.90%	94.82%	94.23%	-0.63%
Average Days on Market to Sale	58.55	80.22	37.02%	65.08	71.89	10.46%
Monthly Inventory	596	674	13.09%	596	674	13.09%
Months Supply of Inventory	7.19	8.68	20.73%	7.19	8.68	20.73%

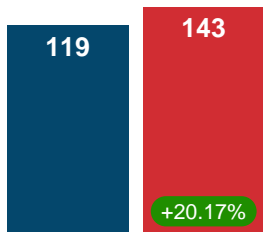
Absorption: Last 12 months, an Average of **78** Sales/Month

Inventory on November 30, 2025 = **674** 2024 2025

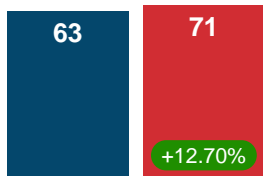
NOVEMBER MARKET

AVERAGE PRICES

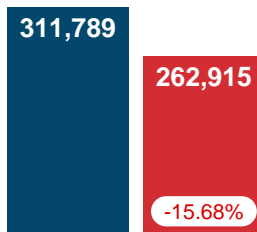
New Listings



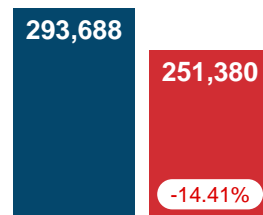
Pending Listings



List Price



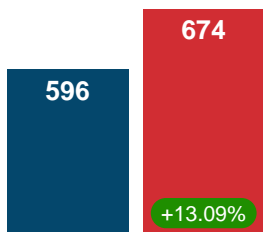
Sale Price



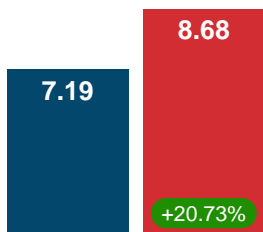
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

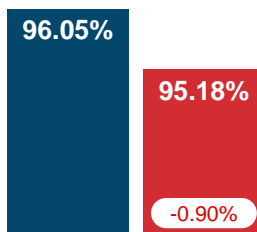
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

