

November 2025



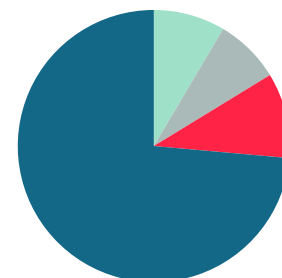
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



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%
Median List Price	194,000	207,000	6.70%
Median Sale Price	195,000	198,000	1.54%
Median Percent of Selling Price to List Price	94.18%	96.39%	2.35%
Median Days on Market to Sale	46.00	65.00	41.30%
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.

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 **1.54%** in November 2025 to \$198,000 versus the previous year at \$195,000.

Median Days on Market Lengthens

The median number of **65.00** days that homes spent on the market before selling increased by 19.00 days or **41.30%** in November 2025 compared to last year's same month at **46.00** DOM.

Sales Success for November 2025 is Positive

Overall, with Median Prices going up 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

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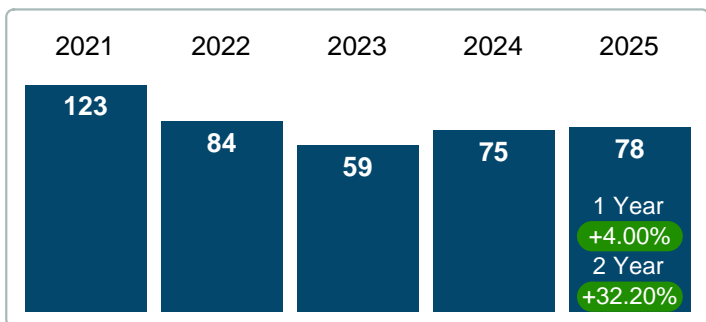
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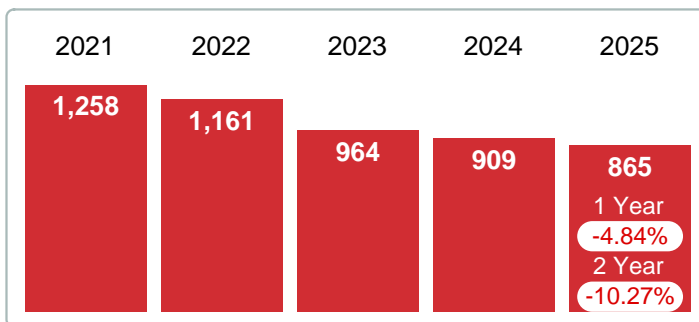
CLOSED LISTINGS

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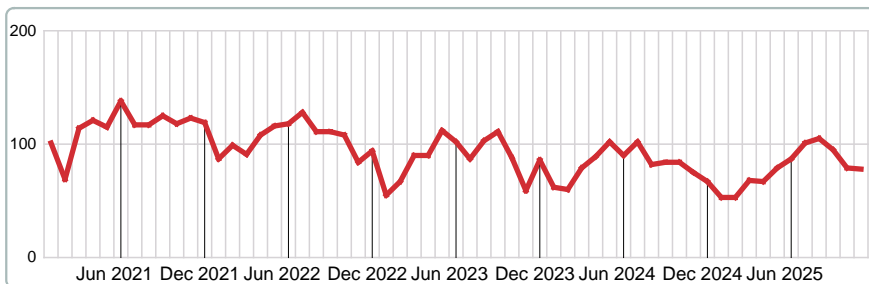
NOVEMBER



YEAR TO DATE (YTD)

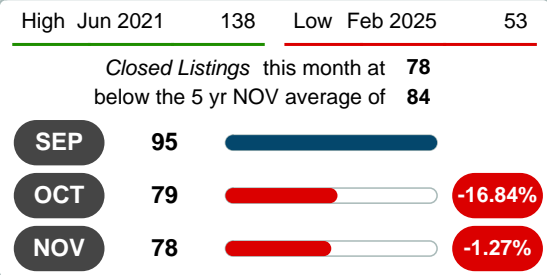


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 84



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	5	6.41%	67.0	2	2	1	0
\$50,001 - \$125,000	12	15.38%	116.0	5	7	0	0
\$125,001 - \$150,000	8	10.26%	62.5	2	5	0	1
\$150,001 - \$250,000	23	29.49%	56.0	4	16	3	0
\$250,001 - \$350,000	13	16.67%	87.0	2	9	2	0
\$350,001 - \$425,000	7	8.97%	9.0	1	3	2	1
\$425,001 and up	10	12.82%	60.0	0	6	3	1
Total Closed Units	78			16	48	11	3
Total Closed Volume	19,607,657	100%	65.0	2.55M	11.37M	4.13M	1.56M
Median Closed Price	\$198,000			\$138,000	\$197,000	\$293,000	\$410,000

November 2025



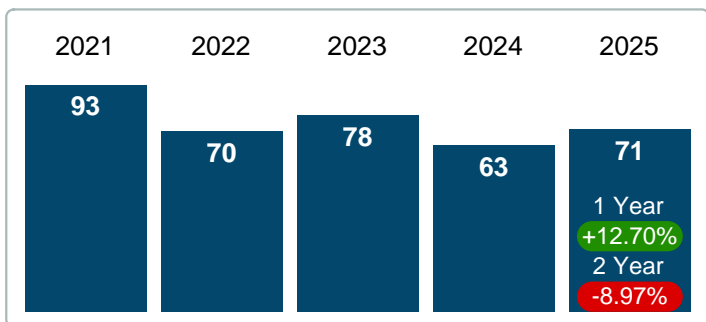
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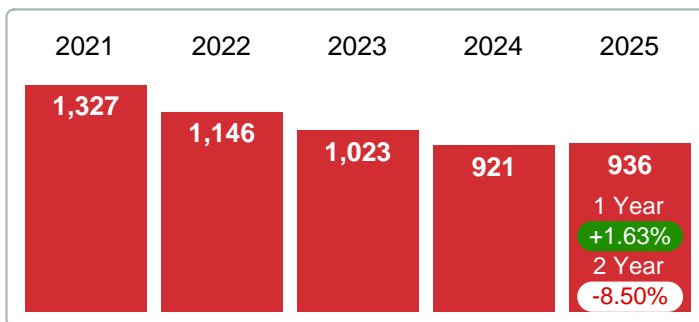
PENDING LISTINGS

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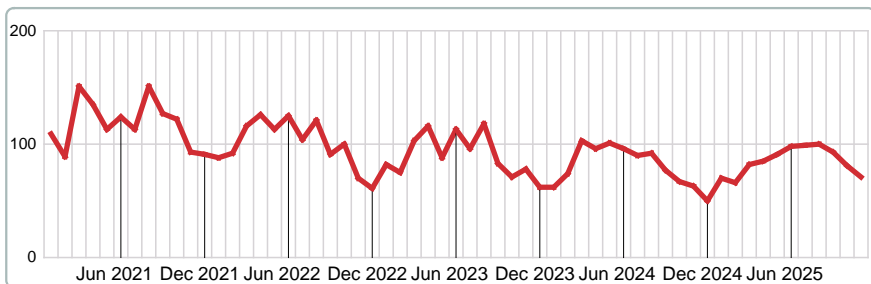
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

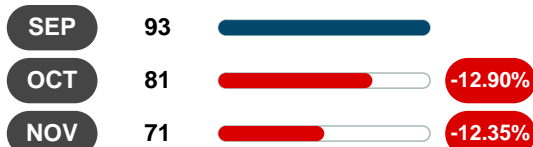


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	5.63%	167.5	1	3	0	0
\$50,001 - \$100,000	7	9.86%	71.0	2	4	0	1
\$100,001 - \$150,000	11	15.49%	45.0	4	5	2	0
\$150,001 - \$275,000	22	30.99%	41.0	3	17	1	1
\$275,001 - \$425,000	12	16.90%	48.0	2	9	1	0
\$425,001 - \$675,000	7	9.86%	41.0	0	5	1	1
\$675,001 and up	8	11.27%	53.0	0	2	3	3
Total Pending Units	71			12	45	8	6
Total Pending Volume	23,600,499	100%	55.0	1.84M	11.75M	3.91M	6.09M
Median Listing Price	\$230,000			\$112,500	\$220,000	\$476,000	\$874,500

November 2025



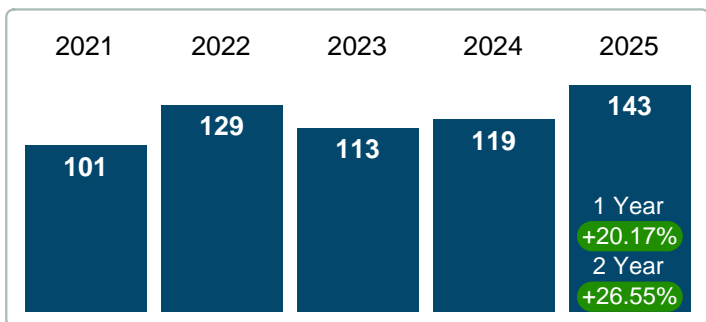
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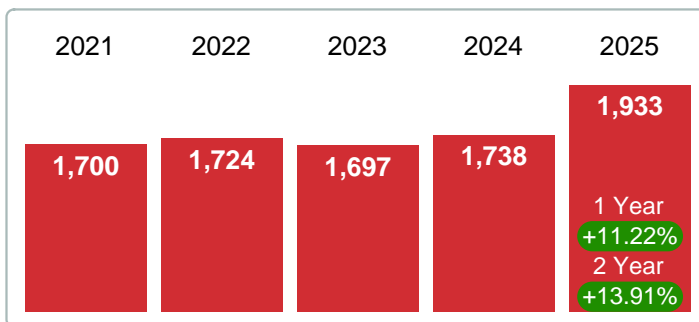
NEW LISTINGS

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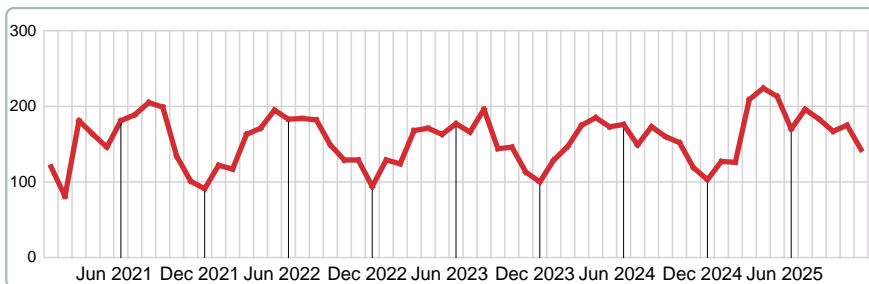
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 121

High Apr 2025 224 Low Feb 2021 81

New Listings this month at **143**
above the 5 yr NOV average of **121**

- SEP 167 ▬
- OCT 175 ▬ 4.79%
- NOV 143 ▬ -18.29%

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
Median New Listed Listing Price	\$230,000		\$129,950	\$232,200	\$354,000	\$989,500

November 2025



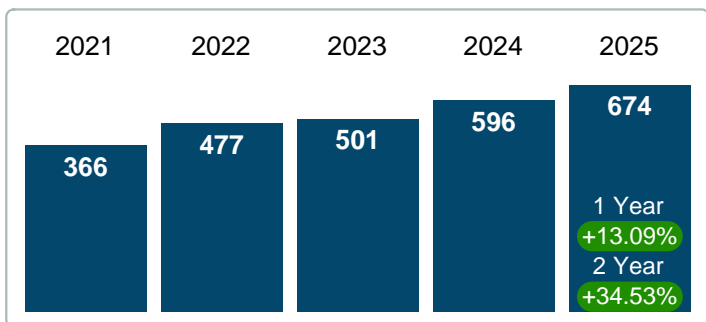
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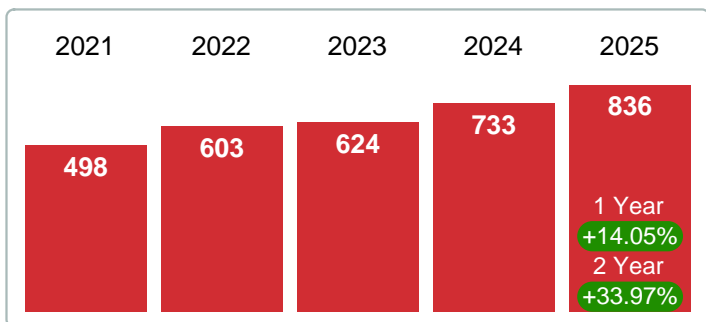
ACTIVE INVENTORY

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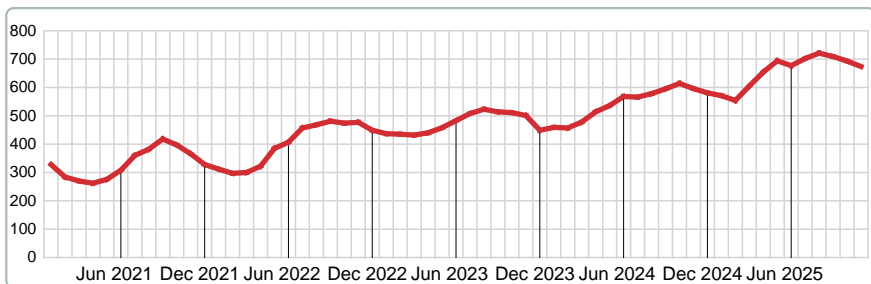
END OF NOVEMBER



ACTIVE DURING NOVEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 523

High Aug 2025 721 Low Apr 2021 262

Inventory this month at **674**
above the 5 yr NOV average of **523**



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	63	9.35%	56.0	40	20	2	1
\$100,001 - \$150,000	91	13.50%	89.0	29	55	7	0
\$150,001 - \$175,000	50	7.42%	78.5	10	31	8	1
\$175,001 - \$325,000	215	31.90%	89.0	33	134	42	6
\$325,001 - \$425,000	94	13.95%	87.0	9	55	25	5
\$425,001 - \$750,000	95	14.09%	94.0	13	40	35	7
\$750,001 and up	66	9.79%	94.0	0	27	22	17
Total Active Inventory by Units	674			134	362	141	37
Total Active Inventory by Volume	282,980,292	100%	86.0	25.88M	155.11M	67.03M	34.96M
Median Active Inventory Listing Price	\$259,950			\$149,950	\$249,700	\$355,000	\$695,000

November 2025



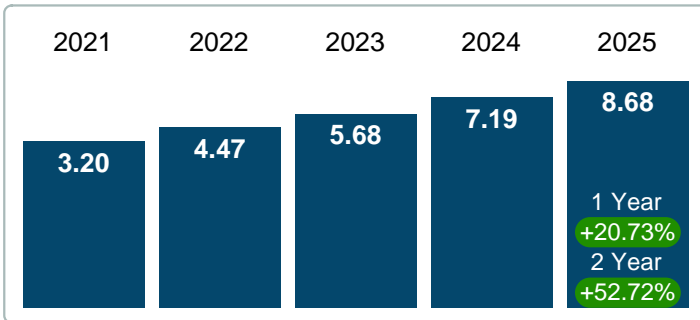
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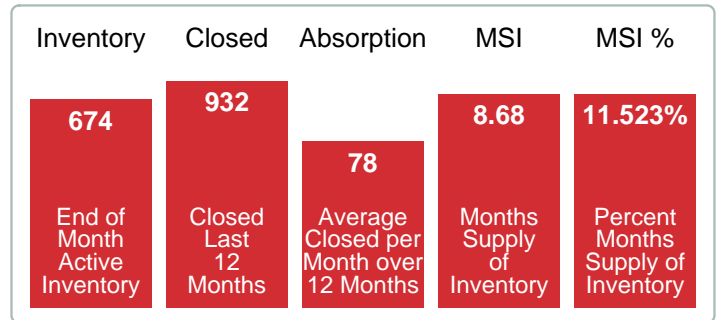
MONTHS SUPPLY of INVENTORY (MSI)

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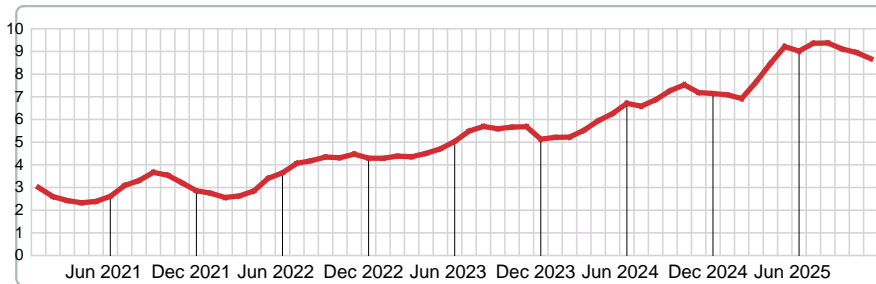
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2025



5 YEAR MARKET ACTIVITY TRENDS

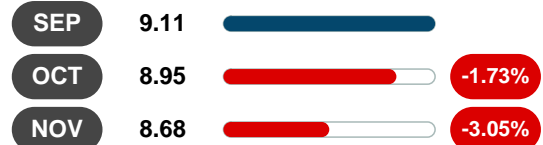


3 MONTHS

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



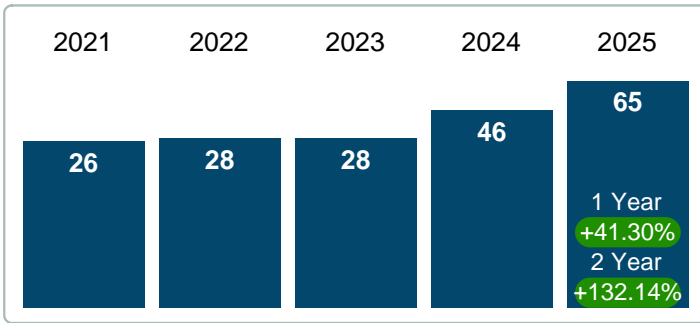
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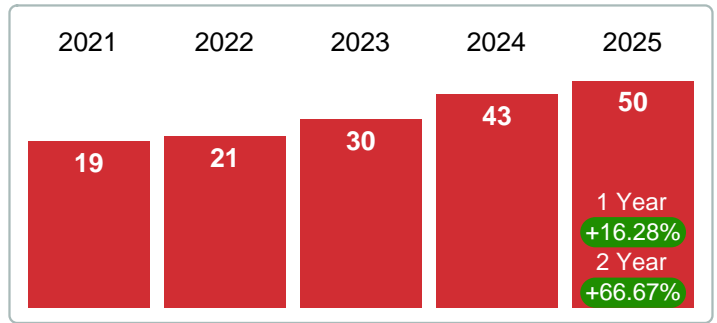
MEDIAN DAYS ON MARKET TO SALE

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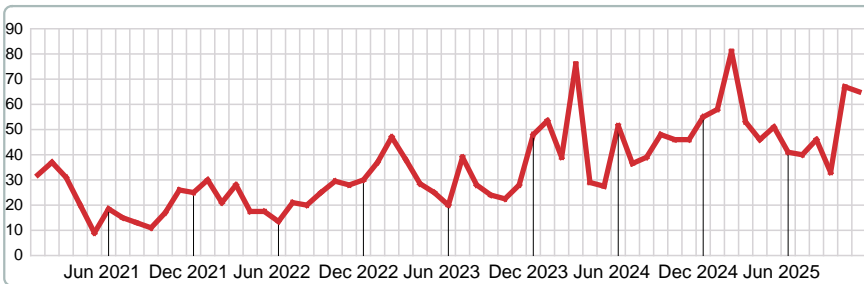
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

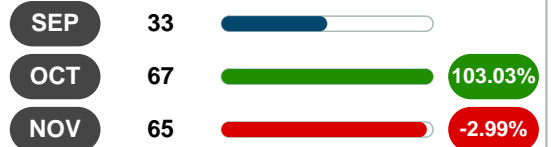


3 MONTHS

5 year NOV AVG = 39

High Feb 2025 81 Low May 2021 9

Median Days on Market to Sale this month at 65 above the 5 yr NOV average of 39



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	5	6.41%	67	59	55	73	0
\$50,001 - \$125,000	12	15.38%	116	133	99	0	0
\$125,001 - \$150,000	8	10.26%	63	74	35	0	82
\$150,001 - \$250,000	23	29.49%	56	50	57	11	0
\$250,001 - \$350,000	13	16.67%	87	131	73	89	0
\$350,001 - \$425,000	7	8.97%	9	9	50	4	34
\$425,001 and up	10	12.82%	60	0	70	73	14
Median Closed DOM			65	65	75	48	34
Total Closed Units		100%	65.0	16	48	11	3
Total Closed Volume			19,607,657	2.55M	11.37M	4.13M	1.56M

November 2025



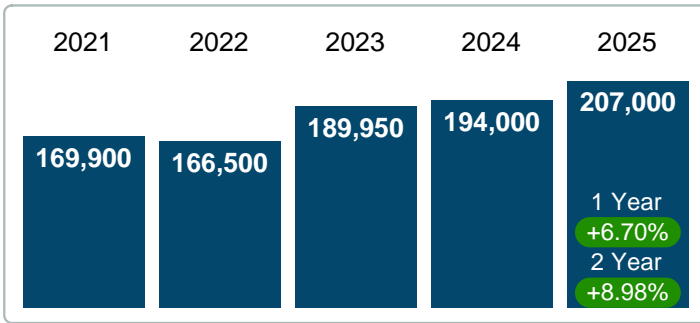
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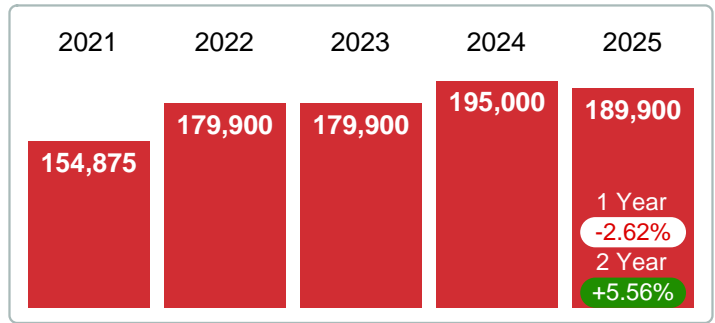
MEDIAN LIST PRICE AT CLOSING

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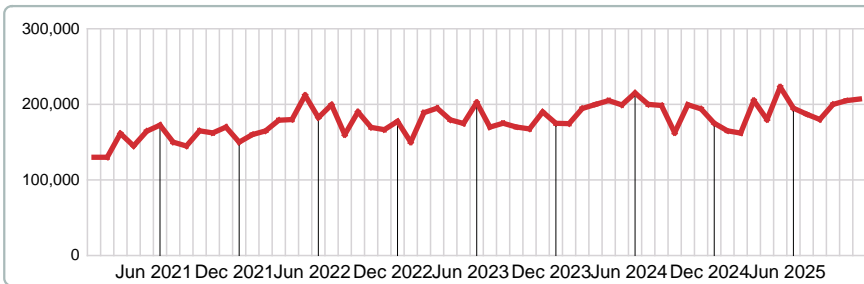
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

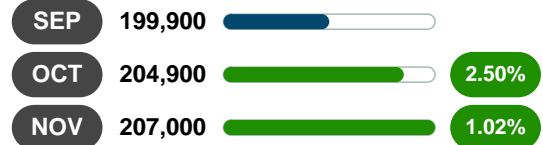


3 MONTHS

5 year NOV AVG = 185,470

High May 2025 223,000 Low Feb 2021 130,000

Median List Price at Closing this month at **207,000**
above the 5 yr NOV average of **185,470**



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	4	32,450	32,450	37,000	0	0
\$50,001 - \$125,000	12	94,900	102,350	90,000	55,000	0
\$125,001 - \$150,000	7	139,900	132,500	144,450	0	0
\$150,001 - \$250,000	23	179,900	179,900	179,900	211,000	155,000
\$250,001 - \$350,000	14	294,950	294,900	292,450	295,000	0
\$350,001 - \$425,000	7	399,000	0	377,450	399,500	425,000
\$425,001 and up	11	569,000	429,900	564,500	684,500	1,100,000
Median List Price		207,000	138,750	207,000	299,000	425,000
Total Closed Units		78	16	48	11	3
Total Closed Volume		20,507,395	2.71M	11.81M	4.30M	1.68M

November 2025



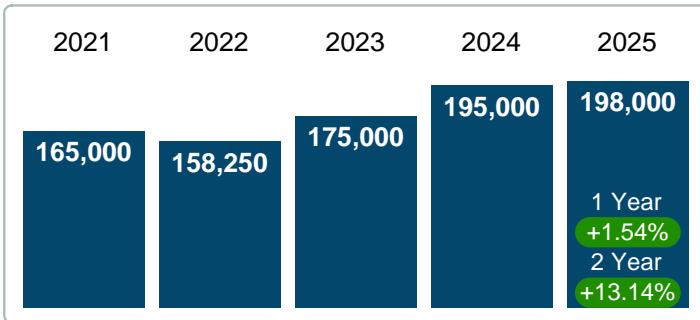
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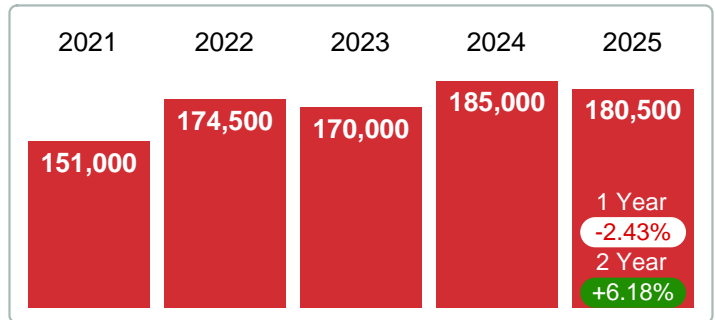
MEDIAN SOLD PRICE AT CLOSING

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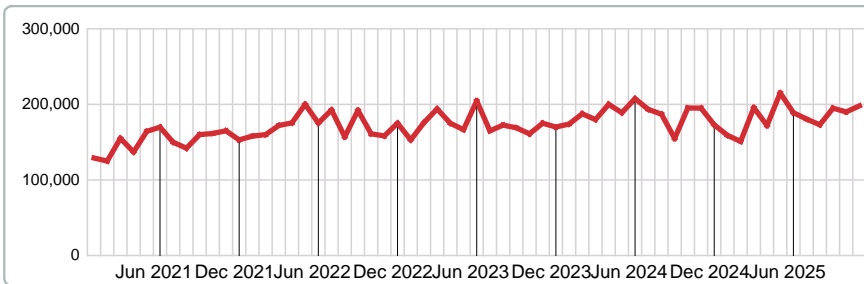
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

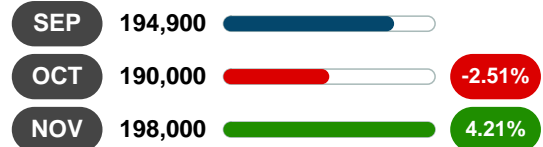


3 MONTHS

5 year NOV AVG = 178,250

High May 2025 215,000 Low Feb 2021 125,000

Median Sold Price at Closing this month at **198,000** above the 5 yr NOV average of **178,250**



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	6.41%	35,000	27,500	36,500	40,000	0
\$50,001 - \$125,000	12	15.38%	94,000	100,000	85,195	0	0
\$125,001 - \$150,000	8	10.26%	135,450	138,000	135,000	0	137,700
\$150,001 - \$250,000	23	29.49%	185,000	174,500	182,500	225,000	0
\$250,001 - \$350,000	13	16.67%	290,000	287,500	285,000	291,500	0
\$350,001 - \$425,000	7	8.97%	399,000	411,000	375,000	394,500	410,000
\$425,001 and up	10	12.82%	559,500	0	537,000	672,500	1,010,000
Median Sold Price			198,000	138,000	197,000	293,000	410,000
Total Closed Units		100%	198,000	16	48	11	3
Total Closed Volume			19,607,657	2.55M	11.37M	4.13M	1.56M

November 2025



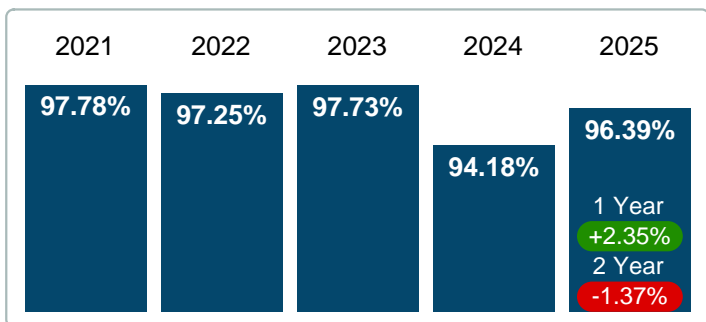
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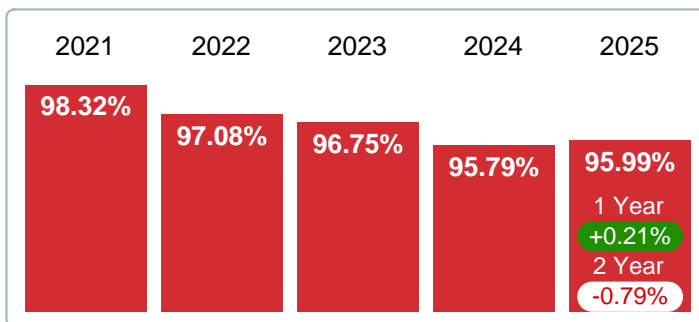
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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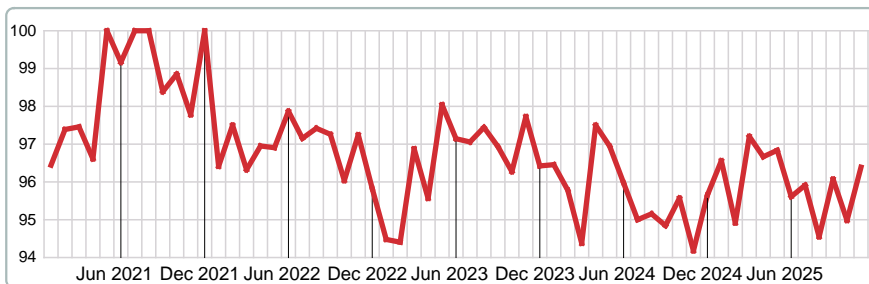
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

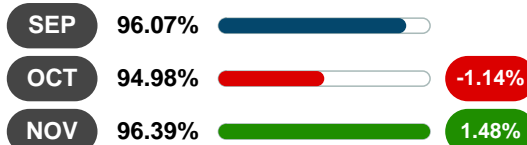


3 MONTHS

5 year NOV AVG = 96.66%

High Dec 2021 100.00% Low Nov 2024 94.18%

Median Sold/List Ratio this month at **96.39%**
below the 5 yr NOV average of **96.66%**



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	5	6.41%	87.72%	83.86%	98.00%	72.73%	0.00%
\$50,001 - \$125,000	12	15.38%	93.73%	93.02%	94.44%	0.00%	0.00%
\$125,001 - \$150,000	8	10.26%	93.04%	96.02%	90.27%	0.00%	88.84%
\$150,001 - \$250,000	23	29.49%	98.83%	94.34%	97.57%	100.00%	0.00%
\$250,001 - \$350,000	13	16.67%	98.31%	91.50%	98.50%	98.15%	0.00%
\$350,001 - \$425,000	7	8.97%	97.32%	95.60%	97.32%	98.75%	96.47%
\$425,001 and up	10	12.82%	96.34%	0.00%	97.75%	93.97%	91.82%
Median Sold/List Ratio		96.39%		93.99%	97.29%	97.99%	91.82%
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



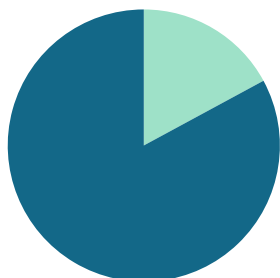
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

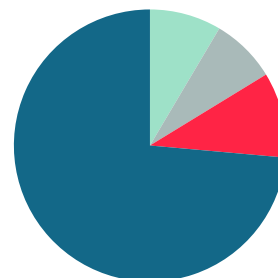


Inventory
 New Listings **143 = 17.11%**
 Start Inventory **693**
 Total Inventory Units **836**
 Volume **\$337,747,278**

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%
Median List Price	194,000	207,000	6.70%	195,000	189,900	-2.62%
Median Sale Price	195,000	198,000	1.54%	185,000	180,500	-2.43%
Median Percent of Selling Price to List Price	94.18%	96.39%	2.35%	95.79%	95.99%	0.21%
Median Days on Market to Sale	46.00	65.00	41.30%	43.00	50.00	16.28%
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%

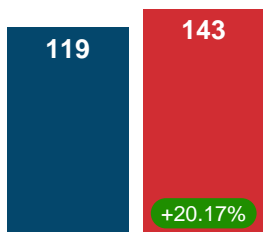
Absorption: Last 12 months, an Average of **78** Sales/Month

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

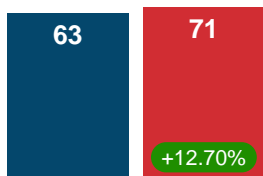
NOVEMBER MARKET

MEDIAN PRICES

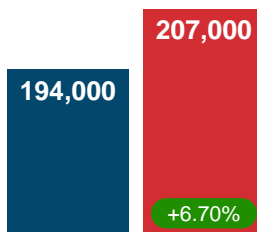
New Listings



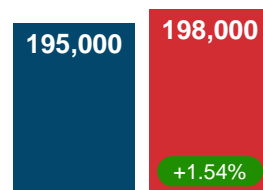
Pending Listings



List Price



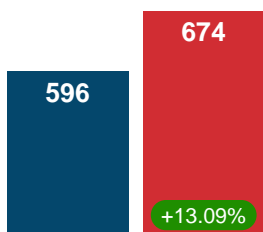
Sale Price



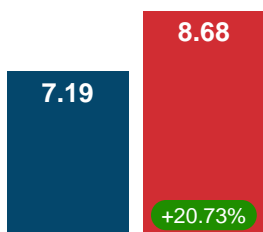
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

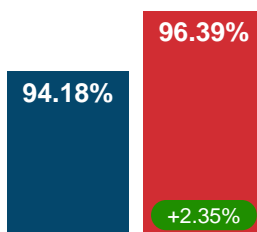
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

