

# December 2025



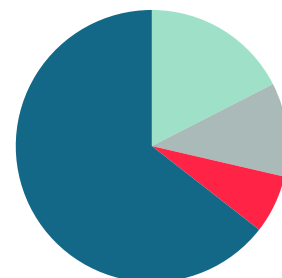
Area Delimited by County Of Muskogee - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Jan 12, 2026 for MLS Technology Inc.

Compared Metrics	December		
	2024	2025	+/-%
Closed Listings	40	58	45.00%
Pending Listings	34	37	8.82%
New Listings	49	48	-2.04%
Average List Price	202,065	206,993	2.44%
Average Sale Price	195,214	198,939	1.91%
Average Percent of Selling Price to List Price	96.17%	95.04%	-1.18%
Average Days on Market to Sale	55.45	47.83	-13.75%
End of Month Inventory	194	214	10.31%
Months Supply of Inventory	4.00	4.37	9.37%



**Absorption:** Last 12 months, an Average of **49** Sales/Month  
**Active Inventory** as of December 31, 2025 = **214**

### Analysis Wrap-Up

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

The total housing inventory at the end of December 2025 rose **10.31%** to 214 existing homes available for sale. Over the last 12 months this area has had an average of 49 closed sales per month. This represents an unsold inventory index of **4.37** 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 **1.91%** in December 2025 to \$198,939 versus the previous year at \$195,214.

#### Average Days on Market Shortens

The average number of **47.83** days that homes spent on the market before selling decreased by 7.62 days or **13.75%** in December 2025 compared to last year's same month at **55.45** DOM.

#### Sales Success for December 2025 is Positive

Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 48 New Listings in December 2025, down **2.04%** from last year at 49. Furthermore, there were 58 Closed Listings this month versus last year at 40, a **45.00%** increase.

Closed versus Listed trends yielded a **120.8%** ratio, up from previous year's, December 2024, at **81.6%**, a **48.02%** upswing. 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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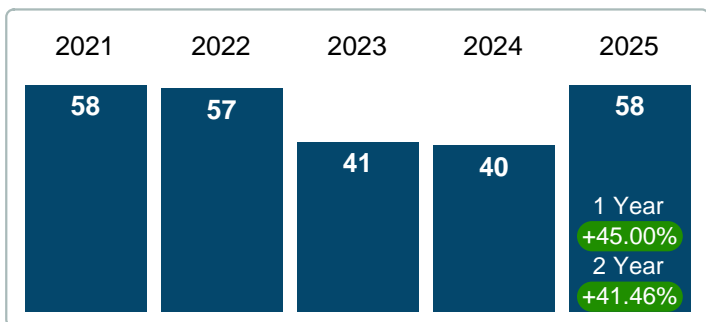
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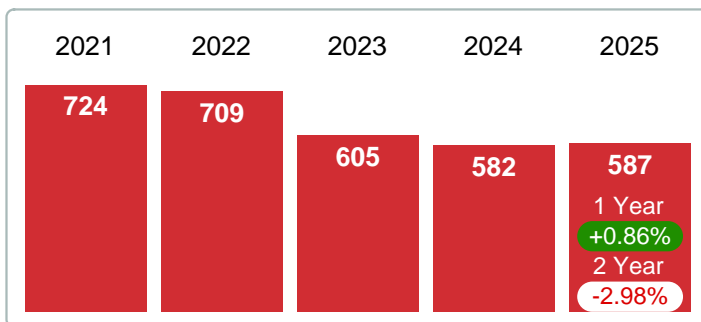
## CLOSED LISTINGS

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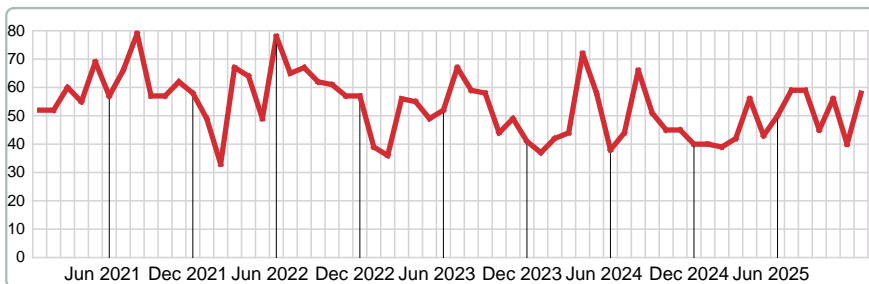
### DECEMBER



### YEAR TO DATE (YTD)

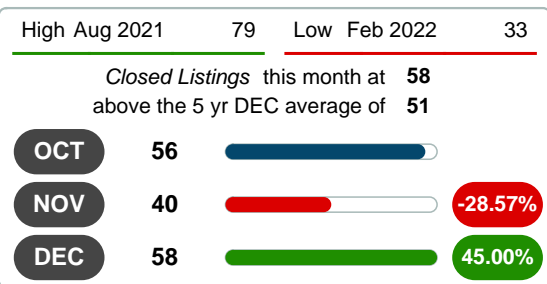


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC 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	5	8.62%	85.8	3	2	0	0
\$50,001 - \$100,000	4	6.90%	52.0	1	3	0	0
\$100,001 - \$150,000	10	17.24%	36.4	4	5	0	1
\$150,001 - \$200,000	13	22.41%	34.0	2	10	1	0
\$200,001 - \$275,000	14	24.14%	42.8	1	9	4	0
\$275,001 - \$325,000	5	8.62%	86.6	0	5	0	0
\$325,001 and up	7	12.07%	42.7	0	0	7	0
<b>Total Closed Units</b>	<b>58</b>			<b>11</b>	<b>34</b>	<b>12</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>11,538,454</b>	<b>100%</b>	<b>47.8</b>	<b>1.30M</b>	<b>6.18M</b>	<b>3.94M</b>	<b>125.00K</b>
<b>Average Closed Price</b>	<b>\$198,939</b>			<b>\$117,987</b>	<b>\$181,709</b>	<b>\$328,125</b>	<b>\$125,000</b>

# December 2025



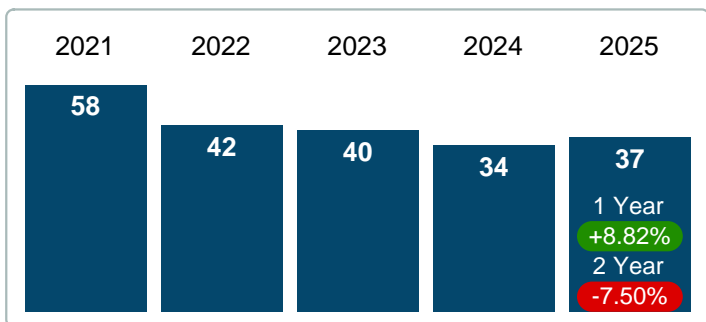
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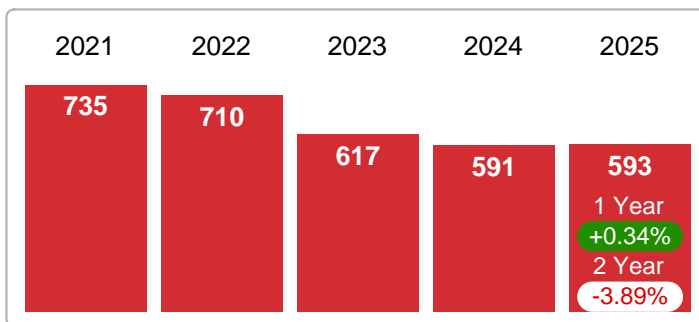
## PENDING LISTINGS

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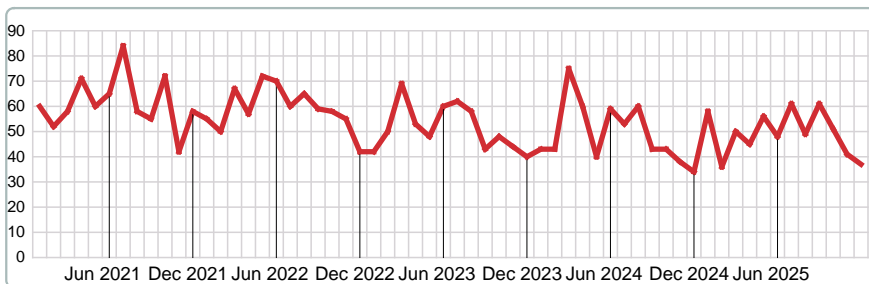
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 42

High Jul 2021 84 Low Dec 2024 34

Pending Listings this month at 37 below the 5 yr DEC average of 42



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0	0.00%	0.0	0	0	0	0
\$25,001 - \$125,000	7	18.92%	28.3	3	3	1	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$225,000	15	40.54%	74.1	2	9	4	0
\$225,001 - \$325,000	6	16.22%	53.2	1	3	2	0
\$325,001 - \$375,000	3	8.11%	126.0	0	1	2	0
\$375,001 and up	6	16.22%	87.3	1	0	3	2
<b>Total Pending Units</b>	<b>37</b>			<b>7</b>	<b>16</b>	<b>12</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>8,445,590</b>	<b>100%</b>	<b>68.4</b>	<b>1.38M</b>	<b>2.77M</b>	<b>3.20M</b>	<b>1.09M</b>
<b>Average Listing Price</b>	<b>\$228,259</b>			<b>\$197,600</b>	<b>\$173,425</b>	<b>\$266,674</b>	<b>\$543,750</b>

# December 2025



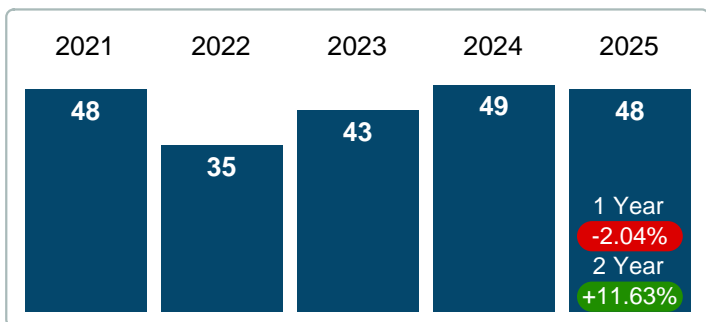
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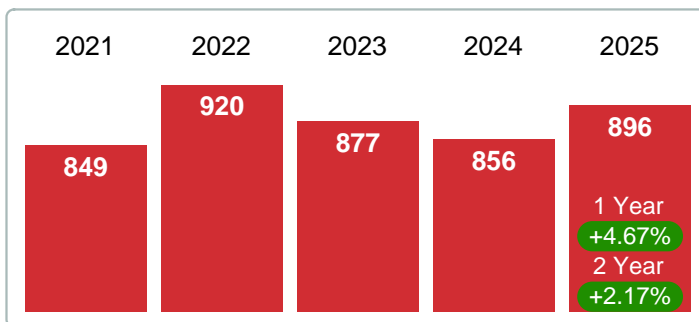
## NEW LISTINGS

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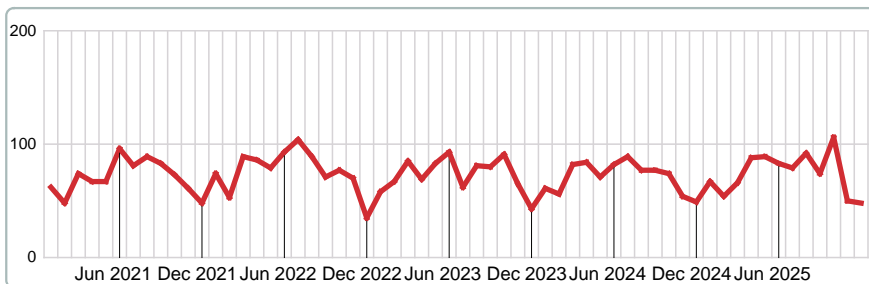
### DECEMBER



### YEAR TO DATE (YTD)

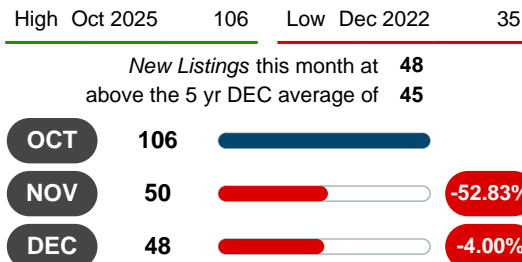


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 45



### 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	4	8.33%	3	1	0	0
\$75,001 - \$100,000	5	10.42%	1	4	0	0
\$100,001 - \$150,000	9	18.75%	3	4	2	0
\$150,001 - \$225,000	11	22.92%	1	8	2	0
\$225,001 - \$300,000	7	14.58%	1	4	2	0
\$300,001 - \$375,000	8	16.67%	0	3	4	1
\$375,001 and up	4	8.33%	1	1	2	0
<b>Total New Listed Units</b>	<b>48</b>		<b>10</b>	<b>25</b>	<b>12</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>10,280,052</b>	<b>100%</b>	<b>1.43M</b>	<b>5.14M</b>	<b>3.36M</b>	<b>355.00K</b>
<b>Average New Listed Listing Price</b>	<b>\$214,168</b>		<b>\$143,120</b>	<b>\$205,528</b>	<b>\$279,638</b>	<b>\$355,000</b>

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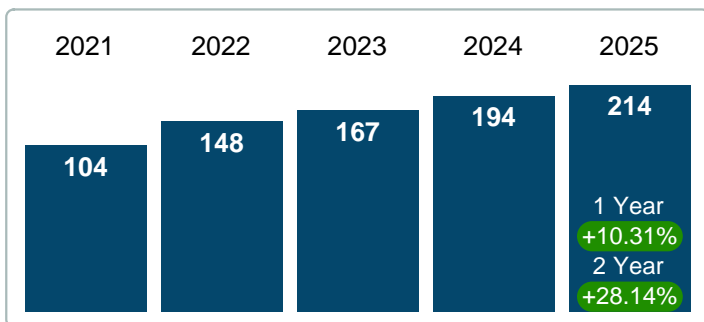
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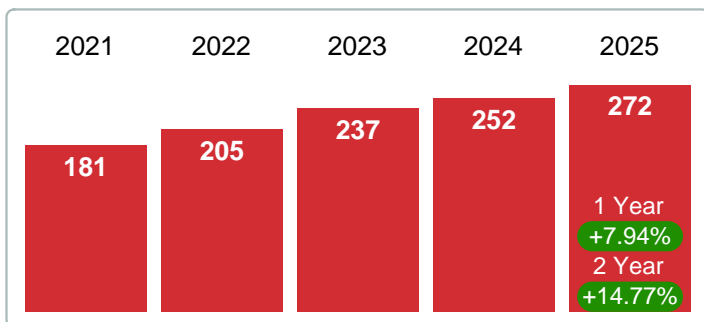
## ACTIVE INVENTORY

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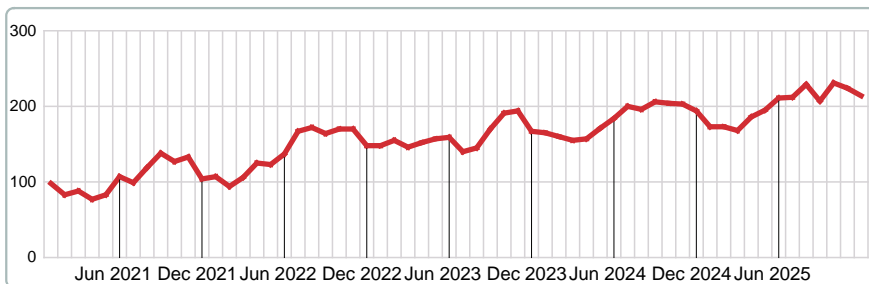
### END OF DECEMBER



### ACTIVE DURING DECEMBER

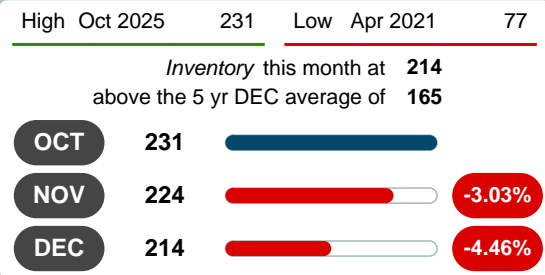


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 165



### 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	6.54%	67.4	10	3	1	0
\$75,001 - \$125,000	35	16.36%	84.2	15	15	5	0
\$125,001 - \$150,000	21	9.81%	91.5	4	13	4	0
\$150,001 - \$225,000	60	28.04%	82.3	9	36	15	0
\$225,001 - \$300,000	31	14.49%	80.9	4	21	4	2
\$300,001 - \$450,000	31	14.49%	85.3	1	10	16	4
\$450,001 and up	22	10.28%	131.8	2	8	7	5
<b>Total Active Inventory by Units</b>	<b>214</b>			<b>45</b>	<b>106</b>	<b>52</b>	<b>11</b>
<b>Total Active Inventory by Volume</b>	<b>54,400,121</b>	<b>100%</b>	<b>87.9</b>	<b>6.87M</b>	<b>24.12M</b>	<b>16.38M</b>	<b>7.03M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$254,206</b>			<b>\$152,637</b>	<b>\$227,538</b>	<b>\$315,027</b>	<b>\$639,182</b>

# December 2025



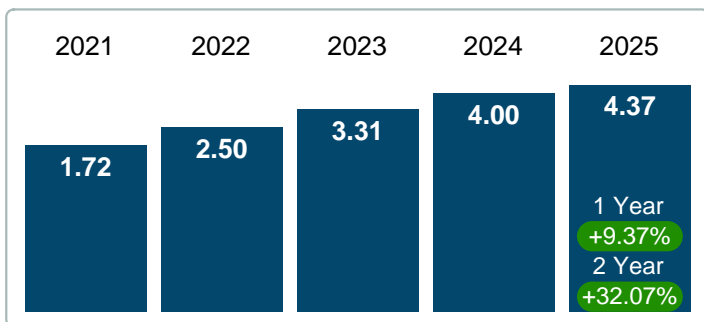
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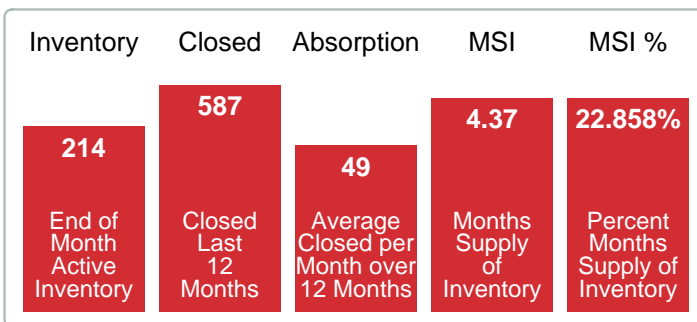
## MONTHS SUPPLY of INVENTORY (MSI)

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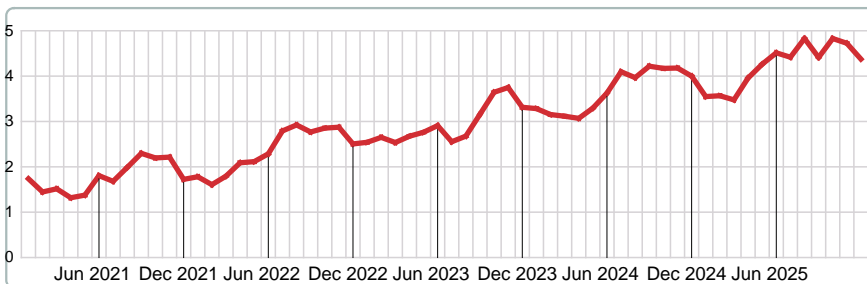
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2025



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 3.18

High Aug 2025 4.83 Low Apr 2021 1.32

Months Supply this month at **4.37**  
above the 5 yr DEC average of **3.18**



### 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	6.54%	2.00	3.08	1.00	1.71	0.00
\$75,001 - \$125,000	35	16.36%	4.77	5.81	3.67	10.00	0.00
\$125,001 - \$150,000	21	9.81%	5.60	6.00	4.73	12.00	0.00
\$150,001 - \$225,000	60	28.04%	3.93	7.20	3.11	6.43	0.00
\$225,001 - \$300,000	31	14.49%	3.72	8.00	3.65	2.18	8.00
\$300,001 - \$450,000	31	14.49%	6.20	0.00	4.44	6.62	12.00
\$450,001 and up	22	10.28%	9.78	24.00	19.20	5.25	12.00
Market Supply of Inventory (MSI)	4.37			5.40	3.55	5.57	7.76
Total Active Inventory by Units	214	100%	4.37	45	106	52	11

# December 2025



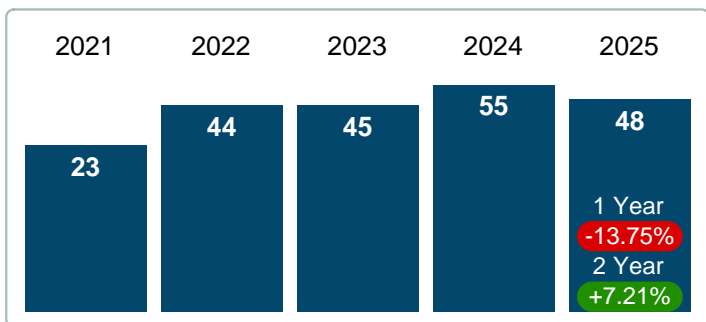
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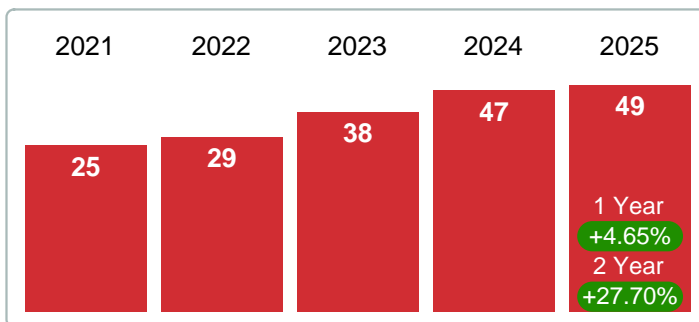
## AVERAGE DAYS ON MARKET TO SALE

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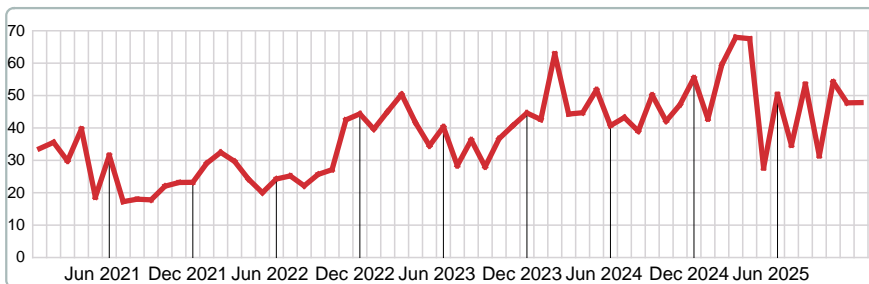
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

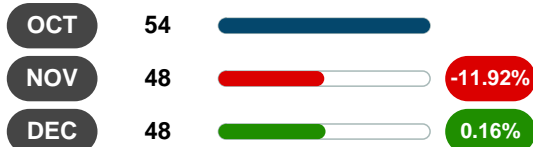


### 3 MONTHS

5 year DEC AVG = 43

High Mar 2025 68 Low Jul 2021 17

Average Days on Market to Sale this month at 48 above the 5 yr DEC average of 43



### 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	8.62%	86	109	51	0	0
\$50,001 - \$100,000	6.90%	52	51	52	0	0
\$100,001 - \$150,000	17.24%	36	36	33	0	56
\$150,001 - \$200,000	22.41%	34	81	27	6	0
\$200,001 - \$275,000	24.14%	43	78	33	57	0
\$275,001 - \$325,000	8.62%	87	0	87	0	0
\$325,001 and up	12.07%	43	0	0	43	0
<b>Average Closed DOM</b>		<b>48</b>	<b>69</b>	<b>42</b>	<b>44</b>	<b>56</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>48</b>	<b>11</b>	<b>34</b>	<b>12</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>11,538,454</b>	<b>1.30M</b>	<b>6.18M</b>	<b>3.94M</b>	<b>125.00K</b>

# December 2025



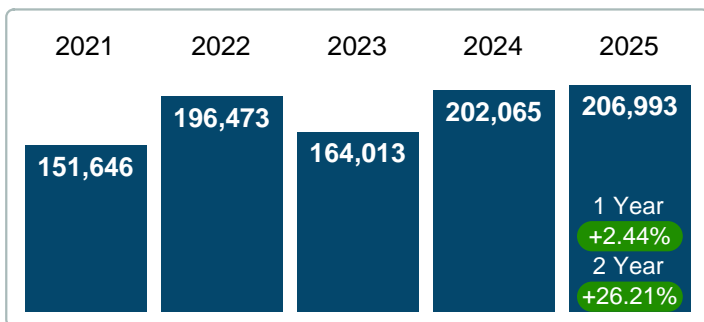
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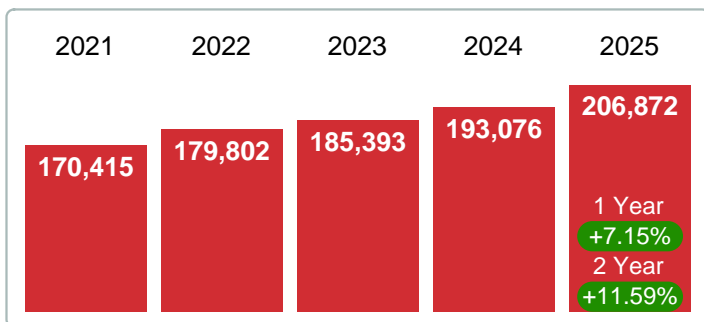
## AVERAGE LIST PRICE AT CLOSING

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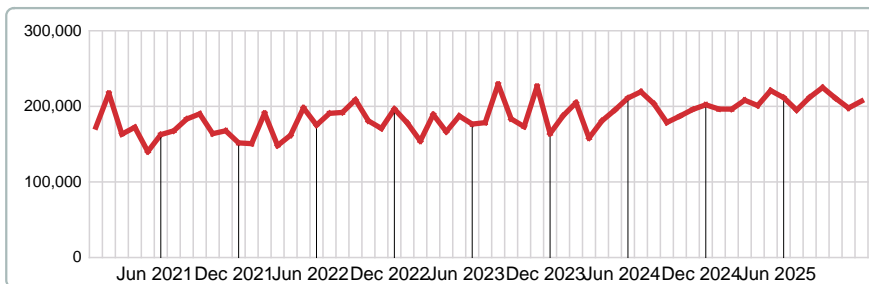
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 184,238

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

Average List Price at Closing this month at **206,993**  
above the 5 yr DEC average of **184,238**

- OCT** 210,680
- NOV** 197,815 -6.11%
- DEC** 206,993 4.64%

### 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	8.62%	32,560	33,300	31,450	0	0
\$50,001 - \$100,000	3.45%	80,000	124,900	91,667	0	0
\$100,001 - \$150,000	22.41%	128,508	135,825	121,780	0	134,500
\$150,001 - \$200,000	22.41%	178,698	164,685	173,780	200,000	0
\$200,001 - \$275,000	18.97%	242,268	299,900	234,816	260,250	0
\$275,001 - \$325,000	8.62%	301,460	0	317,580	0	0
\$325,001 and up	15.52%	390,767	0	0	406,700	0
<b>Average List Price</b>		<b>206,993</b>	<b>127,034</b>	<b>187,819</b>	<b>340,658</b>	<b>134,500</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>206,993</b>	<b>11</b>	<b>34</b>	<b>12</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>12,005,613</b>	<b>1.40M</b>	<b>6.39M</b>	<b>4.09M</b>	<b>134.50K</b>

# December 2025



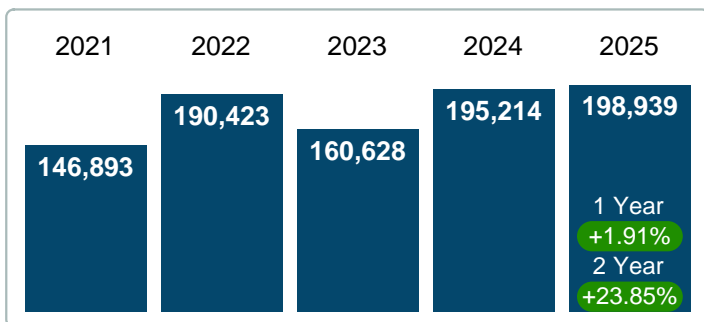
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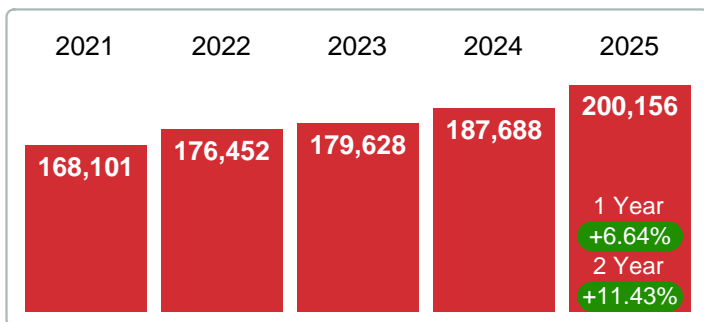
## AVERAGE SOLD PRICE AT CLOSING

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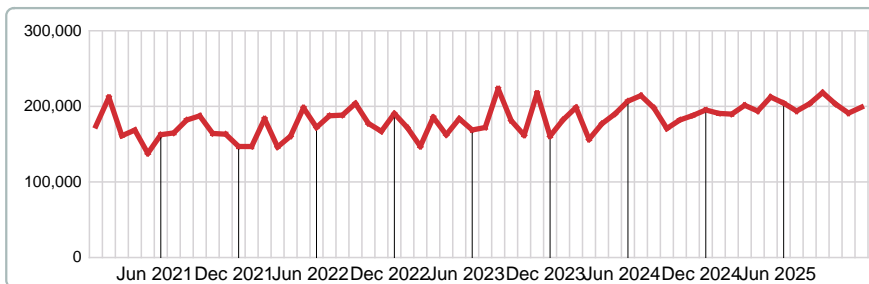
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

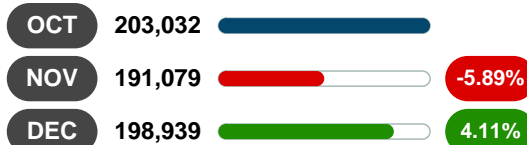


### 3 MONTHS

5 year DEC AVG = 178,419

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

Average Sold Price at Closing this month at **198,939** above the 5 yr DEC average of **178,419**



### 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	8.62%	28,400	29,667	26,500	0	0
\$50,001 - \$100,000	6.90%	71,500	74,000	70,667	0	0
\$100,001 - \$150,000	17.24%	126,650	136,900	118,780	0	125,000
\$150,001 - \$200,000	22.41%	172,766	158,630	172,870	200,000	0
\$200,001 - \$275,000	24.14%	239,464	270,000	231,388	250,000	0
\$275,001 - \$325,000	8.62%	301,600	0	301,600	0	0
\$325,001 and up	12.07%	391,071	0	0	391,071	0
<b>Average Sold Price</b>		<b>198,939</b>	<b>117,987</b>	<b>181,709</b>	<b>328,125</b>	<b>125,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>198,939</b>	<b>11</b>	<b>34</b>	<b>12</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>11,538,454</b>	<b>1.30M</b>	<b>6.18M</b>	<b>3.94M</b>	<b>125.00K</b>

# December 2025



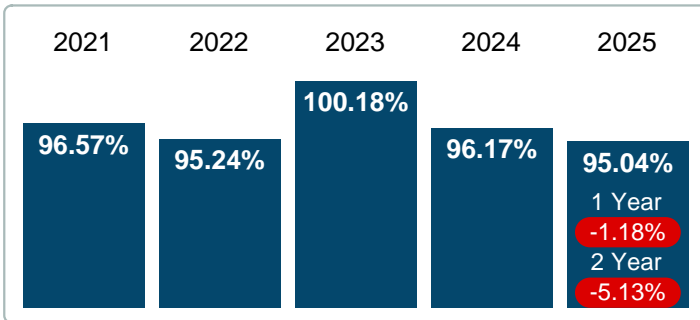
Area Delimited by County Of Muskogee - Residential Property Type



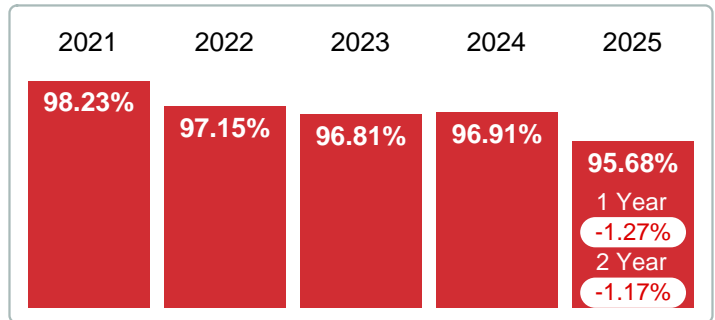
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jan 12, 2026 for MLS Technology Inc.

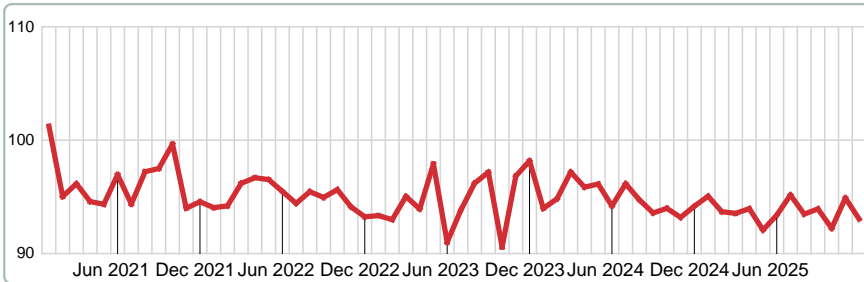
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

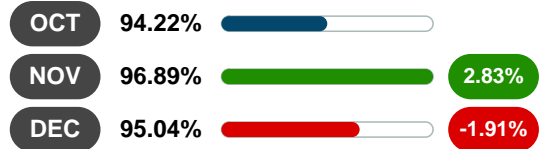


### 3 MONTHS

5 year DEC AVG = 96.64%

High Jan 2021 103.23% Low Oct 2023 92.58%

Average Sold/List Ratio this month at **95.04%**  
below the 5 yr DEC average of **96.64%**



### 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	8.62%	87.46%	90.89%	82.32%	0.00%	0.00%	
\$50,001 - \$100,000	4	6.90%	73.12%	59.25%	77.74%	0.00%	0.00%	
\$100,001 - \$150,000	10	17.24%	98.45%	100.88%	97.61%	0.00%	92.94%	
\$150,001 - \$200,000	13	22.41%	99.18%	96.33%	99.67%	100.00%	0.00%	
\$200,001 - \$275,000	14	24.14%	97.27%	90.03%	98.65%	95.99%	0.00%	
\$275,001 - \$325,000	5	8.62%	95.19%	0.00%	95.19%	0.00%	0.00%	
\$325,001 and up	7	12.07%	95.85%	0.00%	0.00%	95.85%	0.00%	
Average Sold/List Ratio		95.00%		92.56%	95.48%	96.24%	92.94%	
Total Closed Units		58	100%	95.00%	11	34	12	1
Total Closed Volume		11,538,454			1.30M	6.18M	3.94M	125.00K

# December 2025



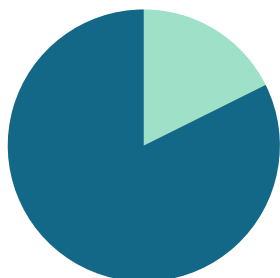
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

Report produced on Jan 12, 2026 for MLS Technology Inc.

### INVENTORY

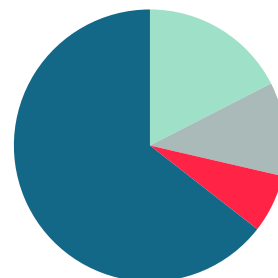


**Inventory**  
 New Listings  
**48 = 17.65%**  
 Start Inventory  
**224**  
 Total Inventory Units  
**272**  
 Volume  
**\$68,929,011**

### Market Activity

Closed Sales  
**58 = 17.47%**  
 Pending Sales  
**37 = 11.14%**  
 Other Off Market  
**23 = 6.93%**  
 Active Inventory  
**214 = 64.46%**

### MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	40	58	45.00%	582	587	0.86%
Pending Sales	34	37	8.82%	591	593	0.34%
New Listings	49	48	-2.04%	856	896	4.67%
Average List Price	202,065	206,993	2.44%	193,076	206,872	7.15%
Average Sale Price	195,214	198,939	1.91%	187,688	200,156	6.64%
Average Percent of Selling Price to List Price	96.17%	95.04%	-1.18%	96.91%	95.68%	-1.27%
Average Days on Market to Sale	55.45	47.83	-13.75%	46.74	48.92	4.65%
Monthly Inventory	194	214	10.31%	194	214	10.31%
Months Supply of Inventory	4.00	4.37	9.37%	4.00	4.37	9.37%

**Absorption:** Last 12 months, an Average of **49** Sales/Month

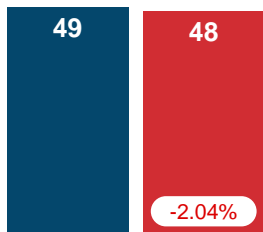
**Inventory** on December 31, 2025 = **214**

**2024** **2025**

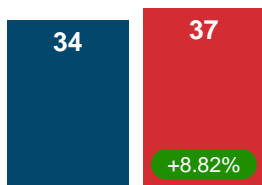
### DECEMBER MARKET

### AVERAGE PRICES

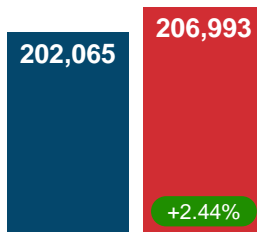
#### New Listings



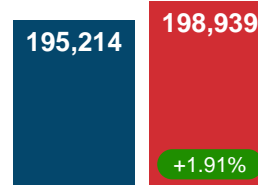
#### Pending Listings



#### List Price



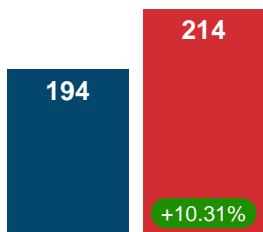
#### Sale Price



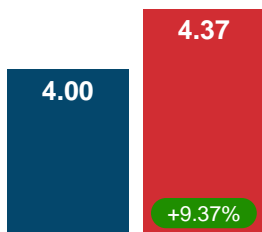
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

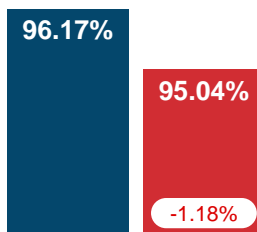
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

