

December 2025



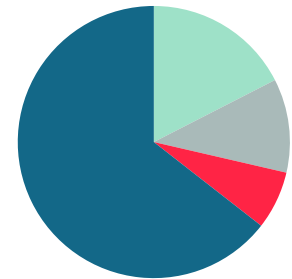
Area Delimited by County Of Muskogee - Residential Property Type



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%
Median List Price	175,000	189,500	8.29%
Median Sale Price	164,000	186,500	13.72%
Median Percent of Selling Price to List Price	97.86%	98.02%	0.17%
Median Days on Market to Sale	40.50	36.00	-11.11%
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.

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 **13.72%** in December 2025 to \$186,500 versus the previous year at \$164,000.

Median Days on Market Shortens

The median number of **36.00** days that homes spent on the market before selling decreased by 4.50 days or **11.11%** in December 2025 compared to last year's same month at **40.50** DOM.

Sales Success for December 2025 is Positive

Overall, with Median 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

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

December 2025



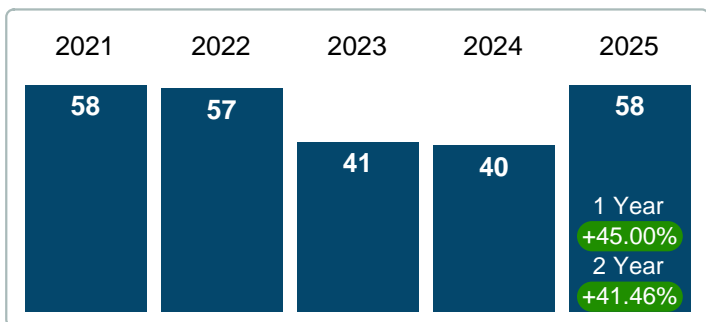
Area Delimited by County Of Muskogee - Residential Property Type



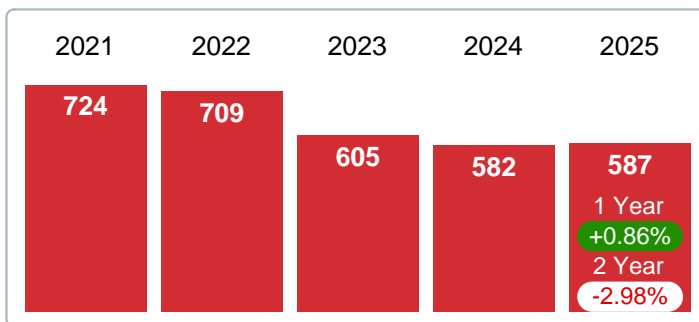
CLOSED LISTINGS

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

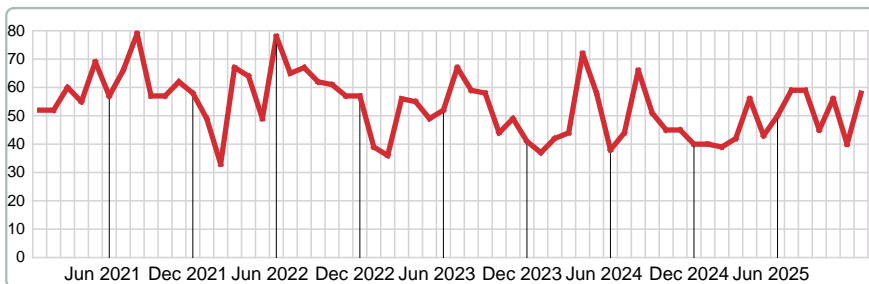
DECEMBER



YEAR TO DATE (YTD)

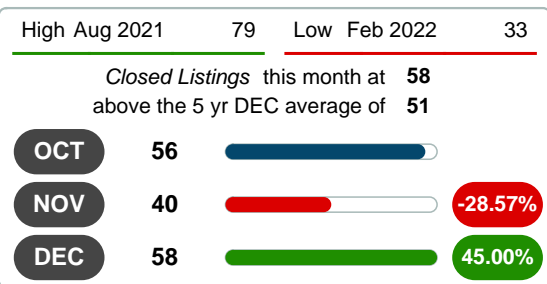


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 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	5	8.62%	69.0	3	2	0	0
\$50,001 - \$100,000	4	6.90%	50.0	1	3	0	0
\$100,001 - \$150,000	10	17.24%	24.5	4	5	0	1
\$150,001 - \$200,000	13	22.41%	24.0	2	10	1	0
\$200,001 - \$275,000	14	24.14%	50.0	1	9	4	0
\$275,001 - \$325,000	5	8.62%	85.0	0	5	0	0
\$325,001 and up	7	12.07%	18.0	0	0	7	0
Total Closed Units	58			11	34	12	1
Total Closed Volume	11,538,454	100%	36.0	1.30M	6.18M	3.94M	125.00K
Median Closed Price	\$186,500			\$135,000	\$181,500	\$329,500	\$125,000

December 2025



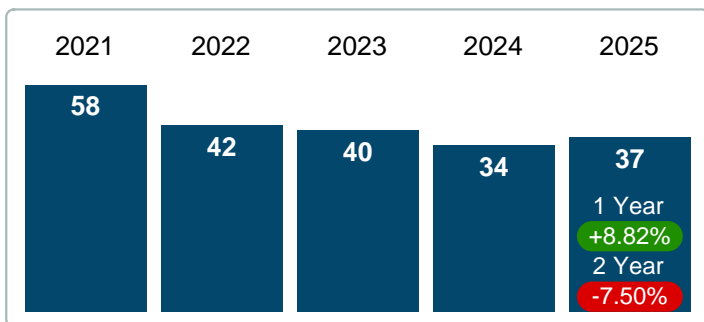
Area Delimited by County Of Muskogee - Residential Property Type



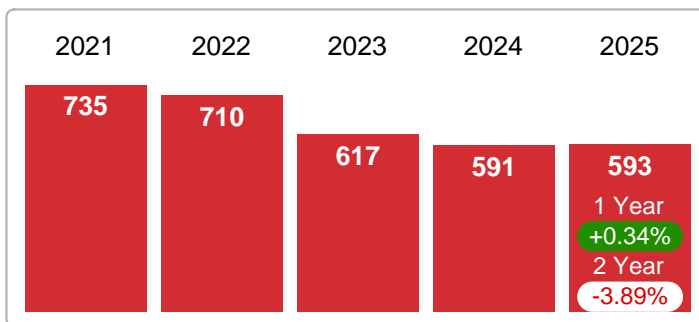
PENDING LISTINGS

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

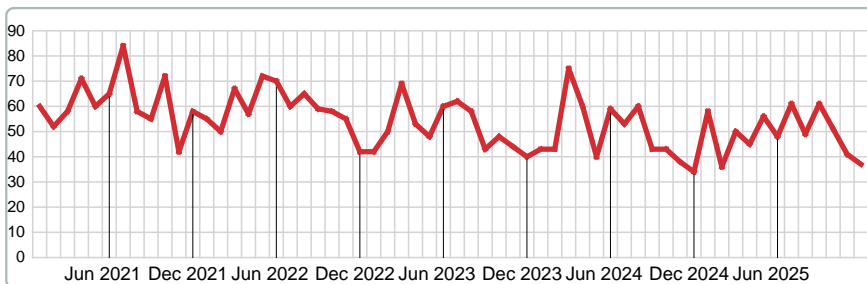
DECEMBER



YEAR TO DATE (YTD)

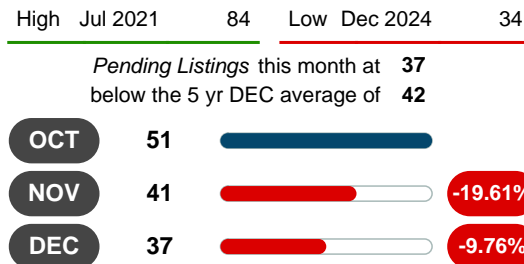


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 42



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0	0.00%	18.0	0	0	0	0
\$25,001 - \$125,000	7	18.92%	22.0	3	3	1	0
\$125,001 - \$125,000	0	0.00%	22.0	0	0	0	0
\$125,001 - \$225,000	15	40.54%	64.0	2	9	4	0
\$225,001 - \$325,000	6	16.22%	63.0	1	3	2	0
\$325,001 - \$375,000	3	8.11%	155.0	0	1	2	0
\$375,001 and up	6	16.22%	69.0	1	0	3	2
Total Pending Units	37			7	16	12	2
Total Pending Volume	8,445,590	100%	58.0	1.38M	2.77M	3.20M	1.09M
Median Listing Price	\$191,900			\$189,500	\$157,400	\$262,450	\$543,750

December 2025



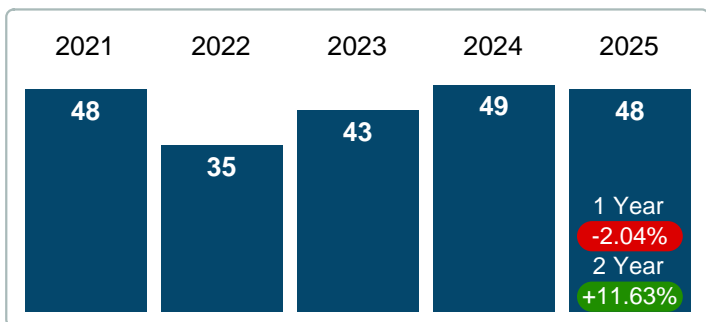
Area Delimited by County Of Muskogee - Residential Property Type



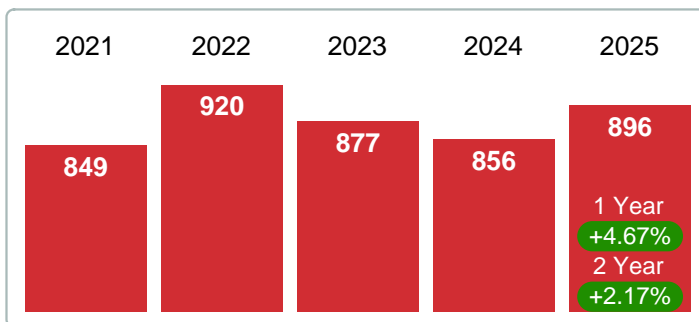
NEW LISTINGS

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

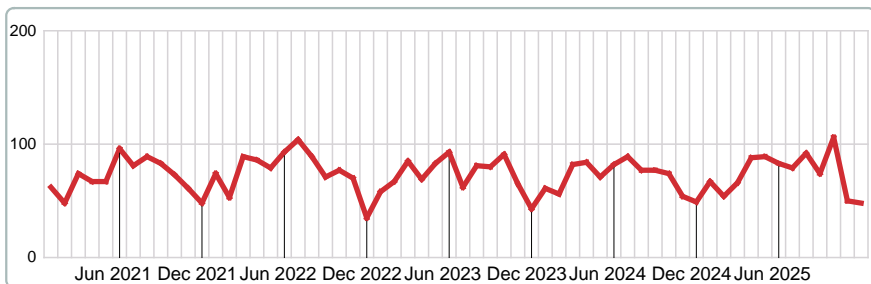
DECEMBER



YEAR TO DATE (YTD)

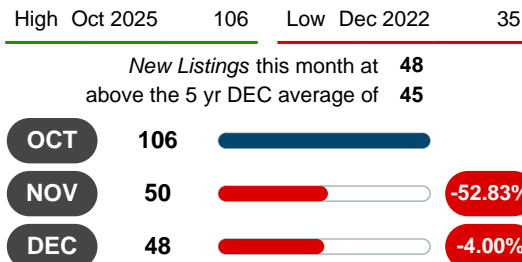


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 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
Total New Listed Units	48		10	25	12	1
Total New Listed Volume	10,280,052	100%	1.43M	5.14M	3.36M	355.00K
Median New Listed Listing Price	\$197,055		\$117,000	\$192,240	\$297,450	\$355,000

December 2025



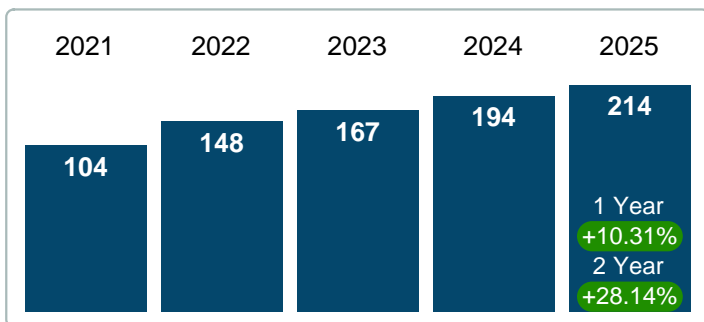
Area Delimited by County Of Muskogee - Residential Property Type



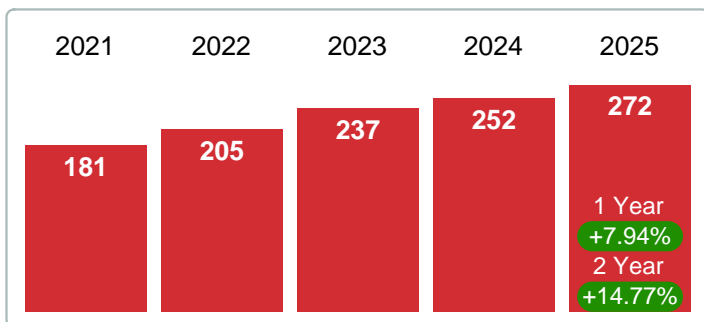
ACTIVE INVENTORY

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

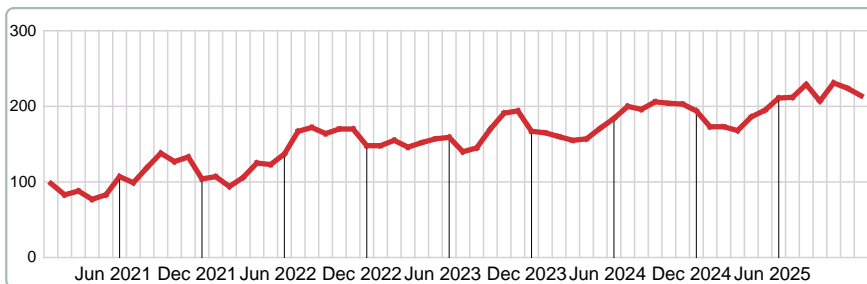
END OF DECEMBER



ACTIVE DURING DECEMBER

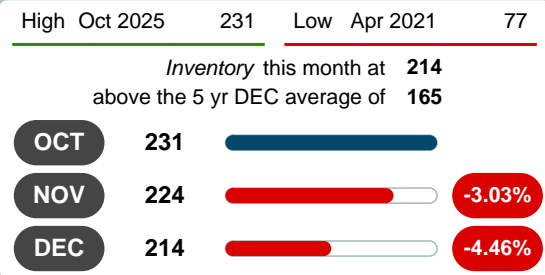


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 165



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	14	6.54%	66.0	10	3	1	0
\$75,001 - \$125,000	35	16.36%	78.0	15	15	5	0
\$125,001 - \$150,000	21	9.81%	78.0	4	13	4	0
\$150,001 - \$225,000	60	28.04%	84.0	9	36	15	0
\$225,001 - \$300,000	31	14.49%	82.0	4	21	4	2
\$300,001 - \$450,000	31	14.49%	69.0	1	10	16	4
\$450,001 and up	22	10.28%	118.0	2	8	7	5
Total Active Inventory by Units	214			45	106	52	11
Total Active Inventory by Volume	54,400,121	100%	82.5	6.87M	24.12M	16.38M	7.03M
Median Active Inventory Listing Price	\$199,860			\$112,000	\$200,935	\$244,950	\$389,000

December 2025



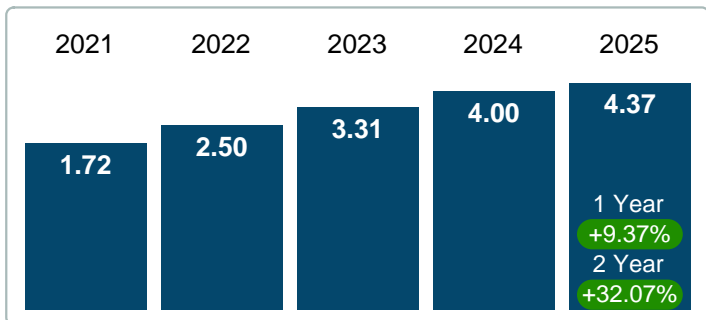
Area Delimited by County Of Muskogee - Residential Property Type



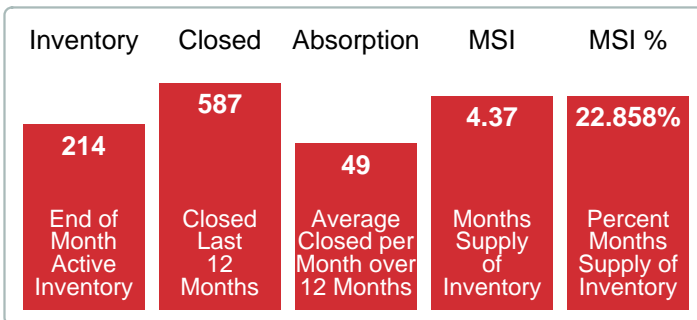
MONTHS SUPPLY of INVENTORY (MSI)

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

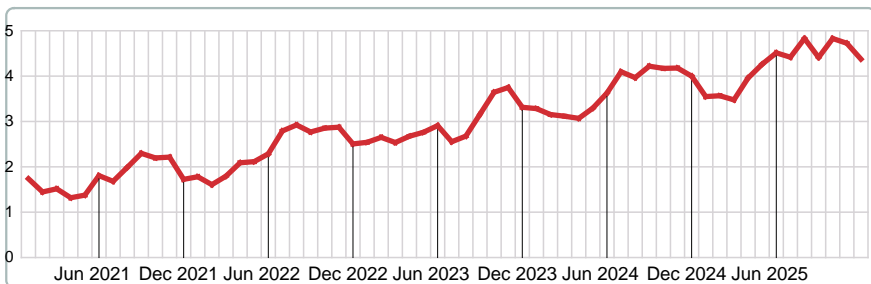
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025

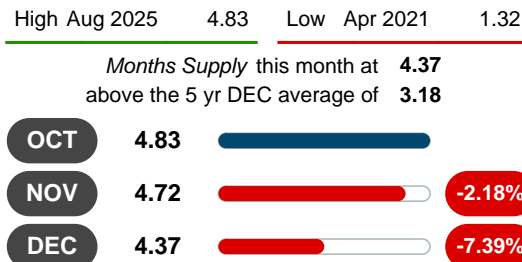


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 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



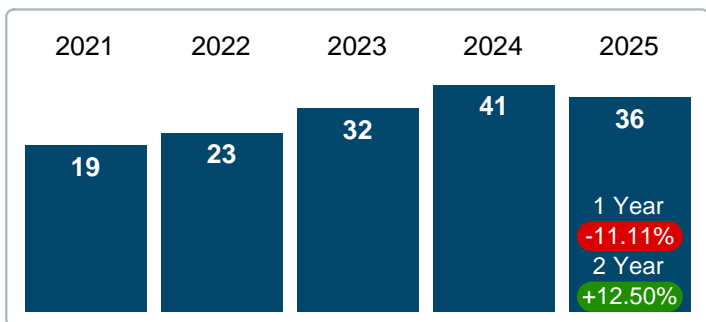
Area Delimited by County Of Muskogee - Residential Property Type



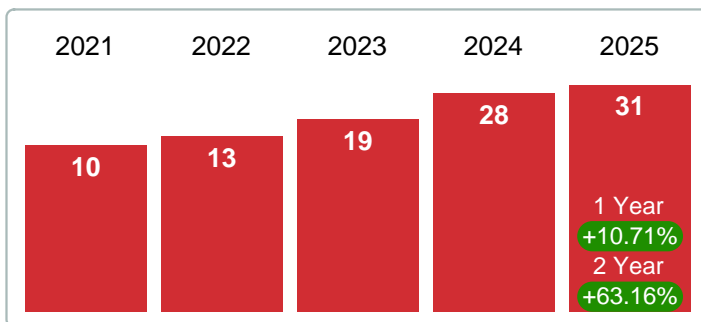
MEDIAN DAYS ON MARKET TO SALE

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 = 30

High Feb 2024 58 Low Aug 2022 7

Median Days on Market to Sale this month at 36 above the 5 yr DEC average of 30



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	8.62%	69	118	51	0	0
\$50,001 - \$100,000	6.90%	50	51	49	0	0
\$100,001 - \$150,000	17.24%	25	9	26	0	56
\$150,001 - \$200,000	22.41%	24	81	22	6	0
\$200,001 - \$275,000	24.14%	50	78	8	54	0
\$275,001 - \$325,000	8.62%	85	0	85	0	0
\$325,001 and up	12.07%	18	0	0	18	0
Median Closed DOM		36				
Total Closed Units	100%	36.0	11	34	12	1
Total Closed Volume		11,538,454	1.30M	6.18M	3.94M	125.00K

December 2025



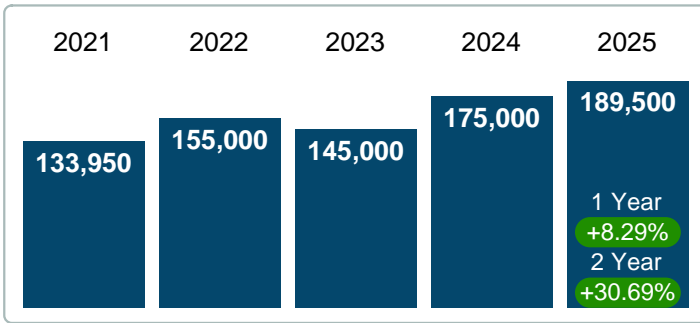
Area Delimited by County Of Muskogee - Residential Property Type



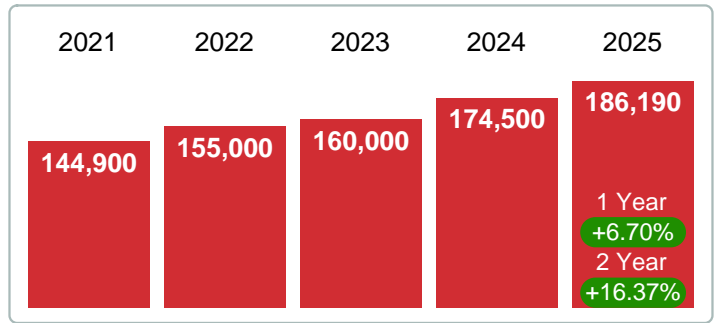
MEDIAN LIST PRICE AT CLOSING

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

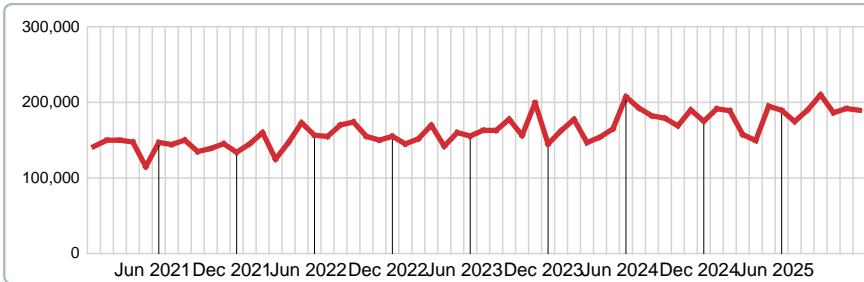
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

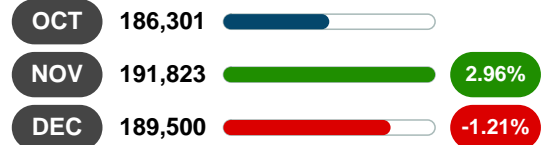


3 MONTHS

5 year DEC AVG = 159,690

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

Median List Price at Closing this month at **189,500**
above the 5 yr DEC average of **159,690**



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	8.62%	39,900	39,900	31,450	0	0
\$50,001 - \$100,000	3.45%	80,000	0	80,000	0	0
\$100,001 - \$150,000	22.41%	125,000	129,900	124,900	0	134,500
\$150,001 - \$200,000	22.41%	179,999	164,685	181,250	200,000	0
\$200,001 - \$275,000	18.97%	255,000	0	219,900	255,500	0
\$275,001 - \$325,000	8.62%	299,900	299,900	299,450	0	0
\$325,001 and up	15.52%	370,000	0	335,000	385,000	0
Median List Price		189,500	129,900	185,750	354,450	134,500
Total Closed Units	100%	189,500	11	34	12	1
Total Closed Volume		12,005,613	1.40M	6.39M	4.09M	134.50K

December 2025



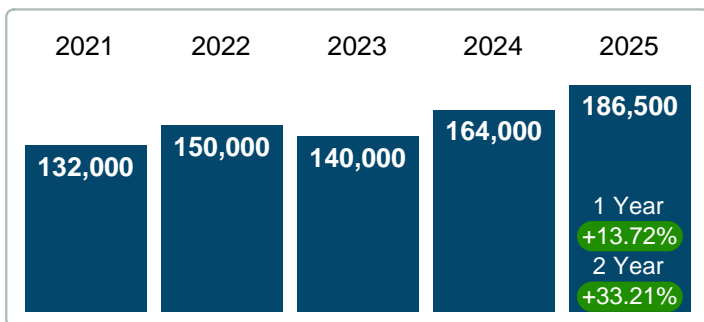
Area Delimited by County Of Muskogee - Residential Property Type



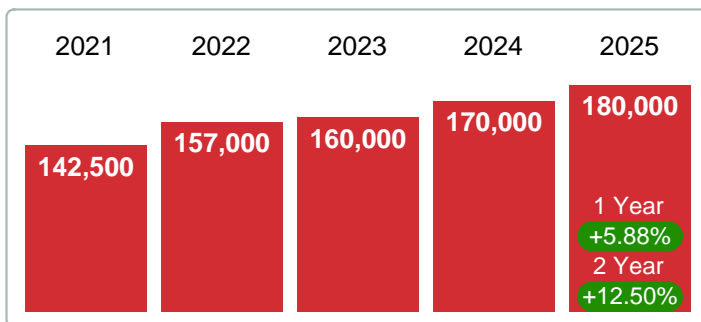
MEDIAN SOLD PRICE AT CLOSING

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

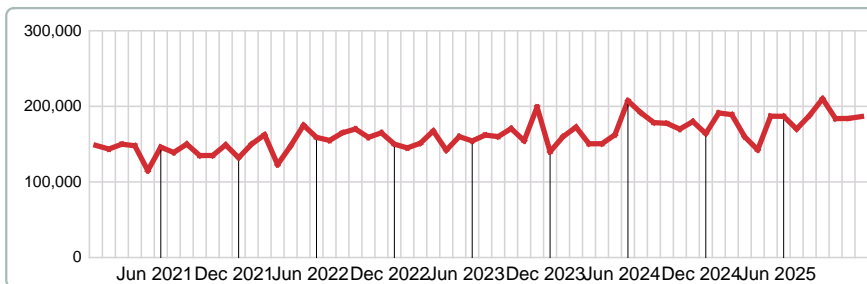
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 154,500

High Sep 2025 210,000 Low May 2021 115,000
 Median Sold Price at Closing this month at **186,500**
 above the 5 yr DEC average of **154,500**

OCT	183,750	
NOV	184,000	0.14%
DEC	186,500	1.36%

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	8.62%	29,000	29,000	26,500	0	0
\$50,001 - \$100,000	4	6.90%	70,500	74,000	67,000	0	0
\$100,001 - \$150,000	10	17.24%	124,950	136,600	120,000	0	125,000
\$150,001 - \$200,000	13	22.41%	170,000	158,630	172,500	200,000	0
\$200,001 - \$275,000	14	24.14%	235,000	270,000	218,000	247,500	0
\$275,001 - \$325,000	5	8.62%	300,000	0	300,000	0	0
\$325,001 and up	7	12.07%	370,000	0	0	370,000	0
Median Sold Price			186,500	135,000	181,500	329,500	125,000
Total Closed Units		100%	186,500	11	34	12	1
Total Closed Volume			11,538,454	1.30M	6.18M	3.94M	125.00K

December 2025



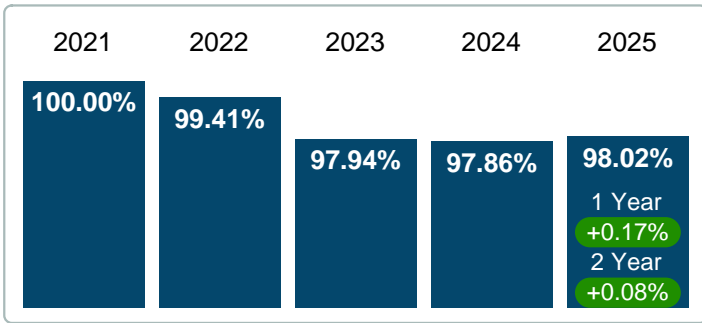
Area Delimited by County Of Muskogee - Residential Property Type



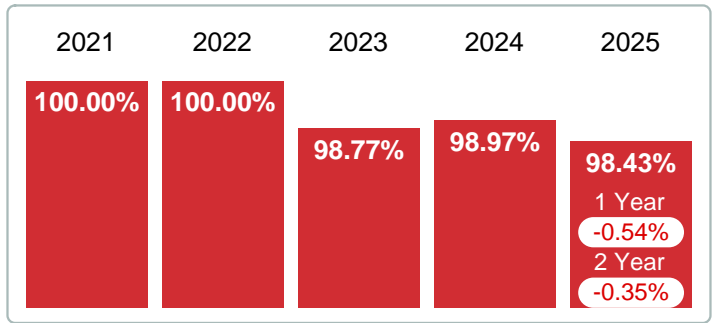
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

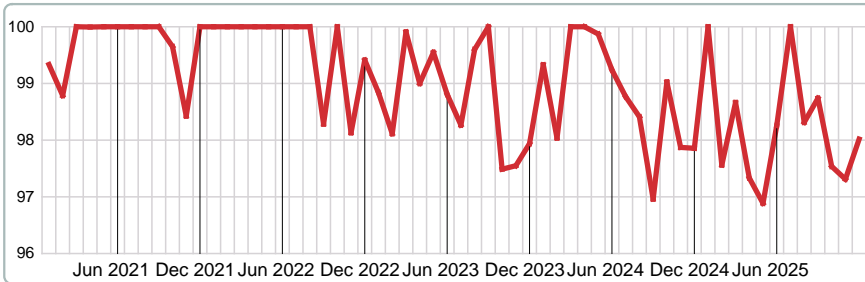
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 98.65%

High Jul 2025 100.00% Low May 2025 96.89%

Median Sold/List Ratio this month at **98.02%**
below the 5 yr DEC average of **98.65%**



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	8.62%	86.86%	100.00%	82.32%	0.00%	0.00%
\$50,001 - \$100,000	4	6.90%	71.94%	59.25%	75.65%	0.00%	0.00%
\$100,001 - \$150,000	10	17.24%	98.56%	100.00%	96.90%	0.00%	92.94%
\$150,001 - \$200,000	13	22.41%	100.00%	96.33%	99.79%	100.00%	0.00%
\$200,001 - \$275,000	14	24.14%	99.54%	90.03%	99.54%	96.88%	0.00%
\$275,001 - \$325,000	5	8.62%	97.09%	0.00%	97.09%	0.00%	0.00%
\$325,001 and up	7	12.07%	98.70%	0.00%	0.00%	98.70%	0.00%
Median Sold/List Ratio		98.02%		100.00%	97.44%	98.97%	92.94%
Total Closed Units		58	100%	11	34	12	1
Total Closed Volume		11,538,454		1.30M	6.18M	3.94M	125.00K

December 2025



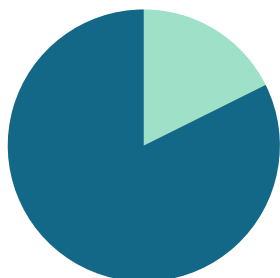
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

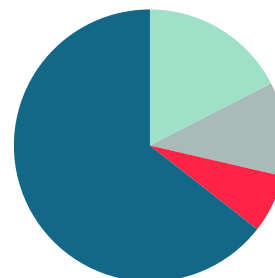


Inventory
 New Listings
48 = 17.65%
 Start Inventory
224
 Total Inventory Units
272
 Volume
\$68,929,011

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%
Median List Price	175,000	189,500	8.29%	174,500	186,190	6.70%
Median Sale Price	164,000	186,500	13.72%	170,000	180,000	5.88%
Median Percent of Selling Price to List Price	97.86%	98.02%	0.17%	98.97%	98.43%	-0.54%
Median Days on Market to Sale	40.50	36.00	-11.11%	28.00	31.00	10.71%
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%

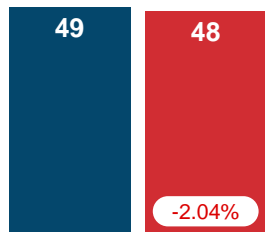
Absorption: Last 12 months, an Average of **49** Sales/Month

Inventory on December 31, 2025 = **214** 2024 2025

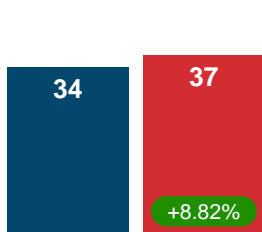
DECEMBER MARKET

MEDIAN PRICES

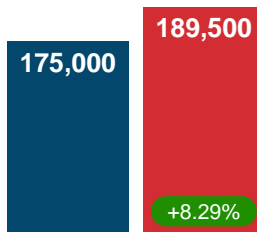
New Listings



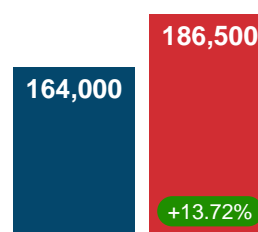
Pending Listings



List Price



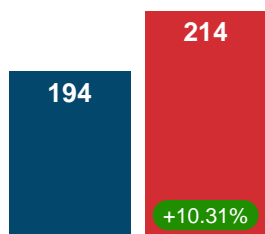
Sale Price



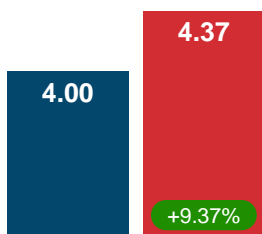
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

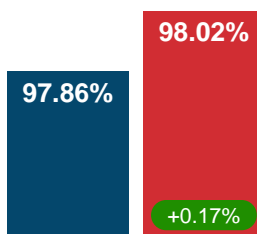
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

