

December 2025



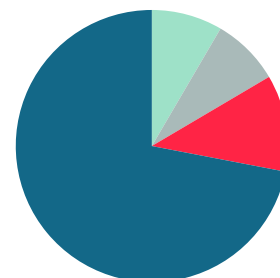
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	December		
	2024	2025	+/-%
Closed Listings	67	74	10.45%
Pending Listings	50	71	42.00%
New Listings	103	121	17.48%
Average List Price	229,710	343,196	49.40%
Average Sale Price	214,926	329,596	53.35%
Average Percent of Selling Price to List Price	94.39%	96.48%	2.22%
Average Days on Market to Sale	63.52	54.81	-13.71%
End of Month Inventory	581	632	8.78%
Months Supply of Inventory	7.14	8.08	13.06%



- Closed (8.43%)
- Pending (8.09%)
- Other OffMarket (11.50%)
- Active (71.98%)

Absorption: Last 12 months, an Average of **78** Sales/Month
Active Inventory as of December 31, 2025 = **632**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2025 rose **8.78%** to 632 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 **8.08** 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 **53.35%** in December 2025 to \$329,596 versus the previous year at \$214,926.

Average Days on Market Shortens

The average number of **54.81** days that homes spent on the market before selling decreased by 8.71 days or **13.71%** in December 2025 compared to last year's same month at **63.52** 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 weak this month.

There were 121 New Listings in December 2025, up **17.48%** from last year at 103. Furthermore, there were 74 Closed Listings this month versus last year at 67, a **10.45%** increase.

Closed versus Listed trends yielded a **61.2%** ratio, down from previous year's, December 2024, at **65.0%**, a **5.98%** downswing. 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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



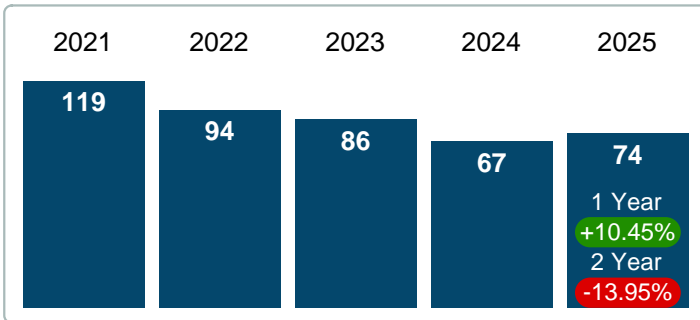
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



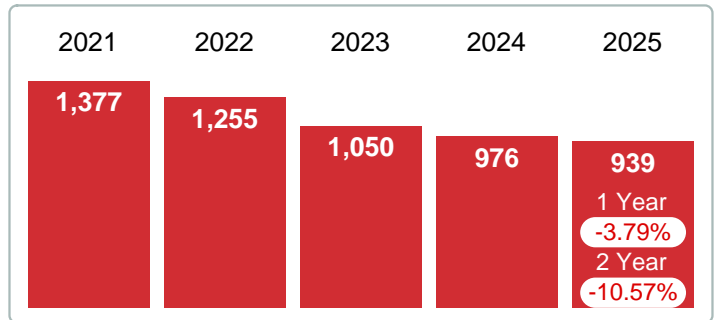
CLOSED LISTINGS

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

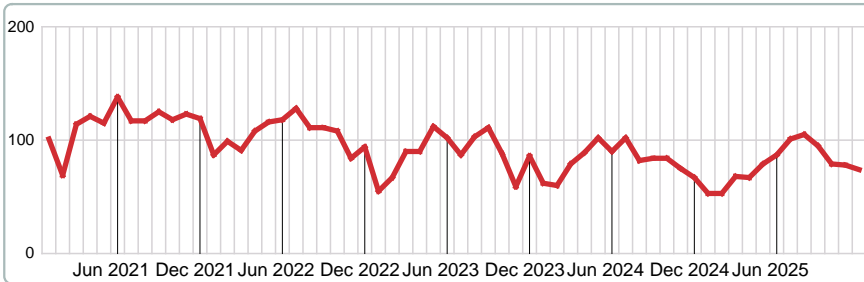
DECEMBER



YEAR TO DATE (YTD)

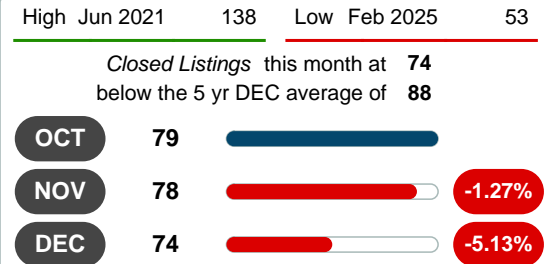


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 88



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	8.11%	41.2	2	3	0	1
\$100,001 - \$125,000	9	12.16%	32.7	2	6	1	0
\$125,001 - \$175,000	15	20.27%	44.3	2	13	0	0
\$175,001 - \$275,000	17	22.97%	65.5	5	10	1	1
\$275,001 - \$350,000	9	12.16%	67.3	1	5	2	1
\$350,001 - \$700,000	10	13.51%	47.8	2	3	5	0
\$700,001 and up	8	10.81%	81.6	0	2	4	2
Total Closed Units	74			14	42	13	5
Total Closed Volume	24,390,129	100%	54.8	2.95M	10.01M	6.96M	4.46M
Average Closed Price	\$329,596			\$210,850	\$238,398	\$535,500	\$892,800

December 2025



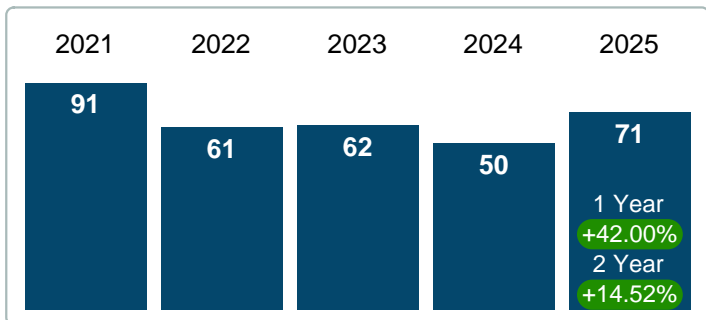
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



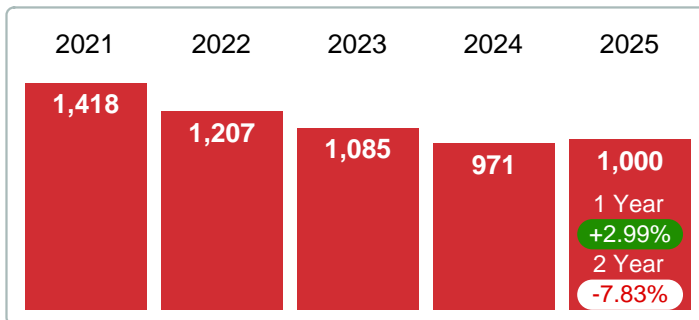
PENDING LISTINGS

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

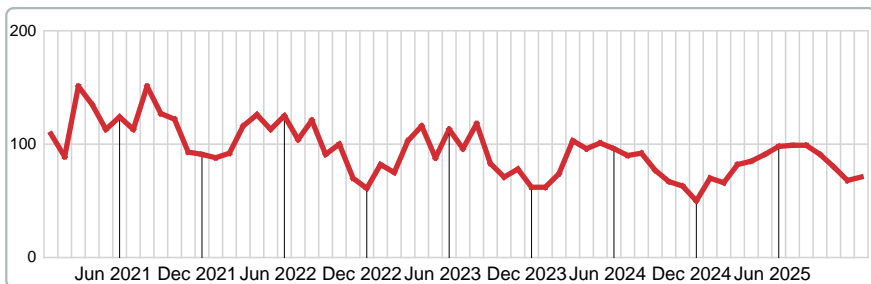
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 67

High Aug 2021 151 Low Dec 2024 50

Pending Listings this month at 71 above the 5 yr DEC average of 67



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	7	9.86%	62.6	4	3	0	0
\$50,001 - \$100,000	8	11.27%	37.0	2	6	0	0
\$100,001 - \$150,000	10	14.08%	78.4	3	7	0	0
\$150,001 - \$250,000	16	22.54%	78.7	1	13	2	0
\$250,001 - \$325,000	13	18.31%	72.8	1	9	2	1
\$325,001 - \$550,000	10	14.08%	109.8	2	6	2	0
\$550,001 and up	7	9.86%	103.7	0	2	5	0
Total Pending Units	71			13	46	11	1
Total Pending Volume	19,558,998	100%	78.1	1.87M	11.05M	6.35M	289.00K
Average Listing Price	\$275,479			\$143,946	\$240,283	\$576,882	\$289,000

December 2025



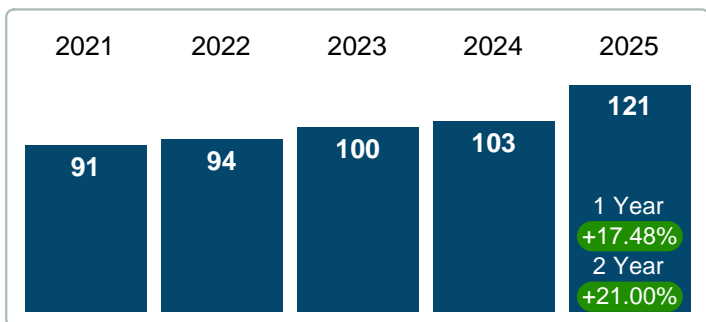
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



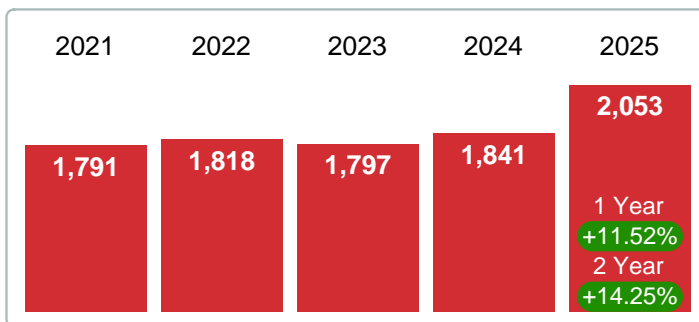
NEW LISTINGS

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

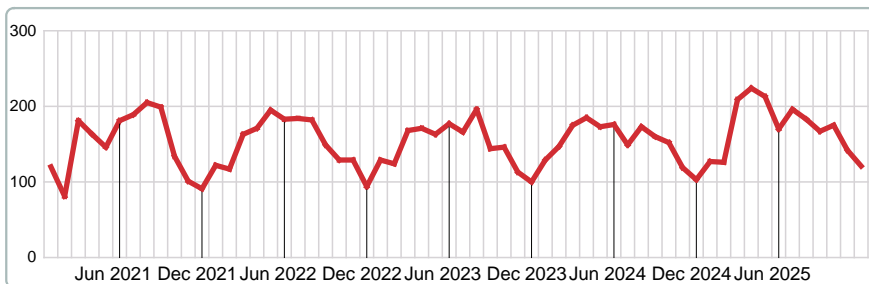
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 102

High Apr 2025 224 Low Feb 2021 81

New Listings this month at 121
above the 5 yr DEC average of 102



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	9	7.44%	3	6	0	0
\$75,001 - \$125,000	13	10.74%	5	7	1	0
\$125,001 - \$175,000	21	17.36%	7	13	1	0
\$175,001 - \$275,000	30	24.79%	5	19	5	1
\$275,001 - \$425,000	21	17.36%	3	13	4	1
\$425,001 - \$650,000	13	10.74%	3	4	5	1
\$650,001 and up	14	11.57%	1	4	4	5
Total New Listed Units	121		27	66	20	8
Total New Listed Volume	42,947,777	100%	6.10M	18.21M	9.22M	9.42M
Average New Listed Listing Price	\$354,940		\$225,863	\$275,968	\$460,885	\$1,177,238

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

December 2025



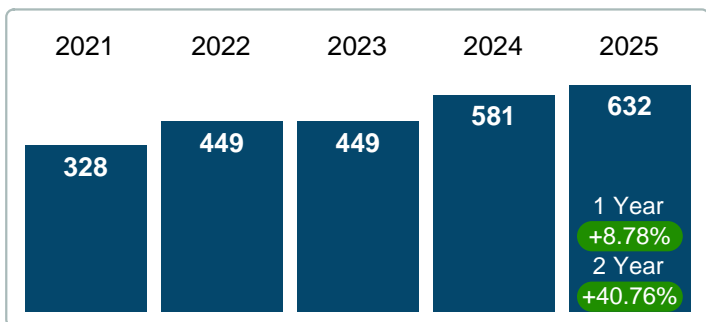
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



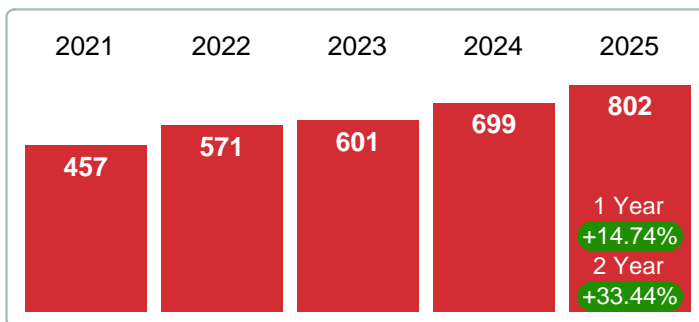
ACTIVE INVENTORY

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

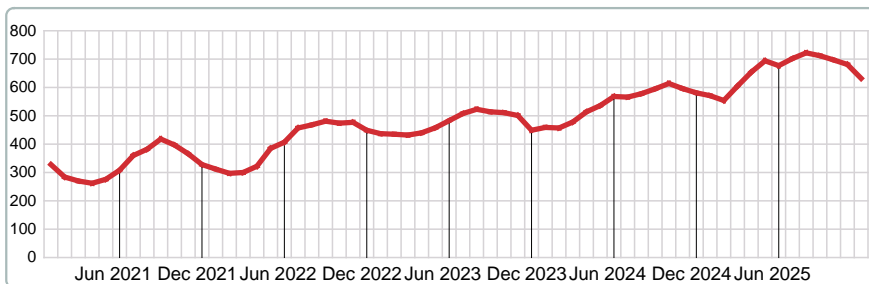
END OF DECEMBER



ACTIVE DURING DECEMBER

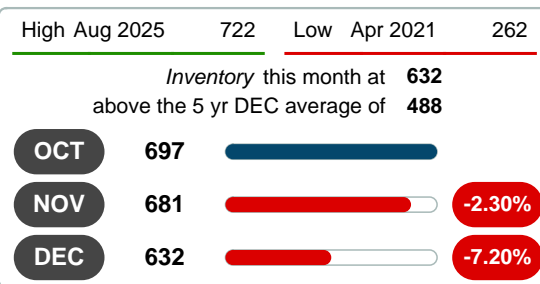


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 488



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	59	9.34%	85.6	41	15	2	1
\$100,001 - \$125,000	22	3.48%	108.1	5	14	3	0
\$125,001 - \$175,000	115	18.20%	95.3	28	73	13	1
\$175,001 - \$325,000	197	31.17%	108.4	34	118	40	5
\$325,001 - \$425,000	89	14.08%	102.1	10	51	24	4
\$425,001 - \$750,000	88	13.92%	108.1	14	33	33	8
\$750,001 and up	62	9.81%	116.2	0	25	20	17
Total Active Inventory by Units	632			132	329	135	36
Total Active Inventory by Volume	261,601,440	100%	103.7	26.95M	136.81M	62.50M	35.34M
Average Active Inventory Listing Price	\$413,926			\$204,178	\$415,826	\$462,993	\$981,644

December 2025



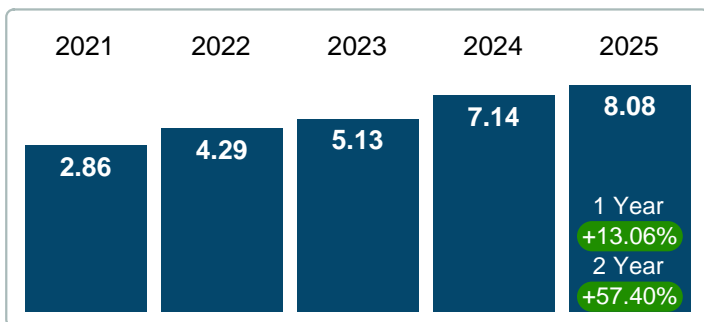
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



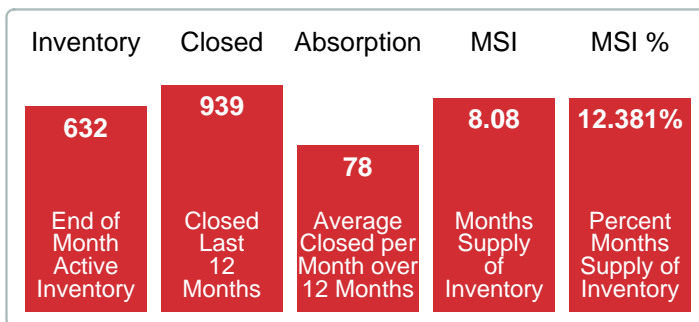
MONTHS SUPPLY of INVENTORY (MSI)

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

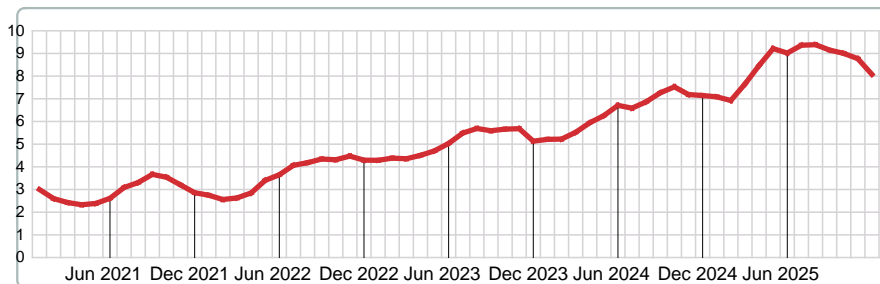
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 5.50

High Aug 2025 9.39 Low Apr 2021 2.33

Months Supply this month at **8.08**
above the 5 yr DEC average of **5.50**



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	59	9.34%	4.14	7.24	2.07	1.85	4.00
\$100,001 - \$125,000	22	3.48%	4.33	2.73	4.67	12.00	0.00
\$125,001 - \$175,000	115	18.20%	6.42	9.33	5.80	6.50	3.00
\$175,001 - \$325,000	197	31.17%	8.38	10.74	8.09	8.00	6.67
\$325,001 - \$425,000	89	14.08%	13.35	15.00	13.91	11.08	24.00
\$425,001 - \$750,000	88	13.92%	12.57	33.60	9.21	13.66	13.71
\$750,001 and up	62	9.81%	16.17	0.00	30.00	13.33	11.33
Market Supply of Inventory (MSI)			8.08	8.95	7.23	9.36	10.05
Total Active Inventory by Units		100%	8.08	132	329	135	36

December 2025



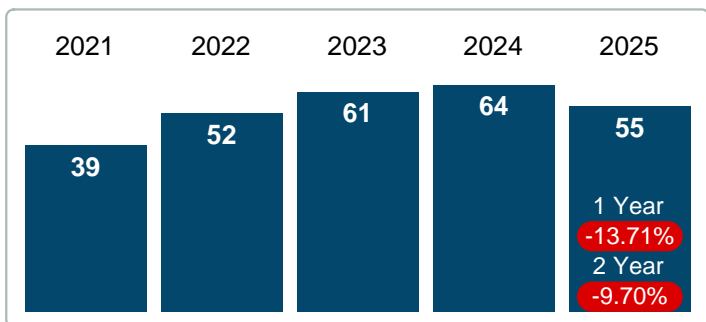
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



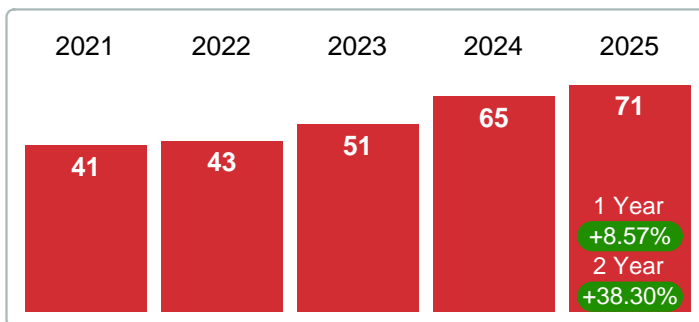
AVERAGE DAYS ON MARKET TO SALE

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

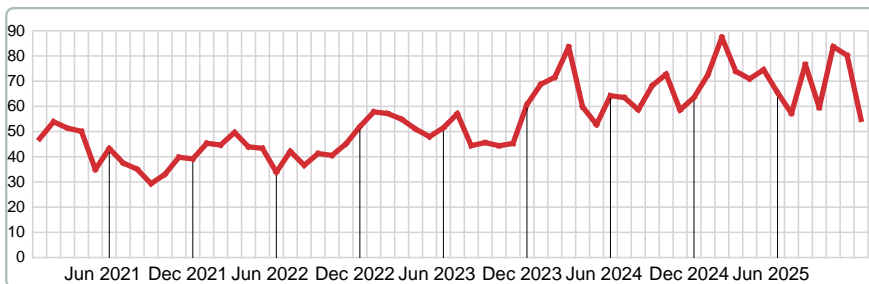
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 54

High Feb 2025 87 Low Sep 2021 29

Average Days on Market to Sale this month at 55 above the 5 yr DEC 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
\$100,000 and less	8.11%	41	40	32	0	71
\$100,001 - \$125,000	12.16%	33	24	39	16	0
\$125,001 - \$175,000	20.27%	44	55	43	0	0
\$175,001 - \$275,000	22.97%	66	46	74	75	67
\$275,001 - \$350,000	12.16%	67	82	47	103	82
\$350,001 - \$700,000	13.51%	48	49	19	65	0
\$700,001 and up	10.81%	82	0	149	78	23
Average Closed DOM		55	46	53	72	53
Total Closed Units	100%	55	14	42	13	5
Total Closed Volume		24,390,129	2.95M	10.01M	6.96M	4.46M

December 2025



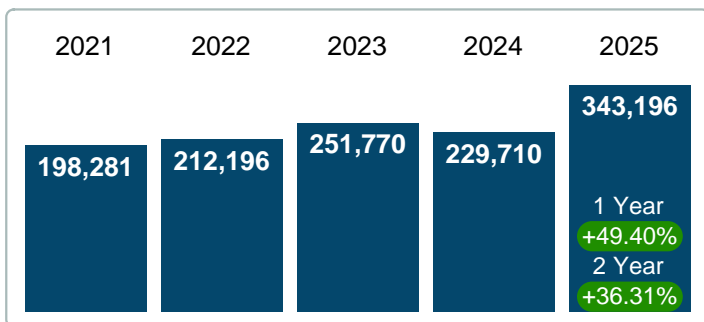
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



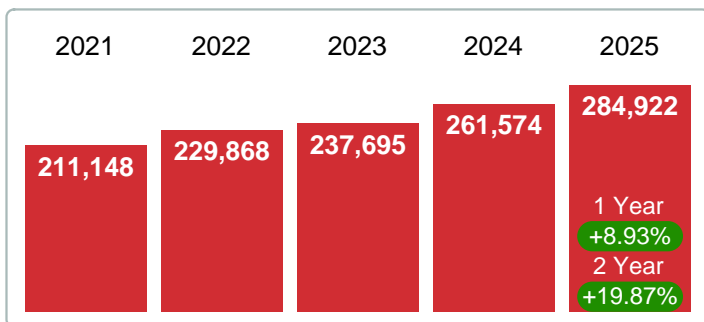
AVERAGE LIST PRICE AT CLOSING

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

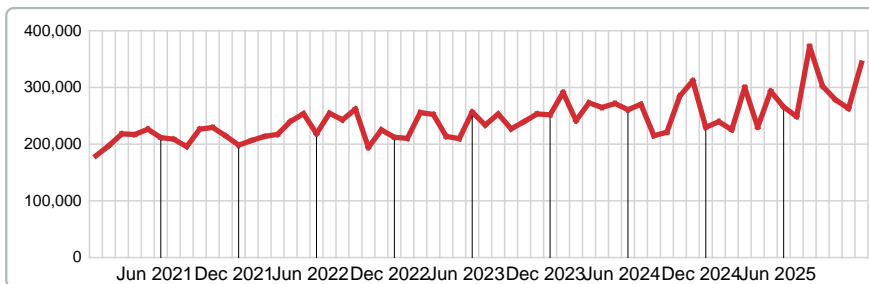
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

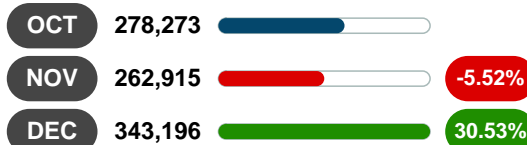


3 MONTHS

5 year DEC AVG = 247,031

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

Average List Price at Closing this month at **343,196** above the 5 yr DEC average of **247,031**



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
\$100,000 and less	8.11%	57,317	37,000	71,633	0	55,000
\$100,001 - \$125,000	9.46%	111,400	109,000	123,150	109,900	0
\$125,001 - \$175,000	20.27%	156,587	157,500	165,215	0	0
\$175,001 - \$275,000	22.97%	217,076	221,480	228,590	255,000	220,000
\$275,001 - \$350,000	14.86%	300,245	292,900	310,760	294,000	289,000
\$350,001 - \$700,000	12.16%	491,667	550,000	541,000	485,400	0
\$700,001 and up	12.16%	1,167,333	0	887,000	979,500	2,044,500
Average List Price		343,196	221,950	246,150	561,377	930,600
Total Closed Units	100%	343,196	14	42	13	5
Total Closed Volume		25,396,498	3.11M	10.34M	7.30M	4.65M

December 2025



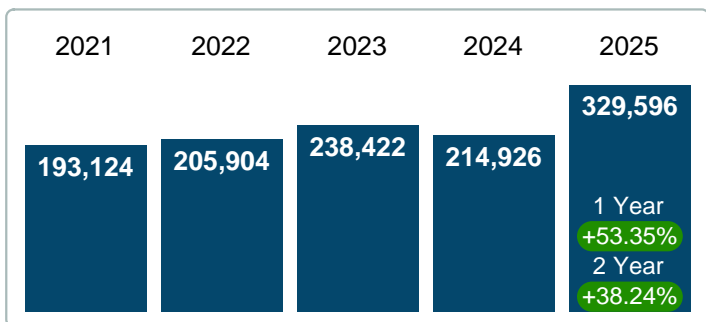
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



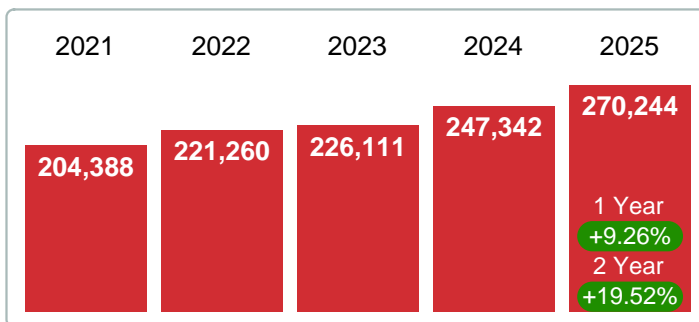
AVERAGE SOLD PRICE AT CLOSING

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

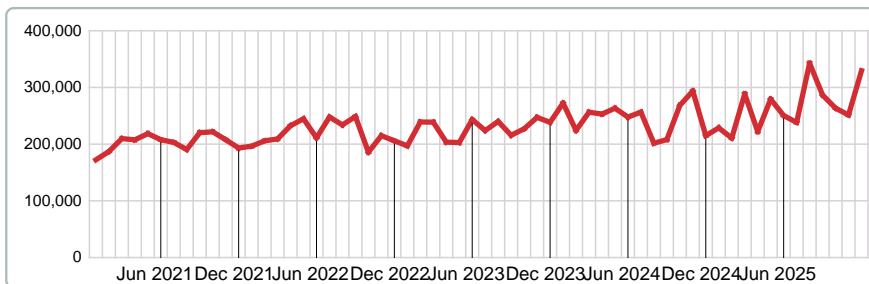
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

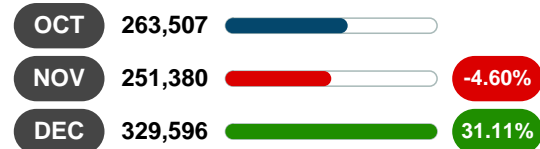


3 MONTHS

5 year DEC AVG = 236,395

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

Average Sold Price at Closing this month at **329,596** above the 5 yr DEC average of **236,395**



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
\$100,000 and less	6	8.11%	54,150	37,000	66,967	0	50,000
\$100,001 - \$125,000	9	12.16%	109,878	107,000	110,983	109,000	0
\$125,001 - \$175,000	15	20.27%	158,567	160,000	158,346	0	0
\$175,001 - \$275,000	17	22.97%	220,378	206,200	225,043	255,000	210,000
\$275,001 - \$350,000	9	12.16%	298,544	292,900	309,200	284,500	279,000
\$350,001 - \$700,000	10	13.51%	498,450	510,000	518,667	481,700	0
\$700,001 and up	8	10.81%	1,160,000	0	867,500	905,000	1,962,500
Average Sold Price			329,596	210,850	238,398	535,500	892,800
Total Closed Units		100%	329,596	14	42	13	5
Total Closed Volume			24,390,129	2.95M	10.01M	6.96M	4.46M

December 2025



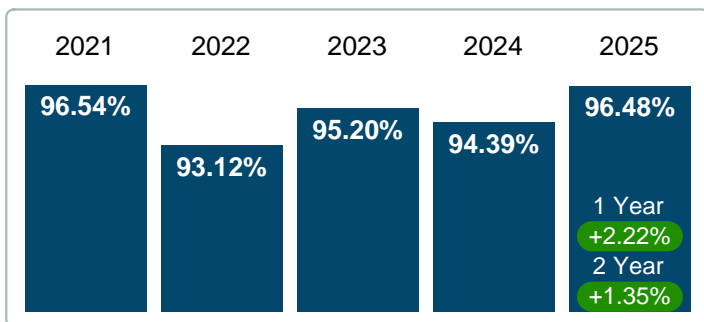
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



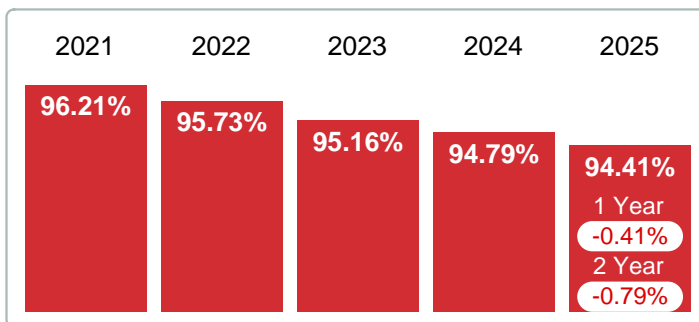
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

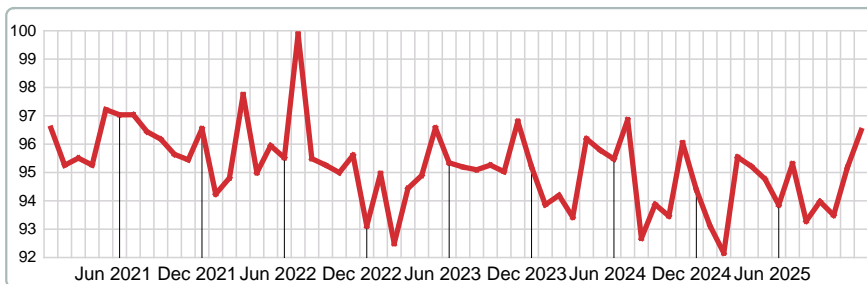
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

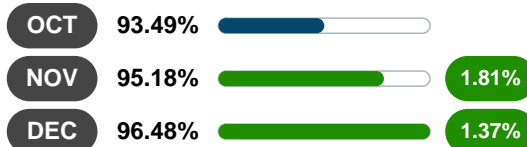


3 MONTHS

5 year DEC AVG = 95.15%

High Jul 2022 99.88% Low Feb 2025 92.16%

Average Sold/List Ratio this month at **96.48%** above the 5 yr DEC average of **95.15%**



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
\$100,000 and less	6	8.11%	95.04%	100.00%	93.10%	0.00%	90.91%
\$100,001 - \$125,000	9	12.16%	93.48%	98.15%	90.98%	99.18%	0.00%
\$125,001 - \$175,000	15	20.27%	96.91%	101.52%	96.20%	0.00%	0.00%
\$175,001 - \$275,000	17	22.97%	97.26%	93.21%	99.18%	100.00%	95.45%
\$275,001 - \$350,000	9	12.16%	98.60%	100.00%	99.45%	96.82%	96.54%
\$350,001 - \$700,000	10	13.51%	97.27%	94.16%	96.06%	99.24%	0.00%
\$700,001 and up	8	10.81%	95.15%	0.00%	97.78%	93.12%	96.58%
Average Sold/List Ratio			96.50%	96.69%	96.40%	97.04%	95.21%
Total Closed Units		100%	96.50%	14	42	13	5
Total Closed Volume				2.95M	10.01M	6.96M	4.46M

December 2025



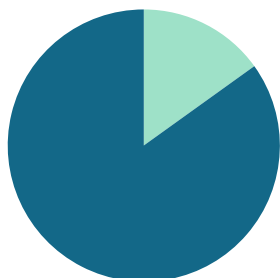
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

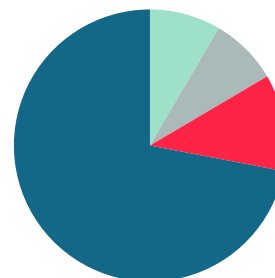


Inventory
 New Listings
121 = 15.09%
 Start Inventory
681
 Total Inventory Units
802
 Volume
\$324,315,538

Market Activity

Closed Sales
74 = 8.43%
 Pending Sales
71 = 8.09%
 Other Off Market
101 = 11.50%
 Active Inventory
632 = 71.98%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	67	74	10.45%	976	939	-3.79%
Pending Sales	50	71	42.00%	971	1,000	2.99%
New Listings	103	121	17.48%	1,841	2,053	11.52%
Average List Price	229,710	343,196	49.40%	261,574	284,922	8.93%
Average Sale Price	214,926	329,596	53.35%	247,342	270,244	9.26%
Average Percent of Selling Price to List Price	94.39%	96.48%	2.22%	94.79%	94.41%	-0.41%
Average Days on Market to Sale	63.52	54.81	-13.71%	64.98	70.55	8.57%
Monthly Inventory	581	632	8.78%	581	632	8.78%
Months Supply of Inventory	7.14	8.08	13.06%	7.14	8.08	13.06%

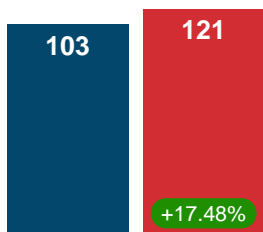
Absorption: Last 12 months, an Average of **78** Sales/Month

Inventory on December 31, 2025 = **632** 2024 2025

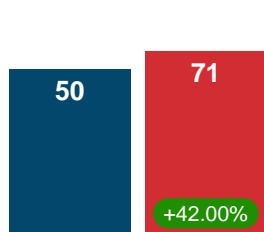
DECEMBER MARKET

AVERAGE PRICES

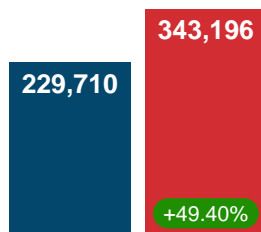
New Listings



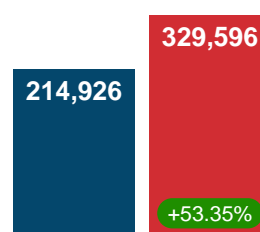
Pending Listings



List Price



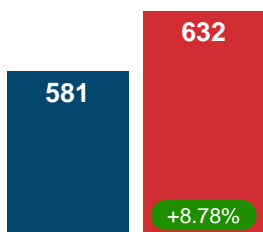
Sale Price



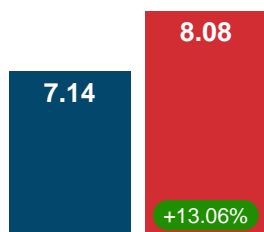
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

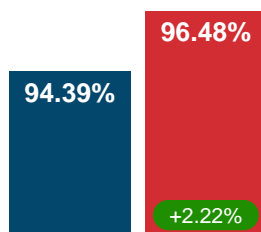
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

