

# December 2025



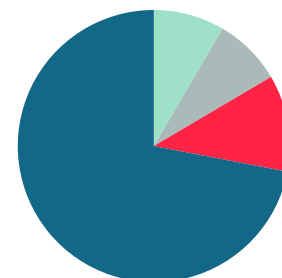
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



## 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%
Median List Price	175,000	214,750	22.71%
Median Sale Price	172,900	205,000	18.57%
Median Percent of Selling Price to List Price	95.65%	97.60%	2.04%
Median Days on Market to Sale	55.00	45.50	-17.27%
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.

#### 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 **18.57%** in December 2025 to \$205,000 versus the previous year at \$172,900.

#### Median Days on Market Shortens

The median number of **45.50** days that homes spent on the market before selling decreased by 9.50 days or **17.27%** in December 2025 compared to last year's same month at **55.00** 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 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

<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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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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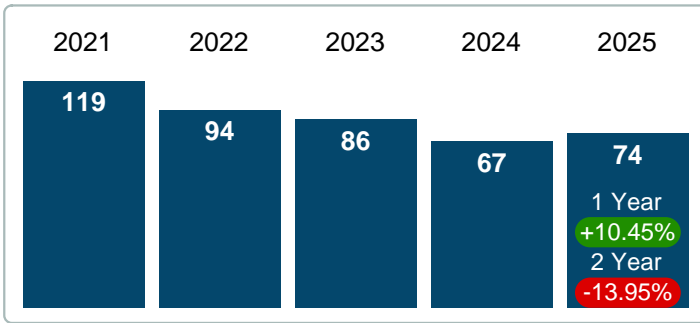
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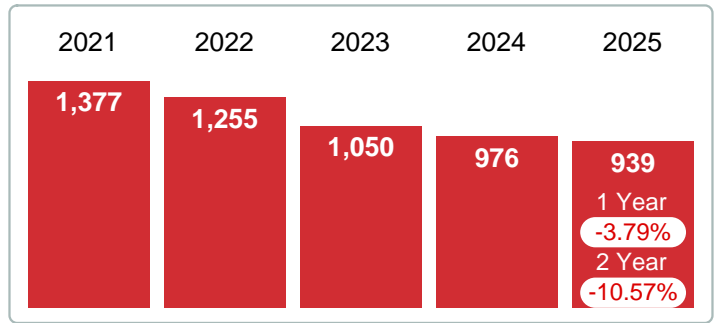
## CLOSED LISTINGS

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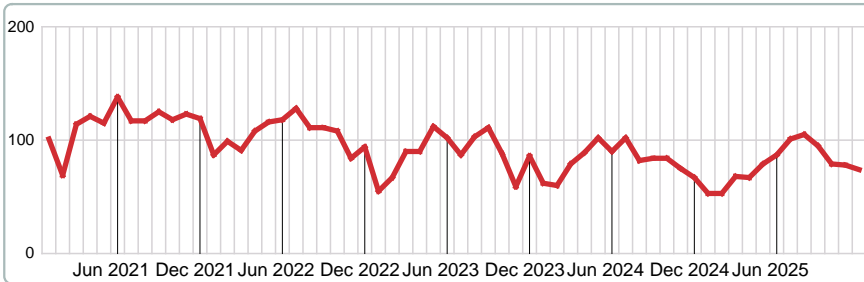
### DECEMBER



### YEAR TO DATE (YTD)

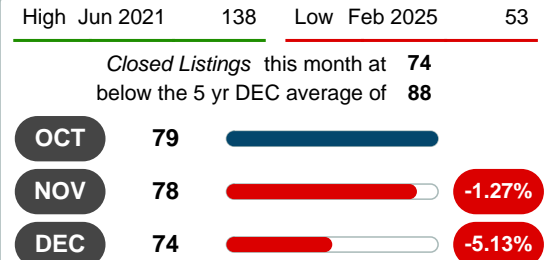


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 88



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	8.11%	42.0	2	3	0	1
\$100,001 - \$125,000	9	12.16%	16.0	2	6	1	0
\$125,001 - \$175,000	15	20.27%	20.0	2	13	0	0
\$175,001 - \$275,000	17	22.97%	67.0	5	10	1	1
\$275,001 - \$350,000	9	12.16%	77.0	1	5	2	1
\$350,001 - \$700,000	10	13.51%	31.5	2	3	5	0
\$700,001 and up	8	10.81%	61.0	0	2	4	2
<b>Total Closed Units</b>	<b>74</b>			<b>14</b>	<b>42</b>	<b>13</b>	<b>5</b>
<b>Total Closed Volume</b>	<b>24,390,129</b>	<b>100%</b>	<b>45.5</b>	<b>2.95M</b>	<b>10.01M</b>	<b>6.96M</b>	<b>4.46M</b>
<b>Median Closed Price</b>	<b>\$205,000</b>			<b>\$185,500</b>	<b>\$175,000</b>	<b>\$465,000</b>	<b>\$279,000</b>

# December 2025



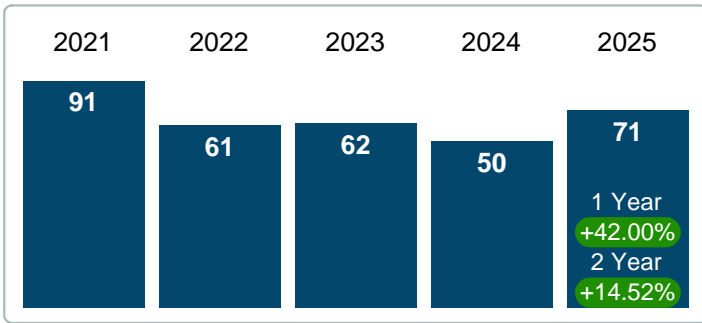
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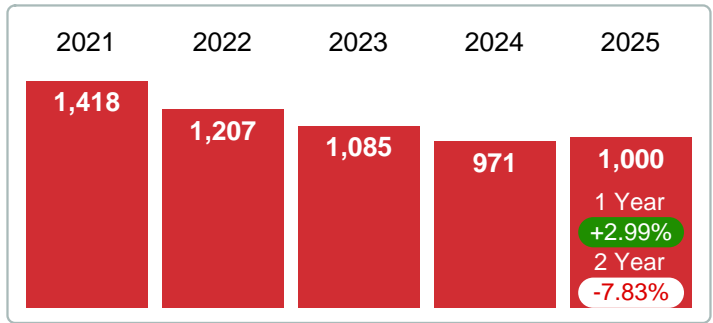
## PENDING LISTINGS

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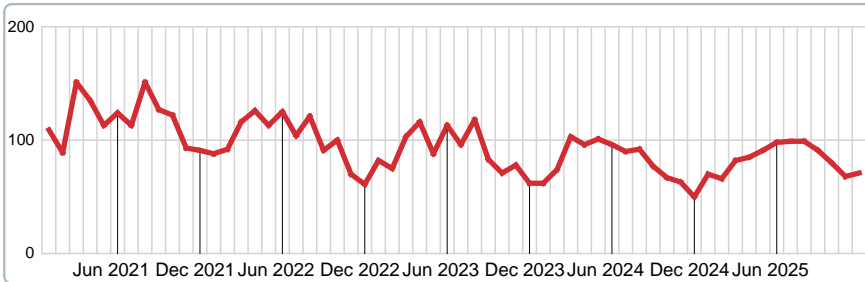
### DECEMBER



### YEAR TO DATE (YTD)

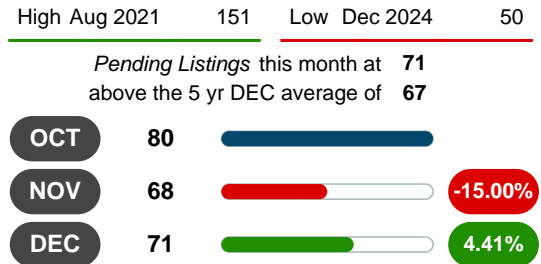


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 67



### 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	7	9.86%	50.0	4	3	0	0
\$50,001 - \$100,000	8	11.27%	39.5	2	6	0	0
\$100,001 - \$150,000	10	14.08%	63.0	3	7	0	0
\$150,001 - \$250,000	16	22.54%	81.0	1	13	2	0
\$250,001 - \$325,000	13	18.31%	69.0	1	9	2	1
\$325,001 - \$550,000	10	14.08%	97.0	2	6	2	0
\$550,001 and up	7	9.86%	59.0	0	2	5	0
<b>Total Pending Units</b>	<b>71</b>			<b>13</b>	<b>46</b>	<b>11</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>19,558,998</b>	<b>100%</b>	<b>64.0</b>	<b>1.87M</b>	<b>11.05M</b>	<b>6.35M</b>	<b>289.00K</b>
<b>Median Listing Price</b>	<b>\$209,000</b>			<b>\$130,000</b>	<b>\$189,950</b>	<b>\$474,900</b>	<b>\$289,000</b>

# December 2025



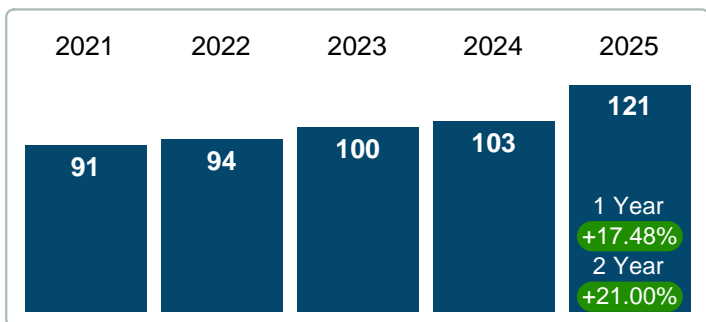
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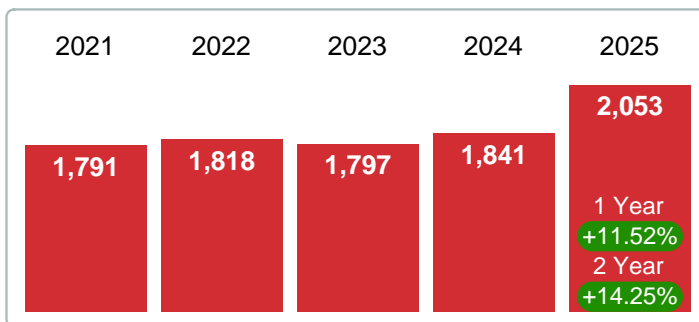
## NEW LISTINGS

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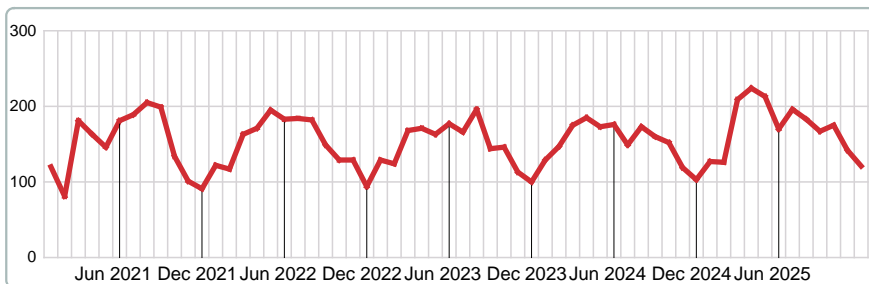
### DECEMBER



### YEAR TO DATE (YTD)

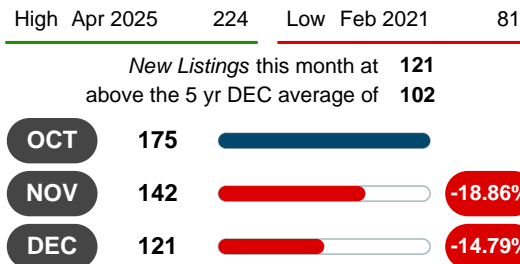


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 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
<b>Total New Listed Units</b>	<b>121</b>		<b>27</b>	<b>66</b>	<b>20</b>	<b>8</b>
<b>Total New Listed Volume</b>	<b>42,947,777</b>	<b>100%</b>	<b>6.10M</b>	<b>18.21M</b>	<b>9.22M</b>	<b>9.42M</b>
<b>Median New Listed Listing Price</b>	<b>\$229,500</b>		<b>\$169,900</b>	<b>\$199,900</b>	<b>\$352,000</b>	<b>\$930,000</b>

# December 2025



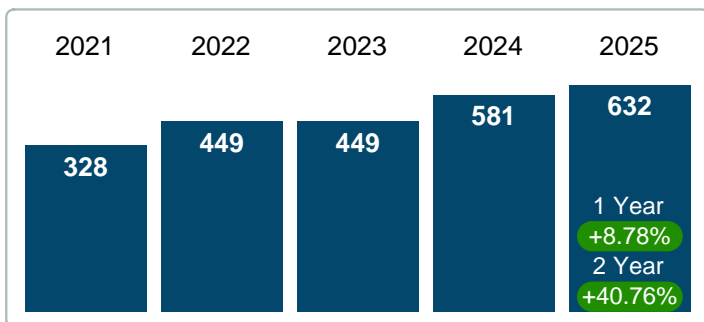
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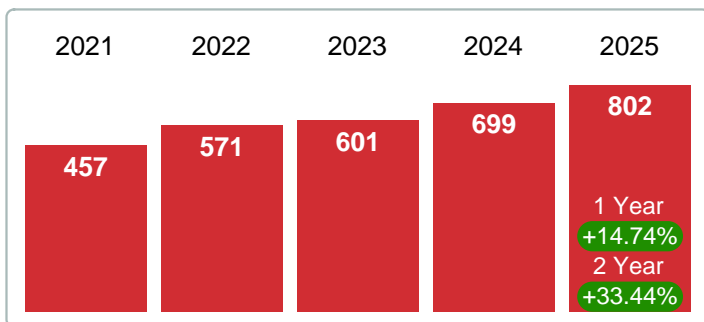
## ACTIVE INVENTORY

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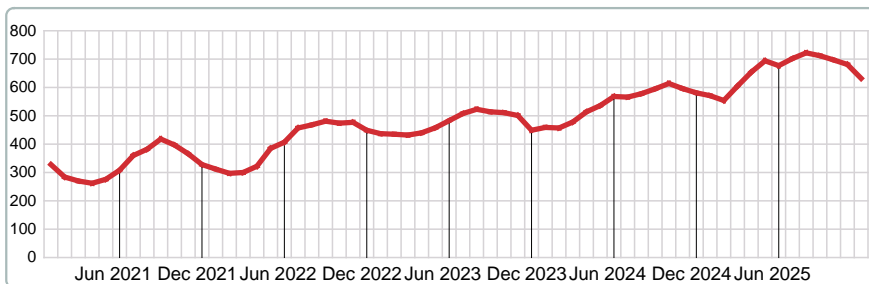
### END OF DECEMBER



### ACTIVE DURING DECEMBER



### 5 YEAR MARKET ACTIVITY TRENDS

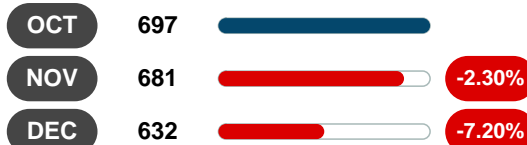


### 3 MONTHS

5 year DEC AVG = 488

High Aug 2025 722 Low Apr 2021 262

Inventory this month at **632**  
above the 5 yr DEC average of **488**



### 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	59	9.34%	68.0	41	15	2	1
\$100,001 - \$125,000	22	3.48%	69.0	5	14	3	0
\$125,001 - \$175,000	115	18.20%	92.0	28	73	13	1
\$175,001 - \$325,000	197	31.17%	103.0	34	118	40	5
\$325,001 - \$425,000	89	14.08%	83.0	10	51	24	4
\$425,001 - \$750,000	88	13.92%	91.5	14	33	33	8
\$750,001 and up	62	9.81%	112.5	0	25	20	17
<b>Total Active Inventory by Units</b>	<b>632</b>			<b>132</b>	<b>329</b>	<b>135</b>	<b>36</b>
<b>Total Active Inventory by Volume</b>	<b>261,601,440</b>	<b>100%</b>	<b>91.5</b>	<b>26.95M</b>	<b>136.81M</b>	<b>62.50M</b>	<b>35.34M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$259,450</b>			<b>\$159,500</b>	<b>\$249,000</b>	<b>\$350,000</b>	<b>\$699,500</b>

# December 2025



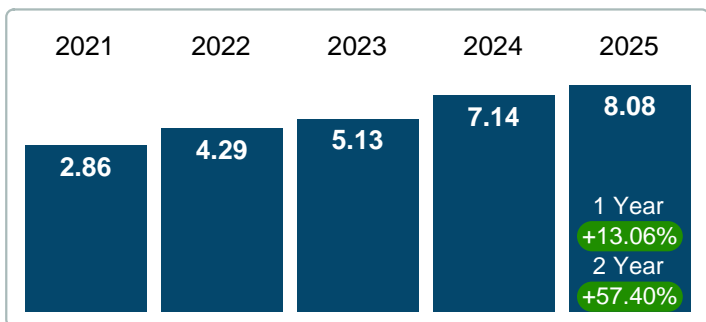
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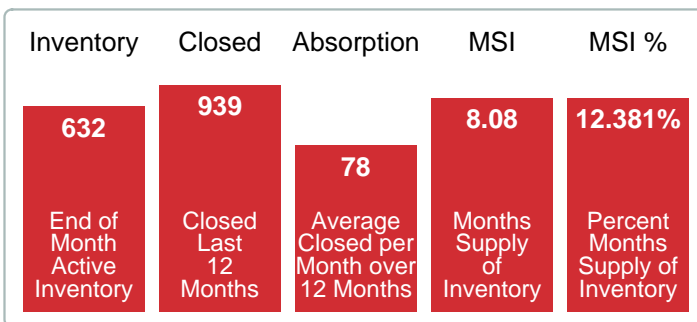
## MONTHS SUPPLY of INVENTORY (MSI)

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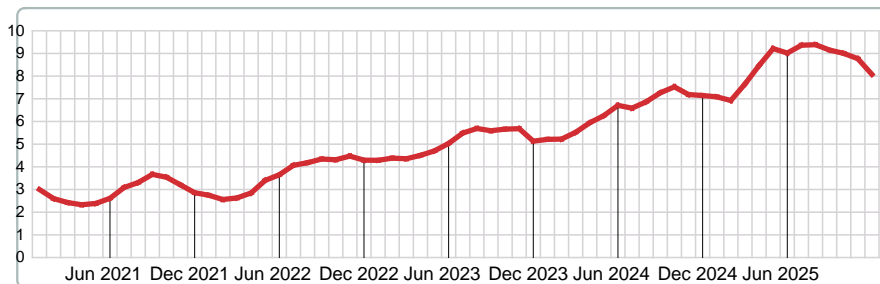
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2025



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 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



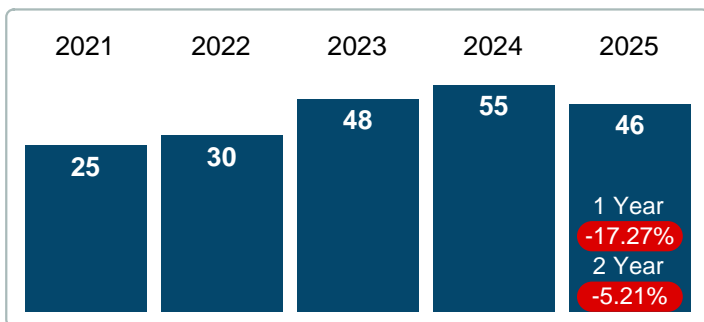
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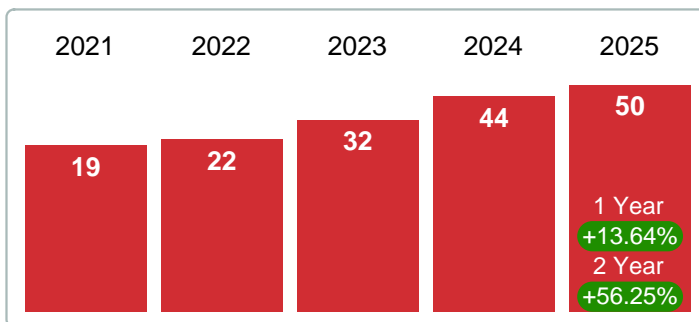
## MEDIAN DAYS ON MARKET TO SALE

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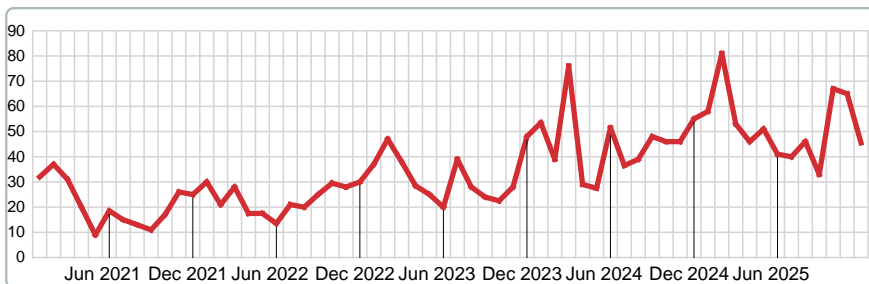
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 41

High Feb 2025: 81 | Low May 2021: 9

Median Days on Market to Sale this month at 46 above the 5 yr DEC average of 41



### 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
\$100,000 and less	8.11%	42	40	36	0	71
\$100,001 - \$125,000	12.16%	16	24	40	16	0
\$125,001 - \$175,000	20.27%	20	55	20	0	0
\$175,001 - \$275,000	22.97%	67	27	59	75	67
\$275,001 - \$350,000	12.16%	77	82	56	103	82
\$350,001 - \$700,000	13.51%	32	49	9	54	0
\$700,001 and up	10.81%	61	0	149	72	23
Median Closed DOM		46	37	40	73	67
Total Closed Units	100%	74	14	42	13	5
Total Closed Volume		24,390,129	2.95M	10.01M	6.96M	4.46M

# December 2025



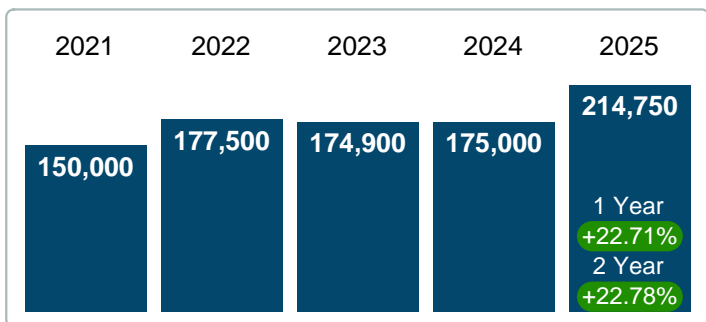
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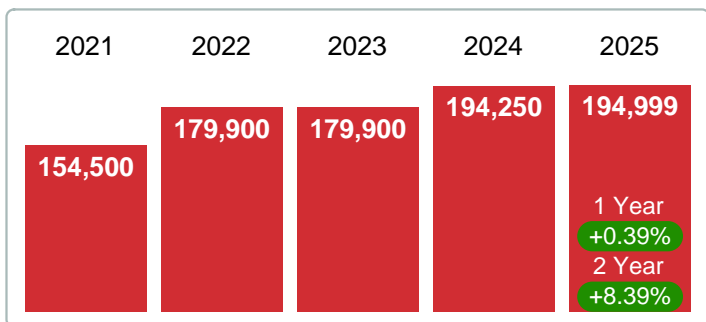
## MEDIAN LIST PRICE AT CLOSING

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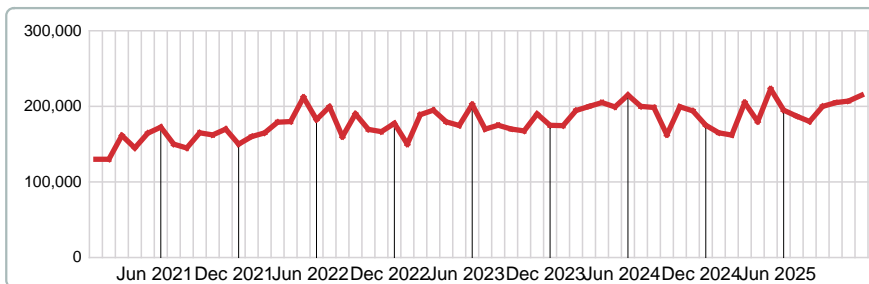
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 178,430

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

Median List Price at Closing this month at **214,750**  
above the 5 yr DEC average of **178,430**

OCT	204,900	
NOV	207,000	1.02%
DEC	214,750	3.74%

### 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
\$100,000 and less	8.11%	57,000	37,000	74,900	0	55,000
\$100,001 - \$125,000	9.46%	110,000	109,000	113,500	109,900	0
\$125,001 - \$175,000	20.27%	160,000	157,500	160,000	0	0
\$175,001 - \$275,000	22.97%	209,500	204,250	199,999	255,000	220,000
\$275,001 - \$350,000	14.86%	299,000	286,450	309,450	294,000	289,000
\$350,001 - \$700,000	12.16%	465,000	375,000	549,000	465,000	0
\$700,001 and up	12.16%	949,000	725,000	887,000	972,000	2,044,500
<b>Median List Price</b>		<b>214,750</b>	<b>194,000</b>	<b>180,000</b>	<b>465,000</b>	<b>289,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>214,750</b>	<b>14</b>	<b>42</b>	<b>13</b>	<b>5</b>
<b>Total Closed Volume</b>		<b>25,396,498</b>	<b>3.11M</b>	<b>10.34M</b>	<b>7.30M</b>	<b>4.65M</b>

# December 2025



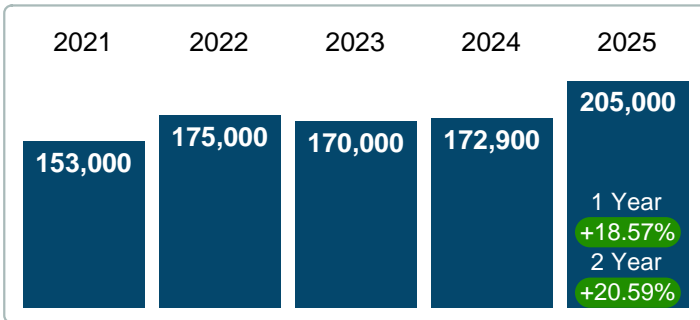
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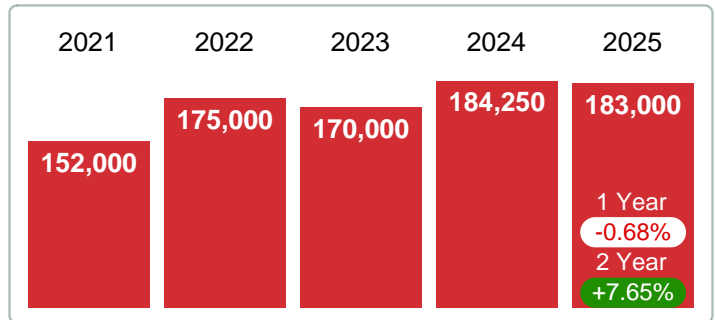
## MEDIAN SOLD PRICE AT CLOSING

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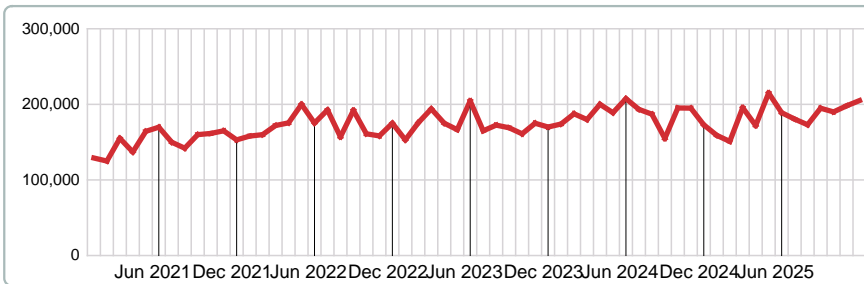
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

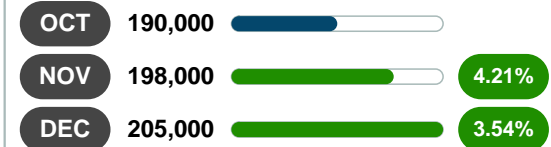


### 3 MONTHS

5 year DEC AVG = 175,180

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

Median Sold Price at Closing this month at **205,000** above the 5 yr DEC average of **175,180**



### 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
\$100,000 and less	6	8.11%	54,500	37,000	63,900	0	50,000
\$100,001 - \$125,000	9	12.16%	109,000	107,000	110,000	109,000	0
\$125,001 - \$175,000	15	20.27%	160,000	160,000	160,000	0	0
\$175,001 - \$275,000	17	22.97%	217,000	195,000	227,500	255,000	210,000
\$275,001 - \$350,000	9	12.16%	292,900	292,900	315,000	284,500	279,000
\$350,001 - \$700,000	10	13.51%	496,000	510,000	527,000	465,000	0
\$700,001 and up	8	10.81%	930,000	0	867,500	930,000	1,962,500
Median Sold Price			205,000	185,500	175,000	465,000	279,000
Total Closed Units		100%	205,000	14	42	13	5
Total Closed Volume			24,390,129	2.95M	10.01M	6.96M	4.46M

# December 2025



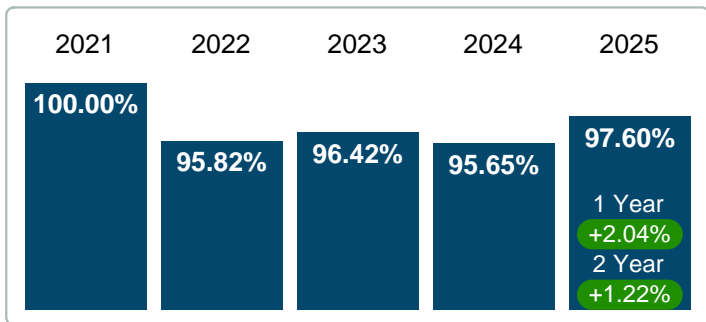
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



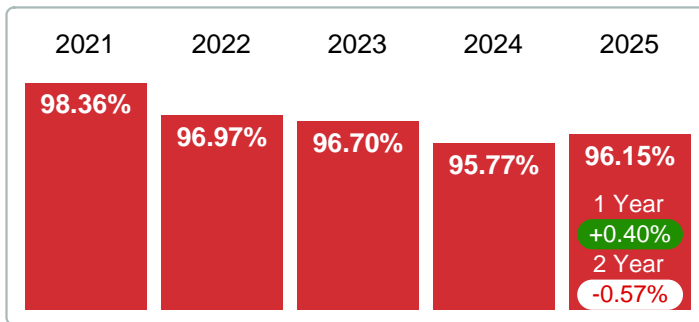
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

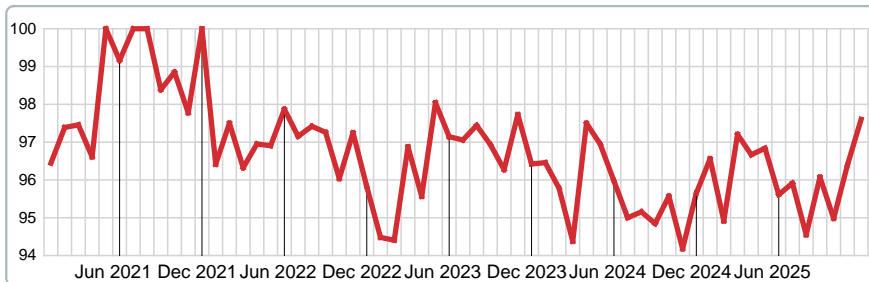
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

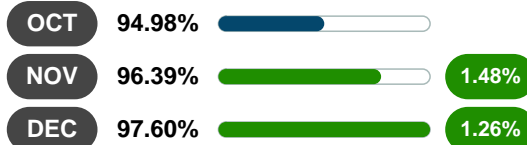


### 3 MONTHS

5 year DEC AVG = 97.10%

High Dec 2021 100.00% Low Nov 2024 94.18%

Median Sold/List Ratio this month at **97.60%**  
above the 5 yr DEC average of **97.10%**



## 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
\$100,000 and less	6	8.11%	97.00%	100.00%	94.00%	0.00%	90.91%
\$100,001 - \$125,000	9	12.16%	96.36%	98.15%	92.34%	99.18%	0.00%
\$125,001 - \$175,000	15	20.27%	98.79%	101.52%	97.22%	0.00%	0.00%
\$175,001 - \$275,000	17	22.97%	95.45%	93.47%	99.14%	100.00%	95.45%
\$275,001 - \$350,000	9	12.16%	100.00%	100.00%	100.00%	96.82%	96.54%
\$350,001 - \$700,000	10	13.51%	98.10%	94.16%	95.99%	100.00%	0.00%
\$700,001 and up	8	10.81%	95.98%	0.00%	97.78%	95.68%	96.58%
Median Sold/List Ratio		97.60%		98.28%	97.33%	98.29%	95.45%
Total Closed Units		74	100%	14	42	13	5
Total Closed Volume		24,390,129		2.95M	10.01M	6.96M	4.46M

# December 2025



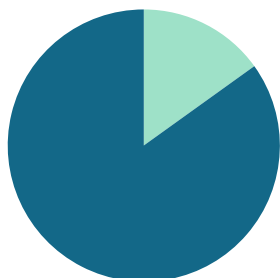
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

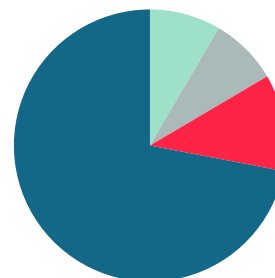


**Inventory**  
 New Listings  
**121 = 15.09%**  
 Start Inventory  
**681**  
 Total Inventory Units  
**802**  
 Volume  
**\$324,315,538**

### 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%
Median List Price	175,000	214,750	22.71%	194,250	194,999	0.39%
Median Sale Price	172,900	205,000	18.57%	184,250	183,000	-0.68%
Median Percent of Selling Price to List Price	95.65%	97.60%	2.04%	95.77%	96.15%	0.40%
Median Days on Market to Sale	55.00	45.50	-17.27%	44.00	50.00	13.64%
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%

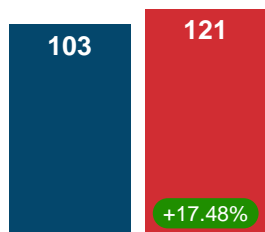
**Absorption:** Last 12 months, an Average of **78** Sales/Month

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

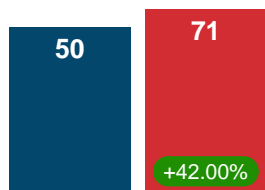
### DECEMBER MARKET

### MEDIAN PRICES

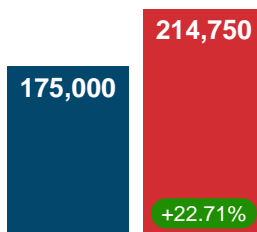
#### New Listings



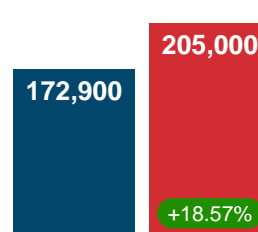
#### Pending Listings



#### List Price



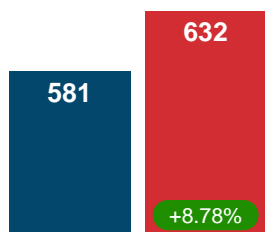
#### Sale Price



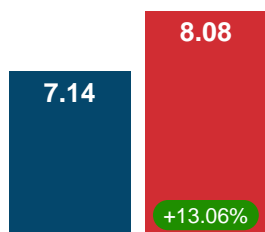
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

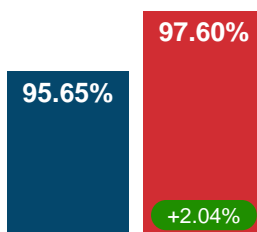
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

