



October 2025 Residential Sales

Date: November 10, 2025
RE: For Immediate Release

The following Real Estate statistics were collected for MLSOK, Inc., for the time frame **October 1 through October 31, 2025**. Below is a summary of our region's monthly sales activity. For a comprehensive review, please refer to the accompanying reports. Data provided by ShowingTime is current as of November 7, 2025.

Quick Facts

-1.4%	+ 3.7%	+ 34.1%
Change in Number of Closed Sales All Properties	Change in Number of Median Sales Price All Properties	Change in Number of Homes for Sale All Properties

This is a research tool provided by MLSOK. Percent changes are calculated using rounded figures.

U.S. existing-home sales climbed 1.5% month-over-month and 4.1% year-over-year, reaching a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). The increase was partly driven by falling mortgage rates, which recently hit their lowest level in more than a year. Regionally, monthly sales advanced in the Northeast, South, and West, while the Midwest experienced a slight decline.

New Listings increased 28.8 percent for Single Family homes and 12.6 percent for Townhouse-Condo homes. Pending Sales increased 14.3 percent for Single Family homes but decreased 3.6 percent for Townhouse-Condo homes. Inventory increased 34.1 percent for Single Family homes and 34.9 percent for Townhouse-Condo homes.

Months' Supply of Inventory Increases



Months Supply of Inventory increased 26.5 percent for Single Family homes and 42.4 percent for Townhouse-Condo homes.

Median Sales Price Increases



Median Sales Price increased 2.0 percent to \$265,000 for Single Family homes and 9.9 percent to \$175,000 for Townhouse-Condo homes.

Average Days on Market Increases



Days on Market increased 11.1 percent for Single Family homes and 2.1 percent for Townhouse-Condo homes.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

All MLSOK

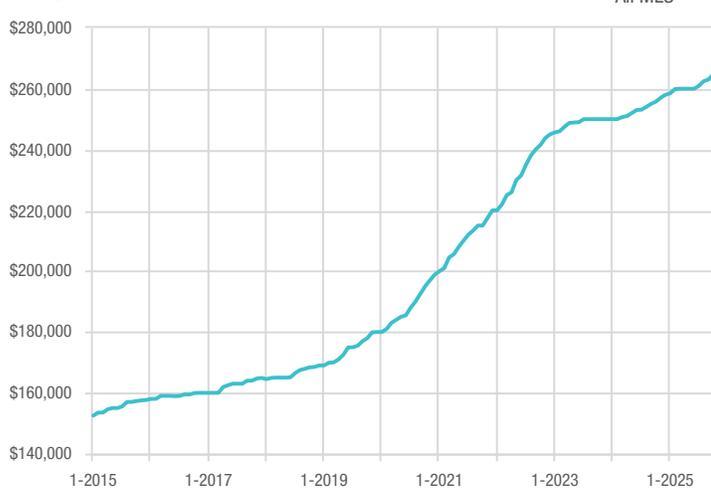
Entire MLSOK Market Area

Single Family	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	2,611	3,362	+ 28.8%	26,279	29,331	+ 11.6%
Pending Sales	1,841	2,105	+ 14.3%	19,976	20,776	+ 4.0%
Closed Sales	1,905	1,870	- 1.8%	19,427	19,746	+ 1.6%
Days on Market Until Sale	45	50	+ 11.1%	44	51	+ 15.9%
Median Sales Price*	\$259,840	\$265,000	+ 2.0%	\$259,000	\$265,000	+ 2.3%
Average Sales Price*	\$312,961	\$317,293	+ 1.4%	\$304,461	\$319,089	+ 4.8%
Percent of List Price Received*	97.6%	97.7%	+ 0.1%	98.0%	97.9%	- 0.1%
Inventory of Homes for Sale	6,430	8,624	+ 34.1%	—	—	—
Months Supply of Inventory	3.4	4.3	+ 26.5%	—	—	—

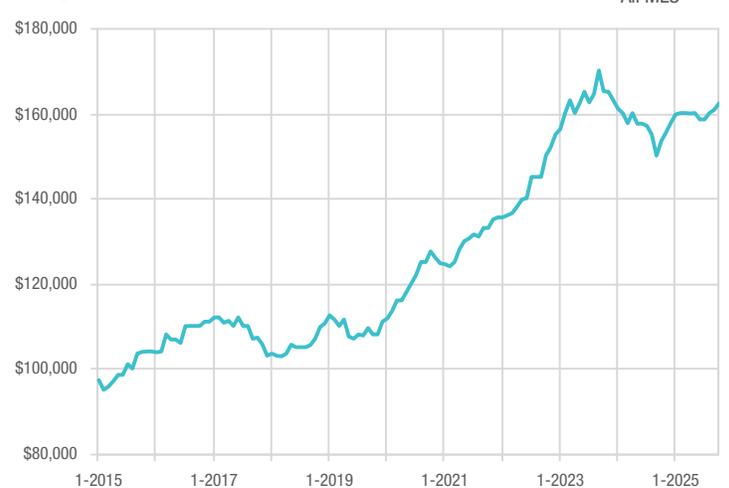
Townhouse-Condo	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	87	98	+ 12.6%	806	841	+ 4.3%
Pending Sales	56	54	- 3.6%	607	565	- 6.9%
Closed Sales	46	54	+ 17.4%	575	541	- 5.9%
Days on Market Until Sale	47	48	+ 2.1%	33	48	+ 45.5%
Median Sales Price*	\$159,250	\$175,000	+ 9.9%	\$155,000	\$162,138	+ 4.6%
Average Sales Price*	\$199,529	\$207,077	+ 3.8%	\$198,468	\$207,477	+ 4.5%
Percent of List Price Received*	95.9%	95.4%	- 0.5%	97.3%	96.3%	- 1.0%
Inventory of Homes for Sale	186	251	+ 34.9%	—	—	—
Months Supply of Inventory	3.3	4.7	+ 42.4%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Rolling 12-Month Calculation



Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Monthly Indicators



October 2025

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Median Sales Price increased 2.0 percent to \$265,000 for Single Family homes and 9.9 percent to \$175,000 for Townhouse-Condo homes. Days on Market increased 11.1 percent for Single Family homes and 2.1 percent for Townhouse-Condo homes. Months Supply of Inventory increased 26.5 percent for Single Family homes and 42.4 percent for Townhouse-Condo homes.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

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Single Family Market Overview	2
Townhouse-Condo Market Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
All Properties Overview	14



Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		2,611	3,362	+ 28.8%	26,279	29,331	+ 11.6%
Pending Sales		1,841	2,105	+ 14.3%	19,976	20,776	+ 4.0%
Closed Sales		1,905	1,870	- 1.8%	19,427	19,746	+ 1.6%
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Average Sales Price		\$312,961	\$317,293	+ 1.4%	\$304,461	\$319,089	+ 4.8%
Percent of List Price Received		97.6%	97.7%	+ 0.1%	98.0%	97.9%	- 0.1%
Housing Affordability Index		116	117	+ 0.9%	116	117	+ 0.9%
Inventory of Homes for Sale		6,430	8,624	+ 34.1%	—	—	—
Months Supply of Inventory		3.4	4.3	+ 26.5%	—	—	—

Townhouse-Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse-Condo properties only.



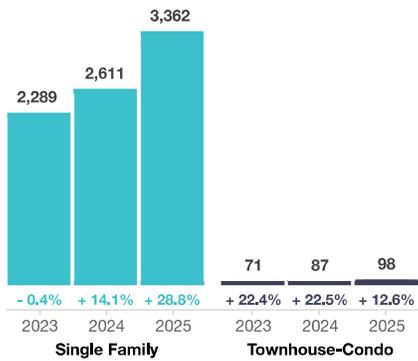
Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		87	98	+ 12.6%	806	841	+ 4.3%
Pending Sales		56	54	- 3.6%	607	565	- 6.9%
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Median Sales Price		\$159,250	\$175,000	+ 9.9%	\$155,000	\$162,138	+ 4.6%
Average Sales Price		\$199,529	\$207,077	+ 3.8%	\$198,468	\$207,477	+ 4.5%
Percent of List Price Received		95.9%	95.4%	- 0.5%	97.3%	96.3%	- 1.0%
Housing Affordability Index		193	184	- 4.7%	198	198	0.0%
Inventory of Homes for Sale		186	251	+ 34.9%	—	—	—
Months Supply of Inventory		3.3	4.7	+ 42.4%	—	—	—

New Listings

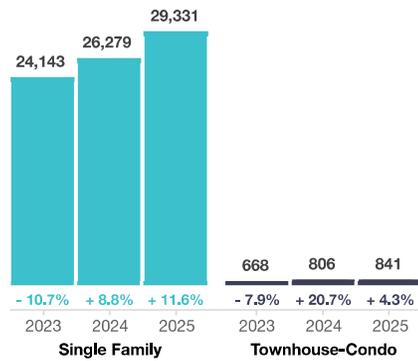
A count of the properties that have been newly listed on the market in a given month.



October

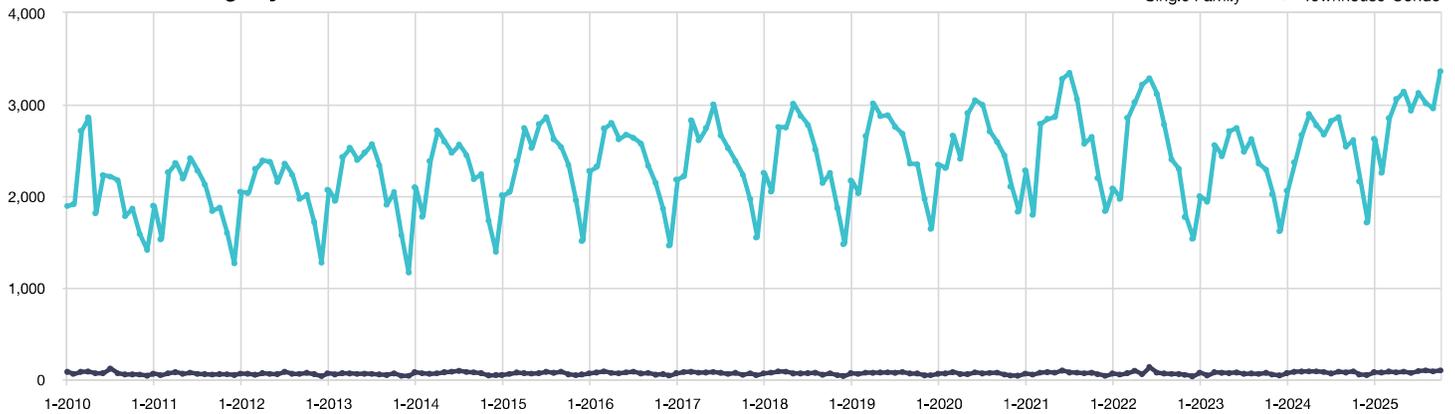


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2024	2,163	+ 7.0%	53	0.0%
Dec-2024	1,713	+ 5.9%	48	+ 11.6%
Jan-2025	2,627	+ 27.5%	78	+ 13.0%
Feb-2025	2,255	- 4.9%	75	- 9.6%
Mar-2025	2,851	+ 6.8%	85	- 1.2%
Apr-2025	3,059	+ 5.6%	77	- 12.5%
May-2025	3,140	+ 13.2%	84	- 4.5%
Jun-2025	2,935	+ 9.8%	70	- 13.6%
Jul-2025	3,128	+ 10.8%	90	+ 40.6%
Aug-2025	3,015	+ 5.3%	97	+ 15.5%
Sep-2025	2,959	+ 16.5%	87	+ 14.5%
Oct-2025	3,362	+ 28.8%	98	+ 12.6%
12-Month Avg	2,767	+ 11.0%	79	+ 5.3%

Historical New Listings by Month

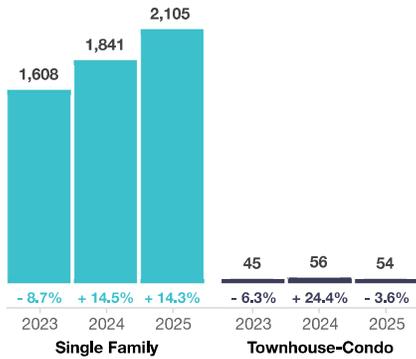


Pending Sales

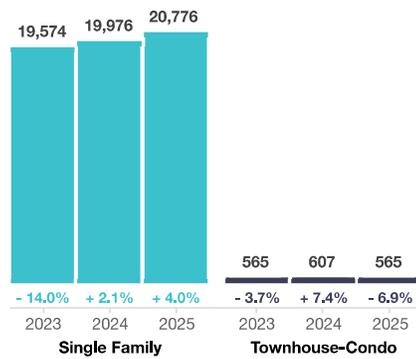
A count of the properties on which offers have been accepted in a given month.



October

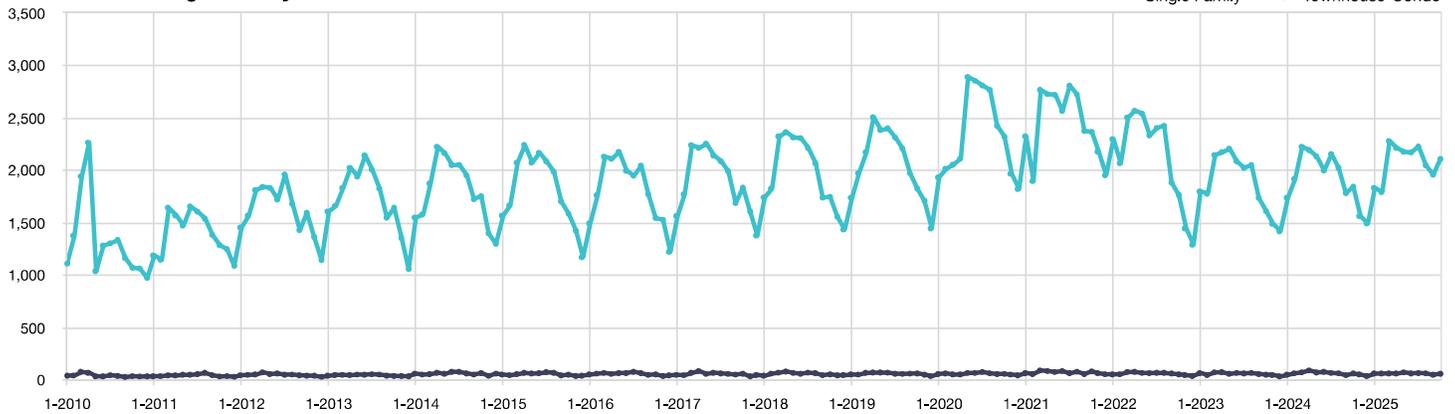


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2024	1,559	+ 4.8%	47	+ 11.9%
Dec-2024	1,490	+ 5.3%	32	+ 10.3%
Jan-2025	1,830	+ 5.6%	56	+ 27.3%
Feb-2025	1,789	- 6.6%	56	- 3.4%
Mar-2025	2,277	+ 2.5%	57	- 14.9%
Apr-2025	2,210	+ 0.9%	56	- 34.9%
May-2025	2,174	+ 2.1%	67	+ 1.5%
Jun-2025	2,167	+ 8.6%	57	- 19.7%
Jul-2025	2,224	+ 3.3%	60	- 1.6%
Aug-2025	2,045	+ 1.2%	58	0.0%
Sep-2025	1,955	+ 9.9%	44	+ 10.0%
Oct-2025	2,105	+ 14.3%	54	- 3.6%
12-Month Avg	1,985	+ 4.1%	54	- 5.3%

Historical Pending Sales by Month

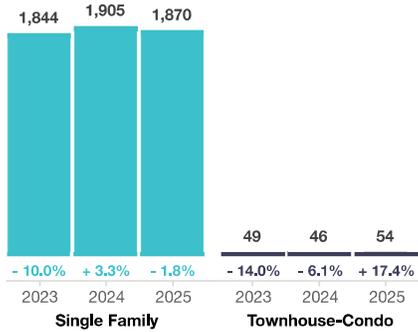


Closed Sales

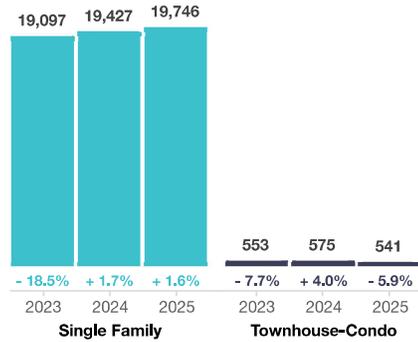
A count of the actual sales that closed in a given month.



October

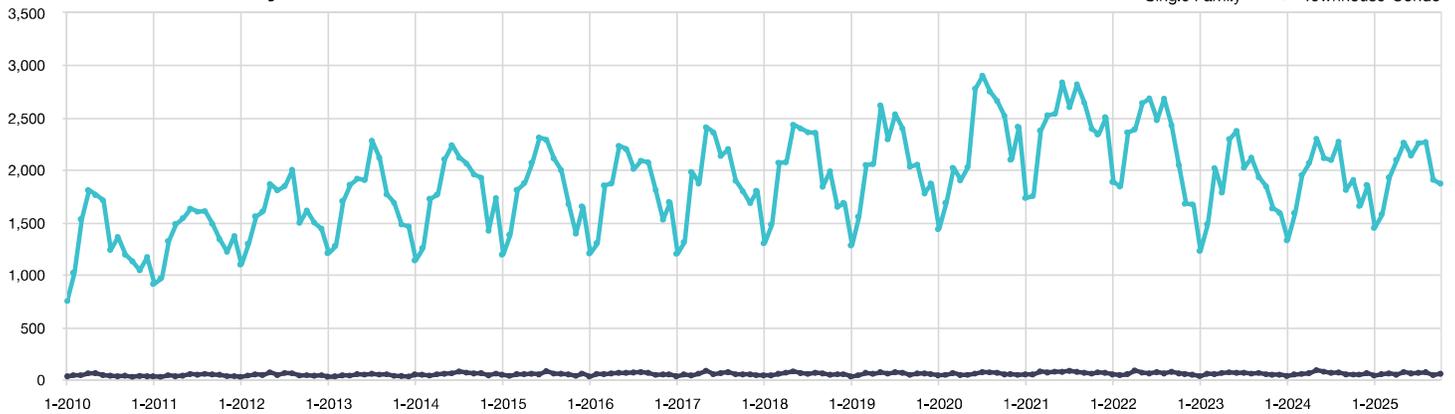


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2024	1,656	+ 1.3%	46	+ 2.2%
Dec-2024	1,857	+ 16.8%	59	+ 31.1%
Jan-2025	1,448	+ 9.0%	37	+ 12.1%
Feb-2025	1,575	- 0.9%	50	+ 6.4%
Mar-2025	1,929	- 1.2%	57	+ 9.6%
Apr-2025	2,096	+ 1.4%	45	- 23.7%
May-2025	2,261	- 1.7%	70	- 21.3%
Jun-2025	2,138	+ 1.1%	57	- 21.9%
Jul-2025	2,256	+ 7.7%	62	0.0%
Aug-2025	2,266	- 0.2%	68	+ 3.0%
Sep-2025	1,907	+ 5.5%	41	- 14.6%
Oct-2025	1,870	- 1.8%	54	+ 17.4%
12-Month Avg	1,938	+ 2.6%	54	- 1.8%

Historical Closed Sales by Month

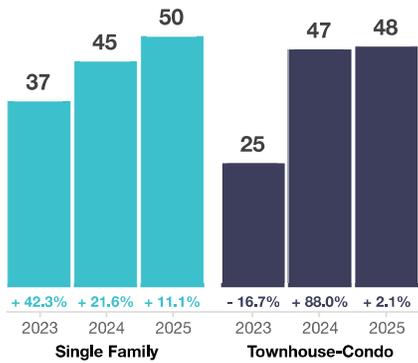


Days on Market Until Sale

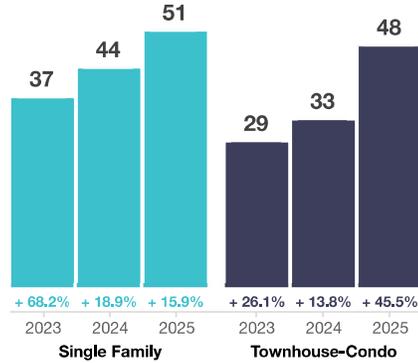
Average number of days between when a property is listed and when an offer is accepted in a given month.



October



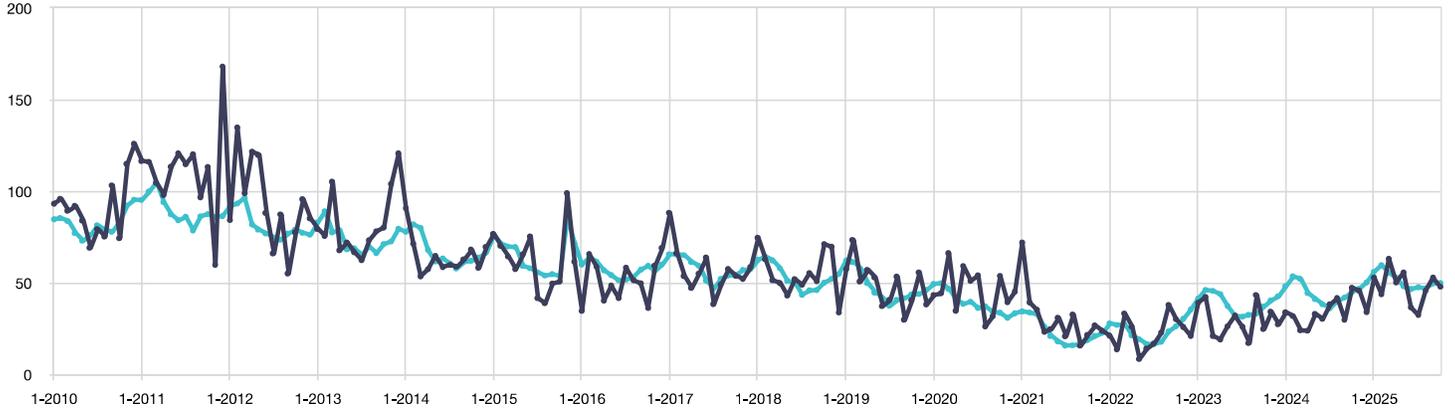
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2024	47	+ 17.5%	46	+ 35.3%
Dec-2024	50	+ 16.3%	34	+ 25.9%
Jan-2025	56	+ 16.7%	53	+ 55.9%
Feb-2025	60	+ 13.2%	44	+ 37.5%
Mar-2025	55	+ 5.8%	63	+ 162.5%
Apr-2025	53	+ 20.5%	50	+ 108.3%
May-2025	48	+ 17.1%	56	+ 69.7%
Jun-2025	47	+ 23.7%	37	+ 23.3%
Jul-2025	48	+ 33.3%	32	- 15.8%
Aug-2025	47	+ 17.5%	46	+ 9.5%
Sep-2025	50	+ 19.0%	53	+ 76.7%
Oct-2025	50	+ 11.1%	48	+ 2.1%
12-Month Avg*	50	+ 16.7%	46	+ 40.8%

* Days on Market for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

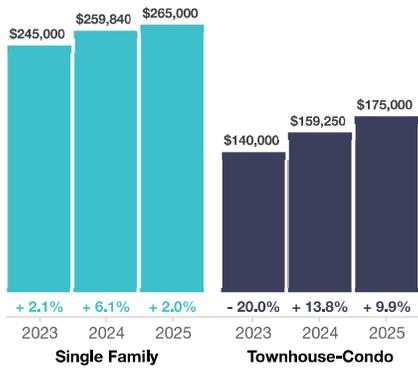


Median Sales Price

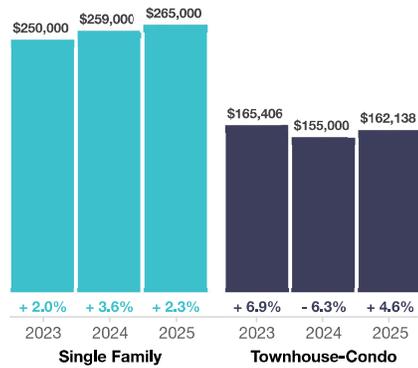
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



October



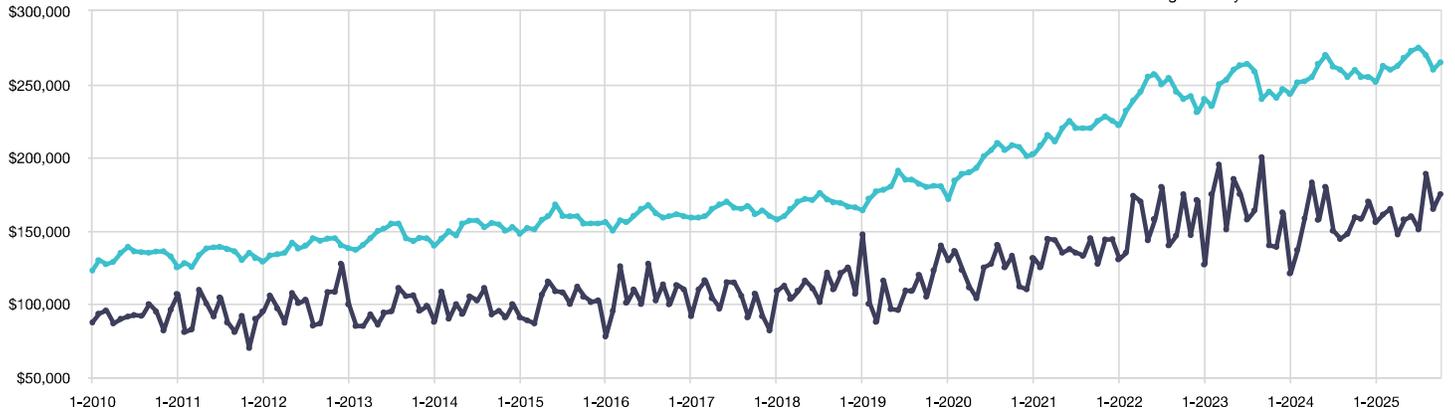
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2024	\$254,990	+ 5.9%	\$158,200	+ 13.8%
Dec-2024	\$255,000	+ 3.4%	\$170,000	+ 4.6%
Jan-2025	\$251,640	+ 3.4%	\$156,000	+ 28.9%
Feb-2025	\$262,500	+ 4.4%	\$161,138	+ 17.6%
Mar-2025	\$259,900	+ 3.1%	\$165,000	+ 4.1%
Apr-2025	\$262,500	+ 2.9%	\$147,500	- 19.4%
May-2025	\$267,990	+ 1.5%	\$157,743	+ 0.2%
Jun-2025	\$272,850	+ 1.1%	\$159,900	- 11.2%
Jul-2025	\$275,000	+ 5.0%	\$151,000	+ 0.7%
Aug-2025	\$269,900	+ 3.8%	\$189,000	+ 30.8%
Sep-2025	\$260,000	+ 2.0%	\$164,900	+ 11.4%
Oct-2025	\$265,000	+ 2.0%	\$175,000	+ 9.9%
12-Month Avg*	\$264,900	+ 3.6%	\$162,275	+ 5.8%

* Median Sales Price for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month

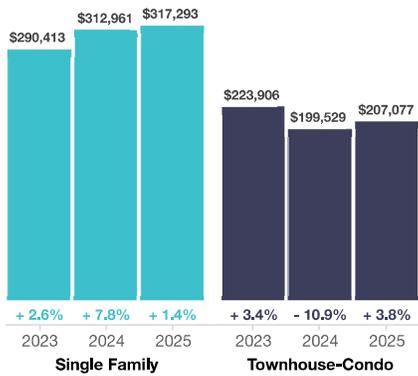


Average Sales Price

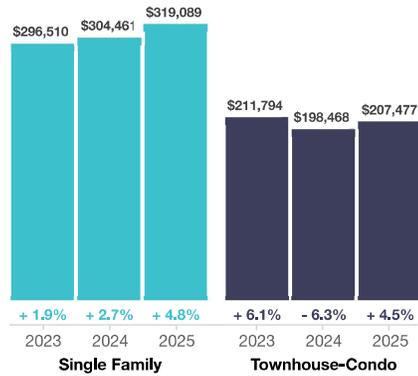
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



October



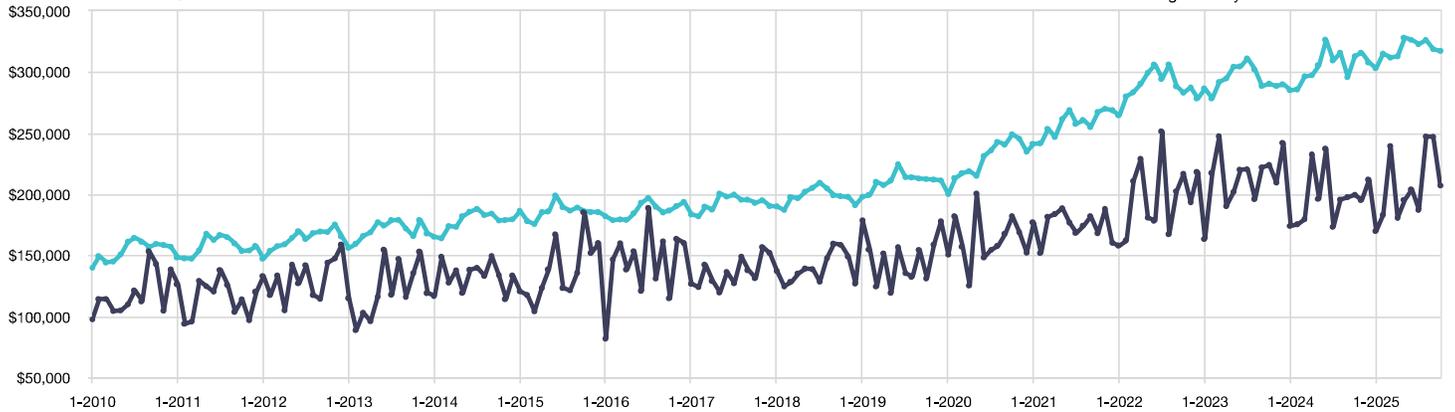
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2024	\$315,820	+ 9.4%	\$195,130	- 6.8%
Dec-2024	\$307,827	+ 6.1%	\$211,948	- 12.5%
Jan-2025	\$303,173	+ 6.3%	\$169,834	- 2.4%
Feb-2025	\$314,982	+ 10.2%	\$183,046	+ 4.4%
Mar-2025	\$311,855	+ 5.2%	\$239,440	+ 33.4%
Apr-2025	\$312,860	+ 5.2%	\$180,583	- 22.4%
May-2025	\$328,209	+ 7.4%	\$195,373	- 0.4%
Jun-2025	\$326,273	- 0.0%	\$203,972	- 14.0%
Jul-2025	\$322,823	+ 4.3%	\$187,193	+ 8.1%
Aug-2025	\$326,191	+ 3.2%	\$247,305	+ 26.5%
Sep-2025	\$318,704	+ 7.8%	\$246,997	+ 25.0%
Oct-2025	\$317,293	+ 1.4%	\$207,077	+ 3.8%
12-Month Avg*	\$317,957	+ 5.2%	\$207,005	+ 2.4%

* Avg. Sales Price for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month

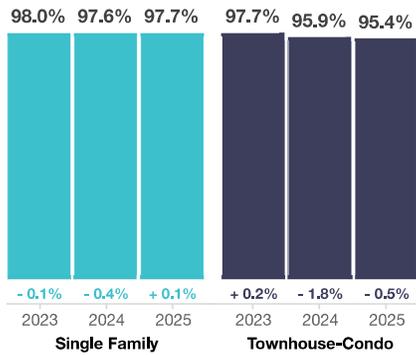


Percent of List Price Received

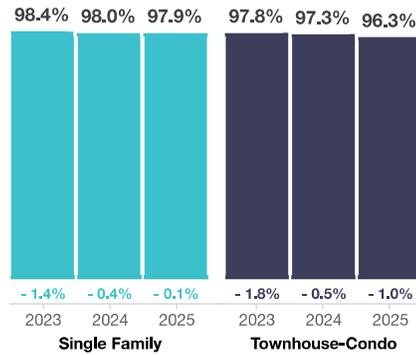
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



October



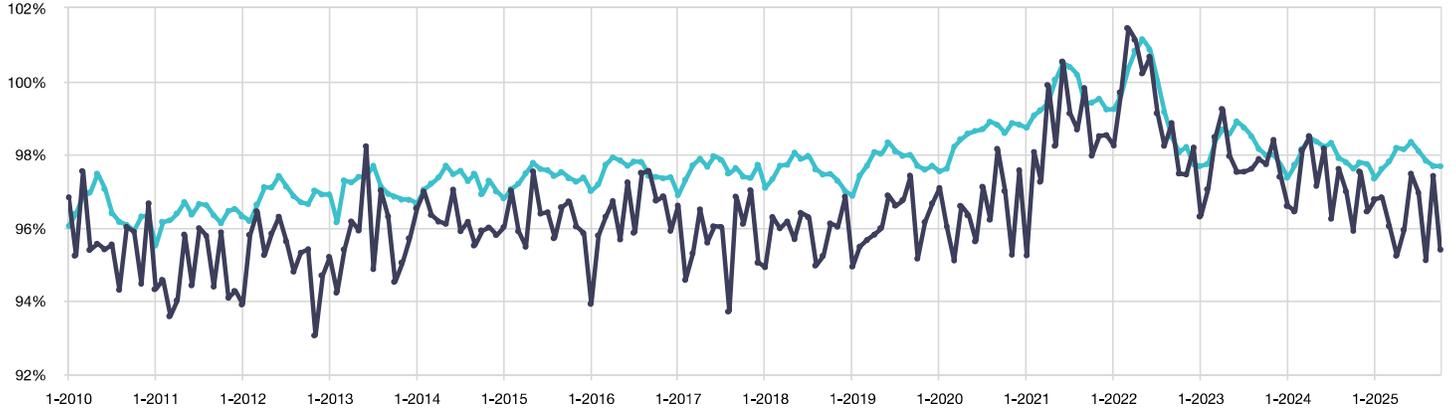
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2024	97.8%	-0.2%	97.5%	-0.9%
Dec-2024	97.7%	0.0%	96.4%	-1.0%
Jan-2025	97.3%	-0.1%	96.8%	+0.2%
Feb-2025	97.6%	-0.1%	96.8%	+0.4%
Mar-2025	97.8%	-0.4%	96.0%	-2.1%
Apr-2025	98.2%	-0.3%	95.2%	-3.4%
May-2025	98.1%	-0.3%	95.9%	-1.2%
Jun-2025	98.3%	+0.1%	97.5%	-0.7%
Jul-2025	98.1%	-0.2%	97.0%	+0.7%
Aug-2025	97.8%	-0.1%	95.1%	-2.6%
Sep-2025	97.7%	-0.1%	97.4%	+0.4%
Oct-2025	97.7%	+0.1%	95.4%	-0.5%
12-Month Avg*	97.9%	-0.1%	96.4%	-1.0%

* Pct. of List Price Received for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

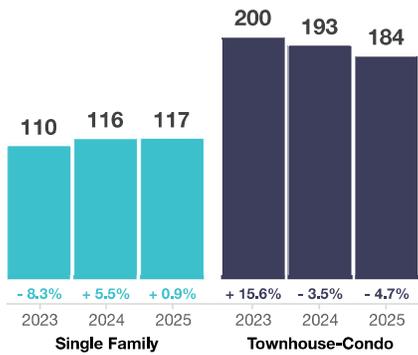


Housing Affordability Index

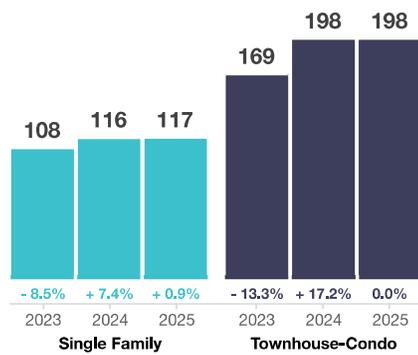
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



October

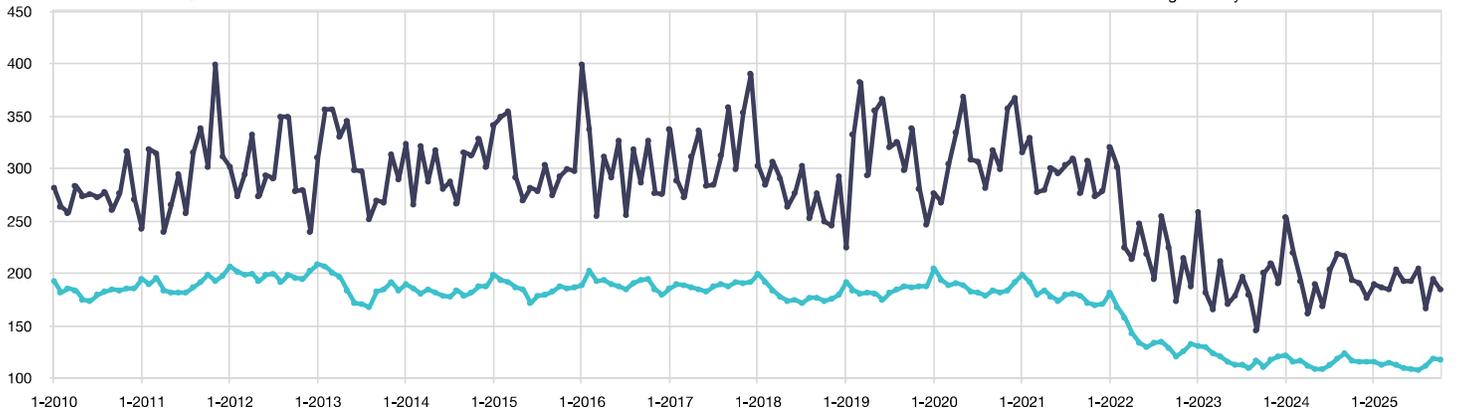


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2024	115	-1.7%	190	-9.1%
Dec-2024	115	-4.2%	176	-7.4%
Jan-2025	115	-5.0%	189	-25.3%
Feb-2025	112	-2.6%	186	-15.1%
Mar-2025	114	-1.7%	184	-4.2%
Apr-2025	112	+0.9%	203	+26.1%
May-2025	109	+0.9%	192	+1.6%
Jun-2025	108	0.0%	192	+14.3%
Jul-2025	107	-4.5%	204	+0.5%
Aug-2025	111	-5.9%	166	-23.9%
Sep-2025	118	-4.1%	194	-10.2%
Oct-2025	117	+0.9%	184	-4.7%
12-Month Avg	113	-1.7%	188	-6.5%

Historical Housing Affordability Index by Month

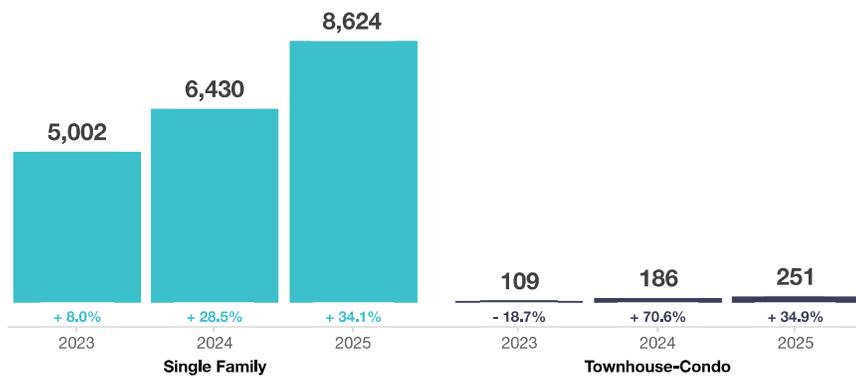


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

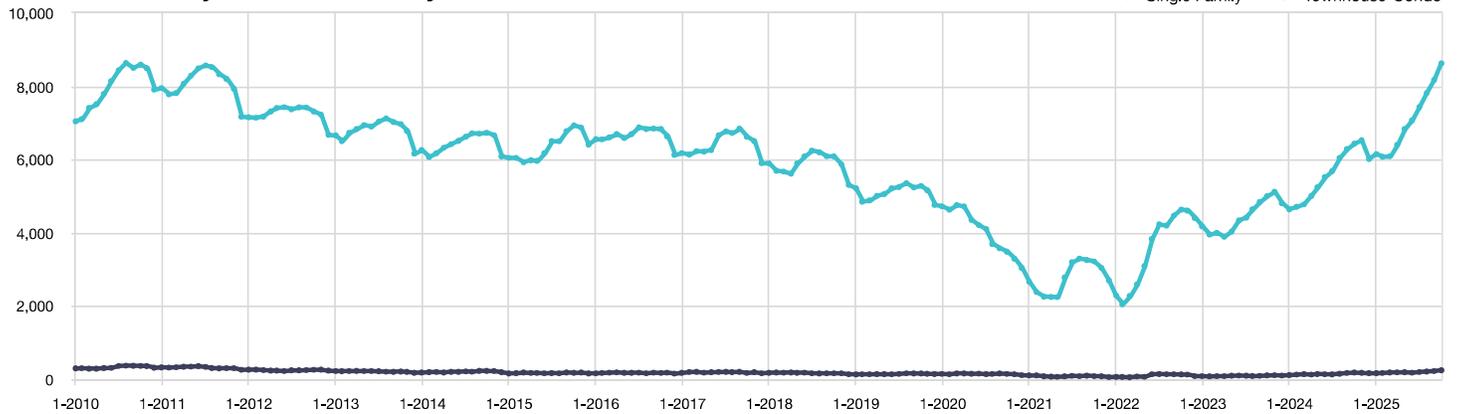


October



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2024	6,526	+ 27.5%	178	+ 57.5%
Dec-2024	6,015	+ 25.2%	170	+ 61.9%
Jan-2025	6,149	+ 32.4%	170	+ 46.6%
Feb-2025	6,074	+ 29.0%	173	+ 32.1%
Mar-2025	6,088	+ 27.5%	189	+ 32.2%
Apr-2025	6,402	+ 27.9%	193	+ 46.2%
May-2025	6,831	+ 30.2%	195	+ 34.5%
Jun-2025	7,068	+ 28.0%	184	+ 30.5%
Jul-2025	7,432	+ 30.7%	199	+ 45.3%
Aug-2025	7,816	+ 29.4%	216	+ 40.3%
Sep-2025	8,171	+ 30.0%	226	+ 30.6%
Oct-2025	8,624	+ 34.1%	251	+ 34.9%
12-Month Avg	6,933	+ 29.4%	195	+ 39.3%

Historical Inventory of Homes for Sale by Month

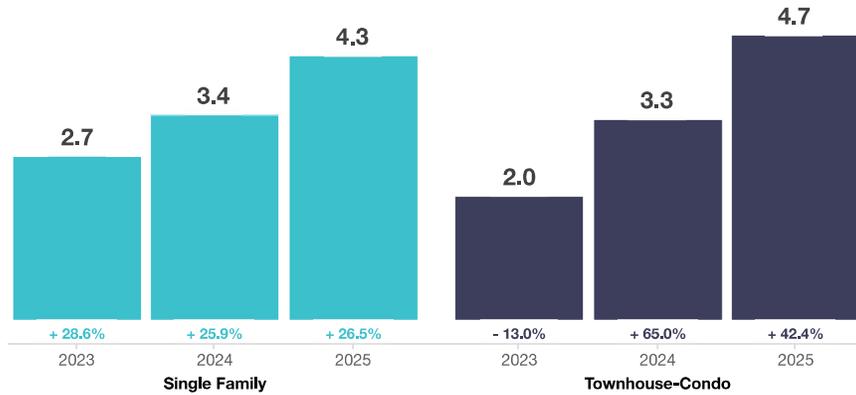


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



October



Months Supply	Single Family	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Nov-2024	3.4	+ 25.9%	3.1	+ 47.6%
Dec-2024	3.1	+ 19.2%	3.0	+ 50.0%
Jan-2025	3.2	+ 28.0%	2.9	+ 31.8%
Feb-2025	3.2	+ 28.0%	3.0	+ 20.0%
Mar-2025	3.2	+ 28.0%	3.3	+ 22.2%
Apr-2025	3.3	+ 22.2%	3.5	+ 45.8%
May-2025	3.5	+ 25.0%	3.6	+ 38.5%
Jun-2025	3.6	+ 24.1%	3.4	+ 36.0%
Jul-2025	3.8	+ 26.7%	3.7	+ 54.2%
Aug-2025	4.0	+ 25.0%	4.0	+ 48.1%
Sep-2025	4.2	+ 27.3%	4.2	+ 35.5%
Oct-2025	4.3	+ 26.5%	4.7	+ 42.4%
12-Month Avg*	3.6	+ 25.7%	3.5	+ 38.8%

* Months Supply for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Properties Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		2,698	3,460	+ 28.2%	27,085	30,172	+ 11.4%
Pending Sales		1,897	2,159	+ 13.8%	20,583	21,341	+ 3.7%
Closed Sales		1,951	1,924	- 1.4%	20,002	20,287	+ 1.4%
Days on Market Until Sale		45	50	+ 11.1%	43	51	+ 18.6%
Median Sales Price		\$255,000	\$264,446	+ 3.7%	\$255,000	\$263,318	+ 3.3%
Average Sales Price		\$310,283	\$314,250	+ 1.3%	\$301,411	\$316,115	+ 4.9%
Percent of List Price Received		97.6%	97.6%	0.0%	98.0%	97.9%	- 0.1%
Housing Affordability Index		118	117	- 0.8%	118	118	0.0%
Inventory of Homes for Sale		6,616	8,875	+ 34.1%	—	—	—
Months Supply of Inventory		3.4	4.4	+ 29.4%	—	—	—