

Annual Report on the MLSOK Housing Market

RESIDENTIAL REAL ESTATE ACTIVITY IN THE MLSOK MARKETPLACE



2025

The U.S. housing market navigated a challenging landscape throughout 2025. Mortgage rates remained elevated compared with recent years, and home prices continued to rise nationwide. Demand for affordable housing far outpaced supply, and with fewer buyers able to keep up with rising costs, sales of previously owned homes were subdued. Younger buyers faced steep hurdles as high rents, inflation, and student loan debt limited their ability to save for a down payment. By mid-2025, first-time buyers accounted for just 21% of all home purchases, while the typical age of a first-time buyer reached a record high of 40, according to the National Association of REALTORS® (NAR). This aging trend extended across the broader market, as the median age of all homebuyers reached 59. NAR data show that homeowners also set a record, staying in their homes a median of 11 years before selling.

With sales activity down, inventory continued to edge higher, and homes spent more time on the market compared with the previous year, signaling a shift toward more balanced market conditions. The rise in supply has given buyers more options and reduced the sense of urgency that characterized the post-pandemic market, while sellers have rediscovered the importance of strategic pricing, especially in areas where inventory growth is strongest. Although price appreciation has slowed, home values remain roughly 50% higher than pre-pandemic levels, stretching budgets and prompting many would-be buyers to delay their home search until affordability increases.

Sales: Pending sales increased 3.5 percent, finishing 2025 at 24,547. Closed sales were up 1.9 percent to end the year at 24,083.

Listings: Comparing 2025 to the prior year, the number of homes available for sale was up 27.7 percent. There were 7,894 active listings at the end of the year. New listings increased by 9.5 percent to finish the year at 34,003.

Showings: The number of showings before pending remained the same as last year, at 7 showings. March had the most showings per listing, at 4.2 showings. Across the market, there were 260,481 scheduled shjowings.

Prices: The overall median sales price increased 3.1 percent to \$262,900 for the year. Single-Family home prices were up 2.7 percent compared to last year, and Townhouse-Condo home prices were up 4.1 percent.

List Price Received: Sellers received, on average, 97.8 percent of their list price at sale, which was down 0.2 percent from 2024. Single-Family homes received 97.9 percent of their list price, while Townhouse-Condo received 96.3 percent.

Sales by Price Range: The number of homes sold in the \$279,000 or More price range was up 8.0 percent to 10,852 homes. Meanwhile, the number of homes sold in the \$103,000 to 179,999 price range fell by 6.6 percent. Homes in the \$103,000 to 179,999 price range spent the least time on the market, at an average of 40 days .

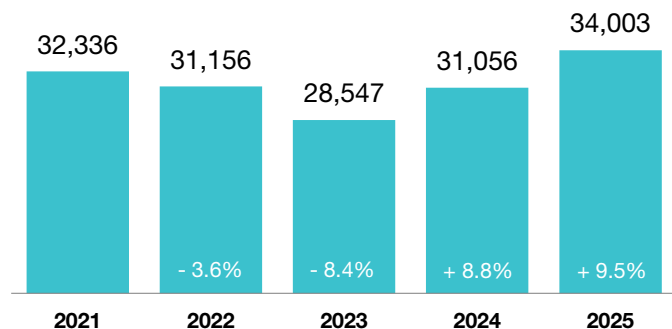
Looking ahead to 2026, experts are forecasting an improvement in market activity. Mortgage rates declined through the second half of 2025 and are expected to stay in the 6% range in the year ahead, supporting incremental gains in affordability. As inventory builds, sales volume is projected to increase. Economists anticipate modest increases in home prices, well below the rapid appreciation of recent years. While conditions should become somewhat more favorable for buyers, affordability constraints and the effects of a decade-long supply shortfall will continue to shape the market. Taken together, these trends suggest 2026 will be a year of stabilization and recovery, rather than dramatic change.

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Quick Facts

New Listings



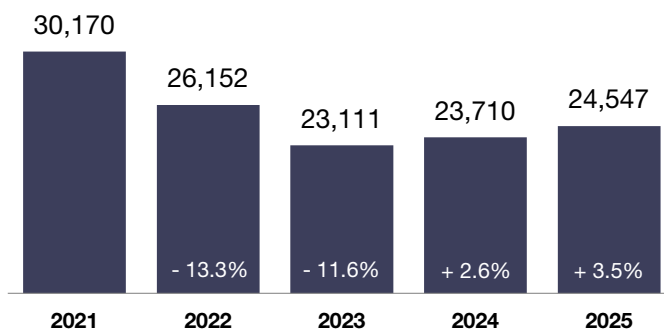
Top 5 Areas: Change in New Listings from 2024

73089	+ 42.2%
Edmond (73044)	+ 34.0%
73118	+ 32.7%
73132	+ 32.6%
73078	+ 31.8%

Bottom 5 Areas: Change in New Listings from 2024

73110	- 10.1%
Midwest City	- 10.3%
73107	- 13.9%
73179	- 15.5%
73114	- 18.9%

Pending Sales



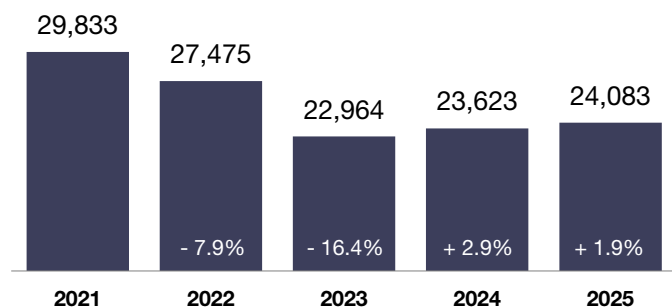
Top 5 Areas: Change in Pending Sales from 2024

73065	+ 32.4%
73096	+ 28.7%
Edmond (73044)	+ 24.4%
73132	+ 22.7%
73089	+ 20.6%

Bottom 5 Areas: Change in Pending Sales from 2024

73008	- 11.6%
73110	- 11.8%
Midwest City	- 17.4%
73179	- 19.5%
73107	- 25.5%

Closed Sales



Top 5 Areas: Change in Closed Sales from 2024

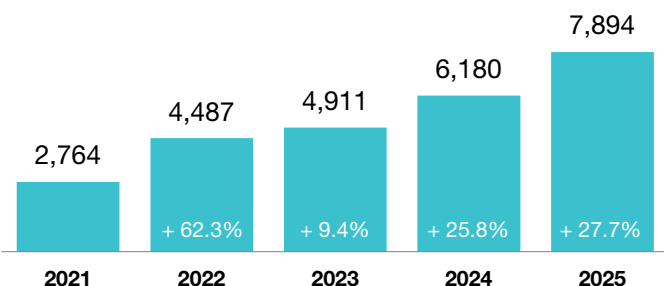
73065	+ 31.0%
73096	+ 28.1%
Edmond (73044)	+ 17.0%
73118	+ 15.5%
73132	+ 13.7%

Bottom 5 Areas: Change in Closed Sales from 2024

73135	- 11.6%
73036	- 13.9%
Midwest City	- 14.4%
73107	- 26.1%
73179	- 26.1%

Inventory of Homes for Sale

At the end of the year.



Top 5 Areas: Change in Homes for Sale from 2024

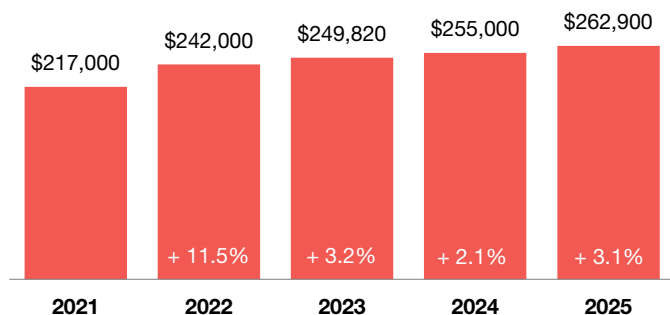
73078	+ 100.0%
73112	+ 81.5%
Edmond (73044)	+ 69.0%
73036	+ 57.6%
73115	+ 56.4%

Bottom 5 Areas: Change in Homes for Sale from 2024

Midwest City	0.0%
73130	- 3.2%
73025	- 5.4%
73069	- 10.1%
73127	- 21.9%

Quick Facts

Median Sales Price



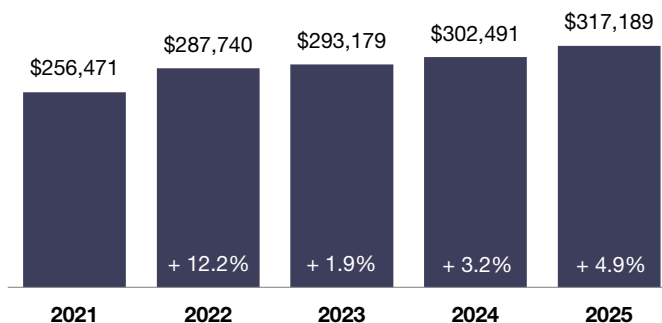
Top 5 Areas: Change in Median Sales Price from 2024

73142	+ 31.9%
Western	+ 18.8%
73096	+ 16.6%
73107	+ 10.2%
Blanchard	+ 7.7%

Bottom 5 Areas: Change in Median Sales Price from 2024

73179	- 3.1%
Edmond (LOGAN)	- 3.4%
73065	- 4.0%
73118	- 5.3%
73089	- 9.9%

Average Sales Price



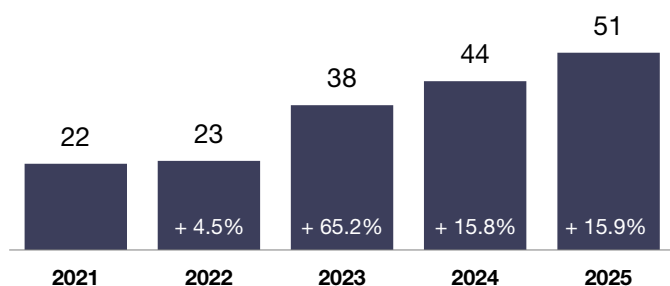
Top 5 Areas: Change in Avg. Sales Price from 2024

73096	+ 24.1%
73142	+ 20.9%
Western	+ 19.4%
73036	+ 13.4%
Blanchard	+ 9.0%

Bottom 5 Areas: Change in Avg. Sales Price from 2024

73008	- 2.2%
73122	- 2.3%
73034	- 2.5%
73089	- 2.6%
73118	- 6.7%

Days on Market Until Sale



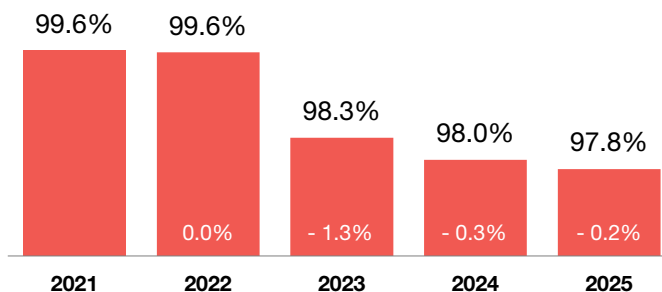
Top 5 Areas: Change in Days on Market from 2024

73114	+ 58.3%
73521	+ 52.5%
73127	+ 48.0%
73119	+ 47.8%
73069	+ 45.9%

Bottom 5 Areas: Change in Days on Market from 2024

73118	+ 2.8%
73139	0.0%
73142	- 8.3%
73179	- 10.0%
73089	- 27.8%

Percent of List Price Received



Top 5 Areas: Change in Pct. of List Price Received from 2024

73115	+ 0.6%
73118	+ 0.4%
73112	+ 0.4%
Del City	+ 0.4%
73020	+ 0.4%

Bottom 5 Areas: Change in Pct. of List Price Received from 2024

Midwest City	- 0.5%
73008	- 0.6%
73179	- 0.9%
73521	- 0.9%
Altus	- 1.7%

Price Range Review

**\$103,000 to
\$179,999**

Price Range with
Shortest Average
Market Time

**\$279,000 or
More**

Price Range with
Longest Average
Market Time

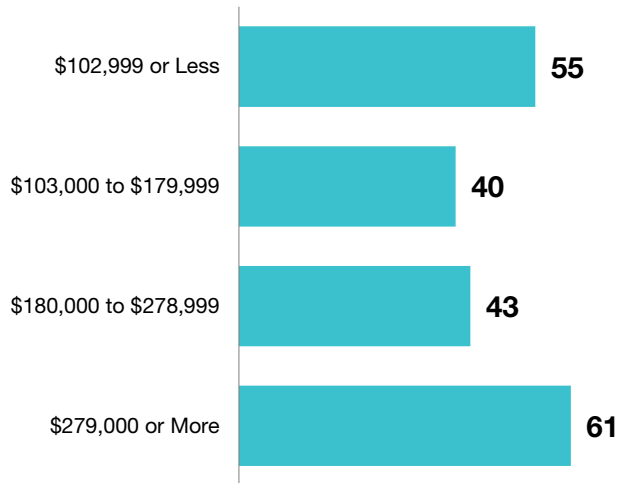
4.8%

of Homes for Sale
at Year End Priced
\$102,999 or Less

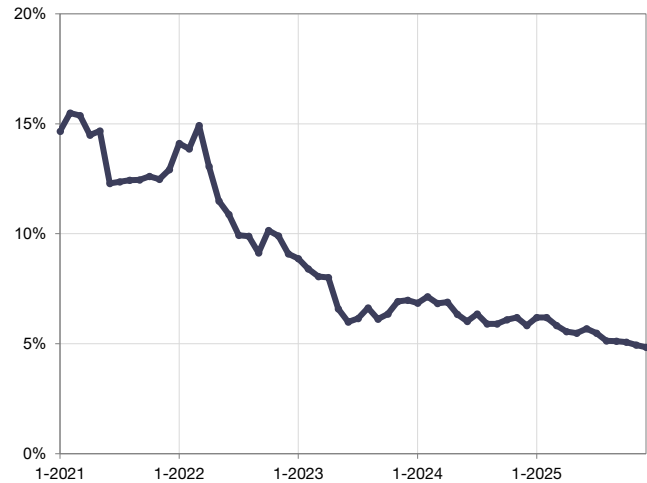
+ 6.1%

One-Year Change
in Homes for Sale Priced
\$102,999 or Less

Days on Market Until Sale by Price Range



Share of Homes for Sale \$102,999 or Less



**\$279,000 or
More**

Price Range with the
Most Closed Sales

+ 8.0%

Price Range with Strongest
One-Year Change in Sales:
\$279,000 or More

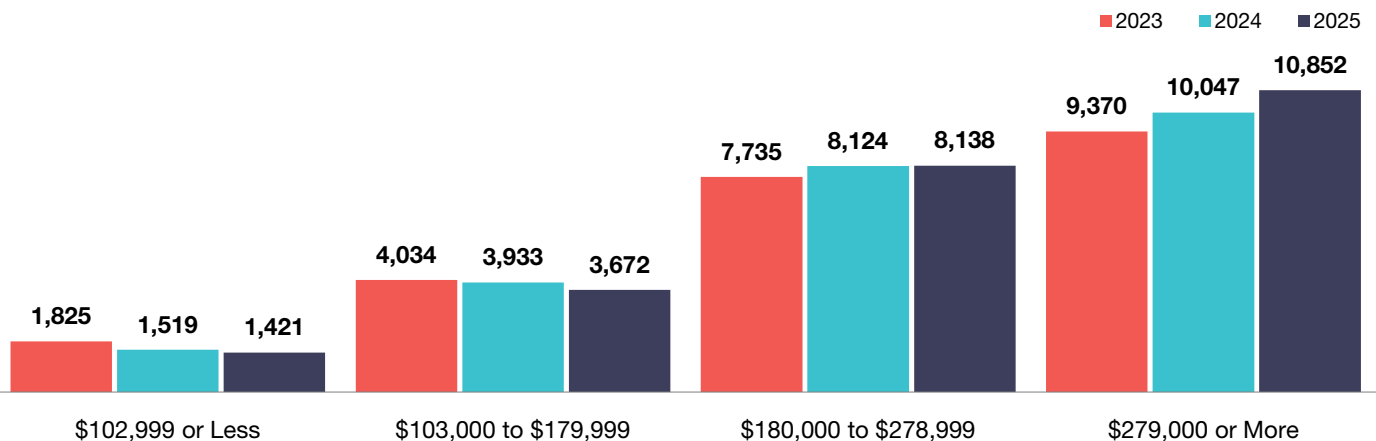
**\$102,999 or
Less**

Price Range with the
Fewest Closed Sales

- 6.6%

Price Range with Weakest
One-Year Change in Sales:
\$103,000 to \$179,999

Closed Sales by Price Range



Property Type Review

52

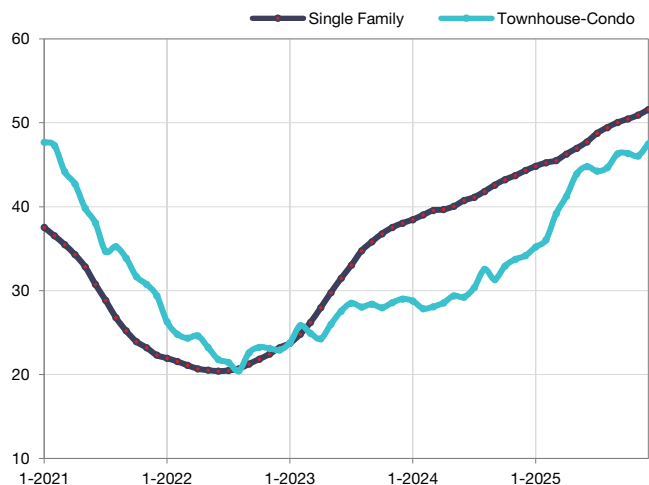
Average Days on Market
Single Family

48

Average Days on Market
Townhouse-Condo

Days on Market Until Sale

This chart uses a rolling 12-month average for each data point.



Top Areas: Townhouse-Condo Market Share in 2025

73116	17.4%
73120	14.4%
73118	11.9%
73162	11.6%
73127	10.3%
73139	8.7%
73112	7.7%
Oklahoma City	5.9%
Norman	5.8%
73132	5.0%
73122	4.6%
73034	3.4%
OKC Metro	3.2%
73096	2.6%
73008	2.4%
Western	2.1%

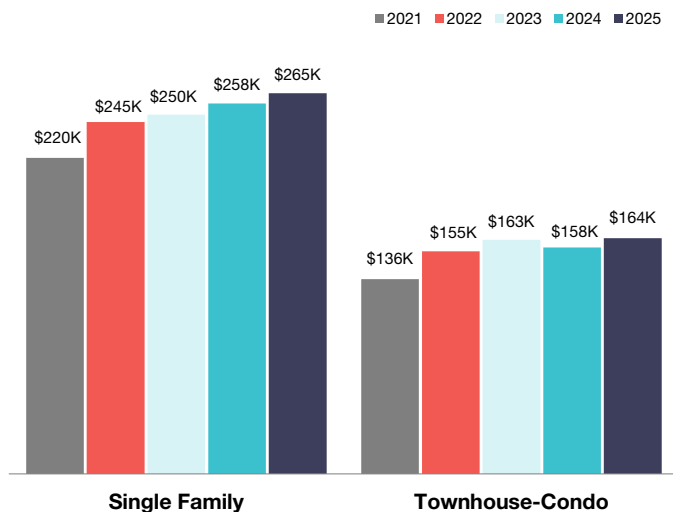
+ 2.7%

One-Year Change in Price
Single Family

+ 4.1%

One-Year Change in Price
Townhouse-Condo

Median Sales Price



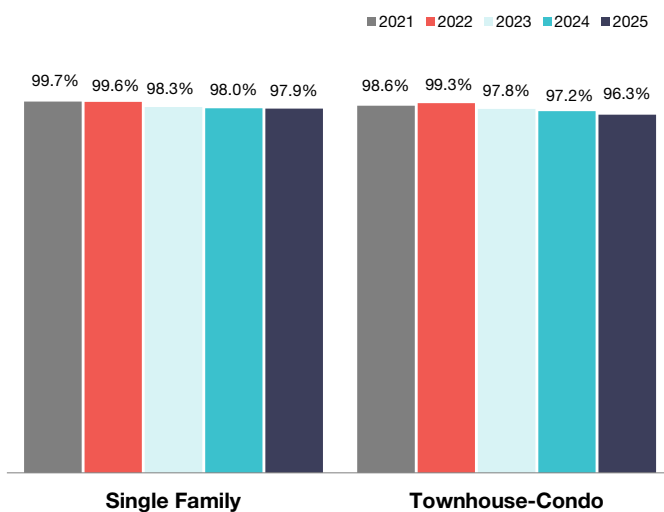
97.9%

Pct. of List Price Received
Single Family

96.3%

Pct. of List Price Received
Townhouse-Condo

Percent of List Price Received



Square Foot Range Review

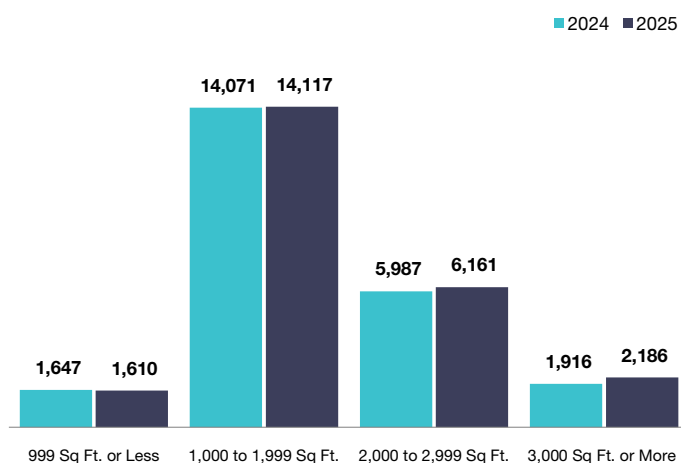
- 2.2%

Reduction in Closed Sales
999 Sq Ft or Less

+ 0.3%

Growth in Closed Sales
1,000 to 1,999 Sq Ft

Closed Sales



Top Areas: 999 Sq Ft. or Less Market Share in 2025

OKC Metro	63.3%
Oklahoma City	36.6%
Mid Del Moore	19.6%
Norman	8.8%
Midwest City	5.9%
73110	5.7%
73115	5.5%
73119	5.0%
Del City	4.7%
Moore	4.4%
73160	4.4%
73120	3.7%
Shawnee	3.2%
Western	3.2%
73069	3.2%
73107	3.0%

95.8%

Percent of List Price Received
in 2025 for
999 Sq Ft. or Less

98.0%

Percent of List Price Received
in 2025 for
1,000 to 1,999 Sq Ft.

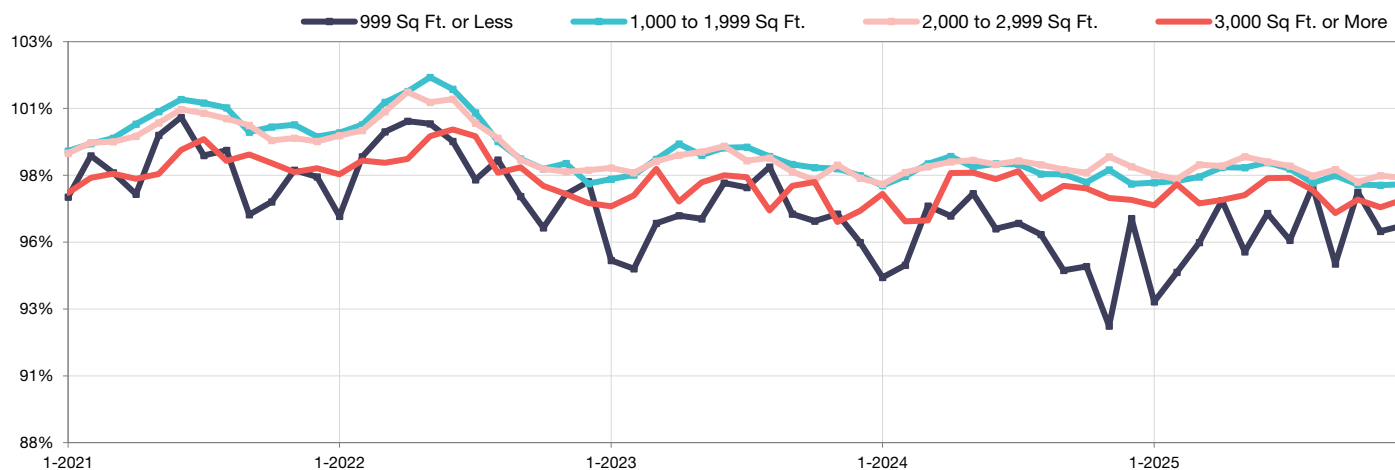
98.2%

Percent of List Price Received
in 2025 for
2,000 to 2,999 Sq Ft.

97.3%

Percent of List Price Received
in 2025 for
3,000 Sq Ft. or More

Percent of List Price Received





Showings Review

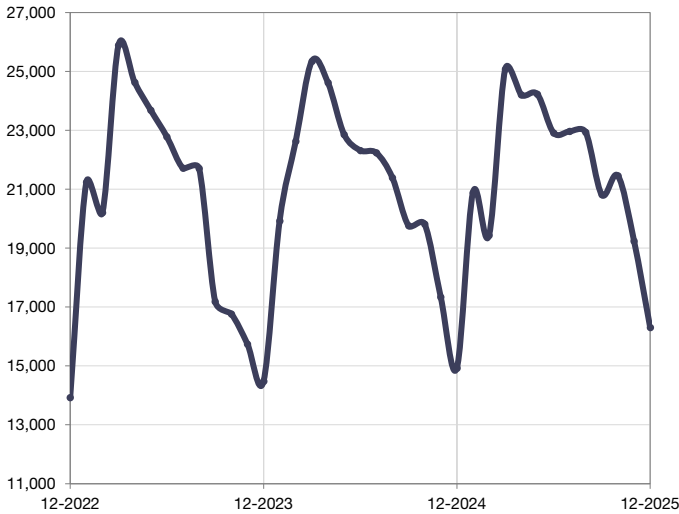
7

Median Number of Showings Before Pending

0.0%

Change in Average Number of Showings Before Pending

Total Showings



Top 10 Areas: Number of Showings

OKC Metro	210,754
Oklahoma City	82,450
Edmond (CITY)	46,073
Mid Del Moore	35,950
Norman	21,799
73099	20,038
73013	13,634
Moore	12,233
73034	12,228
73012	11,561

Top 10 Areas: Average Number of Showings per Listing

73159	9.1
73162	9.0
73003	8.7
Moore	8.6
73132	8.5
73160	8.5
73008	8.3
73120	8.3
73139	8.0
73127	7.9

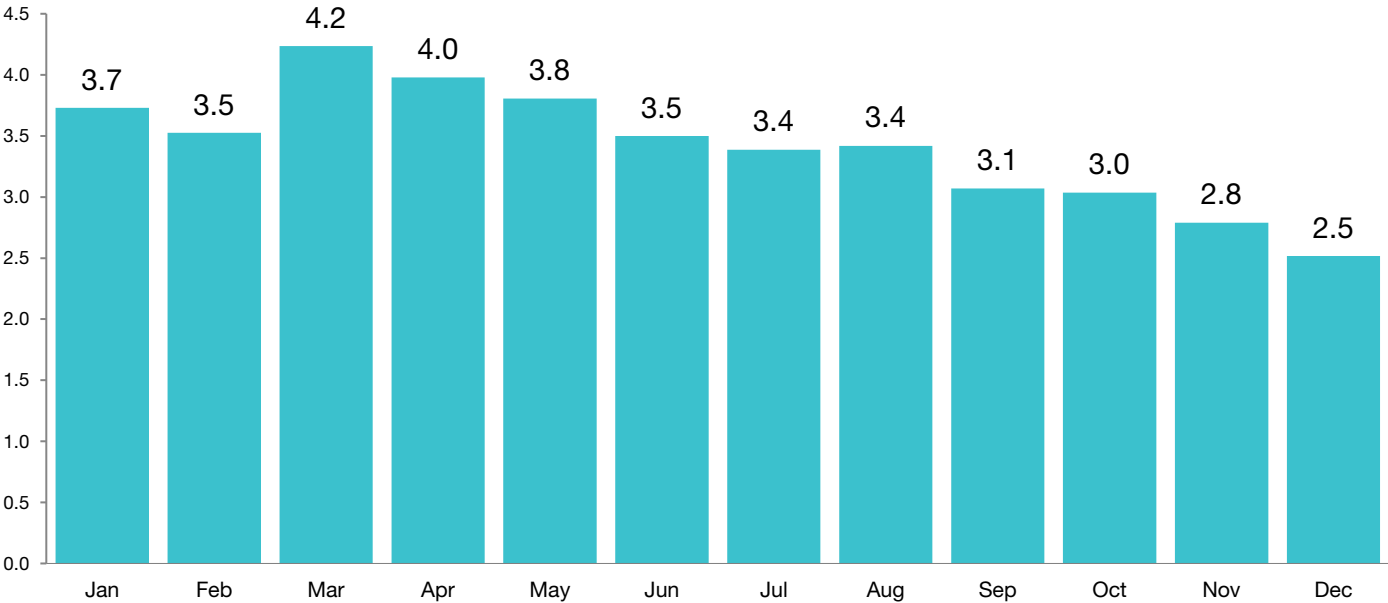
260,481

Total Showings in 2025

March '25

Peak Showings per Listing

2025 Monthly Showings per Listing



Area Overviews

For the 50 local areas with the most closed sales.

	Total Closed Sales	Change from 2024	Percent Single Family	Percent Townhouse- Condo	Showings Per Listing	Months Supply of Inventory	Days on Market	Pct. of List Price Received
All MLSOK	24,083	+ 1.9%	97.5%	2.5%	6.3	3.9	51	97.8%
OKC Metro	17,324	+ 1.4%	96.8%	3.2%	6.9	3.3	47	98.3%
Altus	292	+ 1.7%	98.6%	1.4%	1.5	5.2	66	95.0%
Blanchard	388	+ 9.9%	100.0%	0.0%	5.1	5.0	64	98.4%
Del City	239	- 9.8%	100.0%	0.0%	6.2	2.4	34	98.2%
Edmond (73044)	572	+ 17.0%	100.0%	0.0%	5.2	4.3	57	97.9%
Edmond (CITY)	3,650	+ 4.6%	98.1%	1.9%	7.2	3.0	48	98.7%
Edmond (LOGAN)	981	+ 10.8%	100.0%	0.0%	5.6	4.1	56	98.0%
Mid Del Moore	3,065	- 1.7%	99.7%	0.3%	7.1	3.0	45	98.3%
Midwest City	487	- 14.4%	98.6%	1.4%	6.8	2.6	39	97.8%
Moore	905	- 2.9%	99.9%	0.1%	8.6	2.1	46	98.7%
Norman	1,836	- 2.2%	94.2%	5.8%	6.5	3.1	52	97.9%
Oklahoma City	6,196	+ 3.6%	94.1%	5.9%	7.2	3.4	40	97.9%
Shawnee	620	- 5.5%	99.2%	0.8%	5.1	4.0	50	96.9%
Western	571	+ 5.9%	97.9%	2.1%	3.2	5.2	77	95.5%
73003	282	+ 11.5%	98.6%	1.4%	8.7	2.2	31	98.2%
73008	207	- 6.8%	97.6%	2.4%	8.3	2.4	30	97.8%
73012	982	+ 9.7%	99.1%	0.9%	7.0	2.9	46	98.7%
73013	1,024	+ 0.7%	98.3%	1.7%	7.6	3.0	47	98.6%
73020	318	- 2.2%	100.0%	0.0%	7.1	3.5	58	98.4%
73025	330	+ 0.6%	98.2%	1.8%	6.2	3.1	54	98.7%
73034	998	+ 6.6%	96.6%	3.4%	7.1	3.2	50	98.9%
73036	235	- 13.9%	99.1%	0.9%	5.4	5.1	54	97.5%
73064	560	+ 8.3%	99.6%	0.4%	6.1	3.8	58	99.1%
73065	317	+ 31.0%	100.0%	0.0%	4.5	4.7	65	99.1%
73069	389	- 7.6%	99.2%	0.8%	6.6	2.2	54	97.9%
73078	355	+ 7.9%	100.0%	0.0%	5.3	6.0	58	98.9%
73089	265	+ 12.8%	100.0%	0.0%	5.5	3.5	52	98.4%
73096	155	+ 28.1%	97.4%	2.6%	3.8	2.9	47	97.0%
73099	1,999	- 6.1%	99.8%	0.2%	6.3	3.3	57	99.1%
73107	258	- 26.1%	98.8%	1.2%	7.2	3.5	40	97.5%
73110	343	- 6.0%	99.1%	0.9%	6.8	2.4	38	97.3%
73112	401	+ 8.1%	92.3%	7.7%	7.7	3.4	36	97.8%
73114	309	+ 6.6%	99.4%	0.6%	7.0	2.6	38	98.3%
73115	276	- 2.8%	100.0%	0.0%	6.3	2.6	34	98.5%
73116	207	+ 7.3%	82.6%	17.4%	6.5	3.5	41	96.7%
73118	261	+ 15.5%	88.1%	11.9%	7.2	3.8	37	97.6%
73119	170	+ 3.7%	100.0%	0.0%	7.5	2.9	34	97.1%
73120	606	0.0%	85.6%	14.4%	8.3	3.2	37	97.3%
73122	109	- 6.8%	95.4%	4.6%	7.7	2.6	33	98.2%
73127	165	- 8.8%	89.7%	10.3%	7.9	1.7	37	98.1%
73130	270	- 3.6%	98.1%	1.9%	7.0	2.7	37	98.4%
73132	341	+ 13.7%	95.0%	5.0%	8.5	2.9	40	98.4%
73135	243	- 11.6%	99.6%	0.4%	7.5	2.9	41	98.7%
73139	138	- 0.7%	91.3%	8.7%	8.0	2.9	28	98.1%
73142	289	- 2.0%	98.6%	1.4%	6.7	3.1	44	98.4%
73159	262	- 3.0%	99.2%	0.8%	9.1	2.5	30	98.6%
73160	883	- 0.9%	100.0%	0.0%	8.5	2.3	43	98.8%
73162	380	- 1.6%	88.4%	11.6%	9.0	2.2	35	98.7%
73179	178	- 26.1%	98.3%	1.7%	5.1	4.0	54	98.5%
73521	235	+ 3.1%	98.3%	1.7%	1.5	4.7	61	95.8%

Area Historical Median Prices

For the 50 local areas with the most closed sales.

	2021	2022	2023	2024	2025	Change From 2024	Change From 2021
All MLSOK	\$217,000	\$242,000	\$249,820	\$255,000	\$262,900	+ 3.1%	+ 21.2%
OKC Metro	\$229,000	\$256,000	\$265,000	\$270,000	\$275,395	+ 2.0%	+ 20.3%
Altus	\$165,000	\$183,250	\$181,550	\$178,750	\$177,000	- 1.0%	+ 7.3%
Blanchard	\$262,500	\$305,000	\$339,500	\$325,000	\$350,000	+ 7.7%	+ 33.3%
Del City	\$116,000	\$130,400	\$146,750	\$150,000	\$149,000	- 0.7%	+ 28.4%
Edmond (73044)	\$222,000	\$268,650	\$278,512	\$264,900	\$275,000	+ 3.8%	+ 23.9%
Edmond (CITY)	\$302,183	\$350,000	\$361,000	\$367,600	\$372,000	+ 1.2%	+ 23.1%
Edmond (LOGAN)	\$267,000	\$317,000	\$325,850	\$334,250	\$323,000	- 3.4%	+ 21.0%
Mid Del Moore	\$180,000	\$205,000	\$210,000	\$224,000	\$228,000	+ 1.8%	+ 26.7%
Midwest City	\$142,000	\$160,000	\$165,000	\$183,600	\$180,000	- 2.0%	+ 26.8%
Moore	\$189,500	\$220,000	\$221,000	\$225,500	\$235,000	+ 4.2%	+ 24.0%
Norman	\$225,000	\$251,000	\$250,000	\$270,538	\$280,000	+ 3.5%	+ 24.4%
Oklahoma City	\$200,000	\$225,000	\$227,000	\$232,945	\$237,000	+ 1.7%	+ 18.5%
Shawnee	\$174,900	\$190,000	\$210,000	\$210,000	\$218,750	+ 4.2%	+ 25.1%
Western	\$150,000	\$159,000	\$165,000	\$160,000	\$190,000	+ 18.8%	+ 26.7%
73003	\$225,000	\$249,985	\$255,000	\$260,000	\$274,945	+ 5.7%	+ 22.2%
73008	\$158,304	\$175,000	\$185,000	\$185,000	\$190,000	+ 2.7%	+ 20.0%
73012	\$279,900	\$314,912	\$325,500	\$325,000	\$335,000	+ 3.1%	+ 19.7%
73013	\$271,340	\$315,000	\$339,790	\$340,000	\$347,170	+ 2.1%	+ 27.9%
73020	\$260,100	\$293,000	\$315,000	\$315,590	\$324,920	+ 3.0%	+ 24.9%
73025	\$412,500	\$460,000	\$514,900	\$525,000	\$516,000	- 1.7%	+ 25.1%
73034	\$390,000	\$432,465	\$442,500	\$445,000	\$440,000	- 1.1%	+ 12.8%
73036	\$159,450	\$180,000	\$185,789	\$194,900	\$190,000	- 2.5%	+ 19.2%
73064	\$245,000	\$267,238	\$259,990	\$266,000	\$279,000	+ 4.9%	+ 13.9%
73065	\$235,000	\$269,995	\$269,710	\$295,312	\$283,490	- 4.0%	+ 20.6%
73069	\$231,000	\$252,500	\$250,000	\$275,000	\$279,900	+ 1.8%	+ 21.2%
73078	\$269,095	\$308,500	\$299,990	\$313,557	\$305,000	- 2.7%	+ 13.3%
73089	\$263,000	\$326,000	\$325,000	\$349,800	\$315,000	- 9.9%	+ 19.8%
73096	\$196,000	\$219,000	\$200,000	\$215,000	\$250,750	+ 16.6%	+ 27.9%
73099	\$230,000	\$265,000	\$272,900	\$274,900	\$279,950	+ 1.8%	+ 21.7%
73107	\$169,900	\$178,950	\$185,000	\$177,000	\$195,000	+ 10.2%	+ 14.8%
73110	\$124,950	\$135,000	\$140,000	\$151,000	\$159,500	+ 5.6%	+ 27.7%
73112	\$175,000	\$190,000	\$203,500	\$205,500	\$210,000	+ 2.2%	+ 20.0%
73114	\$140,000	\$160,000	\$175,000	\$206,166	\$217,960	+ 5.7%	+ 55.7%
73115	\$115,000	\$128,525	\$145,000	\$150,000	\$147,950	- 1.4%	+ 28.7%
73116	\$292,000	\$360,000	\$320,000	\$330,000	\$332,000	+ 0.6%	+ 13.7%
73118	\$240,000	\$255,000	\$265,500	\$285,000	\$270,000	- 5.3%	+ 12.5%
73119	\$98,100	\$115,000	\$120,000	\$137,000	\$135,250	- 1.3%	+ 37.9%
73120	\$206,000	\$235,500	\$235,000	\$250,000	\$255,000	+ 2.0%	+ 23.8%
73122	\$165,000	\$185,750	\$196,000	\$200,000	\$199,900	- 0.0%	+ 21.2%
73127	\$165,000	\$187,000	\$205,000	\$200,000	\$195,000	- 2.5%	+ 18.2%
73130	\$185,000	\$210,000	\$220,000	\$229,950	\$232,250	+ 1.0%	+ 25.5%
73132	\$203,000	\$225,000	\$247,500	\$236,000	\$245,000	+ 3.8%	+ 20.7%
73135	\$175,000	\$203,000	\$200,000	\$219,000	\$216,000	- 1.4%	+ 23.4%
73139	\$157,250	\$193,500	\$190,000	\$185,000	\$195,000	+ 5.4%	+ 24.0%
73142	\$323,026	\$373,900	\$381,452	\$340,000	\$448,500	+ 31.9%	+ 38.8%
73159	\$155,000	\$175,500	\$181,000	\$190,000	\$193,000	+ 1.6%	+ 24.5%
73160	\$189,000	\$220,000	\$221,500	\$227,000	\$234,900	+ 3.5%	+ 24.3%
73162	\$230,500	\$255,000	\$271,875	\$265,000	\$269,050	+ 1.5%	+ 16.7%
73179	\$233,928	\$257,175	\$288,450	\$295,000	\$286,000	- 3.1%	+ 22.3%
73521	\$179,000	\$190,000	\$205,000	\$192,000	\$200,000	+ 4.2%	+ 11.7%