

October 2025



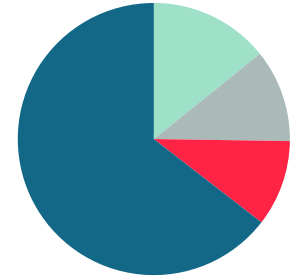
Area Delimited by County Of Washington



MONTHLY INVENTORY ANALYSIS

Report produced on Nov 13, 2025 for MLS Technology Inc.

Compared Metrics	2024	October 2025	+/-%
Closed Listings	81	75	-7.41%
Pending Listings	62	58	-6.45%
New Listings	104	112	7.69%
Median List Price	178,500	214,000	19.89%
Median Sale Price	178,000	200,000	12.36%
Median Percent of Selling Price to List Price	100.00%	99.35%	-0.65%
Median Days on Market to Sale	11.00	23.00	109.09%
End of Month Inventory	297	340	14.48%
Months Supply of Inventory	4.11	4.71	14.61%



■ Closed (14.23%)
■ Pending (11.01%)
■ Other OffMarket (10.25%)
■ Active (64.52%)

Absorption: Last 12 months, an Average of **72** Sales/Month
Active Inventory as of October 31, 2025 = **340**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2025 rose **14.48%** to 340 existing homes available for sale. Over the last 12 months this area has had an average of 72 closed sales per month. This represents an unsold inventory index of **4.71** 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 **12.36%** in October 2025 to \$200,000 versus the previous year at \$178,000.

Median Days on Market Lengthens

The median number of **23.00** days that homes spent on the market before selling increased by 12.00 days or **109.09%** in October 2025 compared to last year's same month at **11.00** DOM.

Sales Success for October 2025 is Positive

Overall, with Median Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 112 New Listings in October 2025, up **7.69%** from last year at 104. Furthermore, there were 75 Closed Listings this month versus last year at 81, a **-7.41%** decrease.

Closed versus Listed trends yielded a **67.0%** ratio, down from previous year's, October 2024, at **77.9%**, a **14.02%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

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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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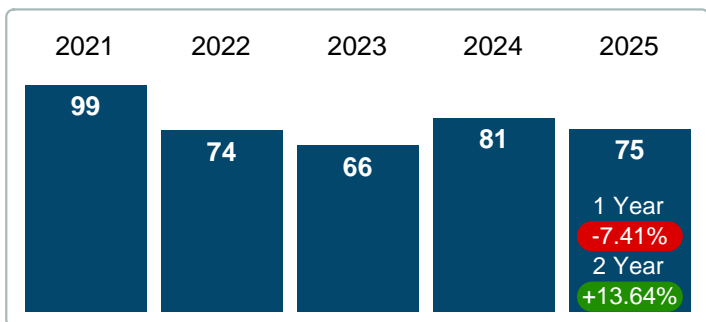
Area Delimited by County Of Washington



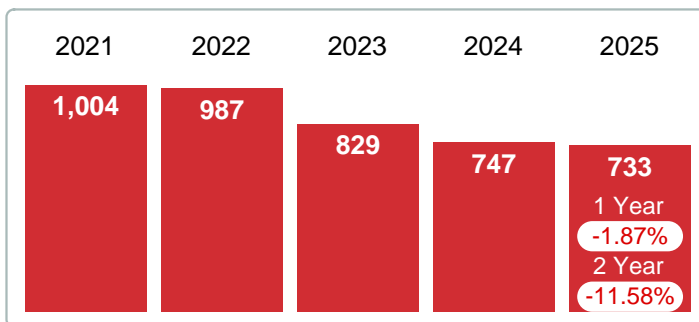
CLOSED LISTINGS

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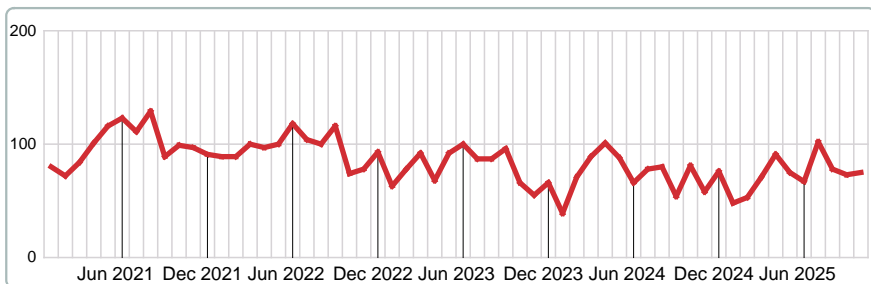
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 79

High Aug 2021 129 Low Jan 2024 39

Closed Listings this month at **75**
below the 5 yr OCT average of **79**

- AUG** 78 ▬
- SEP** 73 ▬ **-6.41%**
- OCT** 75 ▬ **2.74%**

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	7	9.33%	21.0	2	4	1	0
\$50,001 - \$125,000	8	10.67%	32.0	2	6	0	0
\$125,001 - \$175,000	11	14.67%	6.0	2	9	0	0
\$175,001 - \$250,000	19	25.33%	31.0	1	11	7	0
\$250,001 - \$300,000	12	16.00%	21.0	1	2	8	1
\$300,001 - \$375,000	9	12.00%	28.0	0	0	9	0
\$375,001 and up	9	12.00%	41.0	1	1	6	1
Total Closed Units	75			9	33	31	2
Total Closed Volume	16,820,369	100%	23.0	1.32M	5.29M	9.44M	764.90K
Median Closed Price	\$200,000			\$146,000	\$165,000	\$289,900	\$382,450

October 2025



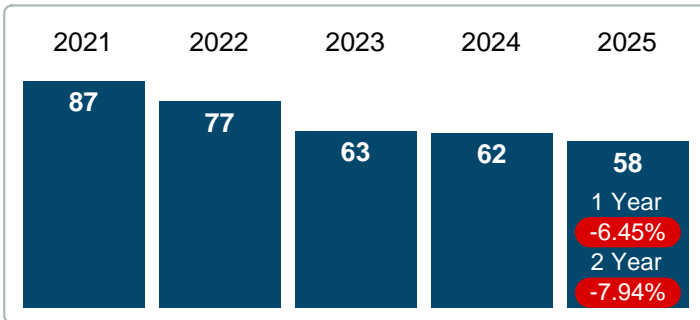
Area Delimited by County Of Washington



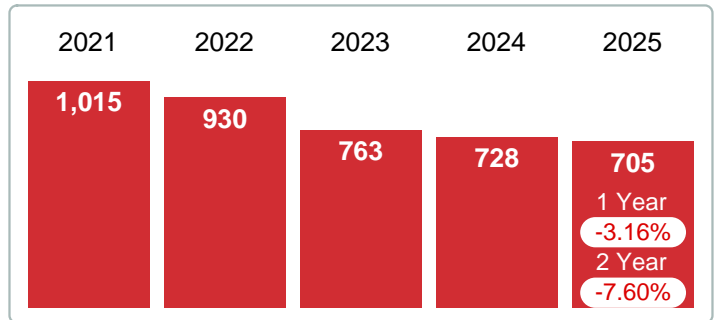
PENDING LISTINGS

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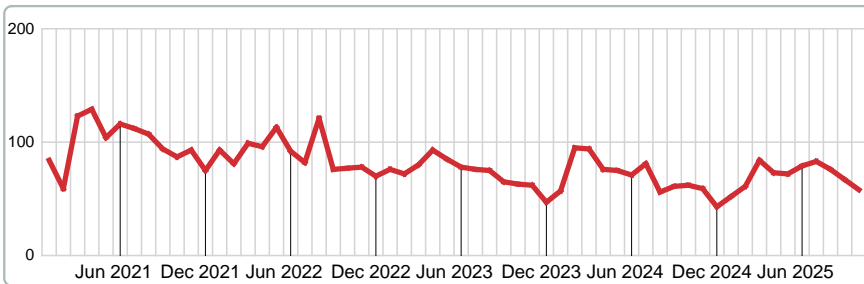
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

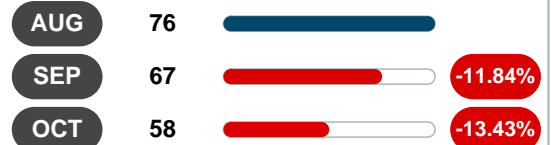


3 MONTHS

5 year OCT AVG = 69

High Apr 2021 129 Low Dec 2024 43

Pending Listings this month at 58
below the 5 yr OCT average of 69



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	2	3.45%	9.0	1	0	1	0
\$50,001 - \$100,000	8	13.79%	26.5	4	4	0	0
\$100,001 - \$125,000	10	17.24%	22.5	3	7	0	0
\$125,001 - \$200,000	15	25.86%	20.0	2	8	5	0
\$200,001 - \$250,000	8	13.79%	11.5	0	4	4	0
\$250,001 - \$425,000	9	15.52%	7.0	2	2	4	1
\$425,001 and up	6	10.34%	19.0	0	2	4	0
Total Pending Units	58			12	27	18	1
Total Pending Volume	13,553,000	100%	17.5	1.72M	6.14M	5.42M	279.90K
Median Listing Price	\$181,250			\$105,000	\$139,900	\$219,250	\$279,900

October 2025



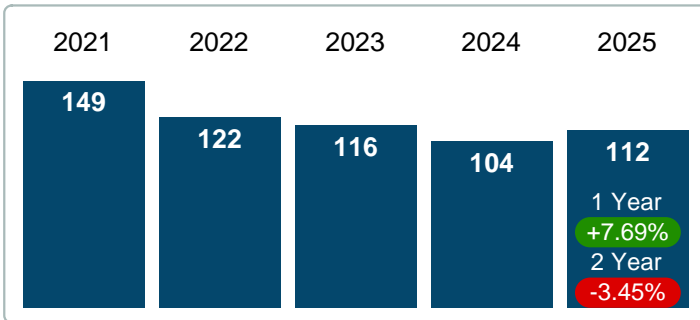
Area Delimited by County Of Washington



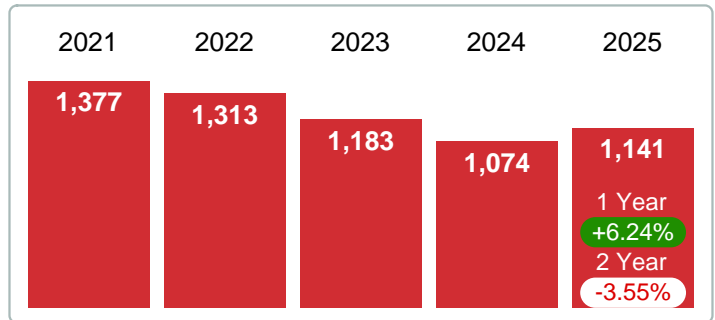
NEW LISTINGS

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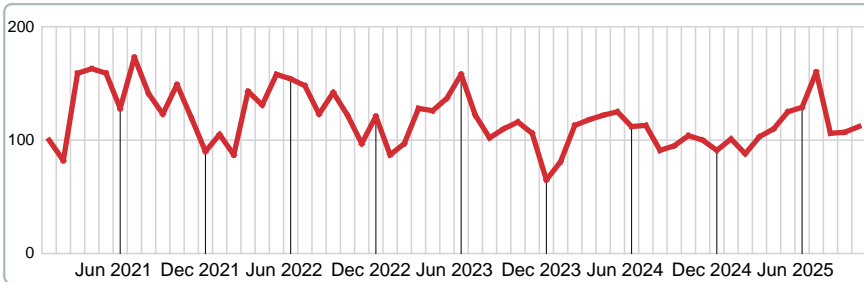
OCTOBER



YEAR TO DATE (YTD)

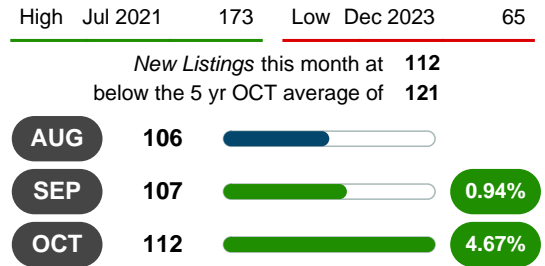


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 121



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	10	8.93%	4	3	2	1
\$50,001 - \$100,000	12	10.71%	9	3	0	0
\$100,001 - \$150,000	16	14.29%	6	9	1	0
\$150,001 - \$225,000	29	25.89%	6	14	9	0
\$225,001 - \$300,000	18	16.07%	2	6	10	0
\$300,001 - \$500,000	15	13.39%	3	9	3	0
\$500,001 and up	12	10.71%	1	5	5	1
Total New Listed Units	112		31	49	30	2
Total New Listed Volume	30,226,725	100%	6.28M	14.13M	9.27M	552.40K
Median New Listed Listing Price	\$197,450		\$105,000	\$215,000	\$261,450	\$276,200

October 2025



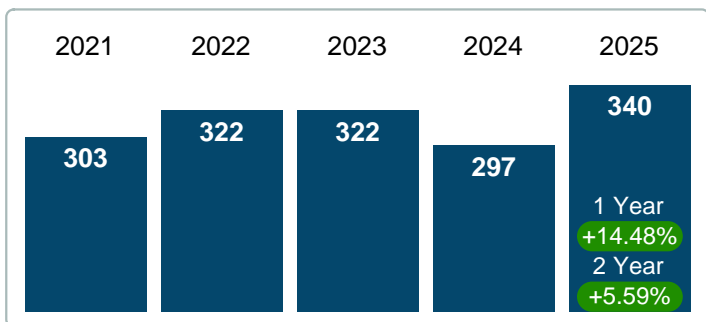
Area Delimited by County Of Washington



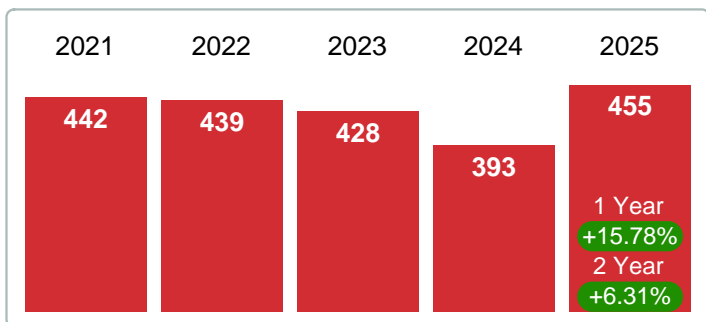
ACTIVE INVENTORY

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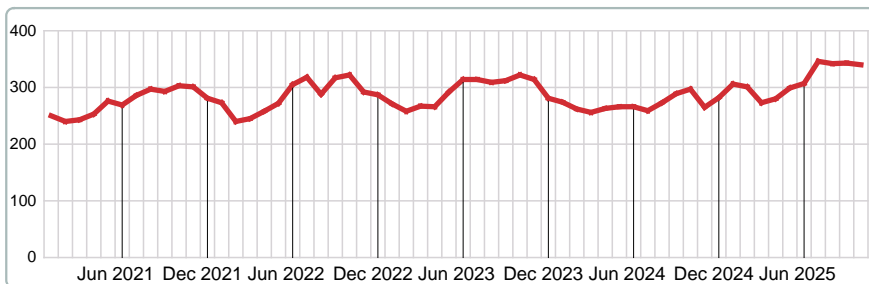
END OF OCTOBER



ACTIVE DURING OCTOBER

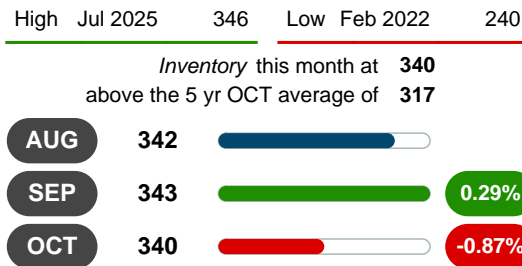


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 317



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	36	10.59%	92.5	29	5	1	1
\$25,001 - \$50,000	21	6.18%	242.0	21	0	0	0
\$50,001 - \$150,000	73	21.47%	80.0	45	22	6	0
\$150,001 - \$250,000	81	23.82%	53.0	23	37	18	3
\$250,001 - \$325,000	51	15.00%	74.0	12	14	24	1
\$325,001 - \$650,000	46	13.53%	86.5	9	9	25	3
\$650,001 and up	32	9.41%	67.0	12	10	8	2
Total Active Inventory by Units		340		151	97	82	10
Total Active Inventory by Volume		101,479,732	100%	37.23M	27.95M	29.44M	6.87M
Median Active Inventory Listing Price		\$198,950		\$91,800	\$215,000	\$297,250	\$354,900

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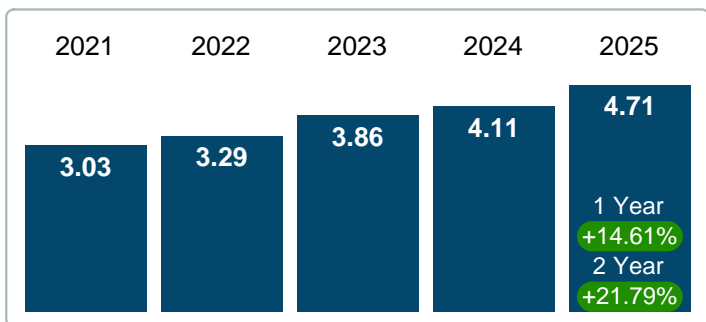
Area Delimited by County Of Washington



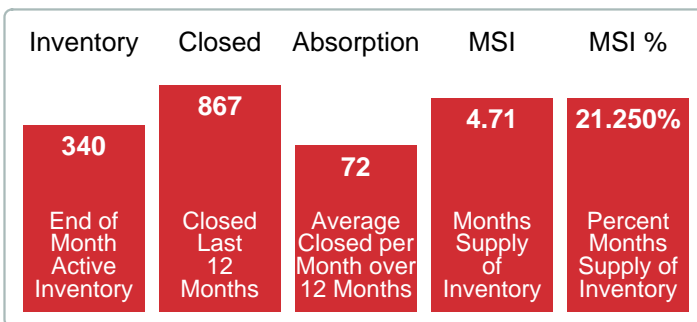
MONTHS SUPPLY of INVENTORY (MSI)

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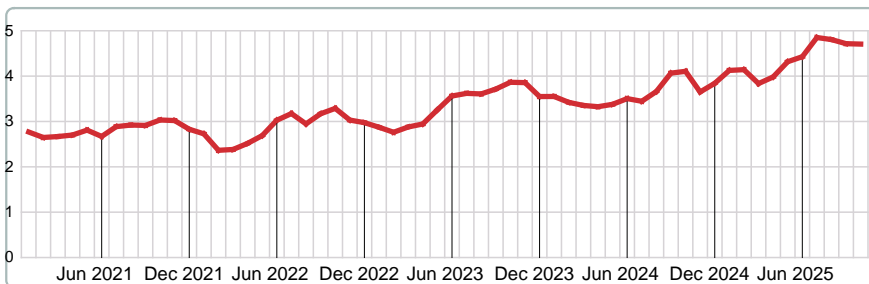
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025

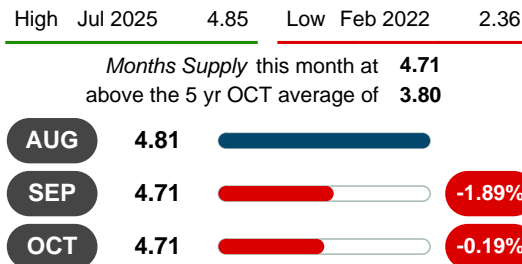


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 3.80



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
\$25,000 and less	36	10.59%	4.75	7.40	1.58	2.00	0.00
\$25,001 - \$50,000	21	6.18%	7.64	12.00	0.00	0.00	0.00
\$50,001 - \$150,000	73	21.47%	4.34	7.61	2.22	6.00	0.00
\$150,001 - \$250,000	81	23.82%	3.64	8.90	2.54	3.79	9.00
\$250,001 - \$325,000	51	15.00%	5.02	14.40	4.10	4.17	6.00
\$325,001 - \$650,000	46	13.53%	4.15	8.31	3.60	4.00	2.40
\$650,001 and up	32	9.41%	20.21	72.00	30.00	13.71	4.00
Market Supply of Inventory (MSI)			4.71	9.29	2.78	4.33	4.44
Total Active Inventory by Units		100%	4.71	151	97	82	10

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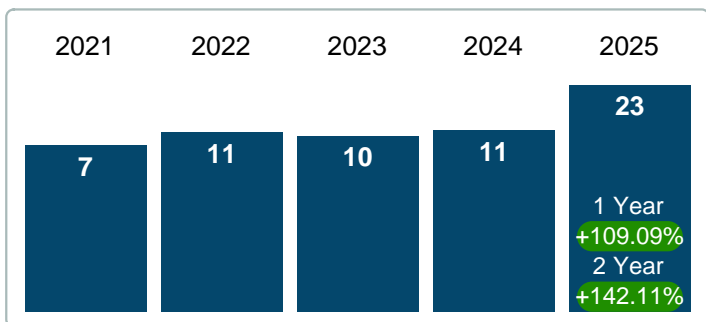
Area Delimited by County Of Washington



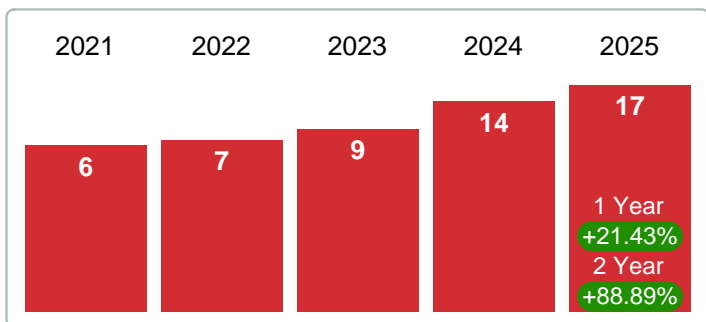
MEDIAN DAYS ON MARKET TO SALE

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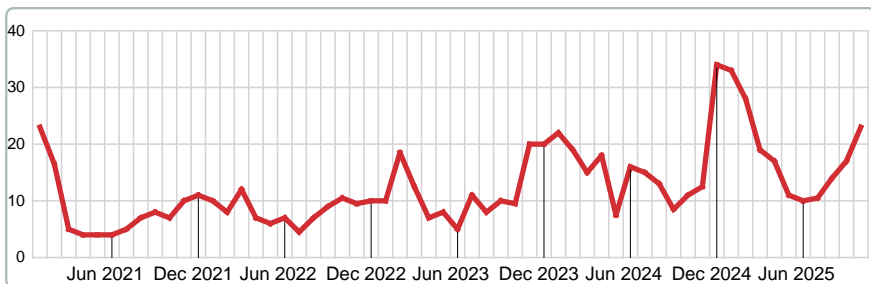
OCTOBER



YEAR TO DATE (YTD)

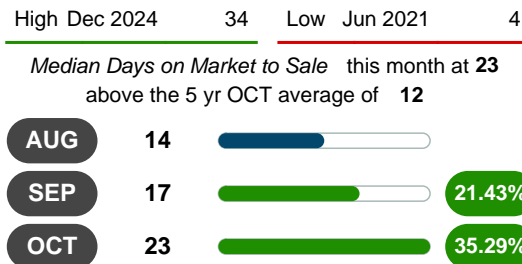


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 12



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	9.33%	21	24	13	2	0
\$50,001 - \$125,000	10.67%	32	38	19	0	0
\$125,001 - \$175,000	14.67%	6	4	7	0	0
\$175,001 - \$250,000	25.33%	31	39	25	31	0
\$250,001 - \$300,000	16.00%	21	6	44	21	17
\$300,001 - \$375,000	12.00%	28	0	0	28	0
\$375,001 and up	12.00%	41	1	41	36	206
Median Closed DOM		23	22	12	28	112
Total Closed Units	100%	75	9	33	31	2
Total Closed Volume		16,820,369	1.32M	5.29M	9.44M	764.90K

October 2025



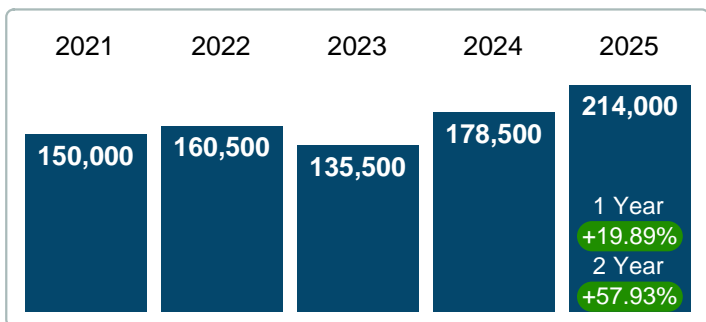
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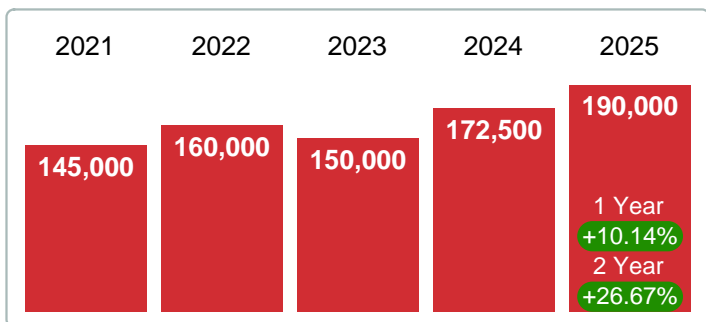
MEDIAN LIST PRICE AT CLOSING

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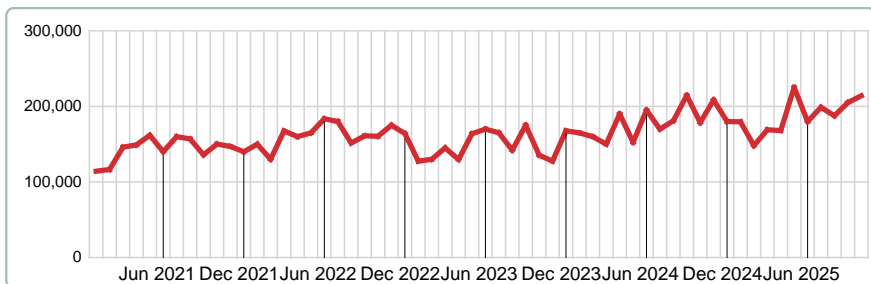
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 167,700

High May 2025 225,000 Low Jan 2021 114,200

Median List Price at Closing this month at **214,000**
above the 5 yr OCT average of **167,700**

- AUG** 187,500
- SEP** 205,000 9.33%
- OCT** 214,000 4.39%

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	7	9.33%	1,500	1,050	2,000	2,200	0
\$50,001 - \$125,000	8	10.67%	97,250	83,500	107,500	0	0
\$125,001 - \$175,000	13	17.33%	157,500	150,000	154,450	175,000	0
\$175,001 - \$250,000	17	22.67%	209,900	250,000	194,450	221,500	0
\$250,001 - \$300,000	12	16.00%	275,000	0	287,000	275,000	299,500
\$300,001 - \$375,000	8	10.67%	339,500	0	0	339,500	0
\$375,001 and up	10	13.33%	422,500	399,500	625,000	422,500	499,900
Median List Price			214,000	142,500	169,500	298,000	399,700
Total Closed Units		100%	214,000	9	33	31	2
Total Closed Volume			17,264,800	1.52M	5.38M	9.57M	799.40K

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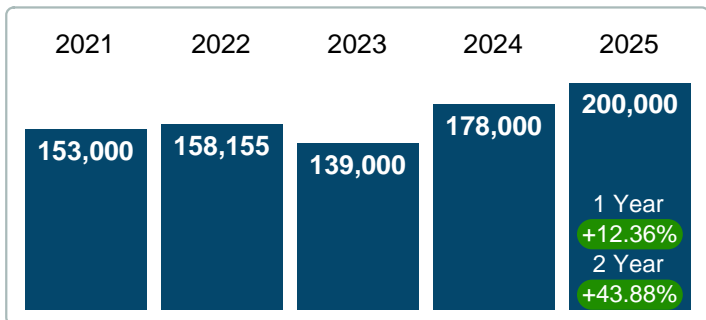
Area Delimited by County Of Washington



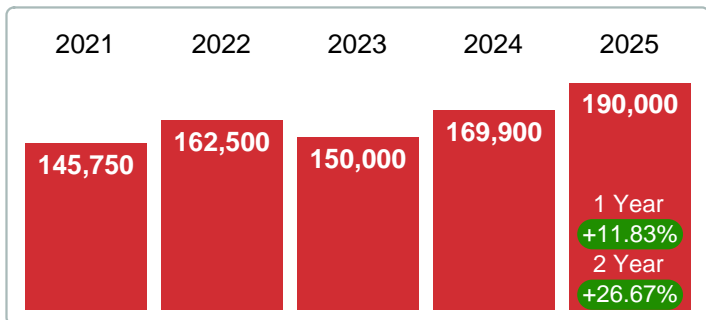
MEDIAN SOLD PRICE AT CLOSING

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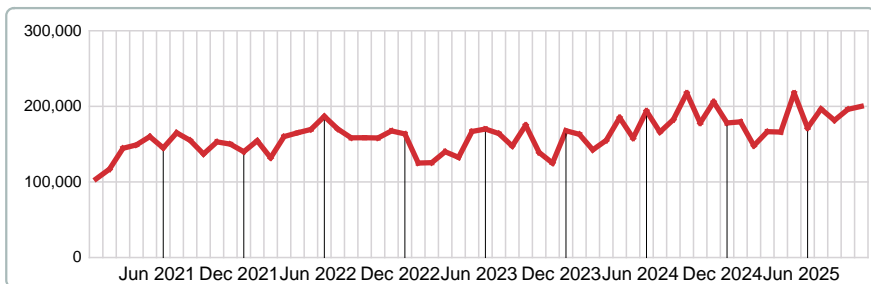
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

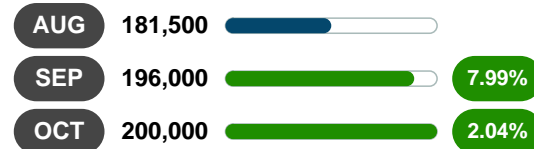


3 MONTHS

5 year OCT AVG = 165,631

High May 2025 217,500 Low Jan 2021 104,000

Median Sold Price at Closing this month at **200,000** above the 5 yr OCT average of **165,631**



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	9.33%	1,500	1,050	1,875	2,200	0
\$50,001 - \$125,000	10.67%	91,750	77,375	97,000	0	0
\$125,001 - \$175,000	14.67%	149,000	151,750	149,000	0	0
\$175,001 - \$250,000	25.33%	199,500	200,000	198,400	217,000	0
\$250,001 - \$300,000	16.00%	263,500	260,000	273,500	260,000	287,000
\$300,001 - \$375,000	12.00%	330,000	0	0	330,000	0
\$375,001 and up	12.00%	432,000	400,000	625,000	418,500	477,900
Median Sold Price		200,000	146,000	165,000	289,900	382,450
Total Closed Units	100%	200,000	9	33	31	2
Total Closed Volume		16,820,369	1.32M	5.29M	9.44M	764.90K

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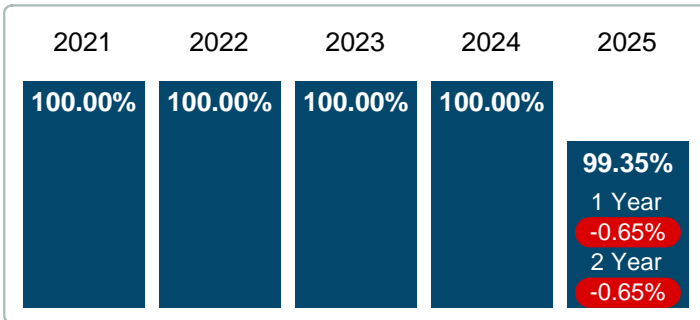
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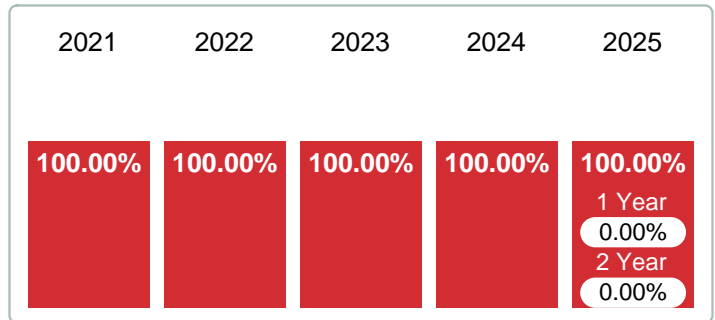
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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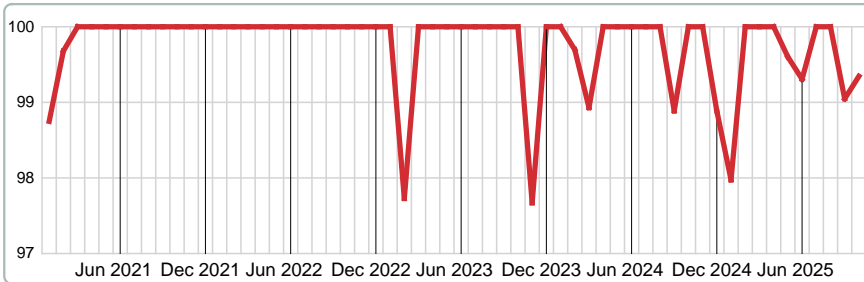
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

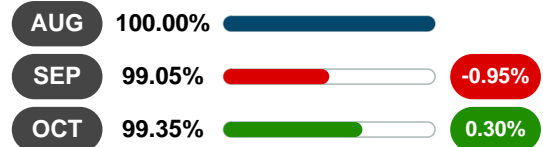


3 MONTHS

5 year OCT AVG = 99.87%

High Aug 2025 100.00% Low Nov 2023 97.67%

Median Sold/List Ratio this month at **99.35%**
below the 5 yr OCT average of **99.87%**



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	7	9.33%	100.00%	100.00%	95.00%	100.00%	0.00%
\$50,001 - \$125,000	8	10.67%	92.11%	91.55%	92.11%	0.00%	0.00%
\$125,001 - \$175,000	11	14.67%	99.61%	101.23%	98.99%	0.00%	0.00%
\$175,001 - \$250,000	19	25.33%	100.00%	80.00%	100.00%	97.78%	0.00%
\$250,001 - \$300,000	12	16.00%	96.66%	65.16%	95.31%	99.28%	95.83%
\$300,001 - \$375,000	9	12.00%	98.71%	0.00%	0.00%	98.71%	0.00%
\$375,001 and up	9	12.00%	100.00%	100.00%	100.00%	100.00%	95.60%
Median Sold/List Ratio		99.35%		100.00%	100.00%	98.82%	95.71%
Total Closed Units		75	100%	9	33	31	2
Total Closed Volume		16,820,369		1.32M	5.29M	9.44M	764.90K

October 2025

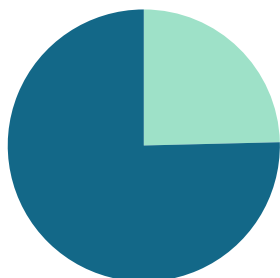
Area Delimited by County Of Washington



MARKET SUMMARY

Report produced on Nov 13, 2025 for MLS Technology Inc.

INVENTORY

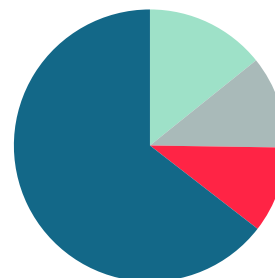


Inventory
 New Listings
112 = 24.62%
 Start Inventory
343
 Total Inventory Units
455
 Volume
\$128,760,332

Market Activity

Closed Sales
75 = 14.23%
 Pending Sales
58 = 11.01%
 Other Off Market
54 = 10.25%
 Active Inventory
340 = 64.52%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	81	75	-7.41%	747	733	-1.87%
Pending Sales	62	58	-6.45%	728	705	-3.16%
New Listings	104	112	7.69%	1,074	1,141	6.24%
Median List Price	178,500	214,000	19.89%	172,500	190,000	10.14%
Median Sale Price	178,000	200,000	12.36%	169,900	190,000	11.83%
Median Percent of Selling Price to List Price	100.00%	99.35%	-0.65%	100.00%	100.00%	0.00%
Median Days on Market to Sale	11.00	23.00	109.09%	14.00	17.00	21.43%
Monthly Inventory	297	340	14.48%	297	340	14.48%
Months Supply of Inventory	4.11	4.71	14.61%	4.11	4.71	14.61%

Absorption: Last 12 months, an Average of **72** Sales/Month

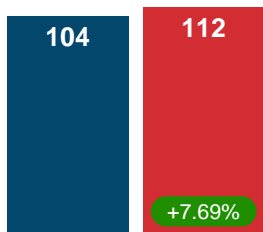
Inventory on October 31, 2025 = **340**

2024 **2025**

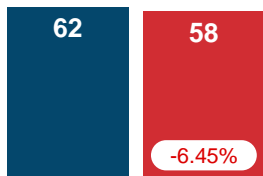
OCTOBER MARKET

MEDIAN PRICES

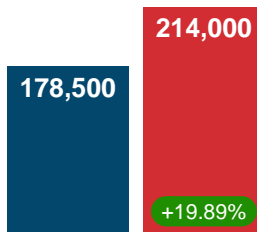
New Listings



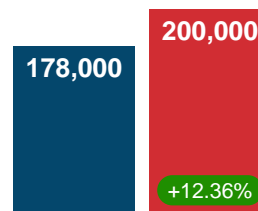
Pending Listings



List Price



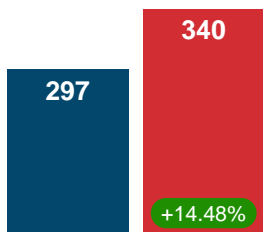
Sale Price



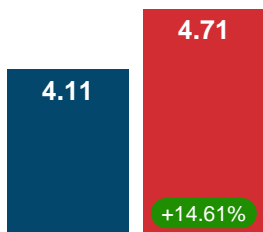
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

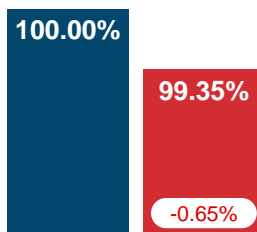
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

