

November 2025



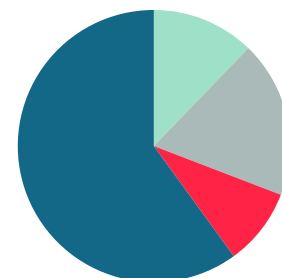
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Dec 11, 2025 for MLS Technology Inc.

Compared Metrics	November		
	2024	2025	+/-%
Closed Listings	56	44	-21.43%
Pending Listings	43	67	55.81%
New Listings	64	75	17.19%
Average List Price	231,730	275,774	19.01%
Average Sale Price	228,739	257,043	12.37%
Average Percent of Selling Price to List Price	97.90%	97.07%	-0.85%
Average Days on Market to Sale	33.73	41.95	24.38%
End of Month Inventory	197	216	9.64%
Months Supply of Inventory	3.19	3.61	13.15%



■ Closed (12.22%)
■ Pending (18.61%)
■ Other OffMarket (9.17%)
■ Active (60.00%)

Absorption: Last 12 months, an Average of **60** Sales/Month
Active Inventory as of November 30, 2025 = **216**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2025 rose **9.64%** to 216 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **3.61** 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 **12.37%** in November 2025 to \$257,043 versus the previous year at \$228,739.

Average Days on Market Lengthens

The average number of **41.95** days that homes spent on the market before selling increased by 8.22 days or **24.38%** in November 2025 compared to last year's same month at **33.73** DOM.

Sales Success for November 2025 is Positive

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

There were 75 New Listings in November 2025, up **17.19%** from last year at 64. Furthermore, there were 44 Closed Listings this month versus last year at 56, a **-21.43%** decrease.

Closed versus Listed trends yielded a **58.7%** ratio, down from previous year's, November 2024, at **87.5%**, a **32.95%** 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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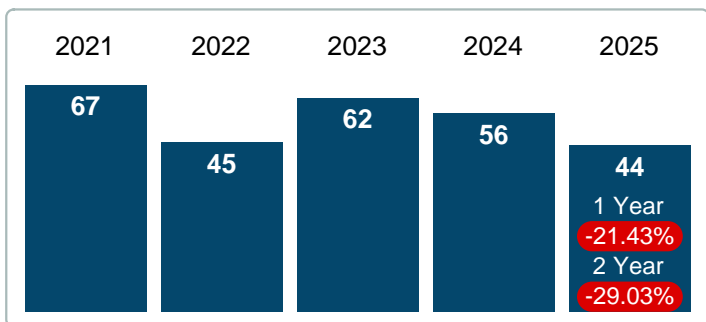
Area Delimited by County Of Creek - Residential Property Type



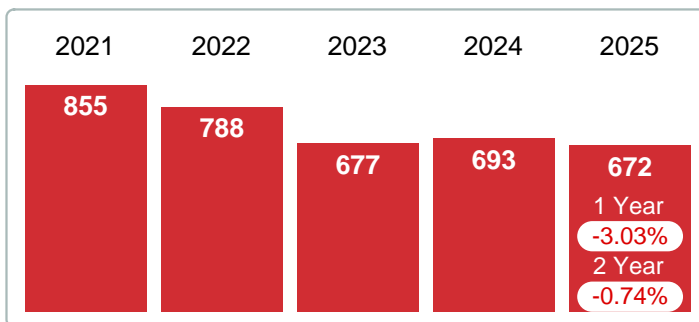
CLOSED LISTINGS

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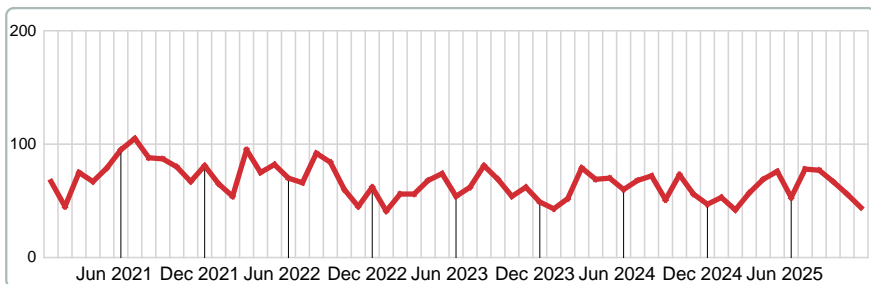
NOVEMBER



YEAR TO DATE (YTD)

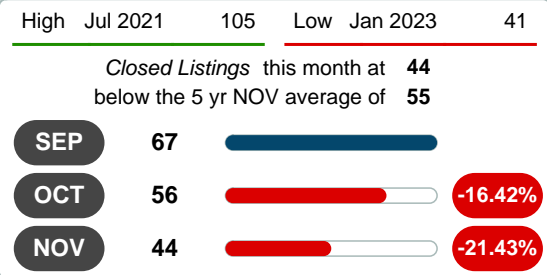


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 55



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	3	6.82%	30.0	3	0	0	0
\$125,001 - \$150,000	7	15.91%	14.6	3	4	0	0
\$150,001 - \$175,000	4	9.09%	37.0	1	3	0	0
\$175,001 - \$250,000	14	31.82%	21.1	1	11	2	0
\$250,001 - \$275,000	2	4.55%	15.0	0	0	2	0
\$275,001 - \$375,000	9	20.45%	77.4	0	5	4	0
\$375,001 and up	5	11.36%	96.8	0	2	3	0
Total Closed Units	44			8	25	11	0
Total Closed Volume	11,309,892	100%	42.0	1.00M	5.78M	4.53M	0.00B
Average Closed Price	\$257,043			\$125,031	\$231,172	\$411,849	\$0

November 2025



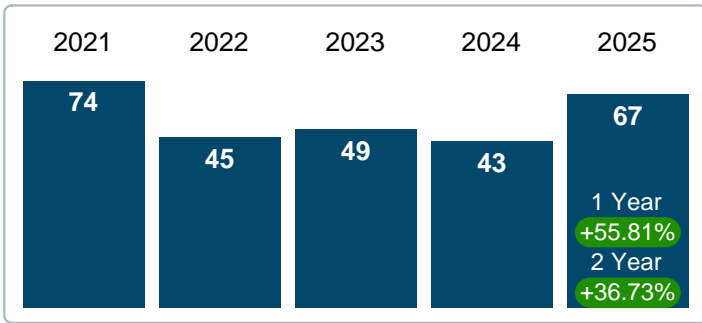
Area Delimited by County Of Creek - Residential Property Type



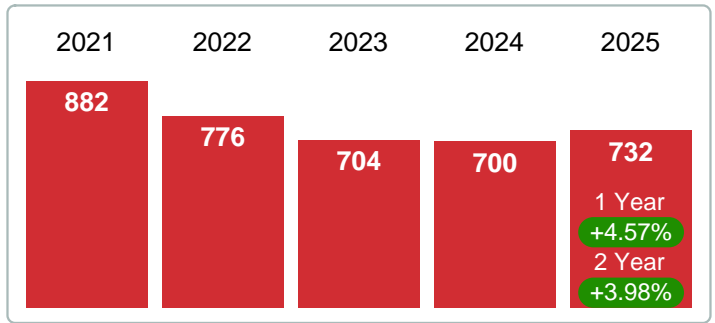
PENDING LISTINGS

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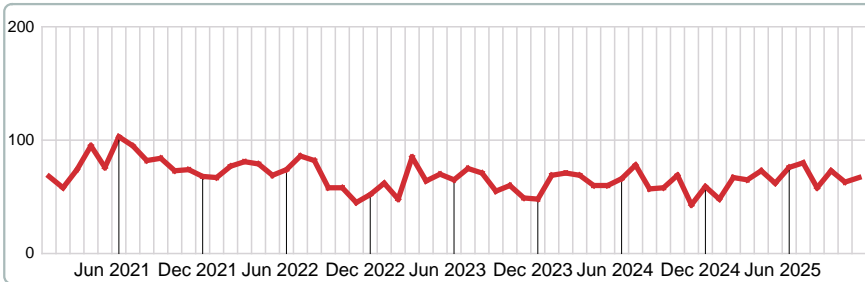
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 56

High Jun 2021 103 Low Nov 2024 43

Pending Listings this month at **67**
above the 5 yr NOV average of **56**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4	5.97%	49.5	2	1	1	0
\$125,001 - \$150,000	8	11.94%	50.9	4	4	0	0
\$150,001 - \$175,000	7	10.45%	33.9	1	6	0	0
\$175,001 - \$250,000	21	31.34%	47.6	3	16	1	1
\$250,001 - \$325,000	12	17.91%	52.1	2	7	3	0
\$325,001 - \$450,000	7	10.45%	24.7	0	3	3	1
\$450,001 and up	8	11.94%	115.4	1	1	5	1
Total Pending Units	67			13	38	13	3
Total Pending Volume	18,131,300	100%	53.2	2.68M	8.75M	5.64M	1.05M
Average Listing Price	\$270,616			\$206,369	\$230,305	\$434,223	\$350,667

November 2025



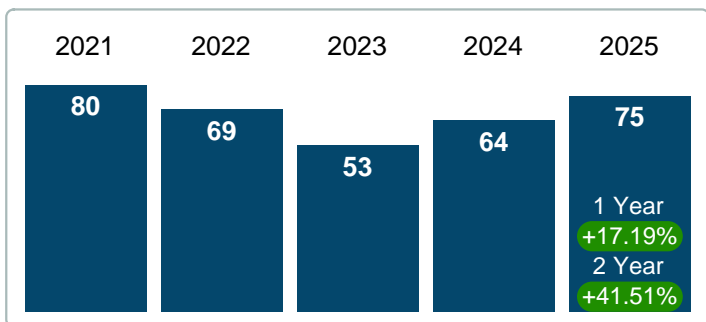
Area Delimited by County Of Creek - Residential Property Type



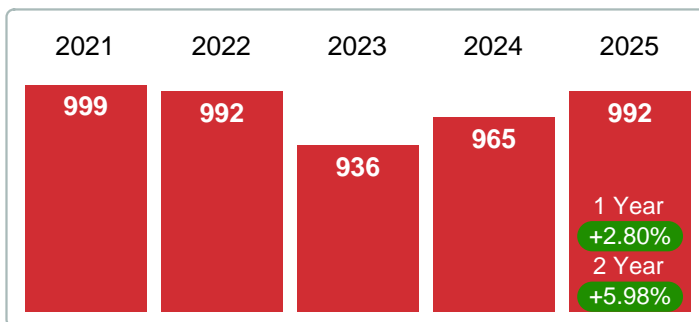
NEW LISTINGS

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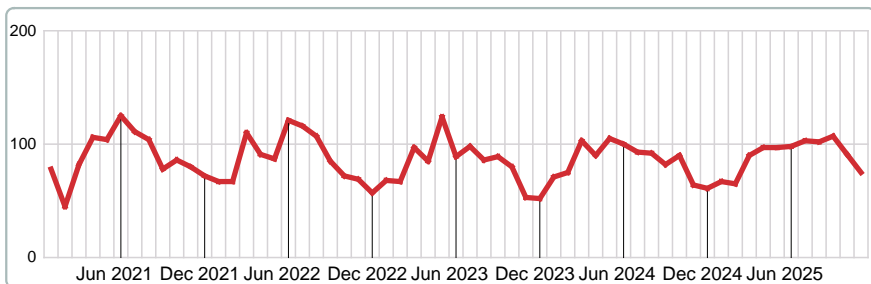
NOVEMBER



YEAR TO DATE (YTD)

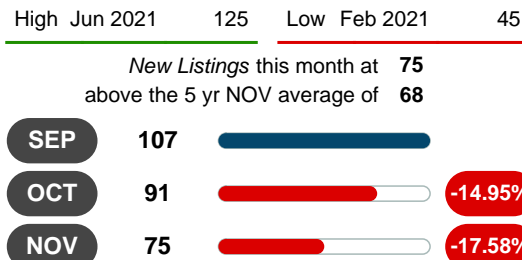


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 68



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	7	9.33%	3	4	0	0
\$75,001 - \$125,000	5	6.67%	4	1	0	0
\$125,001 - \$175,000	13	17.33%	4	8	1	0
\$175,001 - \$275,000	22	29.33%	1	18	3	0
\$275,001 - \$350,000	12	16.00%	0	4	6	2
\$350,001 - \$475,000	9	12.00%	0	3	5	1
\$475,001 and up	7	9.33%	0	2	3	2
Total New Listed Units	75		12	40	18	5
Total New Listed Volume	26,585,660	100%	1.44M	11.68M	10.37M	3.10M
Average New Listed Listing Price	\$354,475		\$119,792	\$291,936	\$576,164	\$619,958

November 2025



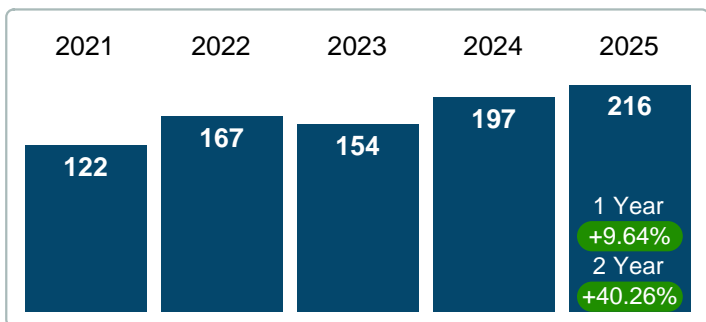
Area Delimited by County Of Creek - Residential Property Type



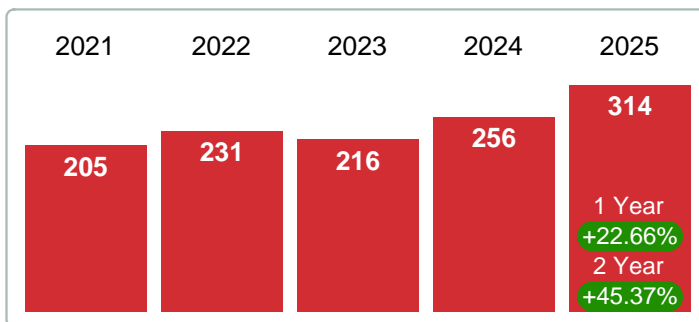
ACTIVE INVENTORY

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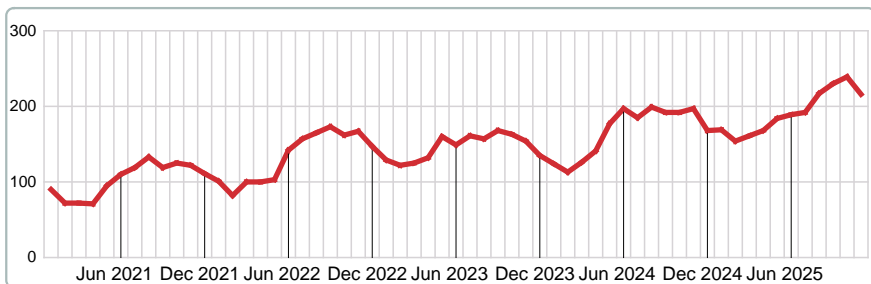
END OF NOVEMBER



ACTIVE DURING NOVEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 171

High Oct 2025 239 Low Apr 2021 71

Inventory this month at 216
above the 5 yr NOV average of 171



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	17	7.87%	84.9	8	8	0	1
\$100,001 - \$150,000	24	11.11%	66.8	13	7	3	1
\$150,001 - \$200,000	30	13.89%	61.6	3	24	3	0
\$200,001 - \$275,000	57	26.39%	80.9	1	44	8	4
\$275,001 - \$375,000	34	15.74%	79.5	2	16	14	2
\$375,001 - \$575,000	27	12.50%	96.6	2	8	13	4
\$575,001 and up	27	12.50%	91.4	2	8	9	8
Total Active Inventory by Units	216			31	115	50	20
Total Active Inventory by Volume	77,333,943	100%	80.0	5.87M	33.58M	24.91M	12.97M
Average Active Inventory Listing Price	\$358,028			\$189,323	\$291,982	\$498,299	\$648,602

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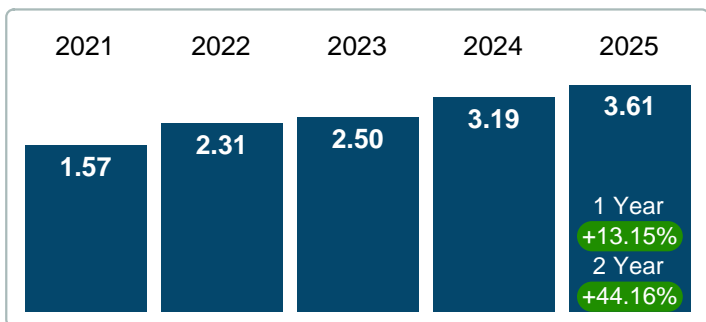
Area Delimited by County Of Creek - Residential Property Type



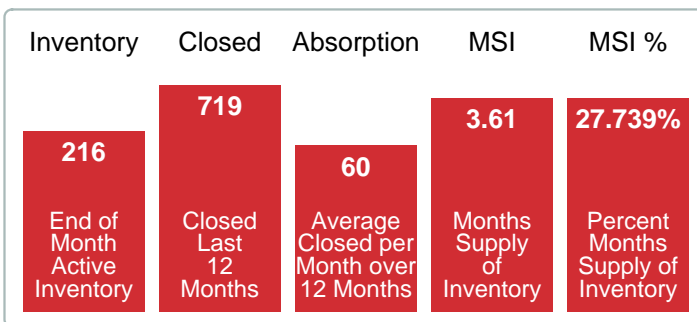
MONTHS SUPPLY of INVENTORY (MSI)

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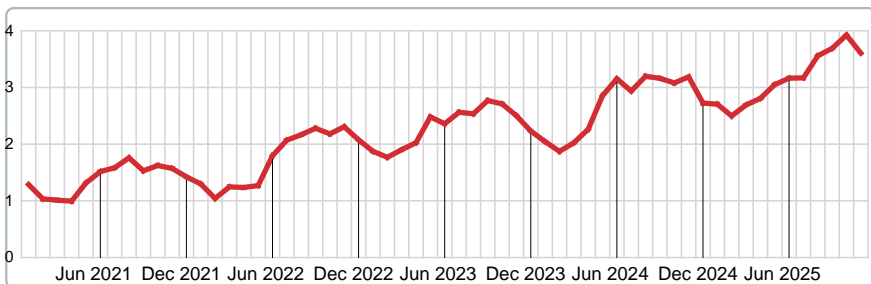
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2025

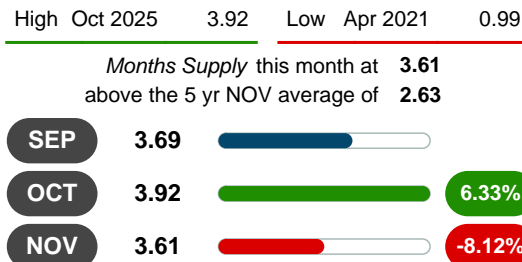


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 2.63



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	17	7.87%	4.00	4.00	3.56	0.00	0.00
\$100,001 - \$150,000	24	11.11%	3.51	5.57	1.75	7.20	12.00
\$150,001 - \$200,000	30	13.89%	2.43	1.71	2.59	2.40	0.00
\$200,001 - \$275,000	57	26.39%	3.18	1.00	3.34	2.34	12.00
\$275,001 - \$375,000	34	15.74%	3.46	6.00	2.56	5.60	2.67
\$375,001 - \$575,000	27	12.50%	4.56	12.00	3.69	4.11	9.60
\$575,001 and up	27	12.50%	9.53	0.00	9.60	7.71	9.60
Market Supply of Inventory (MSI)			3.61	4.09	3.03	4.20	8.00
Total Active Inventory by Units		100%	3.61	31	115	50	20

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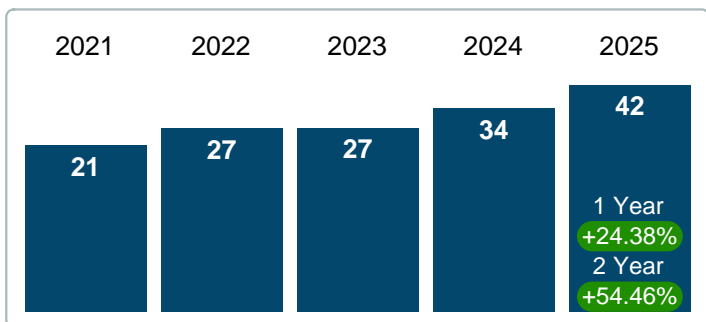
Area Delimited by County Of Creek - Residential Property Type



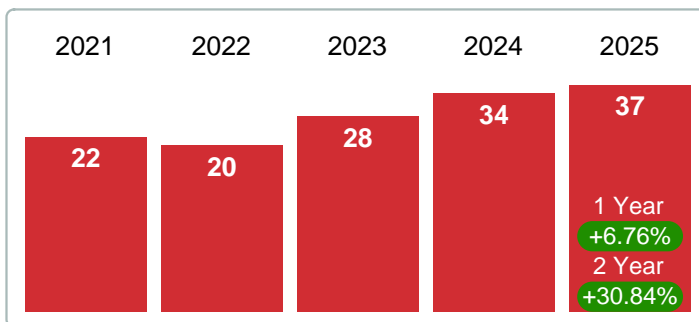
AVERAGE DAYS ON MARKET TO SALE

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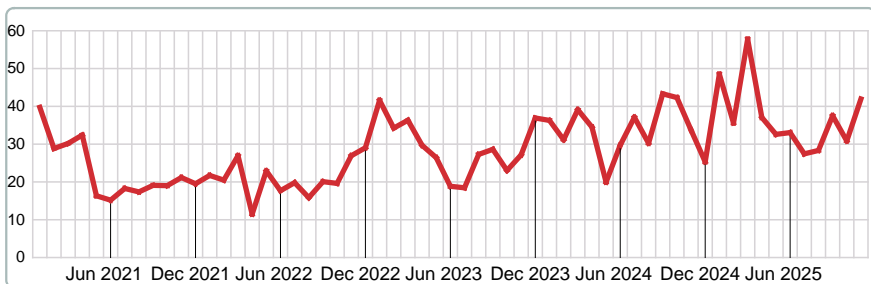
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 30

High Mar 2025 58 Low Apr 2022 11

Average Days on Market to Sale this month at 42 above the 5 yr NOV average of 30



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
\$125,000 and less	6.82%	30	30	0	0	0
\$125,001 - \$150,000	15.91%	15	4	22	0	0
\$150,001 - \$175,000	9.09%	37	7	47	0	0
\$175,001 - \$250,000	31.82%	21	37	18	33	0
\$250,001 - \$275,000	4.55%	15	0	0	15	0
\$275,001 - \$375,000	20.45%	77	0	59	101	0
\$375,001 and up	11.36%	97	0	50	128	0
Average Closed DOM		42	18	33	80	0
Total Closed Units	100%	44	8	25	11	
Total Closed Volume		11,309,892	1.00M	5.78M	4.53M	0.00B

November 2025



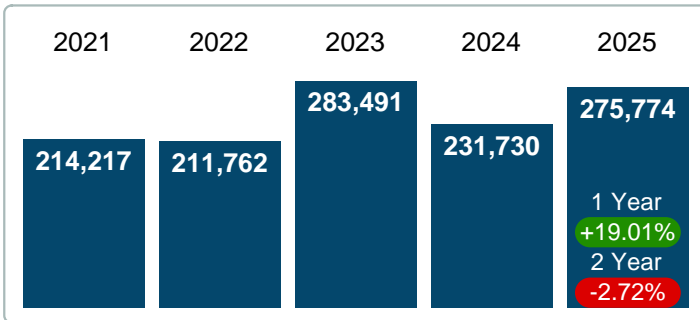
Area Delimited by County Of Creek - Residential Property Type



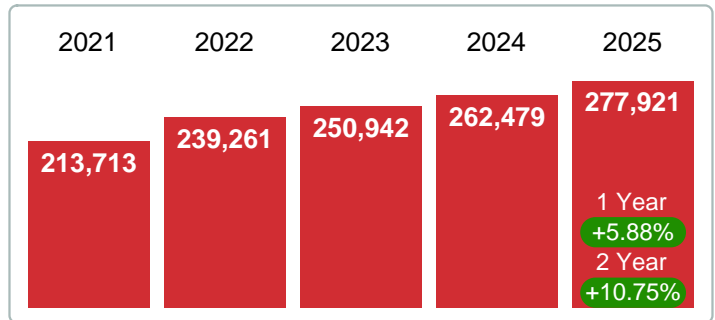
AVERAGE LIST PRICE AT CLOSING

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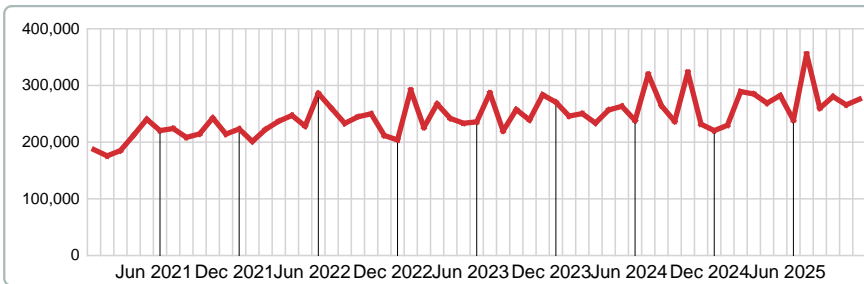
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

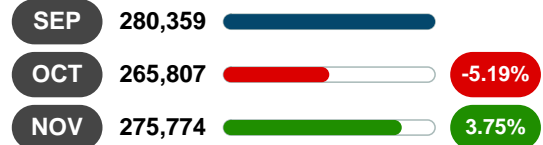


3 MONTHS

5 year NOV AVG = 243,395

High Jul 2025 355,405 Low Feb 2021 175,794

Average List Price at Closing this month at **275,774** above the 5 yr NOV average of **243,395**



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
\$125,000 and less	4	9.09%	82,725	70,300	0	0	0
\$125,001 - \$150,000	4	9.09%	147,600	147,300	145,725	0	0
\$150,001 - \$175,000	5	11.36%	160,360	159,900	187,500	0	0
\$175,001 - \$250,000	15	34.09%	217,370	195,000	216,959	222,000	0
\$250,001 - \$275,000	1	2.27%	269,000	0	0	297,000	0
\$275,001 - \$375,000	9	20.45%	301,522	0	297,940	324,725	0
\$375,001 and up	6	13.64%	694,617	0	471,500	941,600	0
Average List Price			275,774	125,963	238,586	469,245	0
Total Closed Units		100%	275,774	8	25	11	
Total Closed Volume			12,134,052	1.01M	5.96M	5.16M	0.00B

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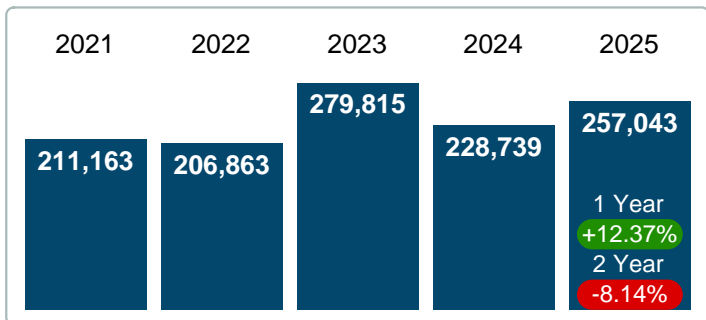
Area Delimited by County Of Creek - Residential Property Type



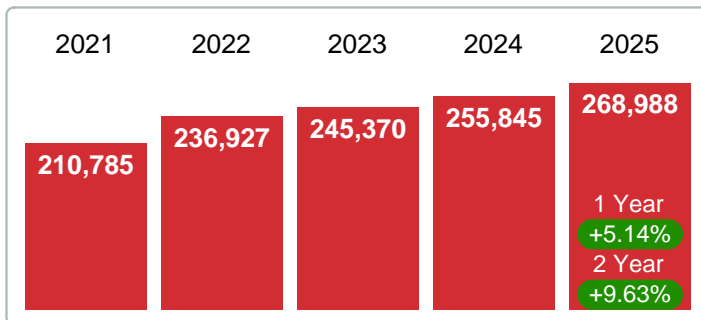
AVERAGE SOLD PRICE AT CLOSING

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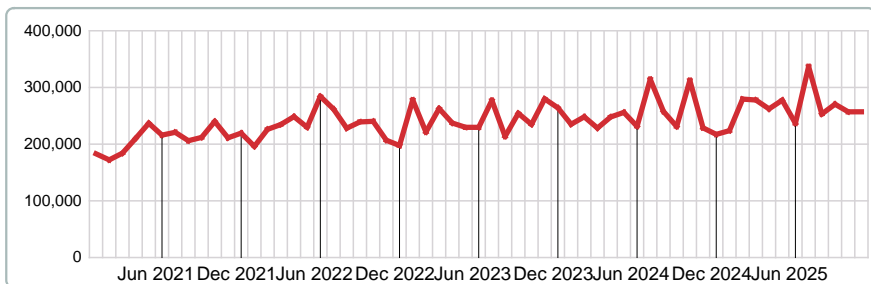
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

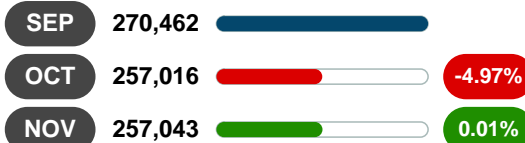


3 MONTHS

5 year NOV AVG = 236,725

High Jul 2025 336,900 Low Feb 2021 172,253

Average Sold Price at Closing this month at **257,043** above the 5 yr NOV average of **236,725**



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
\$125,000 and less	6.82%	67,000	67,000	0	0	0
\$125,001 - \$150,000	15.91%	144,357	147,667	141,875	0	0
\$150,001 - \$175,000	9.09%	157,813	156,250	158,333	0	0
\$175,001 - \$250,000	31.82%	214,364	200,000	214,373	221,500	0
\$250,001 - \$275,000	4.55%	270,000	0	0	270,000	0
\$275,001 - \$375,000	20.45%	301,449	0	292,140	313,085	0
\$375,001 and up	11.36%	642,600	0	459,000	765,000	0
Average Sold Price		257,043	125,031	231,172	411,849	0
Total Closed Units	100%	257,043	8	25	11	0
Total Closed Volume		11,309,892	1.00M	5.78M	4.53M	0.00B

November 2025



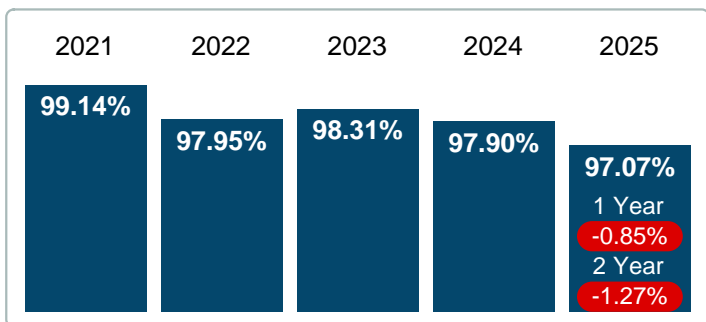
Area Delimited by County Of Creek - Residential Property Type



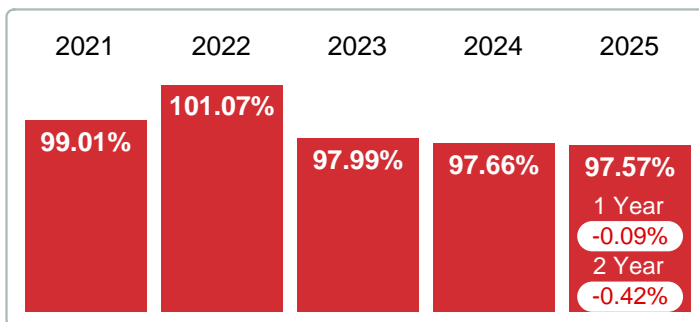
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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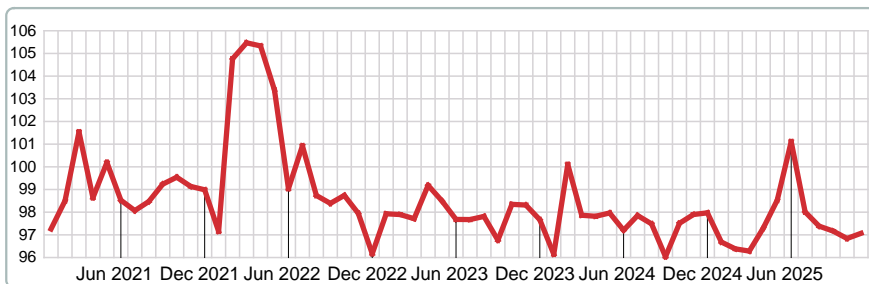
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

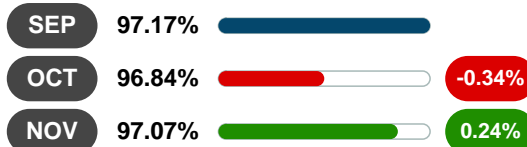


3 MONTHS

5 year NOV AVG = 98.07%

High Mar 2022 105.47% Low Sep 2024 96.04%

Average Sold/List Ratio this month at **97.07%**
below the 5 yr NOV average of **98.07%**



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	
\$125,000 and less	3	6.82%	103.84%	103.84%	0.00%	0.00%	0.00%	
\$125,001 - \$150,000	7	15.91%	98.93%	100.25%	97.95%	0.00%	0.00%	
\$150,001 - \$175,000	4	9.09%	89.31%	97.72%	86.51%	0.00%	0.00%	
\$175,001 - \$250,000	14	31.82%	99.35%	102.56%	98.92%	100.08%	0.00%	
\$250,001 - \$275,000	2	4.55%	91.56%	0.00%	0.00%	91.56%	0.00%	
\$275,001 - \$375,000	9	20.45%	97.52%	0.00%	98.07%	96.84%	0.00%	
\$375,001 and up	5	11.36%	91.60%	0.00%	97.19%	87.88%	0.00%	
Average Sold/List Ratio		97.10%		101.57%	96.97%	94.03%	0.00%	
Total Closed Units		44	100%	97.10%	8	25	11	
Total Closed Volume		11,309,892			1.00M	5.78M	4.53M	0.00B

November 2025



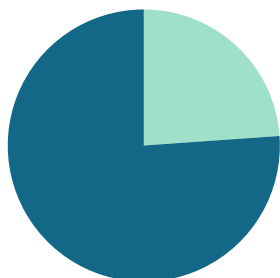
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Dec 11, 2025 for MLS Technology Inc.

INVENTORY

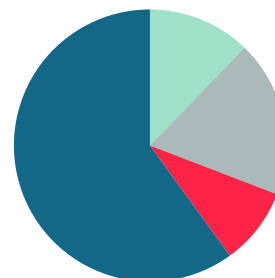


Inventory
 New Listings
75 = 23.89%
 Start Inventory
239
 Total Inventory Units
314
 Volume
\$108,066,692

Market Activity

Closed Sales
44 = 12.22%
 Pending Sales
67 = 18.61%
 Other Off Market
33 = 9.17%
 Active Inventory
216 = 60.00%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	56	44	-21.43%	693	672	-3.03%
Pending Sales	43	67	55.81%	700	732	4.57%
New Listings	64	75	17.19%	965	992	2.80%
Average List Price	231,730	275,774	19.01%	262,479	277,921	5.88%
Average Sale Price	228,739	257,043	12.37%	255,845	268,988	5.14%
Average Percent of Selling Price to List Price	97.90%	97.07%	-0.85%	97.66%	97.57%	-0.09%
Average Days on Market to Sale	33.73	41.95	24.38%	34.23	36.54	6.76%
Monthly Inventory	197	216	9.64%	197	216	9.64%
Months Supply of Inventory	3.19	3.61	13.15%	3.19	3.61	13.15%

Absorption: Last 12 months, an Average of **60** Sales/Month

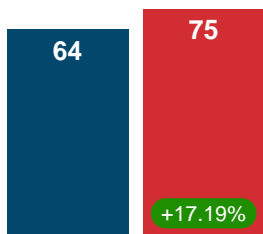
Inventory on November 30, 2025 = **216**

2024 **2025**

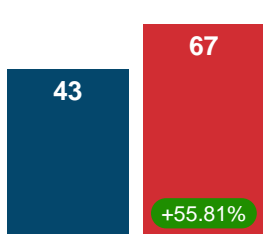
NOVEMBER MARKET

AVERAGE PRICES

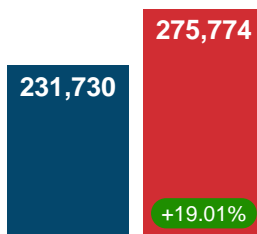
New Listings



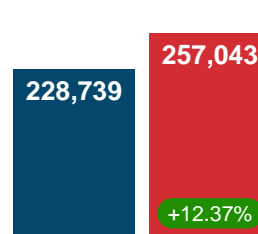
Pending Listings



List Price



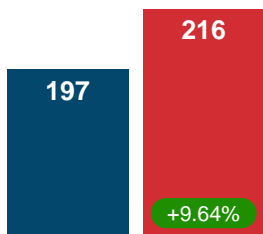
Sale Price



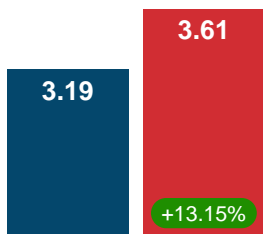
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

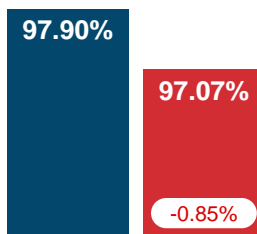
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

