

November 2025



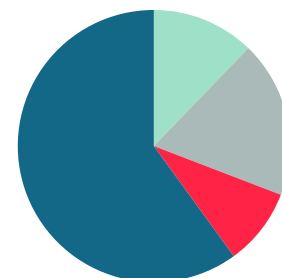
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	212,500	223,500	5.18%
Median Sale Price	223,750	220,874	-1.29%
Median Percent of Selling Price to List Price	99.28%	98.22%	-1.07%
Median Days on Market to Sale	13.50	24.00	77.78%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **1.29%** in November 2025 to \$220,874 versus the previous year at \$223,750.

Median Days on Market Lengthens

The median number of **24.00** days that homes spent on the market before selling increased by 10.50 days or **77.78%** in November 2025 compared to last year's same month at **13.50** DOM.

Sales Success for November 2025 is Positive

Overall, with Median Prices falling 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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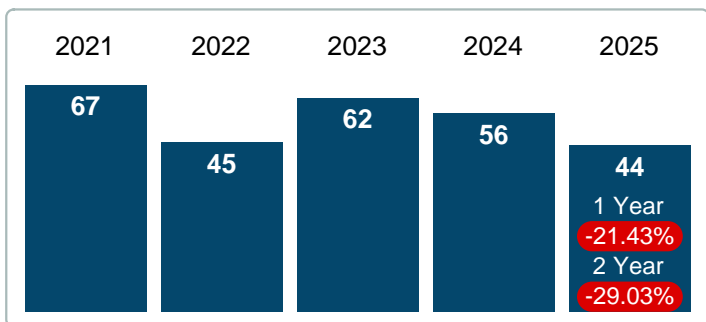
Area Delimited by County Of Creek - Residential Property Type



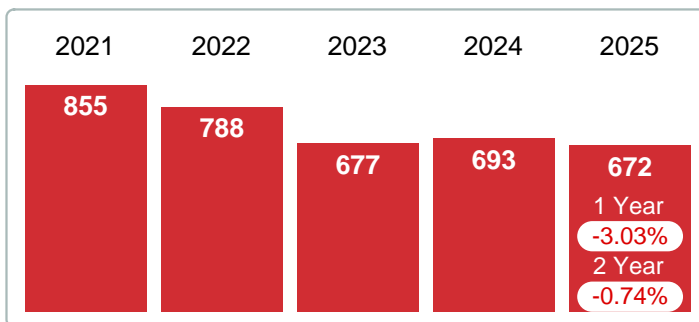
CLOSED LISTINGS

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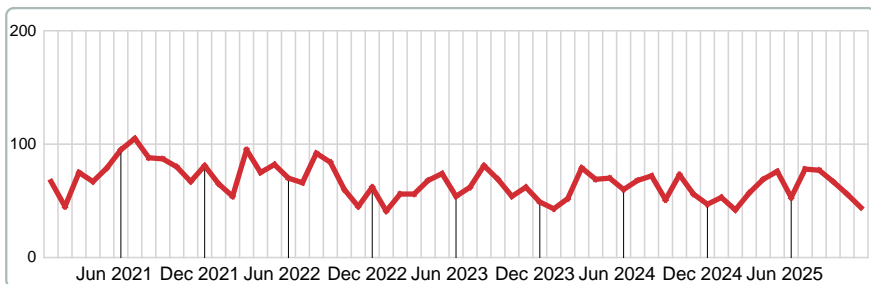
NOVEMBER



YEAR TO DATE (YTD)

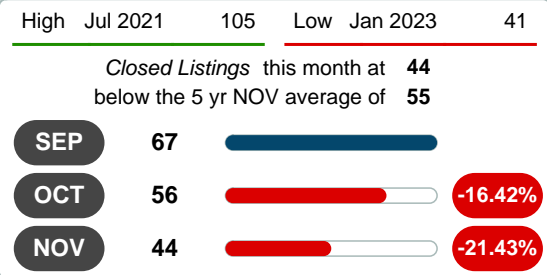


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 55



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	3	6.82%	8.0	3	0	0	0
\$125,001 - \$150,000	7	15.91%	5.0	3	4	0	0
\$150,001 - \$175,000	4	9.09%	25.5	1	3	0	0
\$175,001 - \$250,000	14	31.82%	14.0	1	11	2	0
\$250,001 - \$275,000	2	4.55%	15.0	0	0	2	0
\$275,001 - \$375,000	9	20.45%	68.0	0	5	4	0
\$375,001 and up	5	11.36%	75.0	0	2	3	0
Total Closed Units	44			8	25	11	0
Total Closed Volume	11,309,892	100%	24.0	1.00M	5.78M	4.53M	0.00B
Median Closed Price	\$220,874			\$146,500	\$214,747	\$300,000	\$0

November 2025



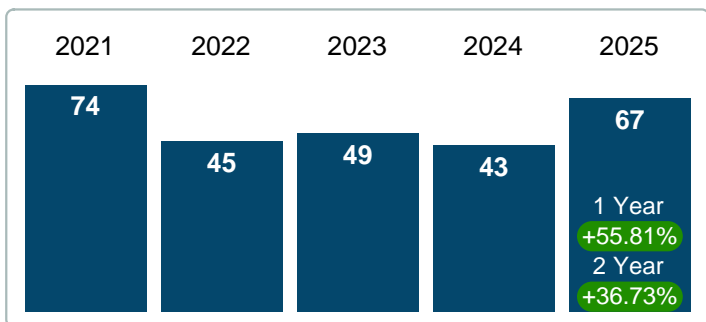
Area Delimited by County Of Creek - Residential Property Type



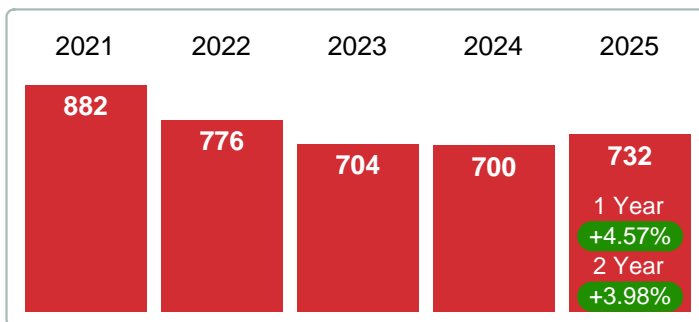
PENDING LISTINGS

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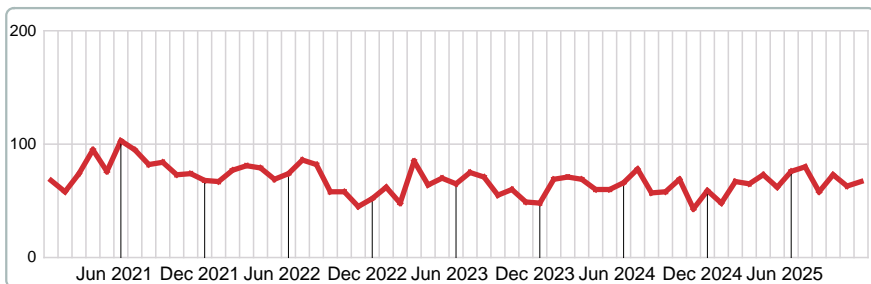
NOVEMBER



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	4	5.97%	17.0	2	1	1	0
\$125,001 - \$150,000	8	11.94%	15.0	4	4	0	0
\$150,001 - \$175,000	7	10.45%	29.0	1	6	0	0
\$175,001 - \$250,000	21	31.34%	40.0	3	16	1	1
\$250,001 - \$325,000	12	17.91%	55.0	2	7	3	0
\$325,001 - \$450,000	7	10.45%	14.0	0	3	3	1
\$450,001 and up	8	11.94%	93.5	1	1	5	1
Total Pending Units	67			13	38	13	3
Total Pending Volume	18,131,300	100%	39.0	2.68M	8.75M	5.64M	1.05M
Median Listing Price	\$220,744			\$163,000	\$202,200	\$375,000	\$352,000

November 2025



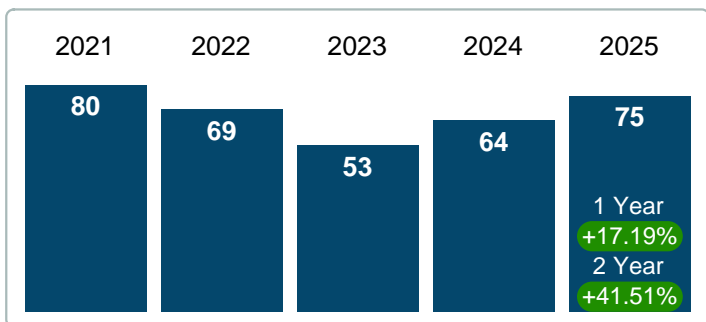
Area Delimited by County Of Creek - Residential Property Type



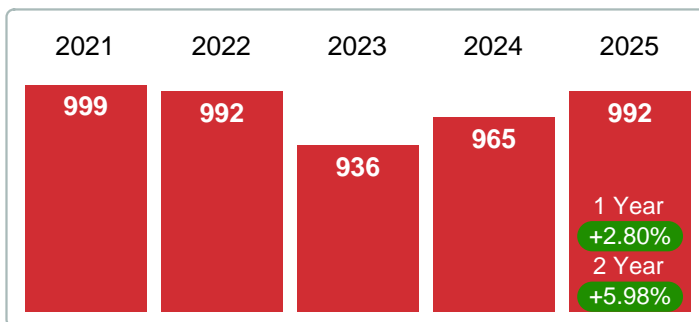
NEW LISTINGS

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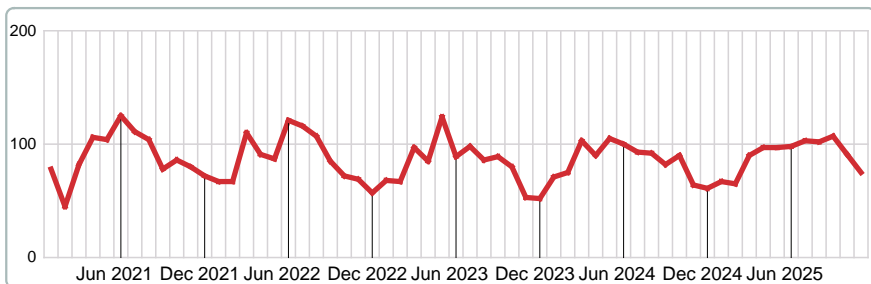
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 68

High Jun 2021 125 Low Feb 2021 45

New Listings this month at **75**
above the 5 yr NOV average of **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
Median New Listed Listing Price	\$235,000		\$120,000	\$207,190	\$350,000	\$429,900

November 2025



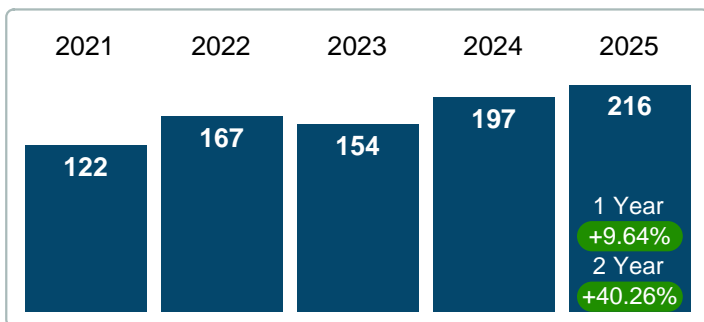
Area Delimited by County Of Creek - Residential Property Type



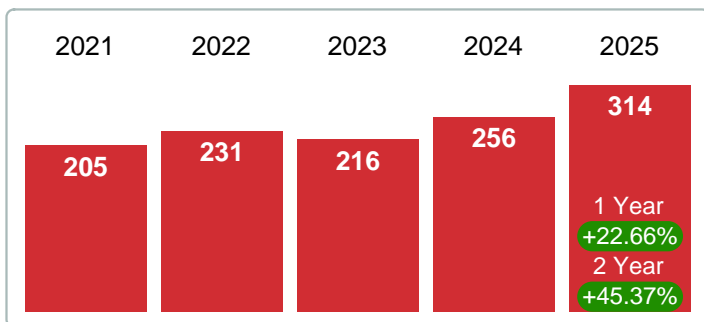
ACTIVE INVENTORY

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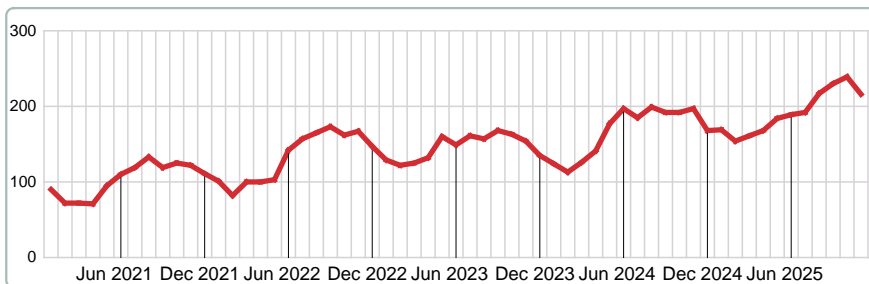
END OF NOVEMBER



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$100,000 and less	17	7.87%	61.0	8	8	0	1	
\$100,001 - \$150,000	24	11.11%	50.5	13	7	3	1	
\$150,001 - \$200,000	30	13.89%	58.5	3	24	3	0	
\$200,001 - \$275,000	57	26.39%	73.0	1	44	8	4	
\$275,001 - \$375,000	34	15.74%	64.0	2	16	14	2	
\$375,001 - \$575,000	27	12.50%	88.0	2	8	13	4	
\$575,001 and up	27	12.50%	65.0	2	8	9	8	
Total Active Inventory by Units		216		31	115	50	20	
Total Active Inventory by Volume		77,333,943	100%	67.0	5.87M	33.58M	24.91M	12.97M
Median Active Inventory Listing Price		\$238,900			\$125,000	\$223,282	\$350,000	\$492,000

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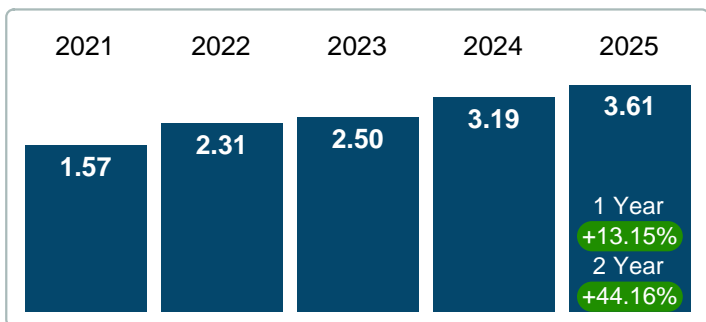
Area Delimited by County Of Creek - Residential Property Type



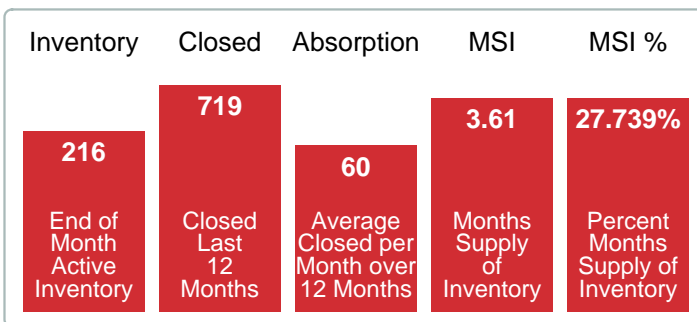
MONTHS SUPPLY of INVENTORY (MSI)

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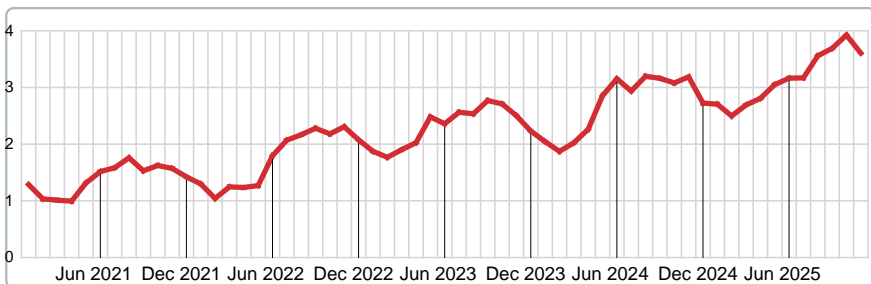
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2025



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 2.63

High Oct 2025 3.92 Low Apr 2021 0.99

Months Supply this month at **3.61**
above the 5 yr NOV average of **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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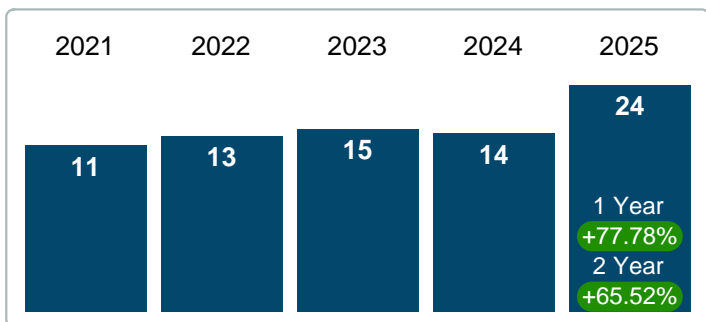
Area Delimited by County Of Creek - Residential Property Type



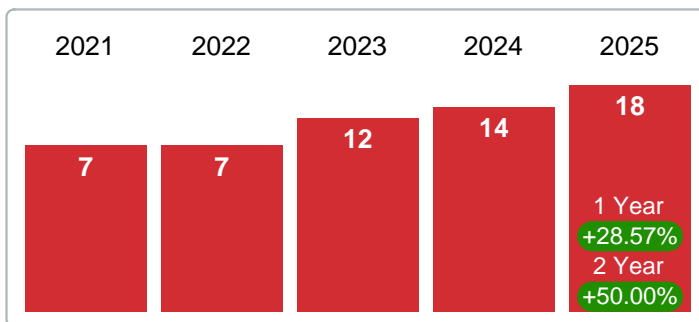
MEDIAN DAYS ON MARKET TO SALE

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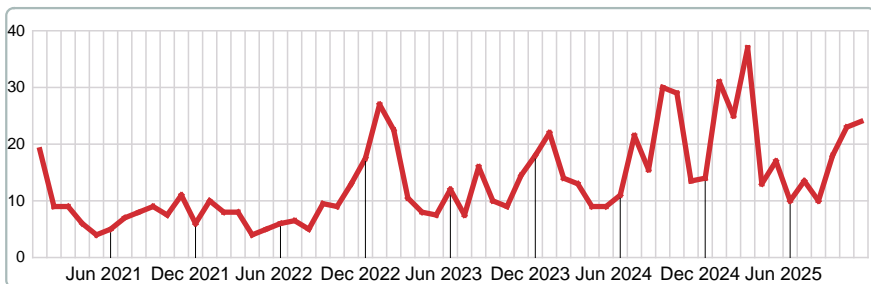
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

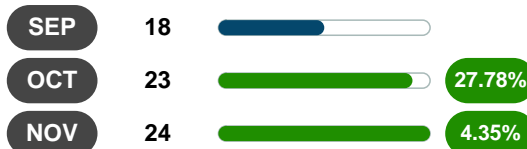


3 MONTHS

5 year NOV AVG = 15

High Mar 2025 37 Low Apr 2022 4

Median Days on Market to Sale this month at 24 above the 5 yr NOV average of 15



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
\$125,000 and less	6.82%	8	8	0	0	0
\$125,001 - \$150,000	15.91%	5	1	7	0	0
\$150,001 - \$175,000	9.09%	26	7	44	0	0
\$175,001 - \$250,000	31.82%	14	37	12	33	0
\$250,001 - \$275,000	4.55%	15	0	0	15	0
\$275,001 - \$375,000	20.45%	68	0	59	114	0
\$375,001 and up	11.36%	75	0	50	75	0
Median Closed DOM		24	8	23	62	0
Total Closed Units	100%	24.0	8	25	11	
Total Closed Volume		11,309,892	1.00M	5.78M	4.53M	0.00B

November 2025



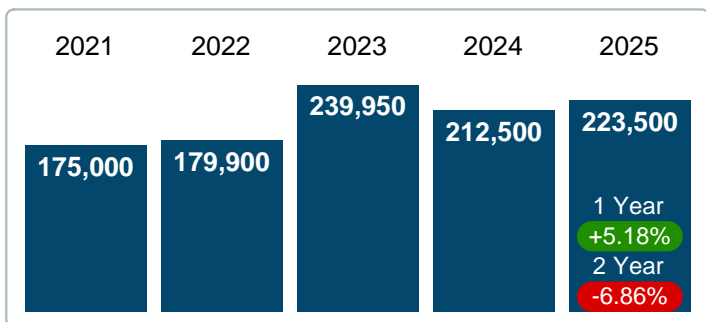
Area Delimited by County Of Creek - Residential Property Type



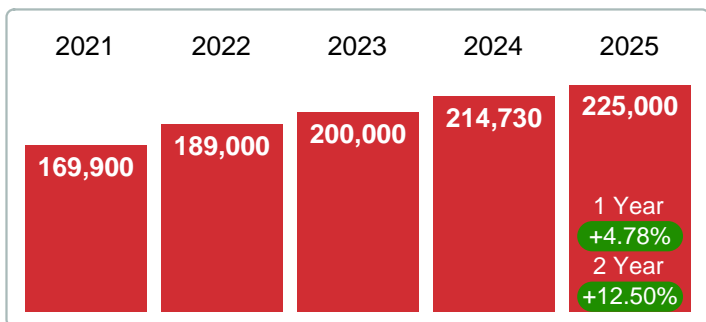
MEDIAN LIST PRICE AT CLOSING

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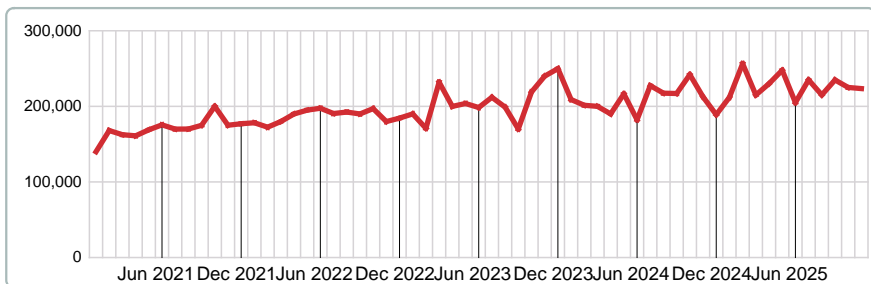
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

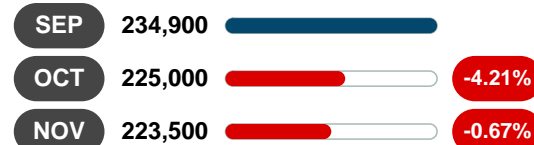


3 MONTHS

5 year NOV AVG = 206,170

High Feb 2025 256,450 Low Jan 2021 140,000

Median List Price at Closing this month at **223,500** above the 5 yr NOV average of **206,170**



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
\$125,000 and less	9.09%	96,450	78,000	120,000	0	0
\$125,001 - \$150,000	9.09%	148,250	148,000	148,500	0	0
\$150,001 - \$175,000	11.36%	159,500	159,900	157,200	0	0
\$175,001 - \$250,000	34.09%	214,747	195,000	215,874	222,000	0
\$250,001 - \$275,000	2.27%	269,000	0	0	269,000	0
\$275,001 - \$375,000	20.45%	299,900	0	299,000	305,000	0
\$375,001 and up	13.64%	447,450	0	471,500	424,900	0
Median List Price		223,500	146,500	217,000	310,000	0
Total Closed Units	100%	223,500	8	25	11	
Total Closed Volume		12,134,052	1.01M	5.96M	5.16M	0.00B

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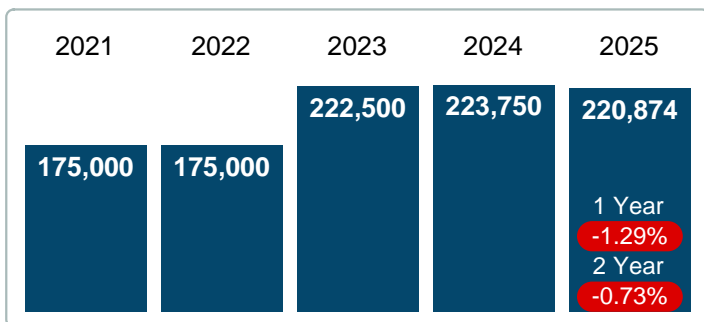
Area Delimited by County Of Creek - Residential Property Type



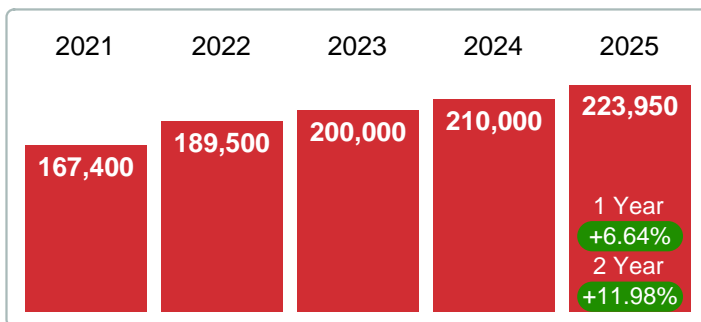
MEDIAN SOLD PRICE AT CLOSING

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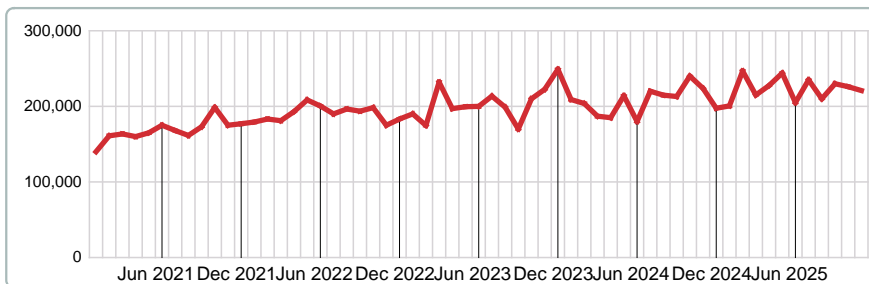
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

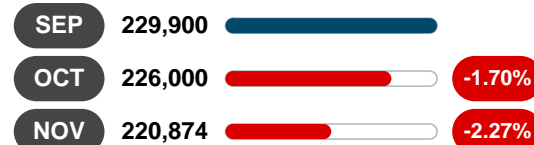


3 MONTHS

5 year NOV AVG = 203,425

High Dec 2023 249,000 Low Jan 2021 140,000

Median Sold Price at Closing this month at **220,874** above the 5 yr NOV average of **203,425**



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
\$125,000 and less	6.82%	70,000	70,000	0	0	0
\$125,001 - \$150,000	15.91%	148,000	148,000	144,250	0	0
\$150,001 - \$175,000	9.09%	158,125	156,250	160,000	0	0
\$175,001 - \$250,000	31.82%	212,901	200,000	214,747	221,500	0
\$250,001 - \$275,000	4.55%	270,000	0	0	270,000	0
\$275,001 - \$375,000	20.45%	295,000	0	289,000	302,370	0
\$375,001 and up	11.36%	420,000	0	459,000	400,000	0
Median Sold Price		220,874	146,500	214,747	300,000	0
Total Closed Units	100%	220,874	8	25	11	0
Total Closed Volume		11,309,892	1.00M	5.78M	4.53M	0.00B

November 2025



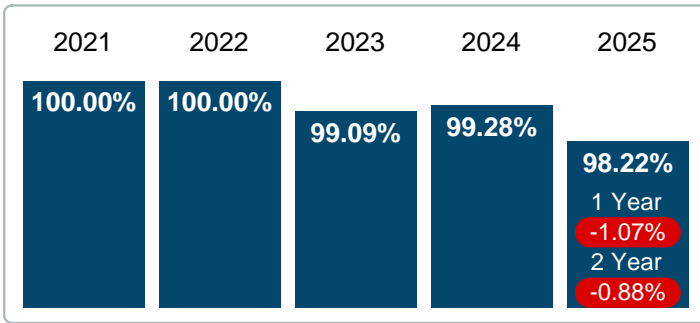
Area Delimited by County Of Creek - Residential Property Type



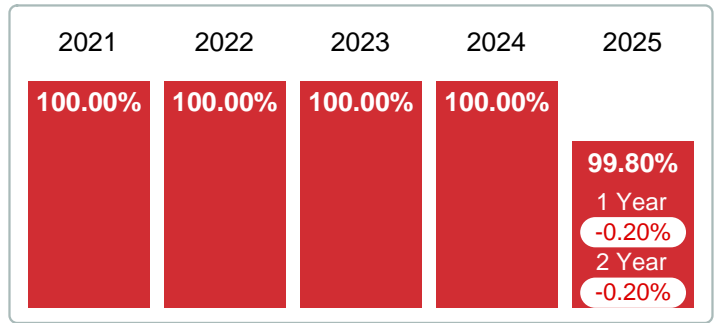
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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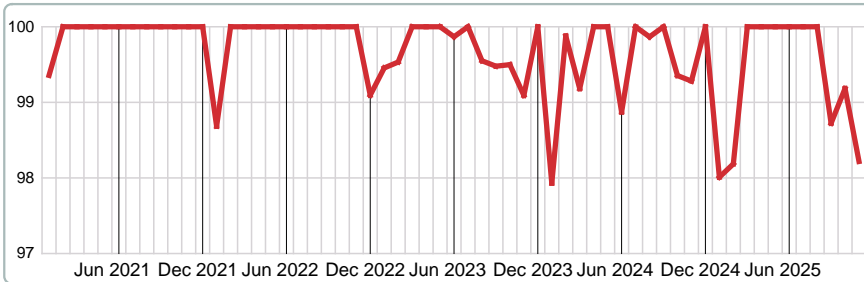
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

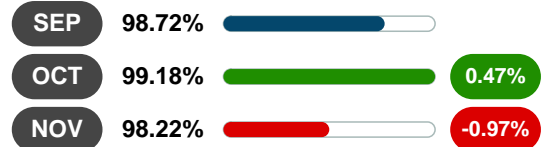


3 MONTHS

5 year NOV AVG = 99.32%

High Aug 2025 100.00% Low Jan 2024 97.93%

Median Sold/List Ratio this month at **98.22%**
below the 5 yr NOV average of **99.32%**



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
\$125,000 and less	3	6.82%	93.99%	93.99%	0.00%	0.00%	0.00%
\$125,001 - \$150,000	7	15.91%	100.00%	100.00%	95.07%	0.00%	0.00%
\$150,001 - \$175,000	4	9.09%	93.30%	97.72%	88.89%	0.00%	0.00%
\$175,001 - \$250,000	14	31.82%	100.00%	102.56%	100.00%	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%	98.13%	0.00%	98.13%	98.04%	0.00%
\$375,001 and up	5	11.36%	94.38%	0.00%	97.19%	88.91%	0.00%
Median Sold/List Ratio		98.22%		100.00%	98.13%	97.79%	0.00%
Total Closed Units		44	100%	8	25	11	
Total Closed Volume		11,309,892		1.00M	5.78M	4.53M	0.00B

November 2025



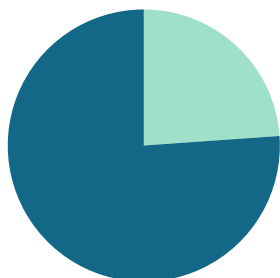
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

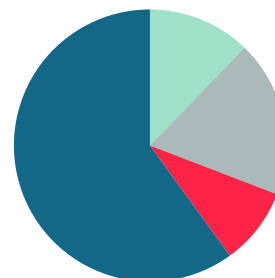


Inventory
 New Listings
75 = 23.89%
 Start Inventory
239
 Total Inventory Units
314
 Volume
\$108,066,692

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%
Median List Price	212,500	223,500	5.18%	214,730	225,000	4.78%
Median Sale Price	223,750	220,874	-1.29%	210,000	223,950	6.64%
Median Percent of Selling Price to List Price	99.28%	98.22%	-1.07%	100.00%	99.80%	-0.20%
Median Days on Market to Sale	13.50	24.00	77.78%	14.00	18.00	28.57%
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%

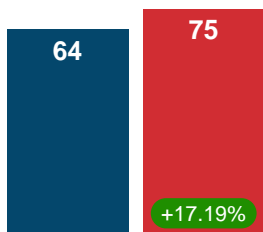
Absorption: Last 12 months, an Average of **60** Sales/Month

Inventory on November 30, 2025 = **216** 2024 2025

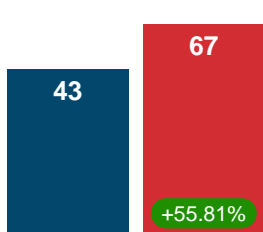
NOVEMBER MARKET

MEDIAN PRICES

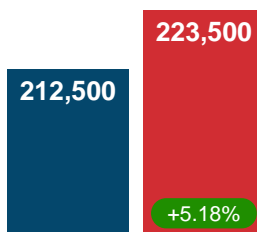
New Listings



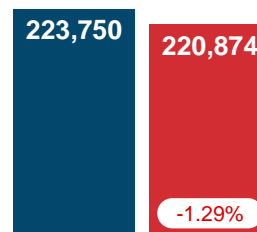
Pending Listings



List Price



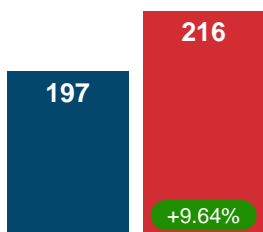
Sale Price



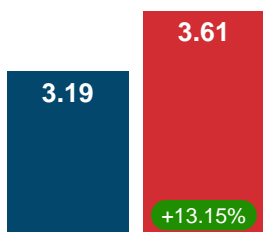
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

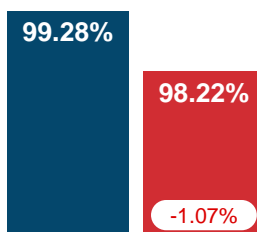
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

