

November 2025



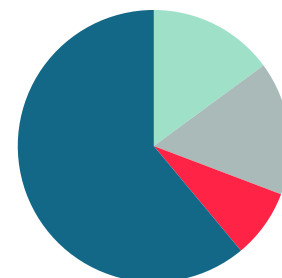
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2024	2025	+/-%
Closed Listings	983	926	-5.80%
Pending Listings	839	985	17.40%
New Listings	1,207	1,290	6.88%
Average List Price	311,531	330,467	6.08%
Average Sale Price	306,116	323,309	5.62%
Average Percent of Selling Price to List Price	98.29%	98.37%	0.08%
Average Days on Market to Sale	37.51	45.05	20.09%
End of Month Inventory	3,508	3,792	8.10%
Months Supply of Inventory	3.35	3.51	4.71%



- Closed (14.91%)
- Pending (15.86%)
- Other OffMarket (8.18%)
- Active (61.05%)

Absorption: Last 12 months, an Average of **1,082** Sales/Month
Active Inventory as of November 30, 2025 = **3,792**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2025 rose **8.10%** to 3,792 existing homes available for sale. Over the last 12 months this area has had an average of 1,082 closed sales per month. This represents an unsold inventory index of **3.51** 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 **5.62%** in November 2025 to \$323,309 versus the previous year at \$306,116.

Average Days on Market Lengthens

The average number of **45.05** days that homes spent on the market before selling increased by 7.54 days or **20.09%** in November 2025 compared to last year's same month at **37.51** 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 1,290 New Listings in November 2025, up **6.88%** from last year at 1,207. Furthermore, there were 926 Closed Listings this month versus last year at 983, a **-5.80%** decrease.

Closed versus Listed trends yielded a **71.8%** ratio, down from previous year's, November 2024, at **81.4%**, a **11.86%** 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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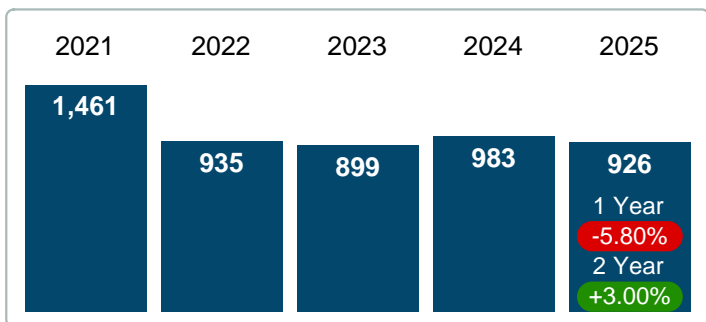
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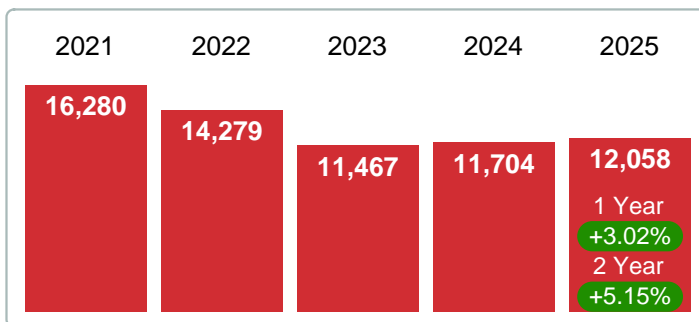
CLOSED LISTINGS

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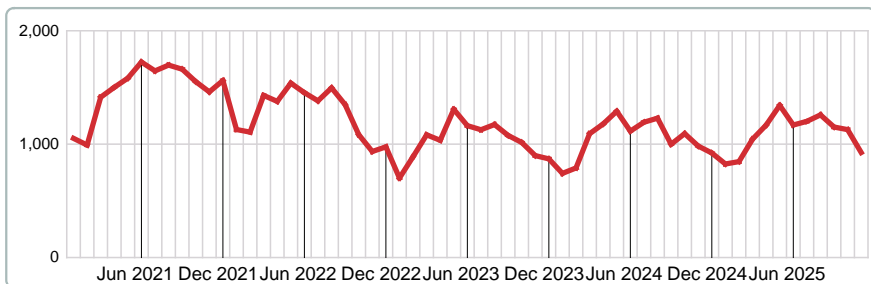
NOVEMBER



YEAR TO DATE (YTD)

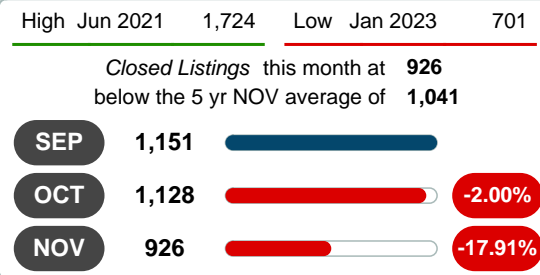


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 1,041



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	71	7.67%	42.6	29	37	5	0
\$125,001 - \$175,000	89	9.61%	33.4	20	64	4	1
\$175,001 - \$225,000	131	14.15%	30.1	14	107	8	2
\$225,001 - \$300,000	254	27.43%	40.6	11	190	53	0
\$300,001 - \$375,000	147	15.87%	56.6	6	69	66	6
\$375,001 - \$525,000	134	14.47%	58.0	3	45	77	9
\$525,001 and up	100	10.80%	53.7	0	26	51	23
Total Closed Units	926			83	538	264	41
Total Closed Volume	299,383,818	100%	45.1	14.43M	145.14M	110.09M	29.72M
Average Closed Price	\$323,309			\$173,842	\$269,771	\$417,022	\$724,987

November 2025



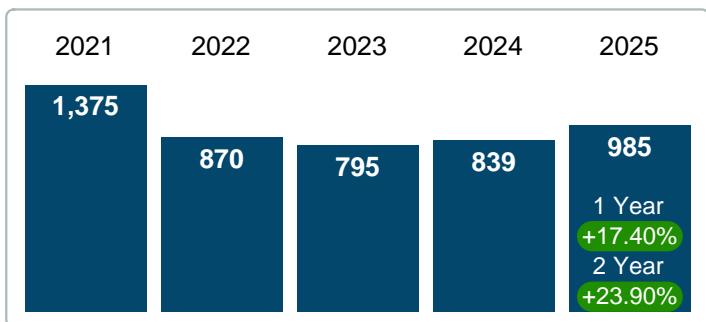
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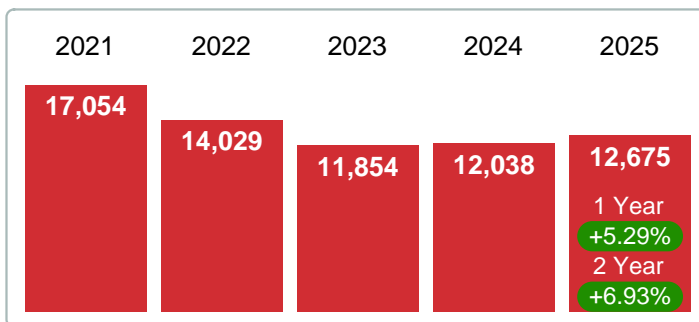
PENDING LISTINGS

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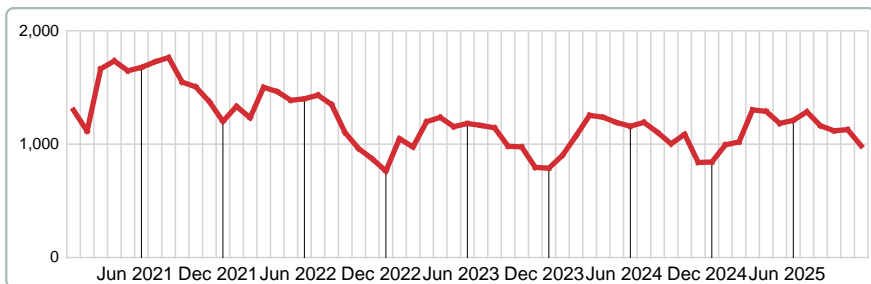
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

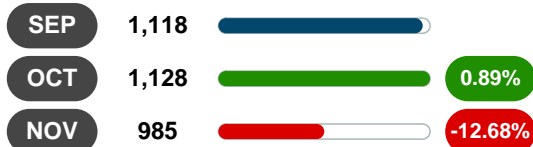


3 MONTHS

5 year NOV AVG = 973

High Aug 2021 1,764 Low Dec 2022 763

Pending Listings this month at **985**
above the 5 yr NOV average of **973**



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	76	7.72%	52.2	34	34	7	1
\$125,001 - \$175,000	114	11.57%	41.8	32	78	4	0
\$175,001 - \$225,000	125	12.69%	38.8	17	97	9	2
\$225,001 - \$325,000	302	30.66%	48.2	23	211	62	6
\$325,001 - \$400,000	140	14.21%	55.1	9	48	71	12
\$400,001 - \$575,000	117	11.88%	68.8	2	42	53	20
\$575,001 and up	111	11.27%	71.8	5	26	53	27
Total Pending Units	985			122	536	259	68
Total Pending Volume	342,745,572	100%	52.6	26.42M	148.21M	116.08M	52.03M
Average Listing Price	\$347,965			\$216,592	\$276,517	\$448,195	\$765,081

November 2025



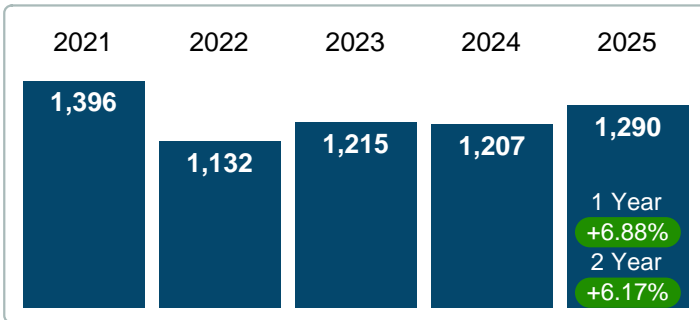
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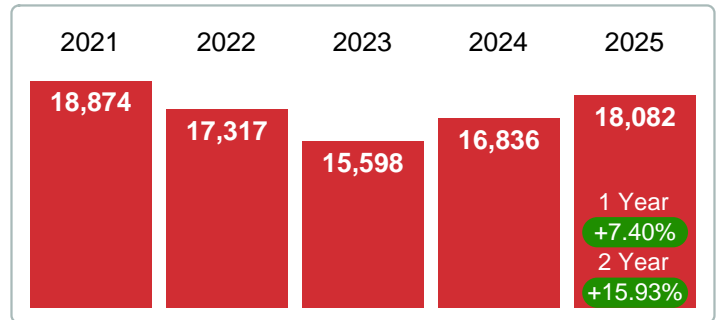
NEW LISTINGS

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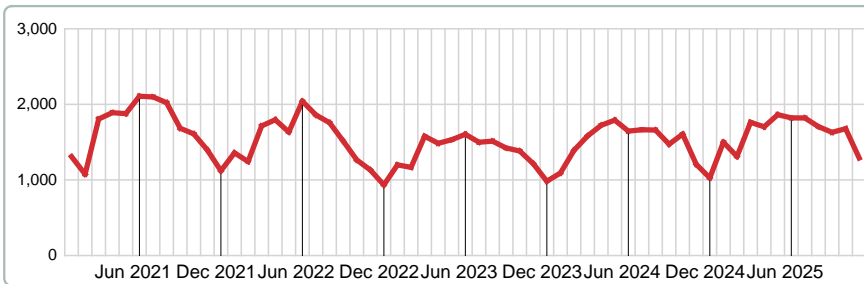
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

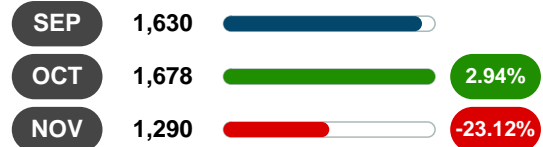


3 MONTHS

5 year NOV AVG = 1,248

High Jun 2021 2,107 Low Dec 2022 934

New Listings this month at 1,290 above the 5 yr NOV average of 1,248



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	104	8.06%	50	45	6	3
\$125,001 - \$175,000	143	11.09%	41	93	7	2
\$175,001 - \$225,000	162	12.56%	27	112	21	2
\$225,001 - \$325,000	396	30.70%	19	261	105	11
\$325,001 - \$400,000	176	13.64%	8	77	81	10
\$400,001 - \$575,000	171	13.26%	2	70	85	14
\$575,001 and up	138	10.70%	6	36	61	35
Total New Listed Units	1,290		153	694	366	77
Total New Listed Volume	442,360,503	100%	29.74M	199.84M	161.41M	51.37M
Average New Listed Listing Price	\$342,915		\$194,374	\$287,948	\$441,020	\$667,166

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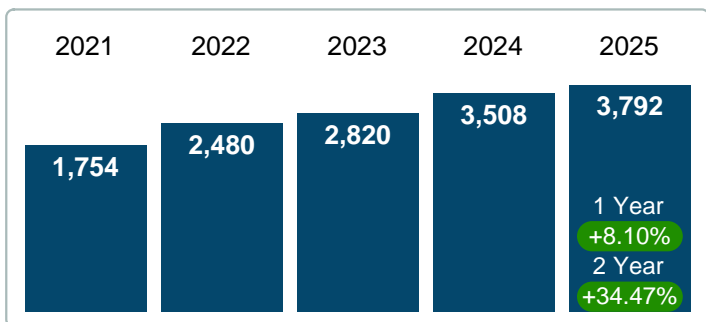
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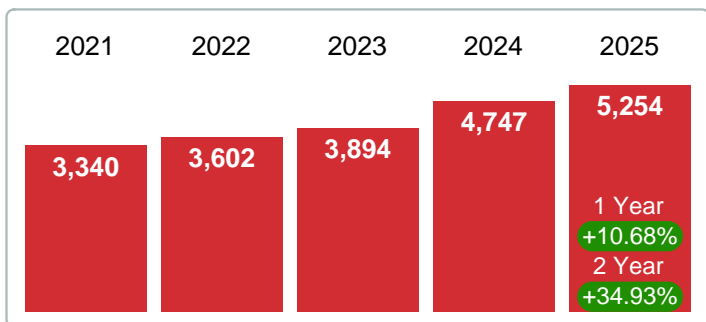
ACTIVE INVENTORY

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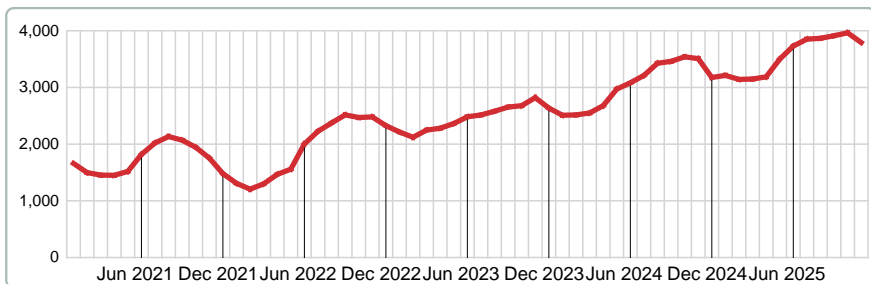
END OF NOVEMBER



ACTIVE DURING NOVEMBER



5 YEAR MARKET ACTIVITY TRENDS

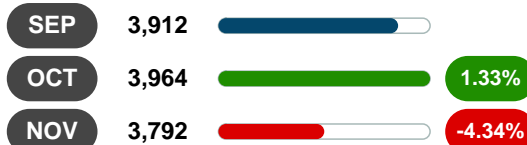


3 MONTHS

5 year NOV AVG = 2,871

High Oct 2025 3,964 Low Feb 2022 1,206

Inventory this month at **3,792**
above the 5 yr NOV average of **2,871**



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	288	7.59%	96.9	172	88	22	6
\$125,001 - \$200,000	476	12.55%	62.8	123	295	49	9
\$200,001 - \$275,000	665	17.54%	63.6	53	491	108	13
\$275,001 - \$375,000	873	23.02%	69.4	42	406	375	50
\$375,001 - \$500,000	632	16.67%	91.2	25	256	293	58
\$500,001 - \$675,000	458	12.08%	113.4	12	108	272	66
\$675,001 and up	400	10.55%	94.1	15	57	209	119
Total Active Inventory by Units	3,792			442	1,701	1,328	321
Total Active Inventory by Volume	1,520,865,164	100%	81.2	95.15M	536.51M	660.18M	229.02M
Average Active Inventory Listing Price	\$401,072			\$215,275	\$315,410	\$497,126	\$713,454

November 2025



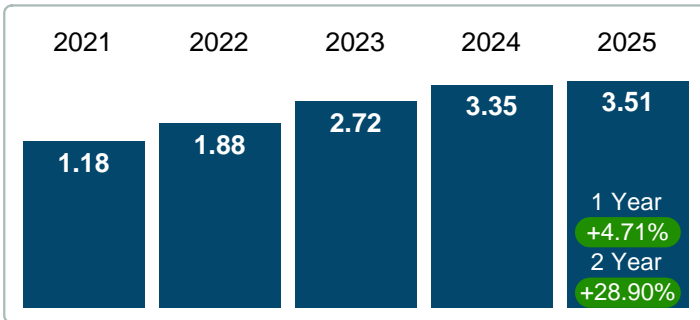
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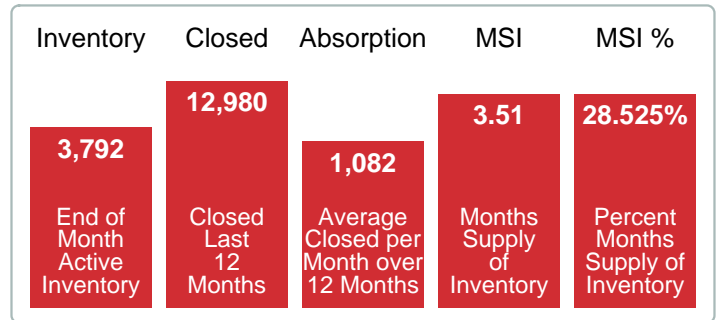
MONTHS SUPPLY of INVENTORY (MSI)

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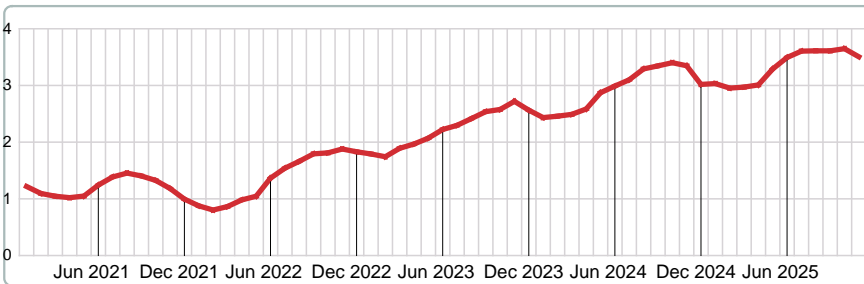
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2025

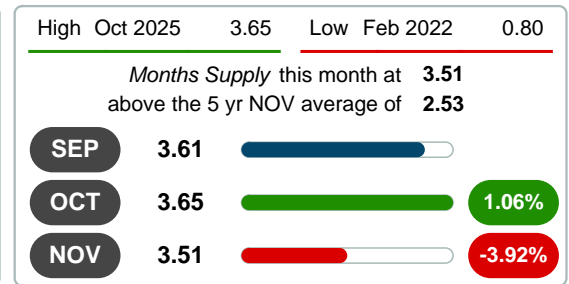


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 2.53



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
\$125,000 and less	288	7.59%	3.21	4.02	2.07	5.08	18.00
\$125,001 - \$200,000	476	12.55%	2.61	3.13	2.37	2.81	6.75
\$200,001 - \$275,000	665	17.54%	2.33	2.72	2.29	2.33	2.48
\$275,001 - \$375,000	873	23.02%	3.47	4.27	3.15	3.71	4.20
\$375,001 - \$500,000	632	16.67%	4.57	5.26	5.15	4.17	4.32
\$500,001 - \$675,000	458	12.08%	5.67	11.08	5.76	5.49	5.82
\$675,001 and up	400	10.55%	7.55	25.71	6.71	7.89	6.83
Market Supply of Inventory (MSI)			3.51	3.75	2.90	4.21	5.26
Total Active Inventory by Units		100%	3,792	442	1,701	1,328	321

November 2025



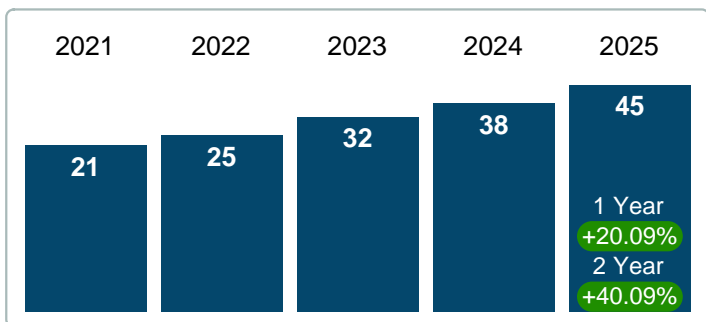
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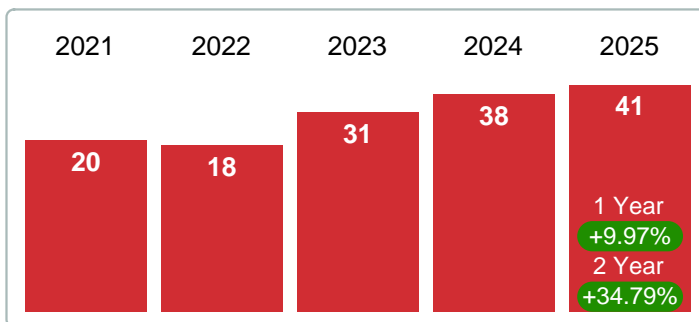
AVERAGE DAYS ON MARKET TO SALE

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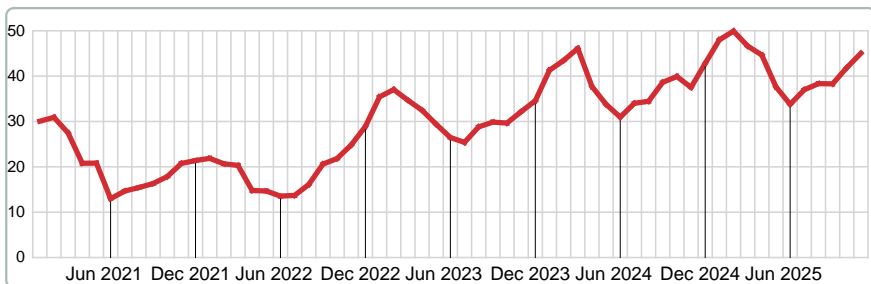
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

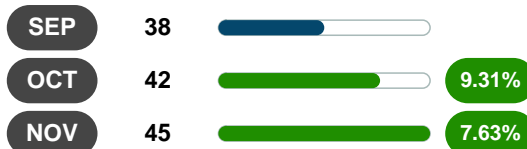


3 MONTHS

5 year NOV AVG = 32

High Feb 2025 50 Low Jun 2021 13

Average Days on Market to Sale this month at 45 above the 5 yr NOV average of 32



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	7.67%	43	50	37	41	0
\$125,001 - \$175,000	9.61%	33	32	32	50	60
\$175,001 - \$225,000	14.15%	30	23	31	32	1
\$225,001 - \$300,000	27.43%	41	79	36	48	0
\$300,001 - \$375,000	15.87%	57	47	48	63	95
\$375,001 - \$525,000	14.47%	58	32	56	58	74
\$525,001 and up	10.80%	54	0	53	54	54
Average Closed DOM		45	44	39	55	62
Total Closed Units		926	83	538	264	41
Total Closed Volume		299,383,818	14.43M	145.14M	110.09M	29.72M

November 2025



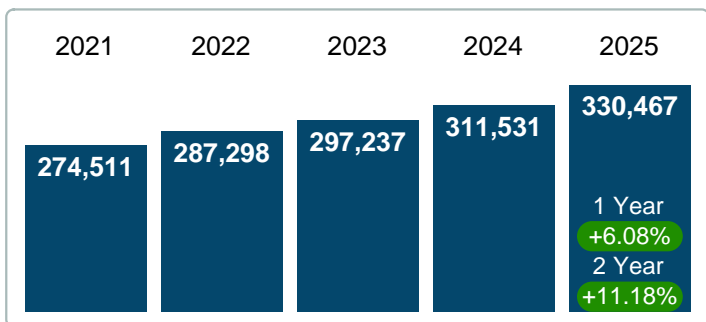
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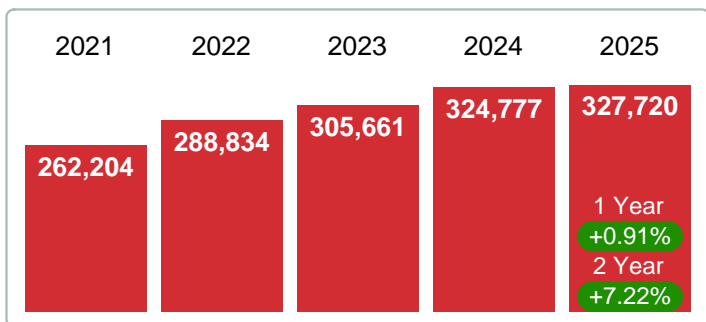
AVERAGE LIST PRICE AT CLOSING

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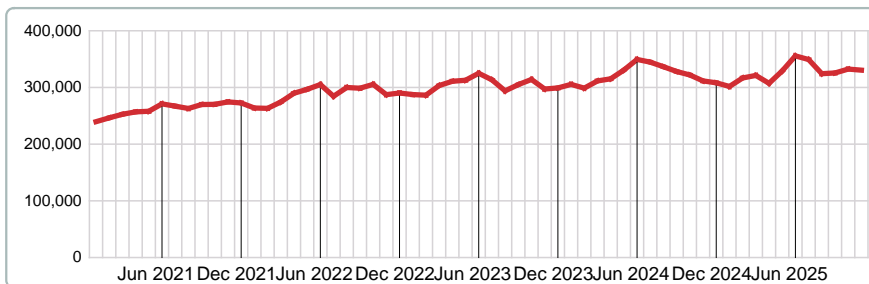
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

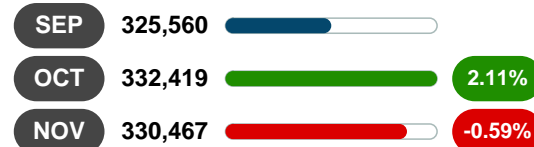


3 MONTHS

5 year NOV AVG = 300,209

High Jun 2025 355,629 Low Jan 2021 239,596

Average List Price at Closing this month at **330,467** above the 5 yr NOV average of **300,209**



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	7.34%	90,157	96,771	92,078	92,480	0
\$125,001 - \$175,000	9.29%	156,323	158,845	160,351	163,600	188,000
\$175,001 - \$225,000	14.15%	202,144	198,271	204,874	200,238	205,000
\$225,001 - \$300,000	27.43%	261,850	260,145	262,475	269,953	0
\$300,001 - \$375,000	15.77%	336,266	330,967	337,528	337,302	360,700
\$375,001 - \$525,000	14.79%	440,160	449,167	448,065	441,817	463,308
\$525,001 and up	11.23%	808,175	0	730,342	763,049	1,043,492
Average List Price		330,467	180,168	274,912	425,089	754,446
Total Closed Units	100%	330,467	83	538	264	41
Total Closed Volume		306,012,220	14.95M	147.90M	112.22M	30.93M

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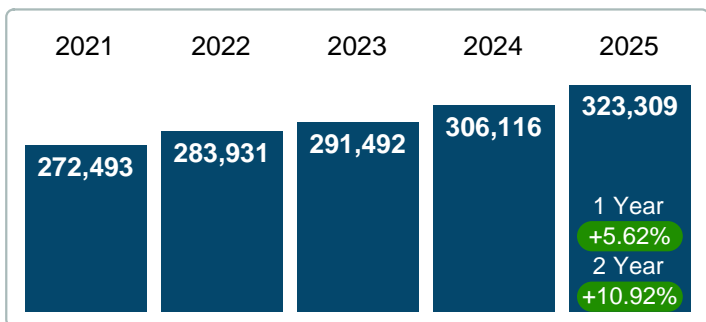
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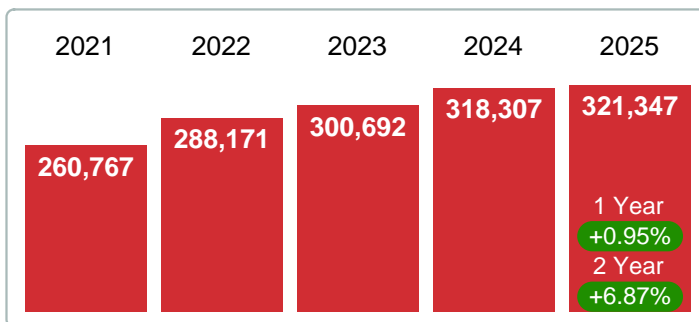
AVERAGE SOLD PRICE AT CLOSING

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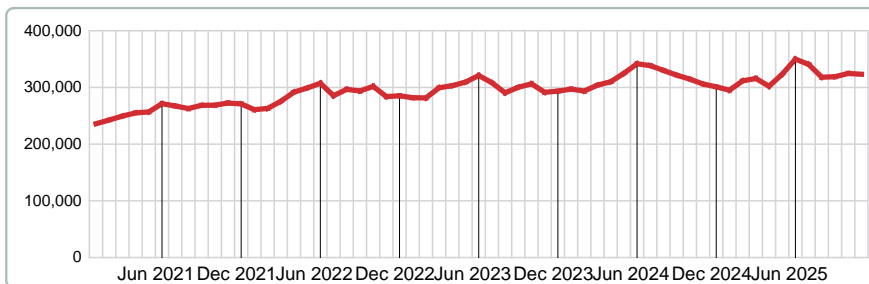
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 295,468

High Jun 2025 349,942 Low Jan 2021 236,007

Average Sold Price at Closing this month at **323,309**
above the 5 yr NOV average of **295,468**

SEP	318,942	<div style="width: 80%;"></div>
OCT	324,665	<div style="width: 90%;"></div> 1.79%
NOV	323,309	<div style="width: 85%;"></div> -0.42%

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 71	7.67%	87,778	90,667	85,498	87,890	0
\$125,001 - \$175,000 89	9.61%	154,232	151,853	153,900	166,250	175,000
\$175,001 - \$225,000 131	14.15%	202,172	194,179	203,435	198,563	205,000
\$225,001 - \$300,000 254	27.43%	260,229	253,982	259,222	265,138	0
\$300,001 - \$375,000 147	15.87%	334,762	318,608	333,398	335,644	356,914
\$375,001 - \$525,000 134	14.47%	436,762	446,167	439,793	432,896	451,541
\$525,001 and up 100	10.80%	791,060	0	704,188	742,413	997,135
Average Sold Price		323,309	173,842	269,771	417,022	724,987
Total Closed Units	100%	926	83	538	264	41
Total Closed Volume		299,383,818	14.43M	145.14M	110.09M	29.72M

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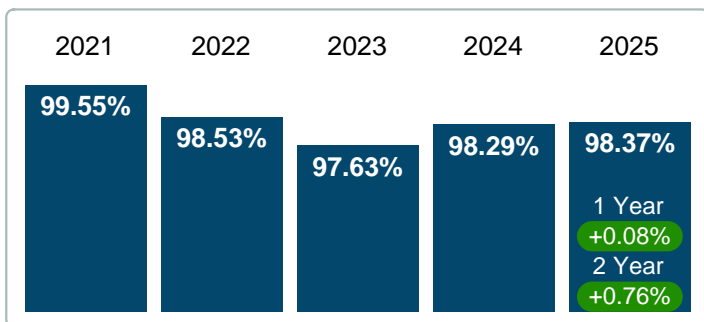
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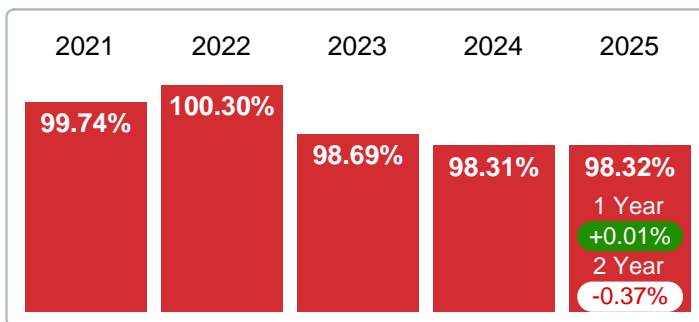
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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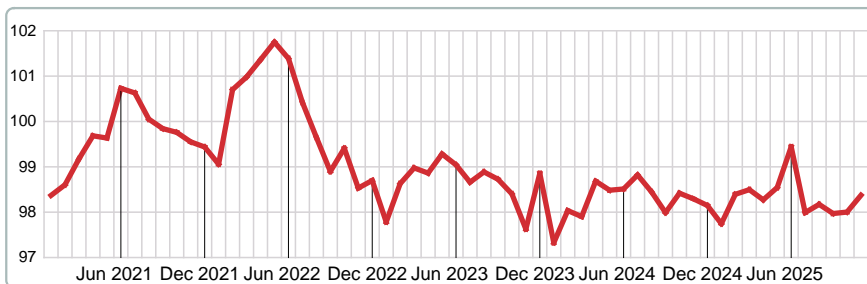
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

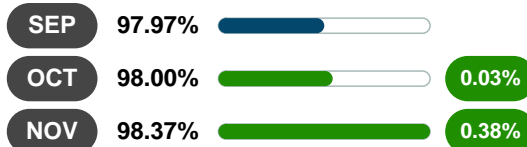


3 MONTHS

5 year NOV AVG = 98.48%

High May 2022 101.75% Low Jan 2024 97.33%

Average Sold/List Ratio this month at **98.37%** equal to 5 yr NOV average of **98.48%**



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	71	7.67%	95.04%	97.31%	93.28%	94.90%	0.00%
\$125,001 - \$175,000	89	9.61%	96.63%	95.86%	96.55%	102.62%	93.09%
\$175,001 - \$225,000	131	14.15%	99.76%	98.44%	99.95%	99.38%	100.00%
\$225,001 - \$300,000	254	27.43%	98.72%	97.79%	98.87%	98.36%	0.00%
\$300,001 - \$375,000	147	15.87%	100.06%	96.30%	98.84%	101.77%	98.97%
\$375,001 - \$525,000	134	14.47%	98.10%	99.32%	98.17%	98.07%	97.66%
\$525,001 and up	100	10.80%	97.51%	0.00%	96.91%	98.62%	95.70%
Average Sold/List Ratio		98.40%		97.21%	98.27%	99.21%	96.76%
Total Closed Units	926	100%	98.40%	83	538	264	41
Total Closed Volume	299,383,818			14.43M	145.14M	110.09M	29.72M

November 2025



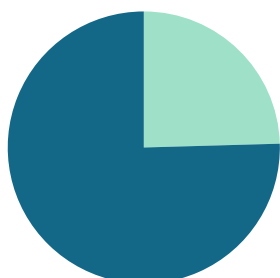
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

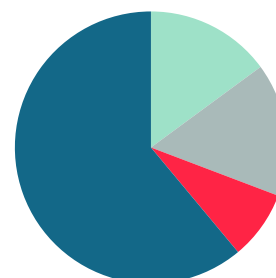


Inventory
 New Listings
1,290 = 24.55%
 Start Inventory
3,964
 Total Inventory Units
5,254
 Volume
\$2,058,727,538

Market Activity

Closed Sales
926 = 14.91%
 Pending Sales
985 = 15.86%
 Other Off Market
508 = 8.18%
 Active Inventory
3,792 = 61.05%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	983	926	-5.80%	11,704	12,058	3.02%
Pending Sales	839	985	17.40%	12,038	12,675	5.29%
New Listings	1,207	1,290	6.88%	16,836	18,082	7.40%
Average List Price	311,531	330,467	6.08%	324,777	327,720	0.91%
Average Sale Price	306,116	323,309	5.62%	318,307	321,347	0.95%
Average Percent of Selling Price to List Price	98.29%	98.37%	0.08%	98.31%	98.32%	0.01%
Average Days on Market to Sale	37.51	45.05	20.09%	37.58	41.33	9.97%
Monthly Inventory	3,508	3,792	8.10%	3,508	3,792	8.10%
Months Supply of Inventory	3.35	3.51	4.71%	3.35	3.51	4.71%

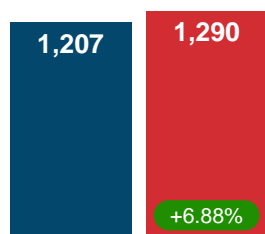
Absorption: Last 12 months, an Average of **1,082** Sales/Month

Inventory on November 30, 2025 = **3,792** 2024 2025

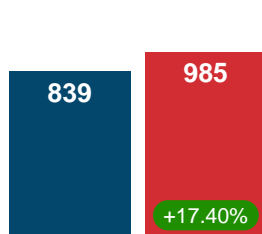
NOVEMBER MARKET

AVERAGE PRICES

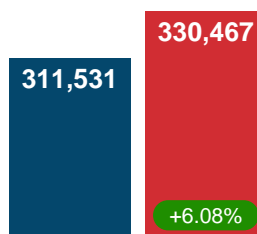
New Listings



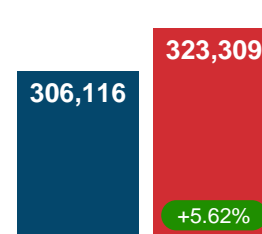
Pending Listings



List Price



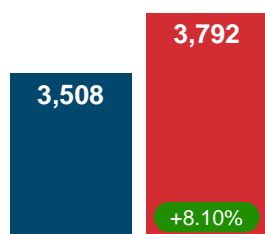
Sale Price



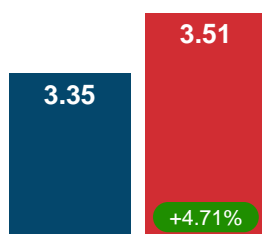
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

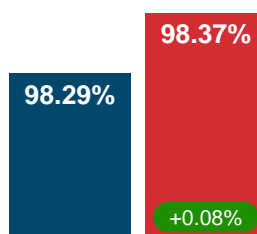
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

