

November 2025



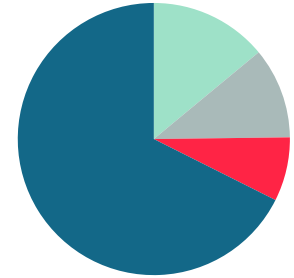
Area Delimited by County Of Mayes - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		+/-%
	2024	2025	
Closed Listings	24	35	45.83%
Pending Listings	22	27	22.73%
New Listings	41	40	-2.44%
Average List Price	323,571	260,465	-19.50%
Average Sale Price	313,156	251,533	-19.68%
Average Percent of Selling Price to List Price	95.63%	101.79%	6.44%
Average Days on Market to Sale	73.50	61.03	-16.97%
End of Month Inventory	172	169	-1.74%
Months Supply of Inventory	4.95	5.15	3.99%



Absorption: Last 12 months, an Average of **33** Sales/Month
Active Inventory as of November 30, 2025 = **169**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of November 2025 decreased **1.74%** to 169 existing homes available for sale. Over the last 12 months this area has had an average of 33 closed sales per month. This represents an unsold inventory index of **5.15** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **19.68%** in November 2025 to \$251,533 versus the previous year at \$313,156.

Average Days on Market Shortens

The average number of **61.03** days that homes spent on the market before selling decreased by 12.47 days or **16.97%** in November 2025 compared to last year's same month at **73.50** DOM.

Sales Success for November 2025 is Positive

Overall, with Average Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 40 New Listings in November 2025, down **2.44%** from last year at 41. Furthermore, there were 35 Closed Listings this month versus last year at 24, a **45.83%** increase.

Closed versus Listed trends yielded a **87.5%** ratio, up from previous year's, November 2024, at **58.5%**, a **49.48%** upswing. This will certainly create pressure on a decreasing 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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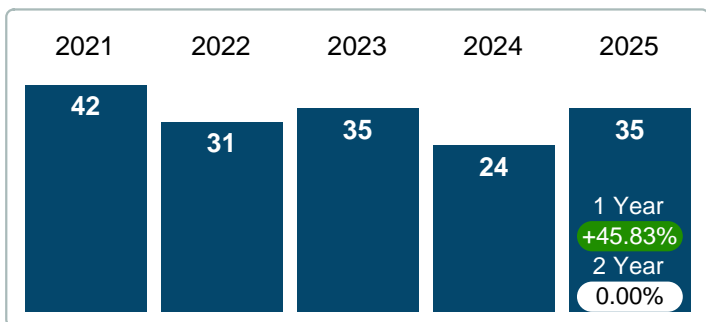
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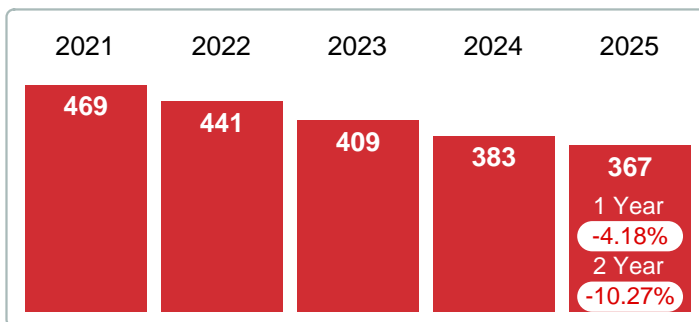
CLOSED LISTINGS

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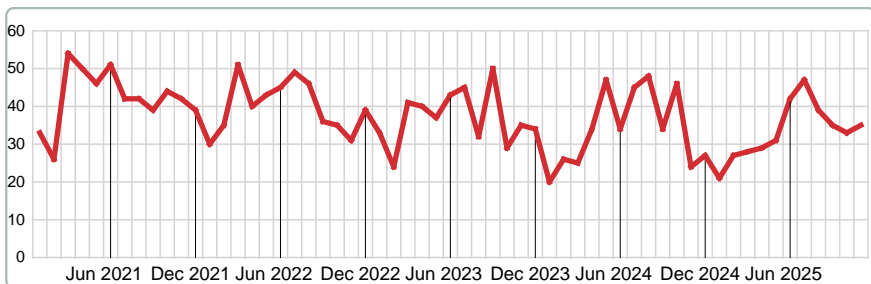
NOVEMBER



YEAR TO DATE (YTD)

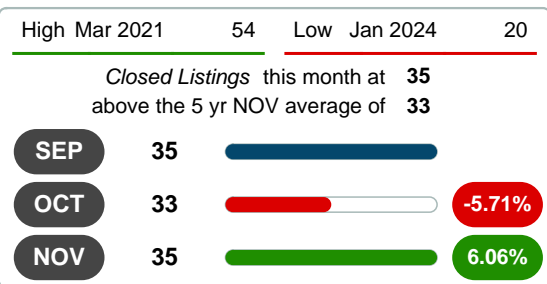


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 33



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	8.57%	57.0	0	1	2	0
\$125,001 - \$175,000	5	14.29%	37.4	1	3	1	0
\$175,001 - \$200,000	5	14.29%	61.2	1	4	0	0
\$200,001 - \$225,000	7	20.00%	41.4	1	5	1	0
\$225,001 - \$300,000	8	22.86%	72.8	1	5	2	0
\$300,001 - \$475,000	4	11.43%	117.5	0	3	1	0
\$475,001 and up	3	8.57%	43.3	0	1	1	1
Total Closed Units	35			4	22	8	1
Total Closed Volume	8,803,640	100%	61.0	791.25K	5.29M	2.01M	715.00K
Average Closed Price	\$251,533			\$197,813	\$240,273	\$251,424	\$715,000

November 2025



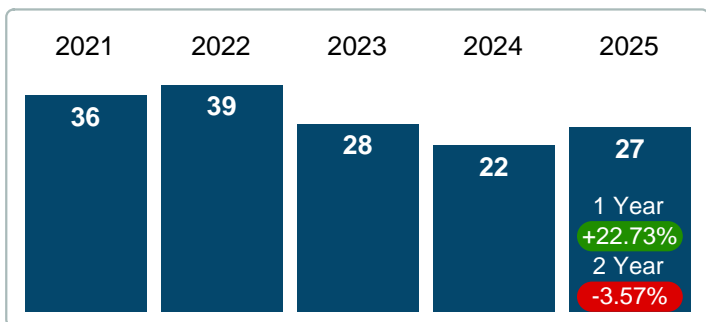
Area Delimited by County Of Mayes - Residential Property Type



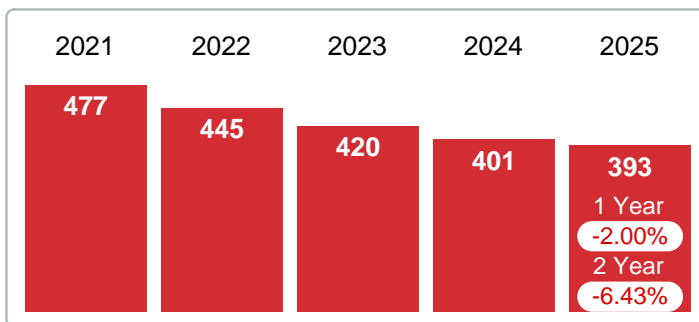
PENDING LISTINGS

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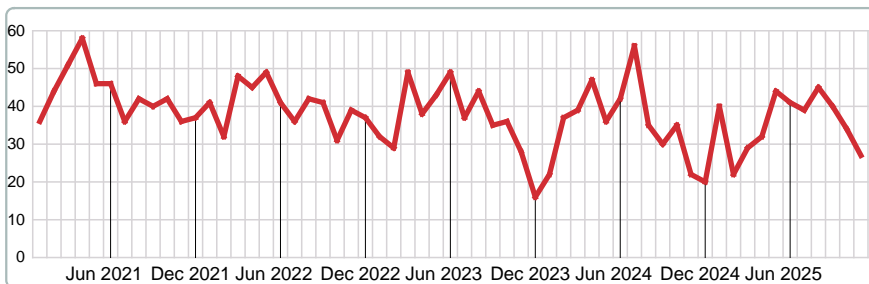
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 30

High Apr 2021 58 Low Dec 2023 16

Pending Listings this month at 27
below the 5 yr NOV average of 30



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	1	3.70%	70.0	1	0	0	0
\$75,001 - \$125,000	4	14.81%	90.5	2	1	1	0
\$125,001 - \$175,000	4	14.81%	28.0	3	1	0	0
\$175,001 - \$225,000	7	25.93%	42.7	0	5	2	0
\$225,001 - \$250,000	2	7.41%	53.5	0	1	1	0
\$250,001 - \$450,000	6	22.22%	83.3	1	3	2	0
\$450,001 and up	3	11.11%	127.0	0	1	2	0
Total Pending Units	27			7	12	8	0
Total Pending Volume	6,318,780	100%	67.8	933.90K	3.11M	2.27M	0.00B
Average Listing Price	\$234,029			\$133,414	\$259,542	\$283,798	\$0

November 2025



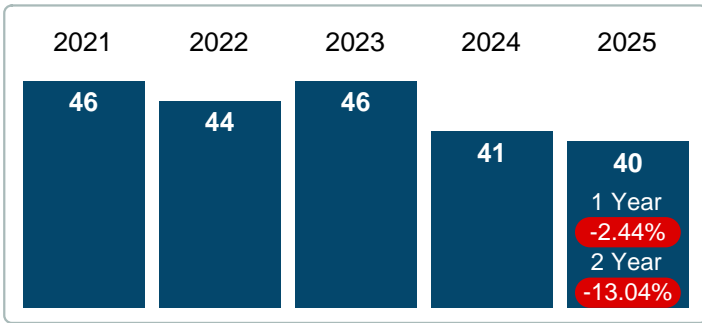
Area Delimited by County Of Mayes - Residential Property Type



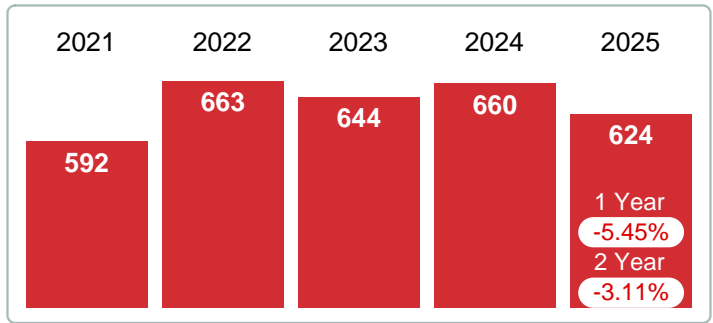
NEW LISTINGS

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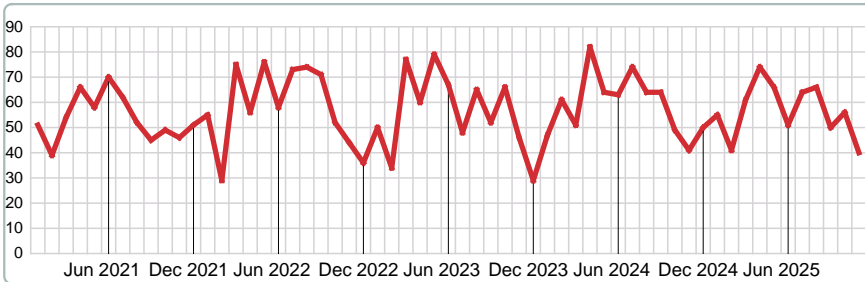
NOVEMBER



YEAR TO DATE (YTD)

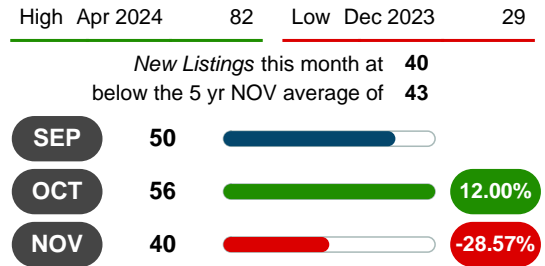


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 43



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3	7.50%	1	1	1	0
\$100,001 - \$175,000	5	12.50%	1	4	0	0
\$175,001 - \$225,000	6	15.00%	2	4	0	0
\$225,001 - \$275,000	9	22.50%	1	6	2	0
\$275,001 - \$400,000	8	20.00%	0	5	3	0
\$400,001 - \$525,000	6	15.00%	0	4	2	0
\$525,001 and up	3	7.50%	1	2	0	0
Total New Listed Units	40		6	26	8	0
Total New Listed Volume	12,021,500	100%	1.54M	8.04M	2.44M	0.00B
Average New Listed Listing Price	\$300,538		\$256,617	\$309,262	\$305,125	\$0

November 2025



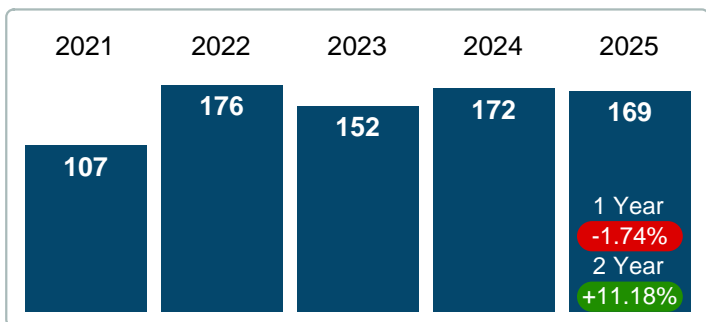
Area Delimited by County Of Mayes - Residential Property Type



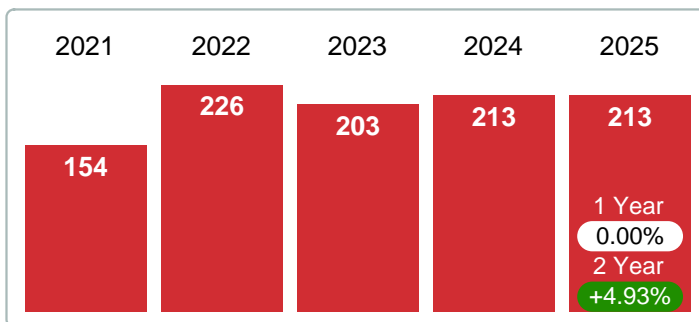
ACTIVE INVENTORY

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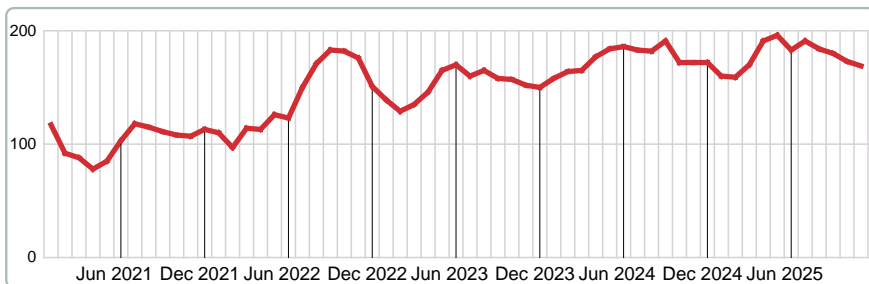
END OF NOVEMBER



ACTIVE DURING NOVEMBER

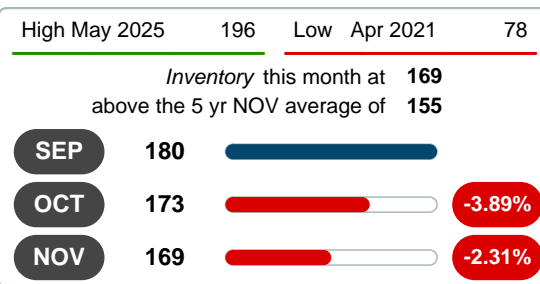


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 155



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	18	10.65%	54.3	10	6	1	1
\$125,001 - \$175,000	14	8.28%	62.4	3	10	1	0
\$175,001 - \$250,000	29	17.16%	95.8	7	16	4	2
\$250,001 - \$375,000	42	24.85%	96.0	3	28	10	1
\$375,001 - \$475,000	30	17.75%	110.7	2	15	13	0
\$475,001 - \$775,000	19	11.24%	86.3	4	6	6	3
\$775,001 and up	17	10.06%	121.4	1	7	5	4
Total Active Inventory by Units	169			30	88	40	11
Total Active Inventory by Volume	67,232,284	100%	92.8	8.21M	31.02M	18.45M	9.55M
Average Active Inventory Listing Price	\$397,824			\$273,643	\$352,535	\$461,127	\$868,618

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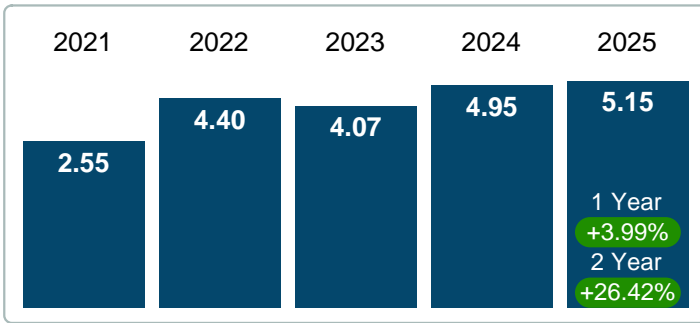
Area Delimited by County Of Mayes - Residential Property Type



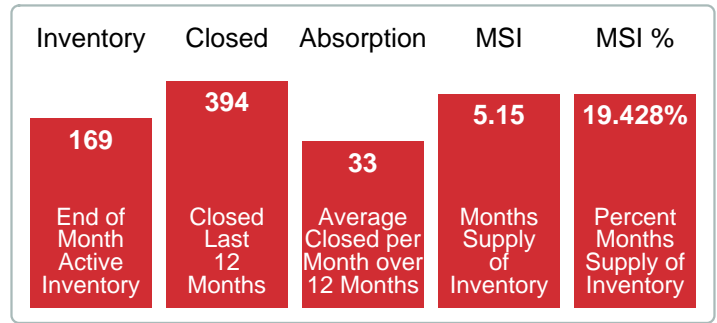
MONTHS SUPPLY of INVENTORY (MSI)

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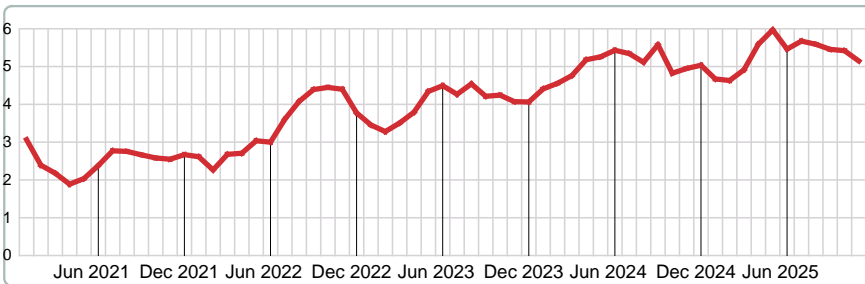
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2025



5 YEAR MARKET ACTIVITY TRENDS

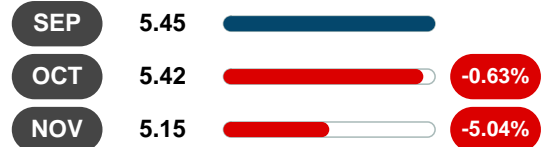


3 MONTHS

5 year NOV AVG = 4.22

High May 2025 5.97 Low Apr 2021 1.89

Months Supply this month at 5.15 above the 5 yr NOV average of 4.22



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	18	10.65%	3.43	3.75	3.13	1.50	0.00
\$125,001 - \$175,000	14	8.28%	2.33	4.00	2.18	1.50	0.00
\$175,001 - \$250,000	29	17.16%	3.05	6.46	2.18	3.69	0.00
\$250,001 - \$375,000	42	24.85%	5.79	3.27	6.11	6.67	4.00
\$375,001 - \$475,000	30	17.75%	12.41	12.00	12.86	13.00	0.00
\$475,001 - \$775,000	19	11.24%	9.50	0.00	4.80	12.00	12.00
\$775,001 and up	17	10.06%	40.80	0.00	21.00	60.00	0.00
Market Supply of Inventory (MSI)			5.15	5.37	4.16	7.27	18.86
Total Active Inventory by Units		100%	5.15	30	88	40	11

November 2025



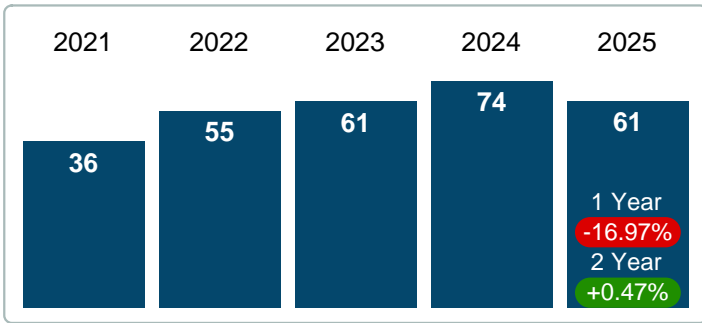
Area Delimited by County Of Mayes - Residential Property Type



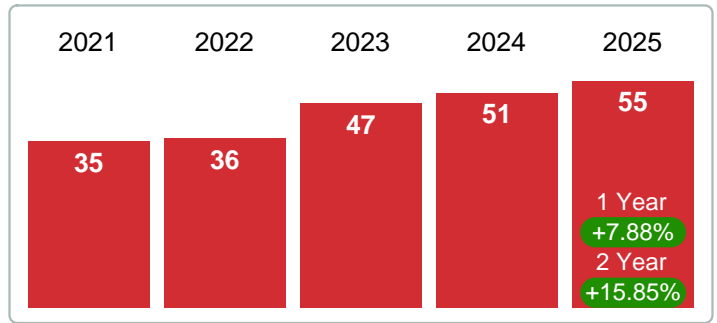
AVERAGE DAYS ON MARKET TO SALE

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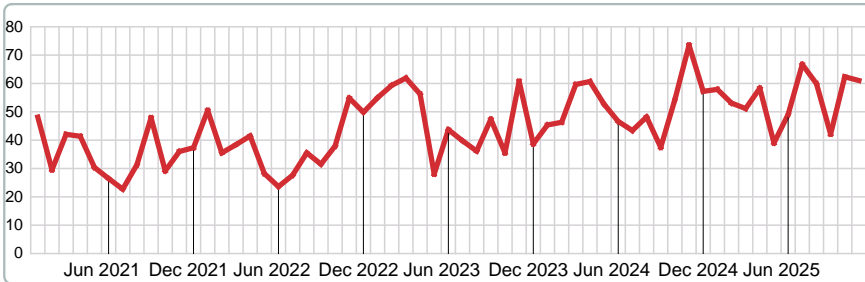
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 57

High Nov 2024 74 Low Jul 2021 23

Average Days on Market to Sale this month at 61 above the 5 yr NOV average of 57



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	8.57%	57	0	52	60	0
\$125,001 - \$175,000	14.29%	37	78	18	55	0
\$175,001 - \$200,000	14.29%	61	103	51	0	0
\$200,001 - \$225,000	20.00%	41	32	41	54	0
\$225,001 - \$300,000	22.86%	73	115	68	64	0
\$300,001 - \$475,000	11.43%	118	0	151	18	0
\$475,001 and up	8.57%	43	0	1	25	104
Average Closed DOM		61	82	59	50	104
Total Closed Units	100%	61	4	22	8	1
Total Closed Volume		8,803,640	791.25K	5.29M	2.01M	715.00K

November 2025



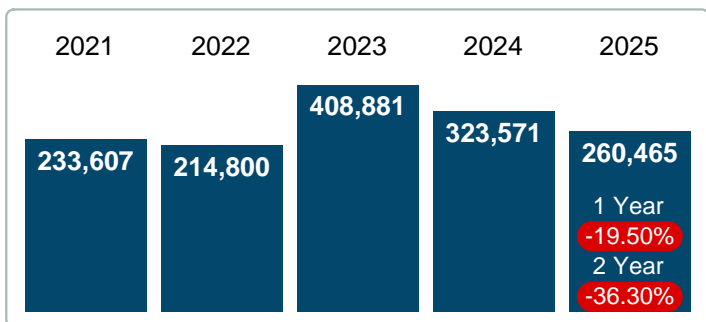
Area Delimited by County Of Mayes - Residential Property Type



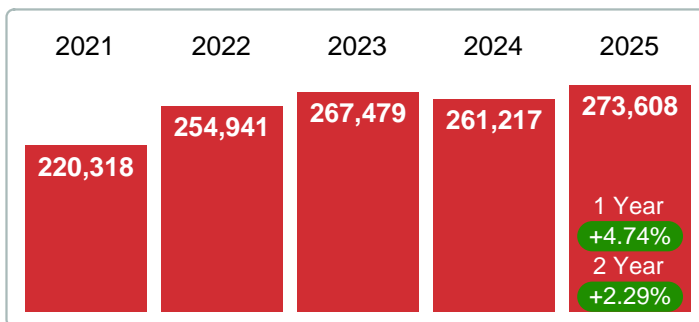
AVERAGE LIST PRICE AT CLOSING

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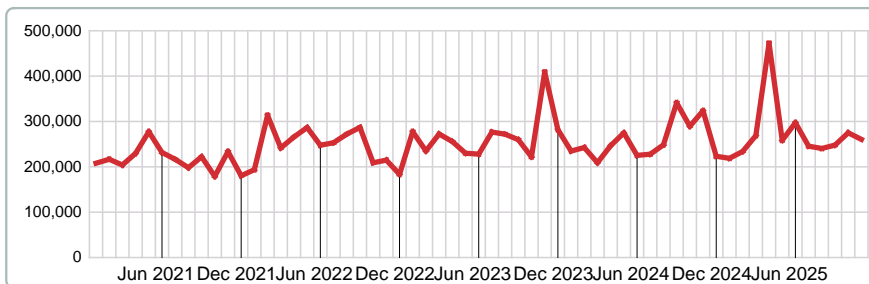
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 288,265

High Apr 2025 472,390 Low Oct 2021 178,975

Average List Price at Closing this month at **260,465**
below the 5 yr NOV average of **288,265**

SEP	247,894	<div style="width: 85%;"></div>
OCT	275,024	<div style="width: 95%;"></div> 10.94%
NOV	260,465	<div style="width: 90%;"></div> -5.29%

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	14.29%	82,980	0	90,000	74,950	0
\$125,001 - \$175,000	11.43%	157,225	135,000	131,300	185,000	0
\$175,001 - \$200,000	11.43%	195,725	215,000	168,225	0	0
\$200,001 - \$225,000	11.43%	219,748	255,000	221,600	219,990	0
\$225,001 - \$300,000	28.57%	247,280	250,000	264,780	249,450	0
\$300,001 - \$475,000	11.43%	338,350	0	409,800	330,000	0
\$475,001 and up	11.43%	646,100	0	500,000	659,500	899,900
Average List Price		260,465	213,750	241,732	255,411	899,900
Total Closed Units	100%	260,465	4	22	8	1
Total Closed Volume		9,116,289	855.00K	5.32M	2.04M	899.90K

November 2025



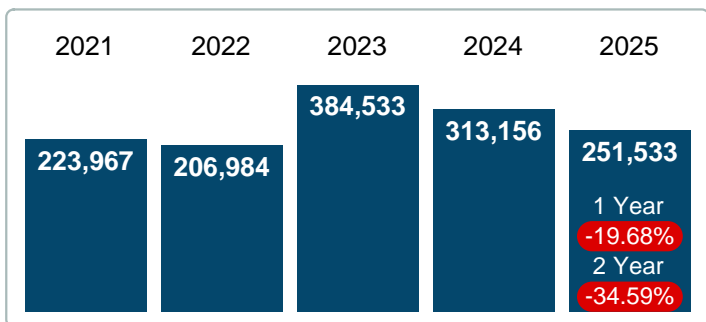
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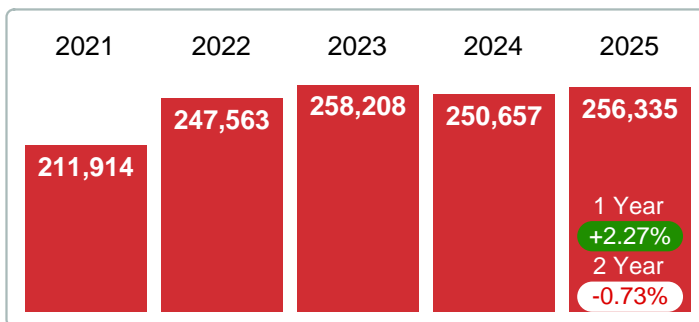
AVERAGE SOLD PRICE AT CLOSING

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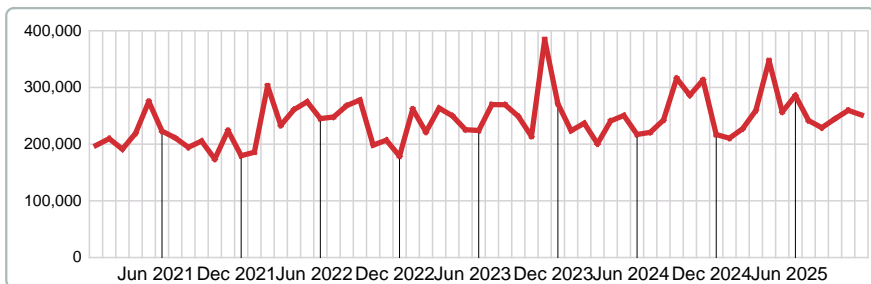
NOVEMBER



YEAR TO DATE (YTD)

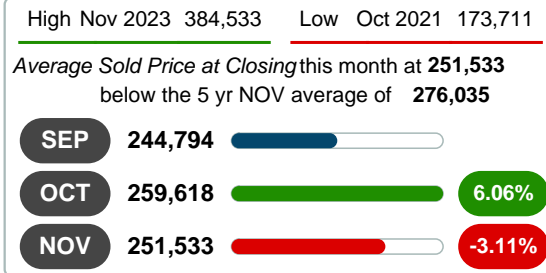


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 276,035



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	8.57%	74,000	0	95,000	63,500	0
\$125,001 - \$175,000	14.29%	157,000	135,000	158,333	175,000	0
\$175,001 - \$200,000	14.29%	184,080	190,000	182,600	0	0
\$200,001 - \$225,000	20.00%	218,299	212,000	219,220	219,990	0
\$225,001 - \$300,000	22.86%	257,331	254,250	258,000	257,200	0
\$300,001 - \$475,000	11.43%	357,375	0	366,500	330,000	0
\$475,001 and up	8.57%	620,000	0	500,000	645,000	715,000
Average Sold Price		251,533	197,813	240,273	251,424	715,000
Total Closed Units	100%	251,533	4	22	8	1
Total Closed Volume		8,803,640	791.25K	5.29M	2.01M	715.00K

November 2025



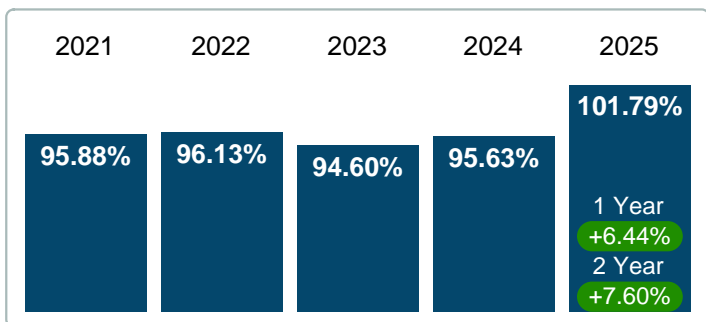
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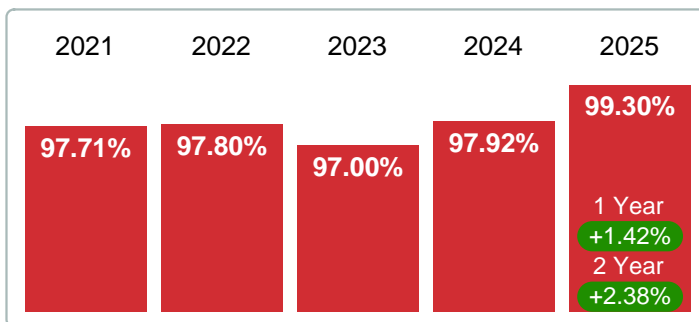
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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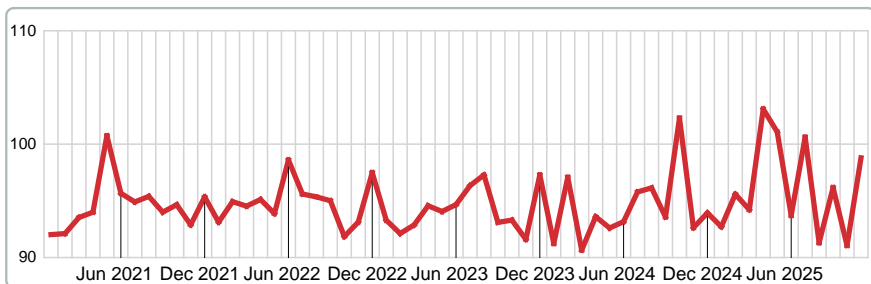
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

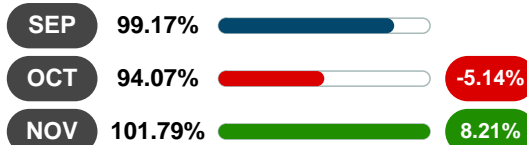


3 MONTHS

5 year NOV AVG = 96.81%

High Apr 2025 106.09% Low Mar 2024 93.66%

Average Sold/List Ratio this month at **101.79%** above the 5 yr NOV average of **96.81%**



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	8.57%	91.83%	0.00%	105.56%	84.96%	0.00%
\$125,001 - \$175,000	5	14.29%	120.65%	100.00%	136.22%	94.59%	0.00%
\$175,001 - \$200,000	5	14.29%	112.19%	88.37%	118.14%	0.00%	0.00%
\$200,001 - \$225,000	7	20.00%	96.97%	83.14%	99.14%	100.00%	0.00%
\$225,001 - \$300,000	8	22.86%	99.55%	101.70%	97.70%	103.11%	0.00%
\$300,001 - \$475,000	4	11.43%	92.62%	0.00%	90.17%	100.00%	0.00%
\$475,001 and up	3	8.57%	92.42%	0.00%	100.00%	97.80%	79.45%
Average Sold/List Ratio		101.80%		93.30%	106.43%	96.07%	79.45%
Total Closed Units		35	100%	4	22	8	1
Total Closed Volume		8,803,640		791.25K	5.29M	2.01M	715.00K

November 2025



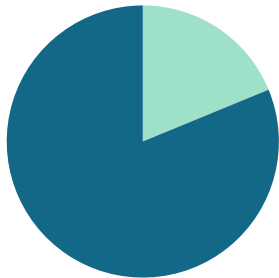
Area Delimited by County Of Mayes - Residential Property Type



MARKET SUMMARY

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

INVENTORY

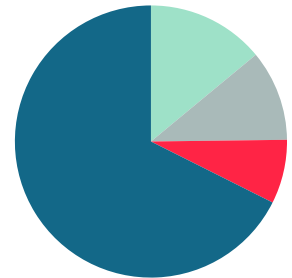


Inventory
 New Listings
40 = 18.78%
 Start Inventory
173
 Total Inventory Units
213
 Volume
\$80,028,914

Market Activity

Closed Sales
35 = 14.00%
 Pending Sales
27 = 10.80%
 Other Off Market
19 = 7.60%
 Active Inventory
169 = 67.60%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	24	35	45.83%	383	367	-4.18%
Pending Sales	22	27	22.73%	401	393	-2.00%
New Listings	41	40	-2.44%	660	624	-5.45%
Average List Price	323,571	260,465	-19.50%	261,217	273,608	4.74%
Average Sale Price	313,156	251,533	-19.68%	250,657	256,335	2.27%
Average Percent of Selling Price to List Price	95.63%	101.79%	6.44%	97.92%	99.30%	1.42%
Average Days on Market to Sale	73.50	61.03	-16.97%	50.98	54.99	7.88%
Monthly Inventory	172	169	-1.74%	172	169	-1.74%
Months Supply of Inventory	4.95	5.15	3.99%	4.95	5.15	3.99%

Absorption: Last 12 months, an Average of **33** Sales/Month

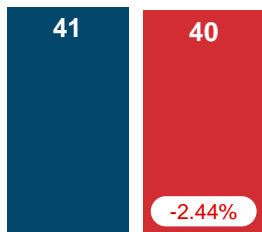
Inventory on November 30, 2025 = **169**

2024 **2025**

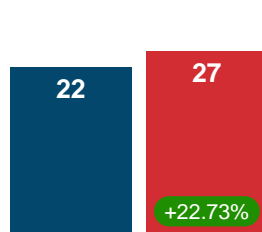
NOVEMBER MARKET

AVERAGE PRICES

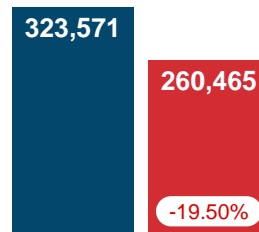
New Listings



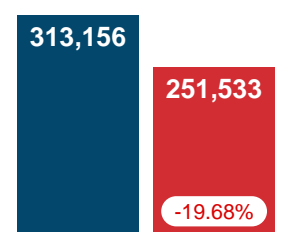
Pending Listings



List Price



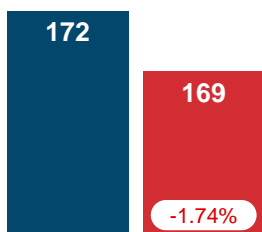
Sale Price



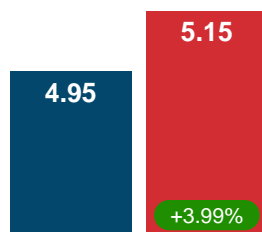
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

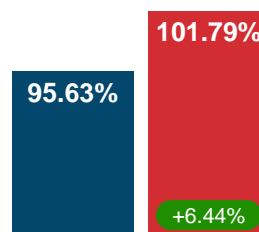
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

