



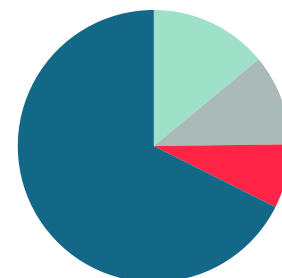
Area Delimited by County Of Mayes - Residential Property Type



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%
Median List Price	253,850	229,500	-9.59%
Median Sale Price	253,850	221,100	-12.90%
Median Percent of Selling Price to List Price	96.57%	98.11%	1.60%
Median Days on Market to Sale	52.00	39.00	-25.00%
End of Month Inventory	172	169	-1.74%
Months Supply of Inventory	4.95	5.15	3.99%



■ Closed (14.00%)
■ Pending (10.80%)
■ Other OffMarket (7.60%)
■ Active (67.60%)

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.

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 **12.90%** in November 2025 to \$221,100 versus the previous year at \$253,850.

Median Days on Market Shortens

The median number of **39.00** days that homes spent on the market before selling decreased by 13.00 days or **25.00%** in November 2025 compared to last year's same month at **52.00** DOM.

Sales Success for November 2025 is Positive

Overall, with Median 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.

What's in this Issue

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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

November 2025



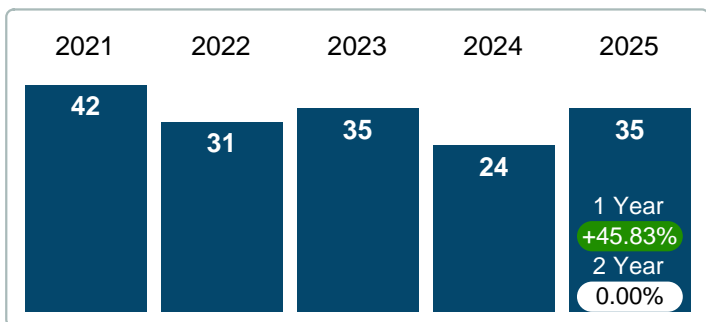
Area Delimited by County Of Mayes - Residential Property Type



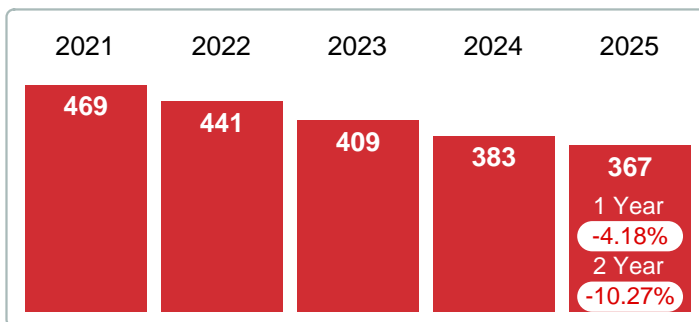
CLOSED LISTINGS

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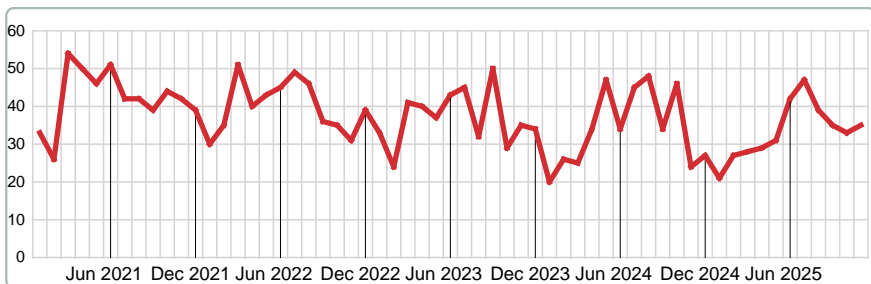
NOVEMBER



YEAR TO DATE (YTD)

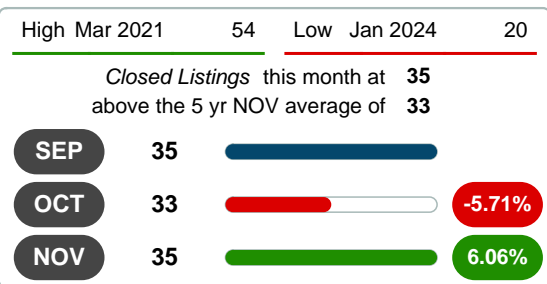


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 33



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	8.57%	52.0	0	1	2	0
\$125,001 - \$175,000	5	14.29%	34.0	1	3	1	0
\$175,001 - \$200,000	5	14.29%	35.0	1	4	0	0
\$200,001 - \$225,000	7	20.00%	39.0	1	5	1	0
\$225,001 - \$300,000	8	22.86%	62.0	1	5	2	0
\$300,001 - \$475,000	4	11.43%	57.5	0	3	1	0
\$475,001 and up	3	8.57%	25.0	0	1	1	1
Total Closed Units	35			4	22	8	1
Total Closed Volume	8,803,640	100%	39.0	791.25K	5.29M	2.01M	715.00K
Median Closed Price	\$221,100			\$201,000	\$223,050	\$234,945	\$715,000

November 2025



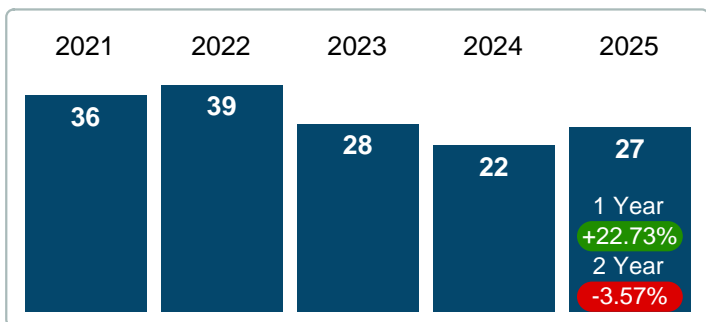
Area Delimited by County Of Mayes - Residential Property Type



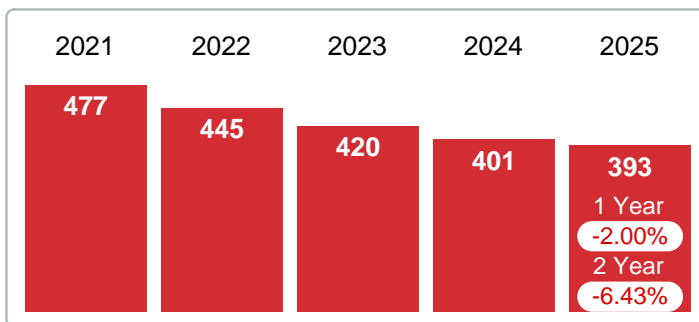
PENDING LISTINGS

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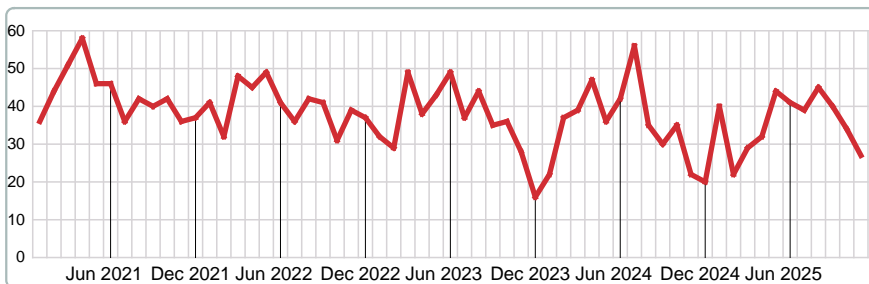
NOVEMBER



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		%	MDOM	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%	59.0	2	1	1	0
\$125,001 - \$175,000	4	14.81%	15.5	3	1	0	0
\$175,001 - \$225,000	7	25.93%	12.0	0	5	2	0
\$225,001 - \$250,000	2	7.41%	53.5	0	1	1	0
\$250,001 - \$450,000	6	22.22%	96.0	1	3	2	0
\$450,001 and up	3	11.11%	99.0	0	1	2	0
Total Pending Units	27			7	12	8	0
Total Pending Volume	6,318,780	100%	53.0	933.90K	3.11M	2.27M	0.00B
Median Listing Price	\$209,999			\$135,000	\$217,500	\$249,291	\$0

November 2025



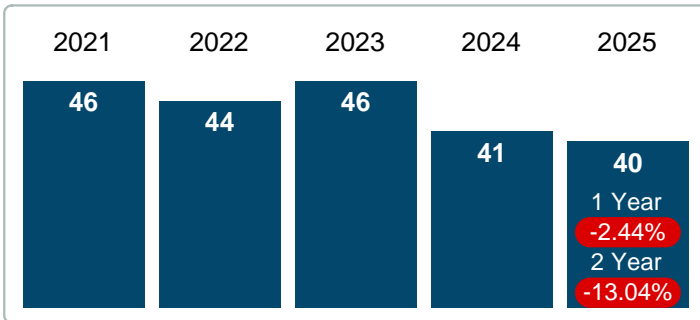
Area Delimited by County Of Mayes - Residential Property Type



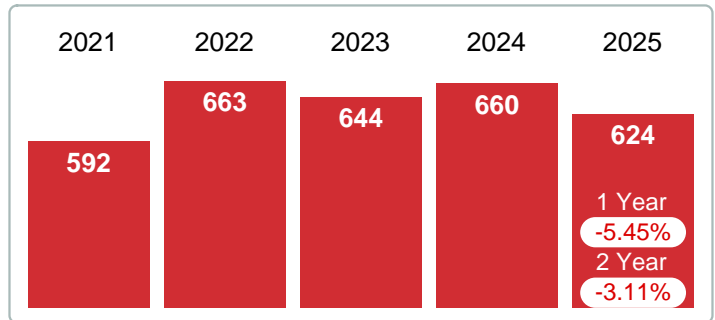
NEW LISTINGS

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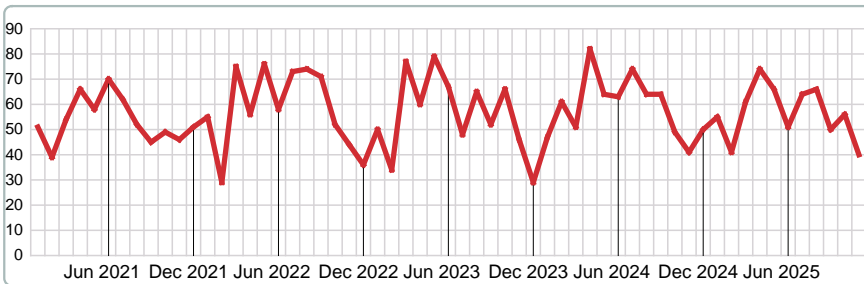
NOVEMBER



YEAR TO DATE (YTD)

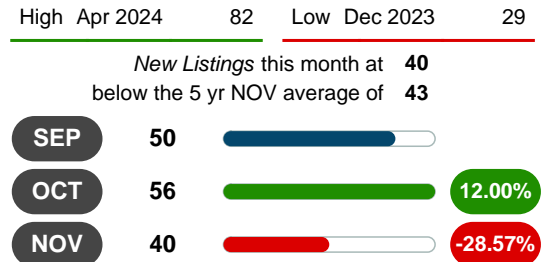


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$251,200		\$202,400	\$263,700	\$312,250	\$0

November 2025



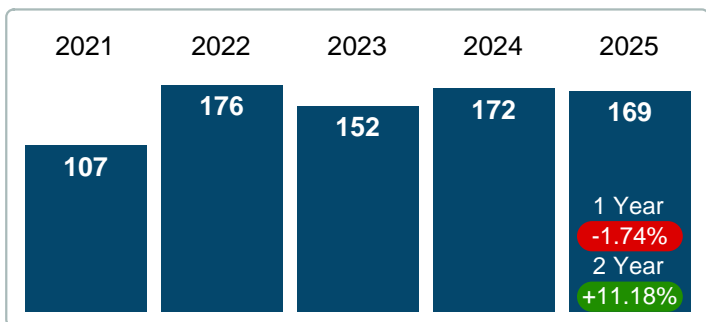
Area Delimited by County Of Mayes - Residential Property Type



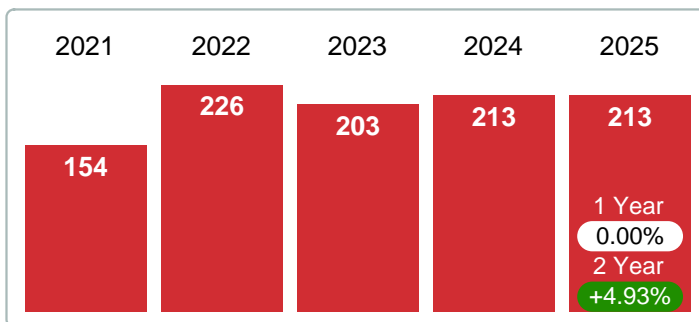
ACTIVE INVENTORY

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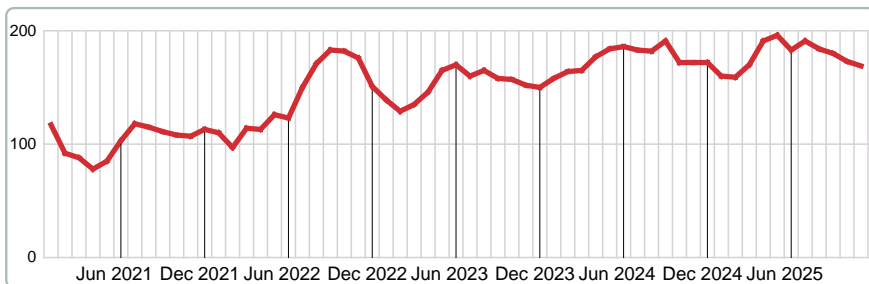
END OF NOVEMBER



ACTIVE DURING NOVEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 155

High May 2025 196 Low Apr 2021 78

Inventory this month at 169 above the 5 yr NOV average of 155



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	18	10.65%	40.0	10	6	1	1
\$125,001 - \$175,000	14	8.28%	41.0	3	10	1	0
\$175,001 - \$250,000	29	17.16%	71.0	7	16	4	2
\$250,001 - \$375,000	42	24.85%	79.5	3	28	10	1
\$375,001 - \$475,000	30	17.75%	105.5	2	15	13	0
\$475,001 - \$775,000	19	11.24%	87.0	4	6	6	3
\$775,001 and up	17	10.06%	125.0	1	7	5	4
Total Active Inventory by Units	169			30	88	40	11
Total Active Inventory by Volume	67,232,284	100%	74.0	8.21M	31.02M	18.45M	9.55M
Median Active Inventory Listing Price	\$299,900			\$193,700	\$288,700	\$413,500	\$669,900

November 2025



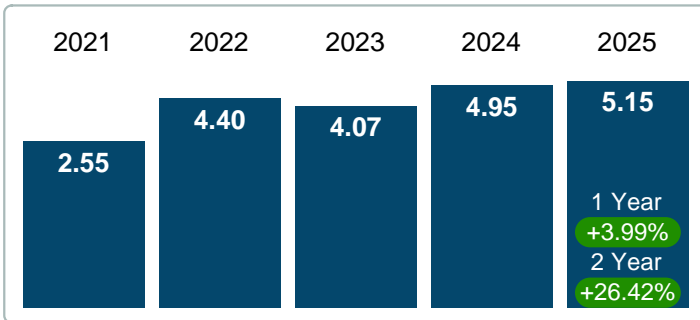
Area Delimited by County Of Mayes - Residential Property Type



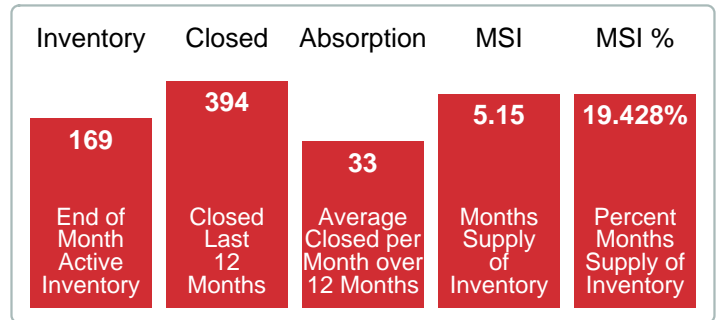
MONTHS SUPPLY of INVENTORY (MSI)

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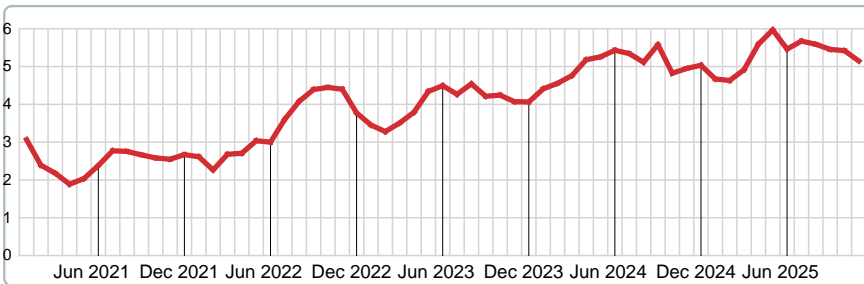
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2025



5 YEAR MARKET ACTIVITY TRENDS

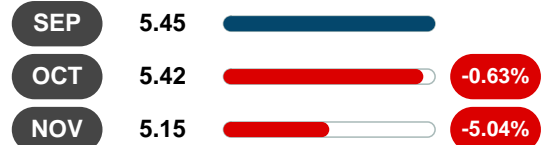


3 MONTHS

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



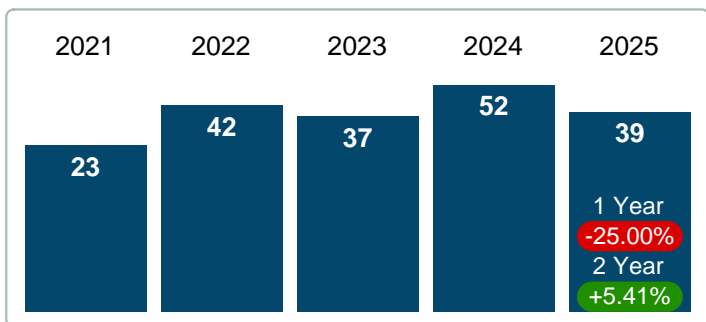
Area Delimited by County Of Mayes - Residential Property Type



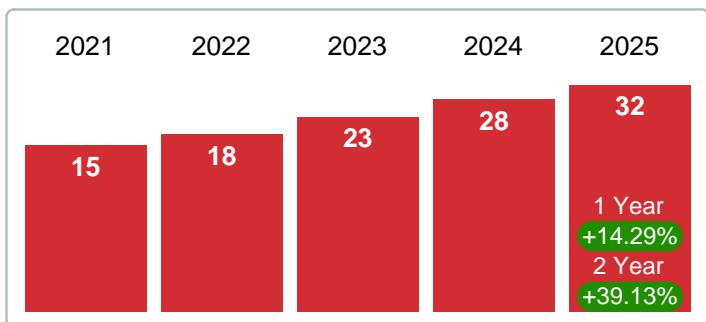
MEDIAN DAYS ON MARKET TO SALE

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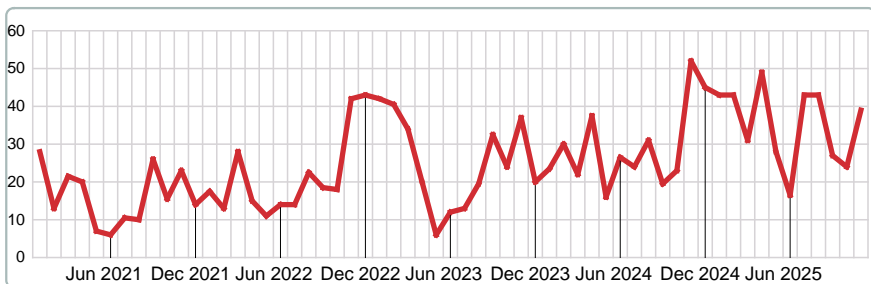
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 39

High Nov 2024: 52 | Low May 2023: 6

Median Days on Market to Sale this month at 39 equal to 5 yr NOV average of 39

- SEP: 27
- OCT: 24 (-11.11%)
- NOV: 39 (62.50%)

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	8.57%	52	0	52	60	0
\$125,001 - \$175,000	14.29%	34	78	13	55	0
\$175,001 - \$200,000	14.29%	35	103	35	0	0
\$200,001 - \$225,000	20.00%	39	32	39	54	0
\$225,001 - \$300,000	22.86%	62	115	53	64	0
\$300,001 - \$475,000	11.43%	58	0	91	18	0
\$475,001 and up	8.57%	25	0	1	25	104
Median Closed DOM		39	91	37	43	104
Total Closed Units	100%	39.0	4	22	8	1
Total Closed Volume		8,803,640	791.25K	5.29M	2.01M	715.00K

November 2025



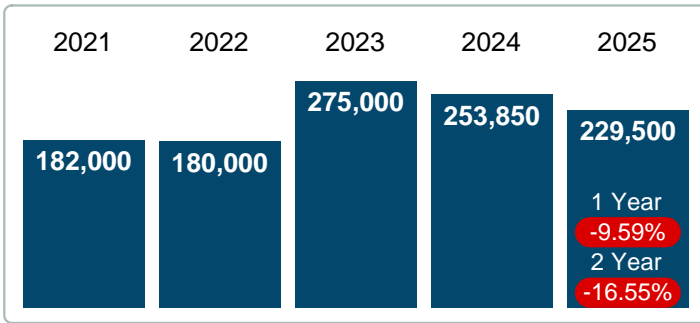
Area Delimited by County Of Mayes - Residential Property Type



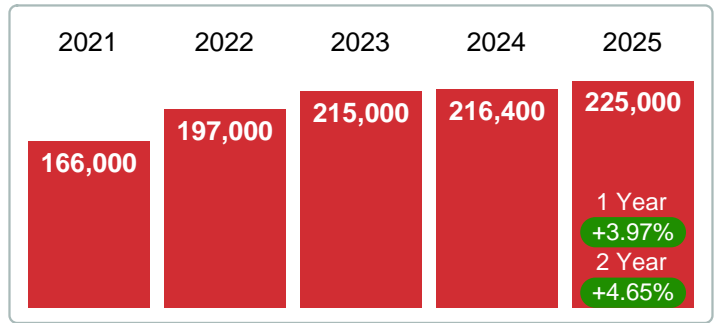
MEDIAN LIST PRICE AT CLOSING

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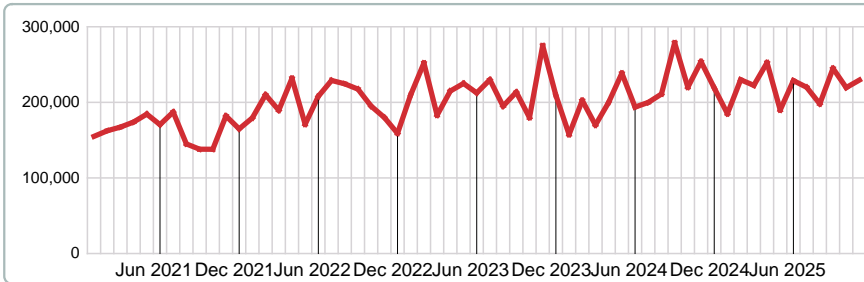
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 224,070

High Sep 2024 278,750 | Low Oct 2021 137,950

Median List Price at Closing this month at **229,500**
 above the 5 yr NOV average of **224,070**



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	5	14.29%	79,900	0	90,000	74,950	0
\$125,001 - \$175,000	4	11.43%	159,450	135,000	174,900	0	0
\$175,001 - \$200,000	4	11.43%	198,950	0	199,900	185,000	0
\$200,001 - \$225,000	4	11.43%	219,495	215,000	222,000	219,990	0
\$225,001 - \$300,000	10	28.57%	249,450	252,500	239,950	249,450	0
\$300,001 - \$475,000	4	11.43%	324,500	0	319,000	330,000	0
\$475,001 and up	4	11.43%	592,250	0	512,500	659,500	899,900
Median List Price			229,500	232,500	227,250	234,495	899,900
Total Closed Units		100%	229,500	4	22	8	1
Total Closed Volume			9,116,289	855.00K	5.32M	2.04M	899.90K

November 2025



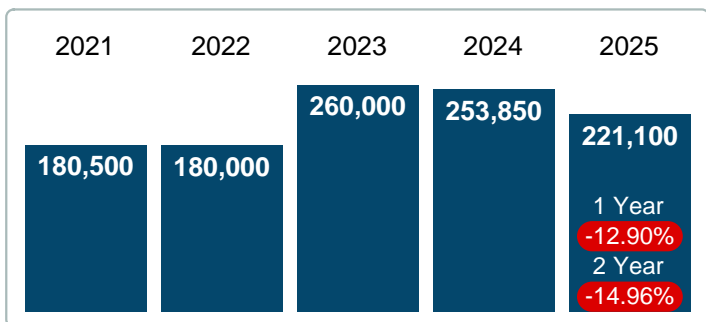
Area Delimited by County Of Mayes - Residential Property Type



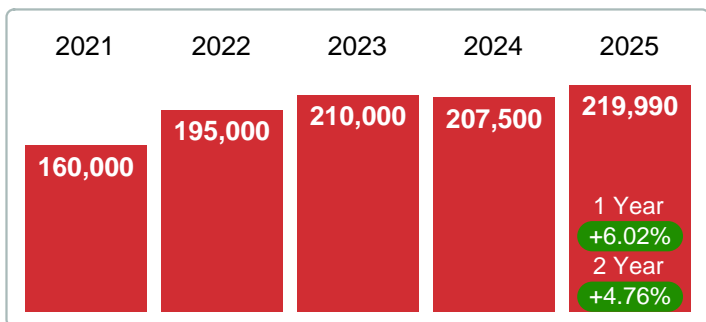
MEDIAN SOLD PRICE AT CLOSING

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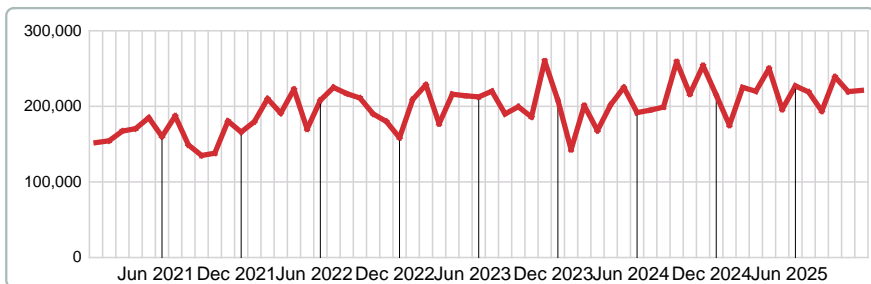
NOVEMBER



YEAR TO DATE (YTD)

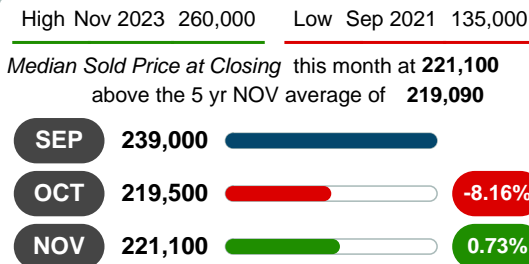


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 219,090



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	3	8.57%	65,000	0	95,000	63,500	0
\$125,001 - \$175,000	5	14.29%	155,000	135,000	155,000	175,000	0
\$175,001 - \$200,000	5	14.29%	183,000	190,000	182,950	0	0
\$200,001 - \$225,000	7	20.00%	219,990	212,000	221,100	219,990	0
\$225,001 - \$300,000	8	22.86%	252,075	254,250	245,000	257,200	0
\$300,001 - \$475,000	4	11.43%	325,000	0	320,000	330,000	0
\$475,001 and up	3	8.57%	645,000	0	500,000	645,000	715,000
Median Sold Price			221,100	201,000	223,050	234,945	715,000
Total Closed Units		100%	221,100	4	22	8	1
Total Closed Volume			8,803,640	791.25K	5.29M	2.01M	715.00K

November 2025



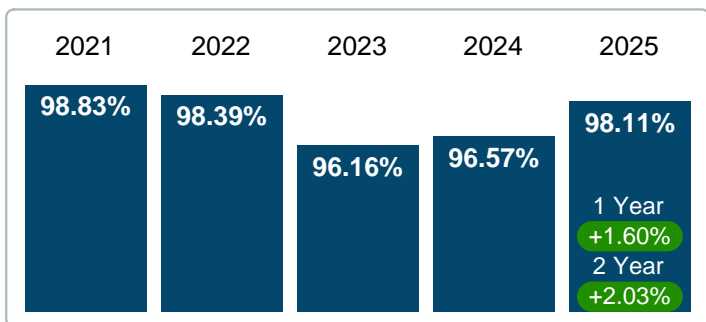
Area Delimited by County Of Mayes - Residential Property Type



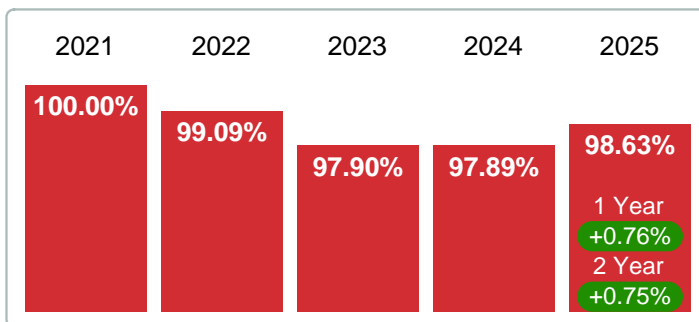
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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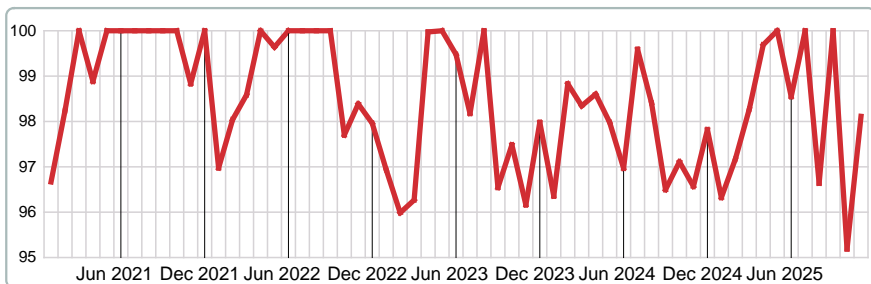
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

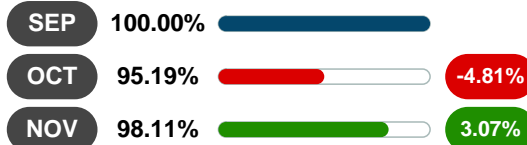


3 MONTHS

5 year NOV AVG = 97.61%

High Sep 2025 100.00% Low Oct 2025 95.19%

Median Sold/List Ratio this month at **98.11%**
equal to 5 yr NOV average of **97.61%**



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	8.57%	88.57%	0.00%	105.56%	84.96%	0.00%
\$125,001 - \$175,000	5	14.29%	100.00%	100.00%	107.64%	94.59%	0.00%
\$175,001 - \$200,000	5	14.29%	92.42%	88.37%	96.78%	0.00%	0.00%
\$200,001 - \$225,000	7	20.00%	96.34%	83.14%	96.34%	100.00%	0.00%
\$225,001 - \$300,000	8	22.86%	100.02%	101.70%	98.11%	103.11%	0.00%
\$300,001 - \$475,000	4	11.43%	95.24%	0.00%	90.48%	100.00%	0.00%
\$475,001 and up	3	8.57%	97.80%	0.00%	100.00%	97.80%	79.45%
Median Sold/List Ratio		98.11%		94.19%	99.06%	98.90%	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



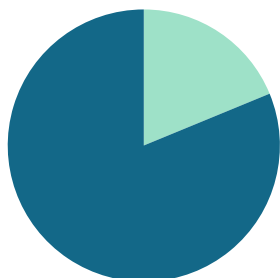
Area Delimited by County Of Mayes - Residential Property Type



MARKET SUMMARY

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

INVENTORY

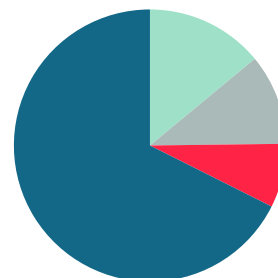


Inventory
 New Listings
40 = 18.78%
 Start Inventory
173
 Total Inventory Units
213
 Volume
\$80,028,914

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%
Median List Price	253,850	229,500	-9.59%	216,400	225,000	3.97%
Median Sale Price	253,850	221,100	-12.90%	207,500	219,990	6.02%
Median Percent of Selling Price to List Price	96.57%	98.11%	1.60%	97.89%	98.63%	0.76%
Median Days on Market to Sale	52.00	39.00	-25.00%	28.00	32.00	14.29%
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%

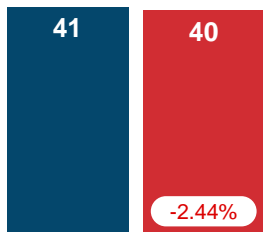
Absorption: Last 12 months, an Average of **33** Sales/Month

Inventory on November 30, 2025 = **169** 2024 2025

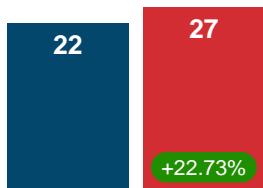
NOVEMBER MARKET

MEDIAN PRICES

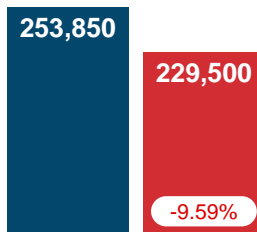
New Listings



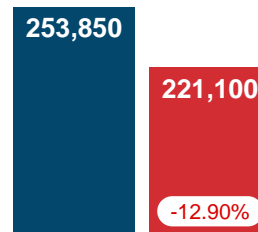
Pending Listings



List Price



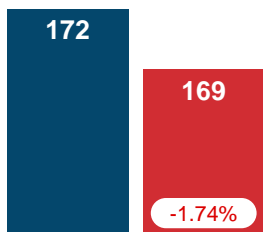
Sale Price



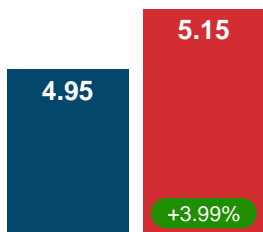
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

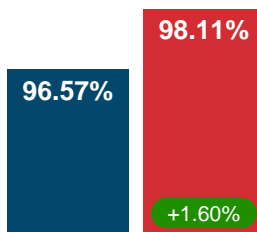
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

