

November 2025



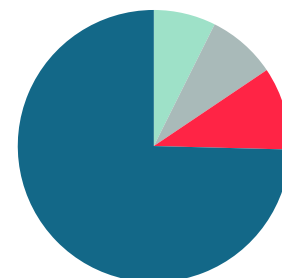
Area Delimited by County Of Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2024	2025	+/-%
Closed Listings	8	9	12.50%
Pending Listings	8	10	25.00%
New Listings	20	27	35.00%
Average List Price	176,663	227,578	28.82%
Average Sale Price	167,813	215,667	28.52%
Average Percent of Selling Price to List Price	91.42%	95.16%	4.09%
Average Days on Market to Sale	64.75	71.78	10.85%
End of Month Inventory	72	91	26.39%
Months Supply of Inventory	7.38	8.88	20.22%



- Closed (7.38%)
- Pending (8.20%)
- Other OffMarket (9.84%)
- Active (74.59%)

Absorption: Last 12 months, an Average of **10** Sales/Month
Active Inventory as of November 30, 2025 = **91**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2025 rose **26.39%** to 91 existing homes available for sale. Over the last 12 months this area has had an average of 10 closed sales per month. This represents an unsold inventory index of **8.88** 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 **28.52%** in November 2025 to \$215,667 versus the previous year at \$167,813.

Average Days on Market Lengthens

The average number of **71.78** days that homes spent on the market before selling increased by 7.03 days or **10.85%** in November 2025 compared to last year's same month at **64.75** 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 27 New Listings in November 2025, up **35.00%** from last year at 20. Furthermore, there were 9 Closed Listings this month versus last year at 8, a **12.50%** increase.

Closed versus Listed trends yielded a **33.3%** ratio, down from previous year's, November 2024, at **40.0%**, a **16.67%** 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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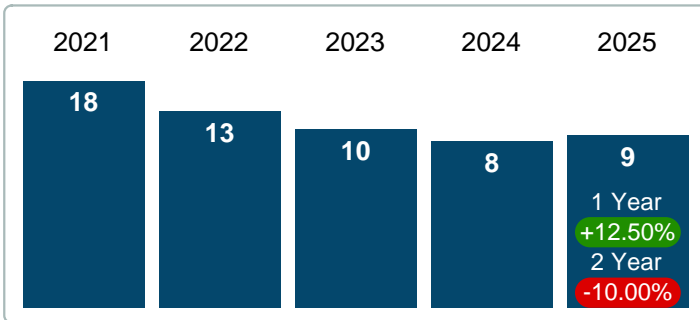
Area Delimited by County Of Sequoyah - Residential Property Type



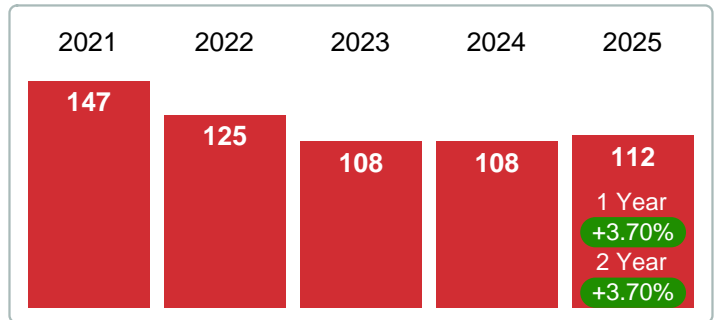
CLOSED LISTINGS

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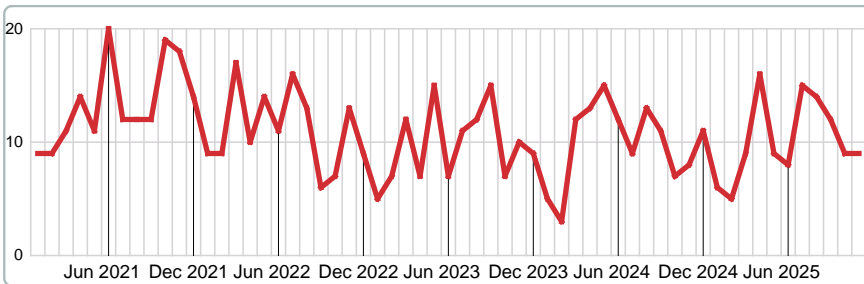
NOVEMBER



YEAR TO DATE (YTD)

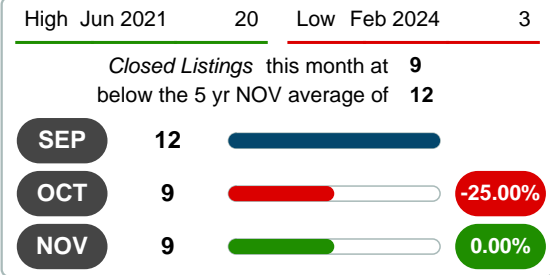


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 12



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	0	0.00%	0.0	0	0	0	0
\$75,001 - \$175,000	2	22.22%	162.5	1	1	0	0
\$175,001 - \$175,000	0	0.00%	0.0	0	0	0	0
\$175,001 - \$200,000	2	22.22%	66.0	0	1	1	0
\$200,001 - \$225,000	2	22.22%	52.0	0	2	0	0
\$225,001 - \$425,000	2	22.22%	42.0	1	0	1	0
\$425,001 and up	1	11.11%	1.0	0	1	0	0
Total Closed Units	9			2	5	2	0
Total Closed Volume	1,941,000	100%	71.8	328.00K	1.12M	490.00K	0.00B
Average Closed Price	\$215,667			\$164,000	\$224,600	\$245,000	\$0

November 2025



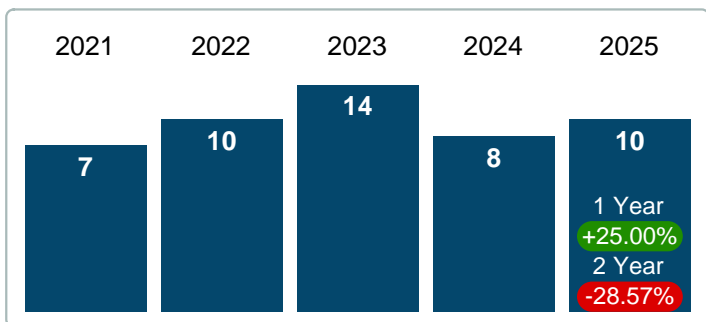
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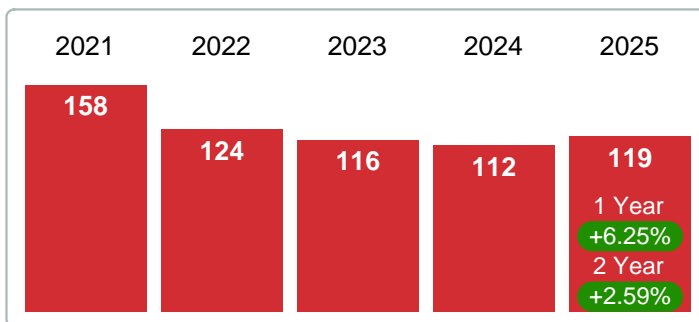
PENDING LISTINGS

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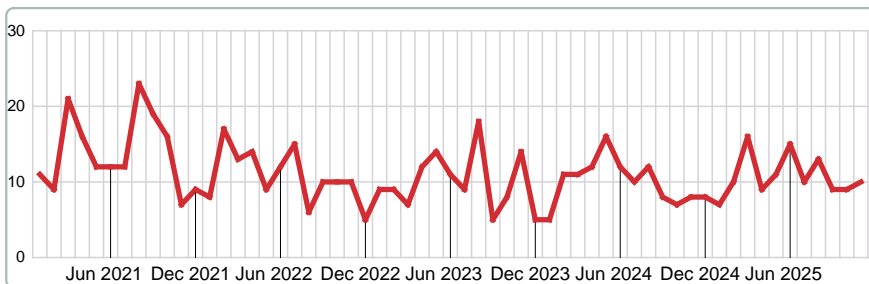
NOVEMBER



YEAR TO DATE (YTD)

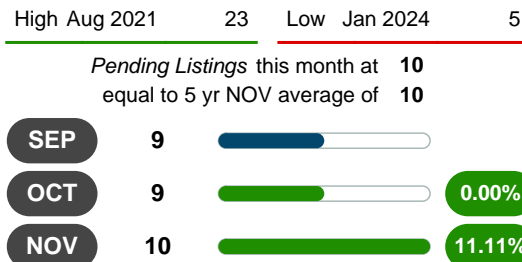


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 10



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	0	0.00%	0.0	0	0	0	0
\$50,001 - \$75,000	2	20.00%	101.0	1	1	0	0
\$75,001 - \$150,000	1	10.00%	32.0	1	0	0	0
\$150,001 - \$425,000	4	40.00%	56.3	1	3	0	0
\$425,001 - \$425,000	0	0.00%	0.0	0	0	0	0
\$425,001 - \$1,100,000	3	30.00%	41.0	0	2	0	1
\$1,100,001 and up	0	0.00%	0.0	0	0	0	0
Total Pending Units	10			3	6	0	1
Total Pending Volume	3,281,399	100%	58.2	438.00K	1.74M	0.00B	1.10M
Average Listing Price	\$328,140			\$146,000	\$290,567		\$0\$1,100,000

November 2025



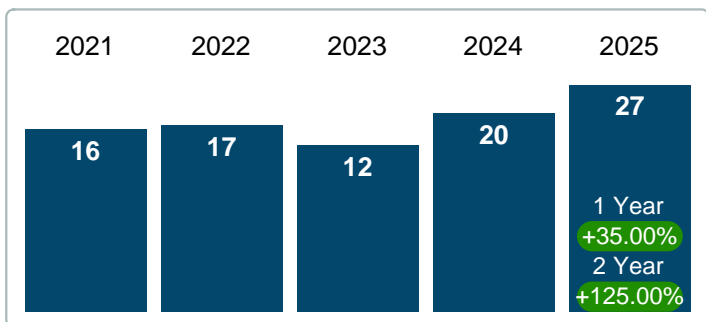
Area Delimited by County Of Sequoyah - Residential Property Type



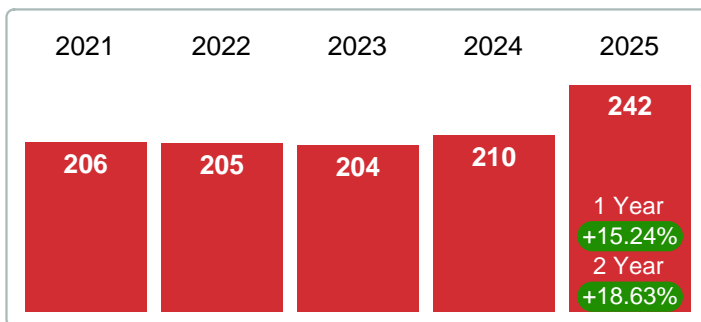
NEW LISTINGS

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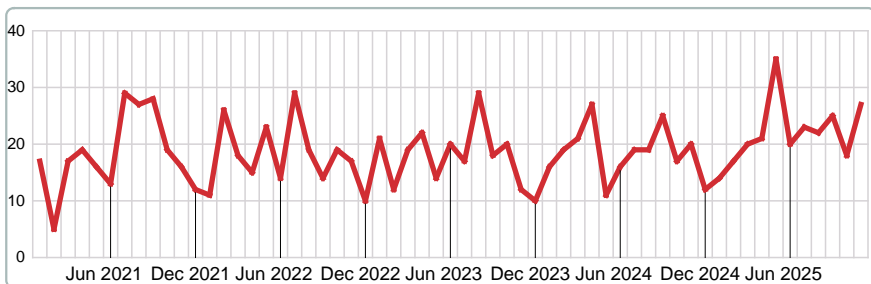
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 18

High May 2025 35 Low Feb 2021 5

New Listings this month at 27 above the 5 yr NOV average of 18

Month	New Listings	Change
SEP	25	
OCT	18	-28.00%
NOV	27	50.00%

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	2	7.41%	2	0	0	0
\$75,001 - \$125,000	2	7.41%	0	2	0	0
\$125,001 - \$175,000	6	22.22%	3	2	1	0
\$175,001 - \$250,000	6	22.22%	2	3	1	0
\$250,001 - \$375,000	3	11.11%	1	1	1	0
\$375,001 - \$450,000	5	18.52%	0	4	0	1
\$450,001 and up	3	11.11%	0	2	1	0
Total New Listed Units	27		8	14	4	1
Total New Listed Volume	7,442,899	100%	1.18M	4.36M	1.50M	399.00K
Average New Listed Listing Price	\$275,663		\$147,925	\$311,464	\$375,000	\$399,000

November 2025



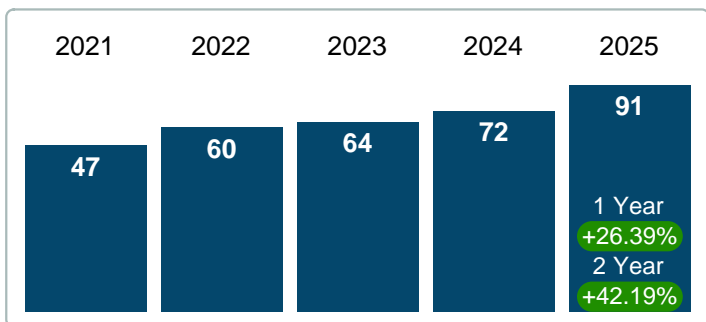
Area Delimited by County Of Sequoyah - Residential Property Type



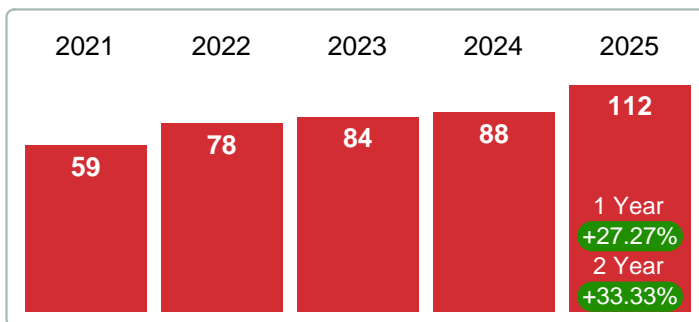
ACTIVE INVENTORY

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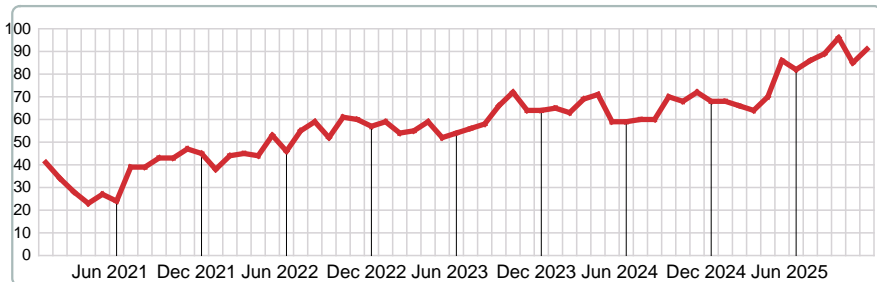
END OF NOVEMBER



ACTIVE DURING NOVEMBER

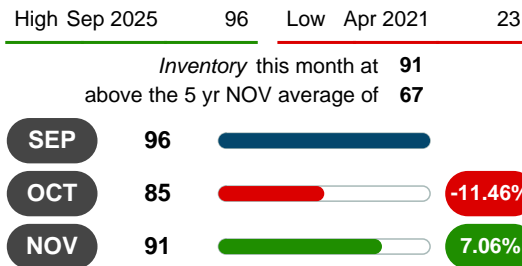


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 67



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	8	8.79%	86.5	4	4	0	0
\$100,001 - \$150,000	12	13.19%	54.6	5	6	1	0
\$150,001 - \$175,000	10	10.99%	110.8	2	5	3	0
\$175,001 - \$300,000	26	28.57%	88.5	6	14	5	1
\$300,001 - \$375,000	12	13.19%	83.6	2	6	4	0
\$375,001 - \$675,000	13	14.29%	98.3	3	8	1	1
\$675,001 and up	10	10.99%	105.1	1	5	3	1
Total Active Inventory by Units	91			23	48	17	3
Total Active Inventory by Volume	58,687,697	100%	88.9	5.44M	43.12M	8.79M	1.34M
Average Active Inventory Listing Price	\$644,920			\$236,617	\$898,281	\$516,853	\$447,166

November 2025



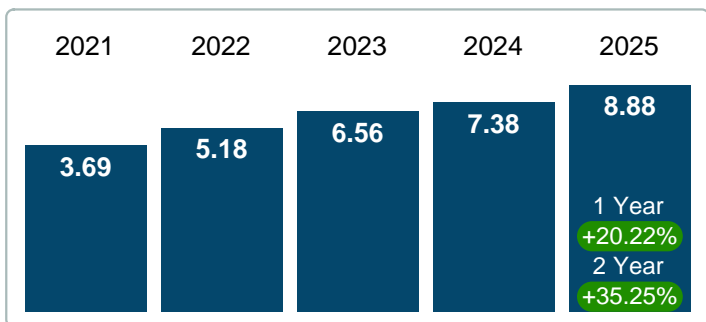
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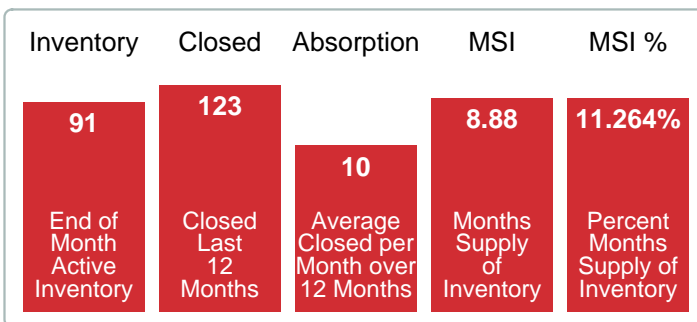
MONTHS SUPPLY of INVENTORY (MSI)

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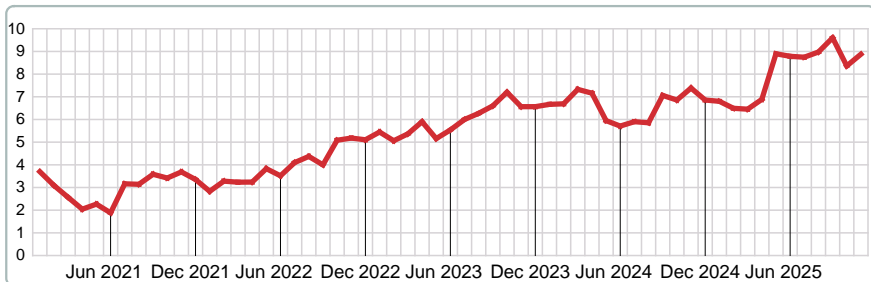
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2025

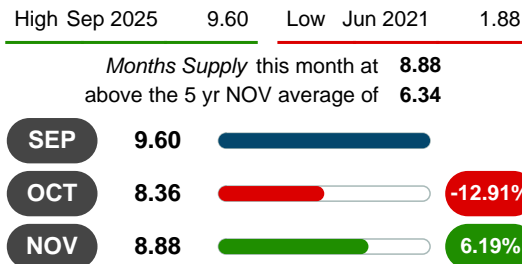


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 6.34



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	8	8.79%	4.36	6.86	3.43	0.00	0.00
\$100,001 - \$150,000	12	13.19%	6.55	8.57	5.54	6.00	0.00
\$150,001 - \$175,000	10	10.99%	8.57	24.00	5.45	18.00	0.00
\$175,001 - \$300,000	26	28.57%	7.61	14.40	7.30	5.45	6.00
\$300,001 - \$375,000	12	13.19%	20.57	0.00	14.40	24.00	0.00
\$375,001 - \$675,000	13	14.29%	11.14	36.00	10.67	6.00	6.00
\$675,001 and up	10	10.99%	40.00	0.00	60.00	18.00	0.00
Market Supply of Inventory (MSI)			8.88	13.14	7.58	9.27	9.00
Total Active Inventory by Units		100%	8.88	23	48	17	3

November 2025



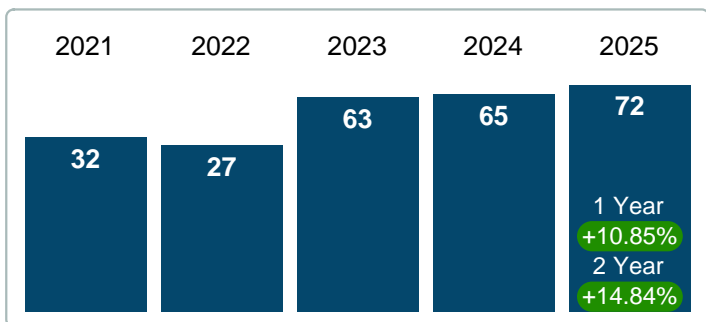
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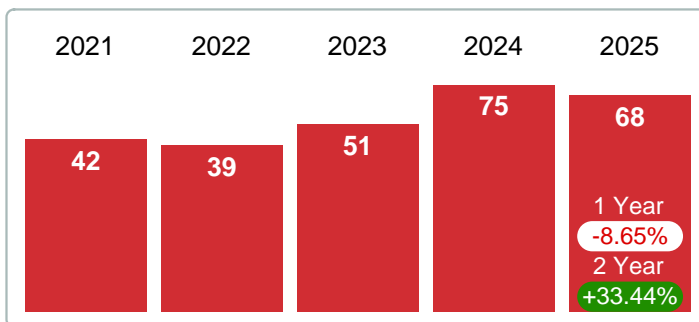
AVERAGE DAYS ON MARKET TO SALE

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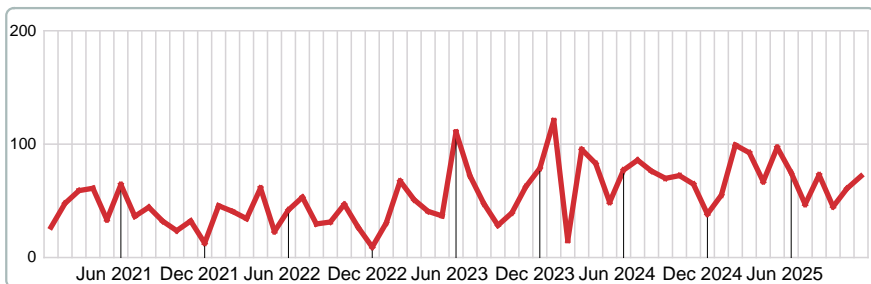
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

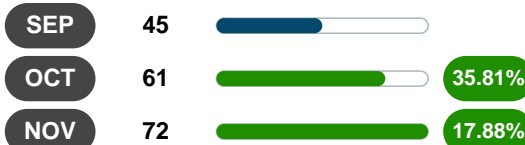


3 MONTHS

5 year NOV AVG = 52

High Jan 2024 121 Low Dec 2022 9

Average Days on Market to Sale this month at 72 above the 5 yr NOV average of 52



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
\$75,000 and less	0.00%	0	0	0	0	0
\$75,001 - \$175,000	22.22%	163	167	158	0	0
\$175,001 - \$175,000	0.00%	0	0	0	0	0
\$175,001 - \$200,000	22.22%	66	0	121	11	0
\$200,001 - \$225,000	22.22%	52	0	52	0	0
\$225,001 - \$425,000	22.22%	42	36	0	48	0
\$425,001 and up	11.11%	1	0	1	0	0
Average Closed DOM		72	102	77	30	0
Total Closed Units	100%	72	2	5	2	
Total Closed Volume		1,941,000	328.00K	1.12M	490.00K	0.00B

November 2025



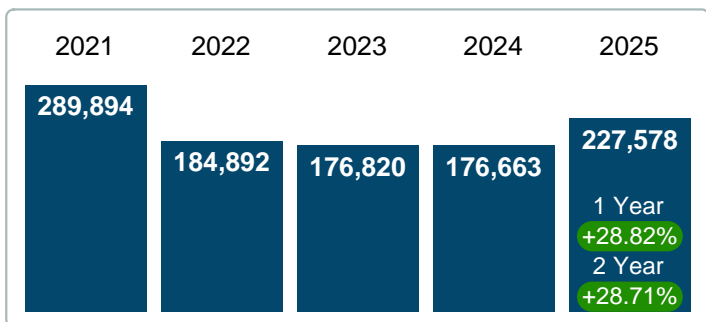
Area Delimited by County Of Sequoyah - Residential Property Type



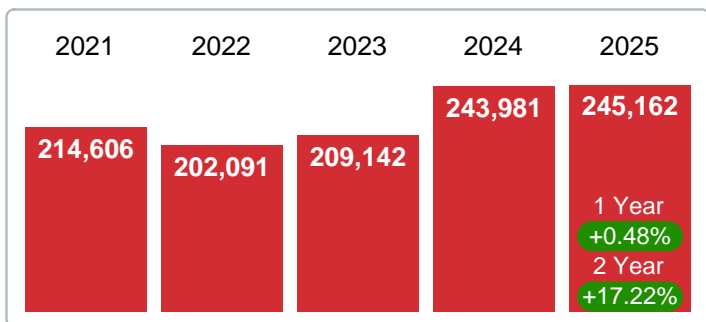
AVERAGE LIST PRICE AT CLOSING

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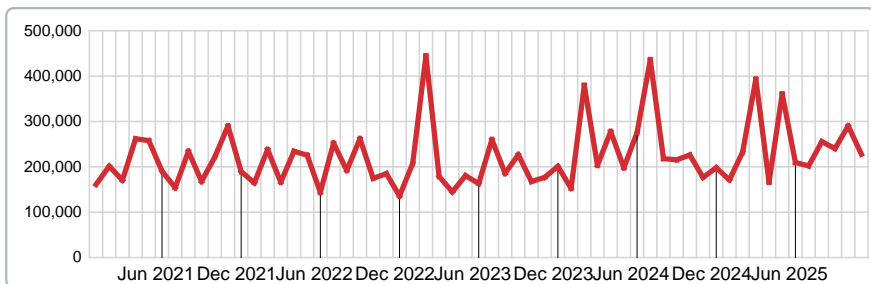
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

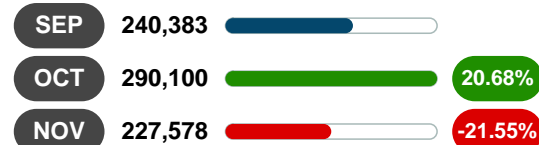


3 MONTHS

5 year NOV AVG = 211,169

High Feb 2023 444,700 Low Dec 2022 135,633

Average List Price at Closing this month at **227,578**
above the 5 yr NOV average of **211,169**



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
\$75,000 and less	0.00%	0	0	0	0	0
\$75,001 - \$175,000	22.22%	94,900	99,800	90,000	0	0
\$175,001 - \$175,000	0.00%	0	0	0	0	0
\$175,001 - \$200,000	22.22%	188,450	0	179,900	197,000	0
\$200,001 - \$225,000	11.11%	215,000	0	232,000	0	0
\$225,001 - \$425,000	33.33%	272,333	269,000	0	299,000	0
\$425,001 and up	11.11%	449,500	0	449,500	0	0
Average List Price		227,578	184,400	236,680	248,000	0
Total Closed Units	100%	227,578	2	5	2	0
Total Closed Volume		2,048,200	368.80K	1.18M	496.00K	0.00B

November 2025



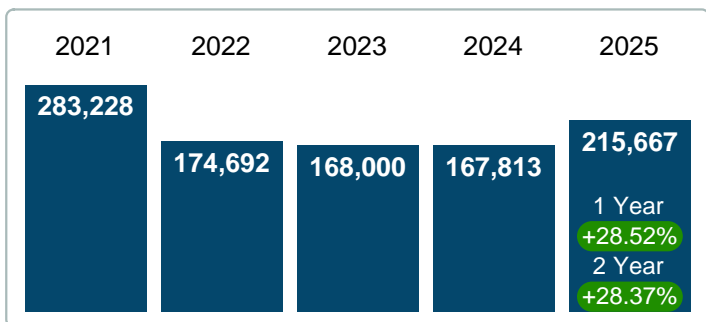
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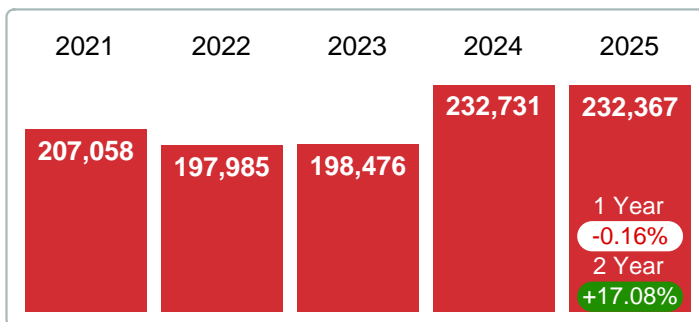
AVERAGE SOLD PRICE AT CLOSING

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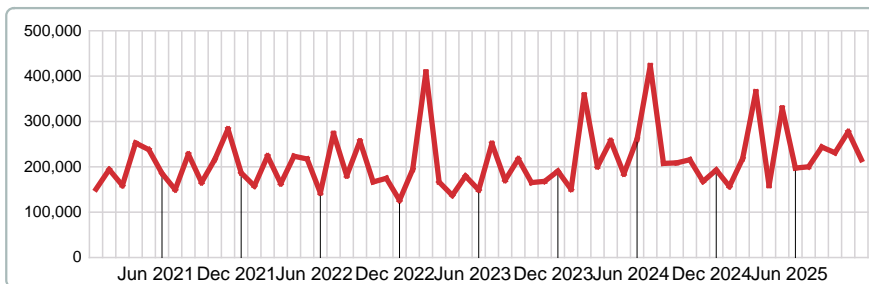
NOVEMBER



YEAR TO DATE (YTD)

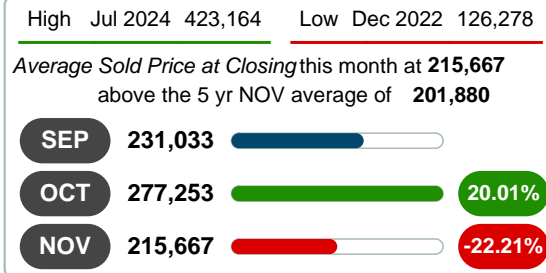


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 201,880



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
\$75,000 and less	0.00%	0	0	0	0	0
\$75,001 - \$175,000	22.22%	91,500	98,000	85,000	0	0
\$175,001 - \$175,000	0.00%	0	0	0	0	0
\$175,001 - \$200,000	22.22%	188,500	0	180,000	197,000	0
\$200,001 - \$225,000	22.22%	213,000	0	213,000	0	0
\$225,001 - \$425,000	22.22%	261,500	230,000	0	293,000	0
\$425,001 and up	11.11%	432,000	0	432,000	0	0
Average Sold Price		215,667	164,000	224,600	245,000	0
Total Closed Units	100%	215,667	2	5	2	0
Total Closed Volume		1,941,000	328.00K	1.12M	490.00K	0.00B

November 2025



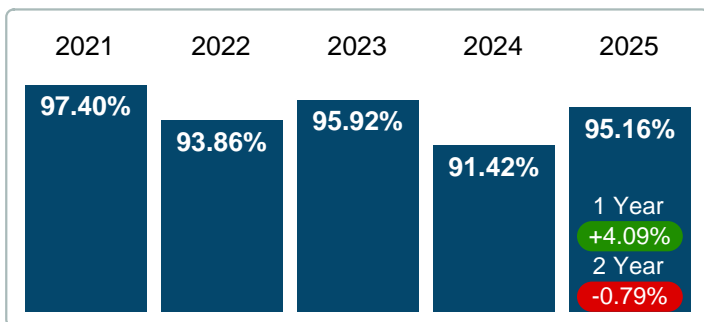
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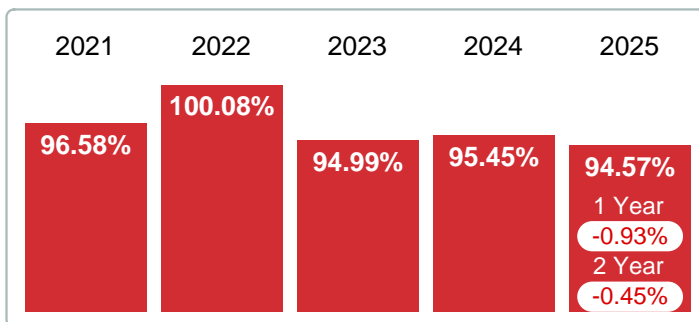
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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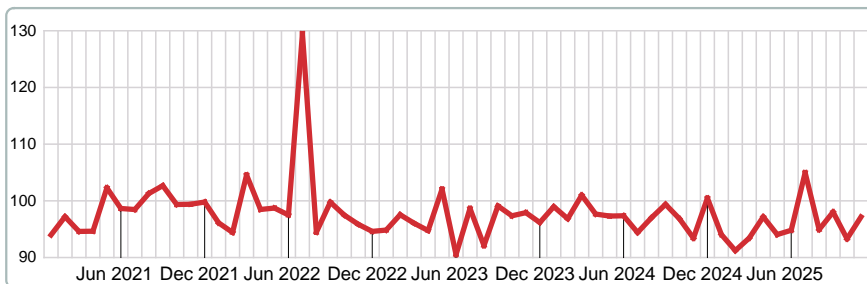
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

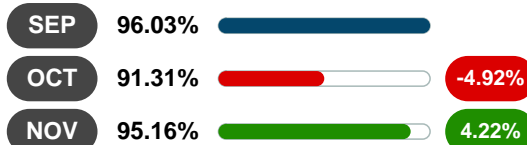


3 MONTHS

5 year NOV AVG = 94.75%

High Jul 2022 127.50% Low Jun 2023 88.53%

Average Sold/List Ratio this month at **95.16%** equal to 5 yr NOV average of **94.75%**



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
\$75,000 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$75,001 - \$175,000	2	22.22%	96.32%	98.20%	94.44%	0.00%	0.00%
\$175,001 - \$175,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$175,001 - \$200,000	2	22.22%	100.03%	0.00%	100.06%	100.00%	0.00%
\$200,001 - \$225,000	2	22.22%	92.08%	0.00%	92.08%	0.00%	0.00%
\$225,001 - \$425,000	2	22.22%	91.75%	85.50%	0.00%	97.99%	0.00%
\$425,001 and up	1	11.11%	96.11%	0.00%	96.11%	0.00%	0.00%
Average Sold/List Ratio		95.20%		91.85%	94.95%	99.00%	0.00%
Total Closed Units		9	100%	2	5	2	
Total Closed Volume		1,941,000		328.00K	1.12M	490.00K	0.00B

November 2025



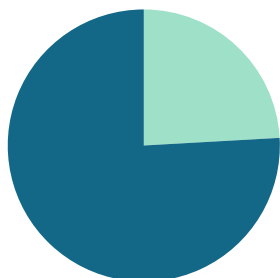
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

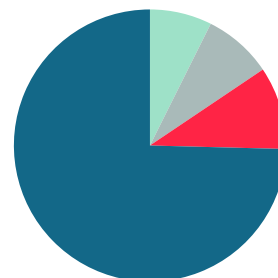


Inventory
 New Listings
27 = 24.11%
 Start Inventory
85
 Total Inventory Units
112
 Volume
\$66,216,996

Market Activity

Closed Sales
9 = 7.38%
 Pending Sales
10 = 8.20%
 Other Off Market
12 = 9.84%
 Active Inventory
91 = 74.59%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	8	9	12.50%	108	112	3.70%
Pending Sales	8	10	25.00%	112	119	6.25%
New Listings	20	27	35.00%	210	242	15.24%
Average List Price	176,663	227,578	28.82%	243,981	245,162	0.48%
Average Sale Price	167,813	215,667	28.52%	232,731	232,367	-0.16%
Average Percent of Selling Price to List Price	91.42%	95.16%	4.09%	95.45%	94.57%	-0.93%
Average Days on Market to Sale	64.75	71.78	10.85%	74.85	68.38	-8.65%
Monthly Inventory	72	91	26.39%	72	91	26.39%
Months Supply of Inventory	7.38	8.88	20.22%	7.38	8.88	20.22%

Absorption: Last 12 months, an Average of **10** Sales/Month

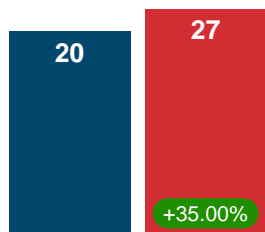
Inventory on November 30, 2025 = **91**

2024 **2025**

NOVEMBER MARKET

AVERAGE PRICES

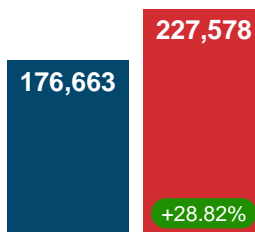
New Listings



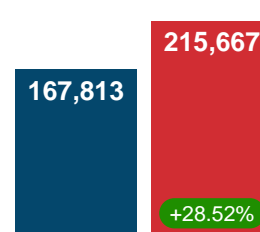
Pending Listings



List Price



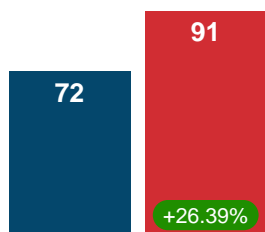
Sale Price



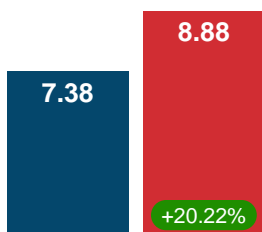
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

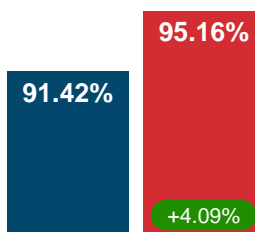
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

