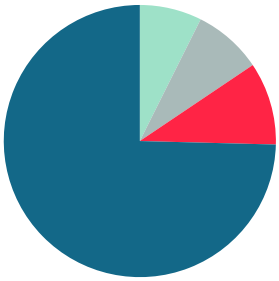
November 2025

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	November 2025	+/-%
Closed Listings	8	9	12.50%
Pending Listings	8	10	25.00%
New Listings	20	27	35.00%
Median List Price	136,000	215,000	58.09%
Median Sale Price	130,000	206,000	58.46%
Median Percent of Selling Price to List Price	93.97%	96.11%	2.27%
Median Days on Market to Sale	56.50	48.00	-15.04%
End of Month Inventory	72	91	26.39%
Months Supply of Inventory	7.38	8.88	20.22%



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.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **58.46%** in November 2025 to $206,000 versus the previous year at $130,000.

Median Days on Market Shortens

The median number of **48.00** days that homes spent on the market before selling decreased by 8.50 days or **15.04%** in November 2025 compared to last year's same month at **56.50** DOM.

Sales Success for November 2025 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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 Monthï¿½s Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings 2
Pending Listings 3
New Listings 4
Inventory 5
Months Supply of Inventory 6
Median Days on Market to Sale 7
Median List Price at Closing 8
Median Sale Price at Closing 9
Median Percent of Selling Price to List Price 10
Market Summary 11

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

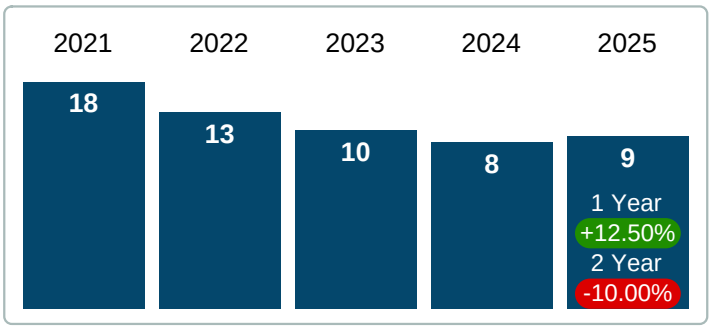
November 2025

Area Delimited by County Of Sequoyah - Residential Property Type

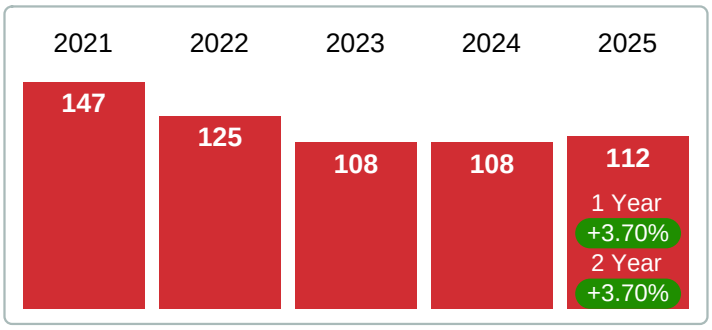
CLOSED LISTINGS

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

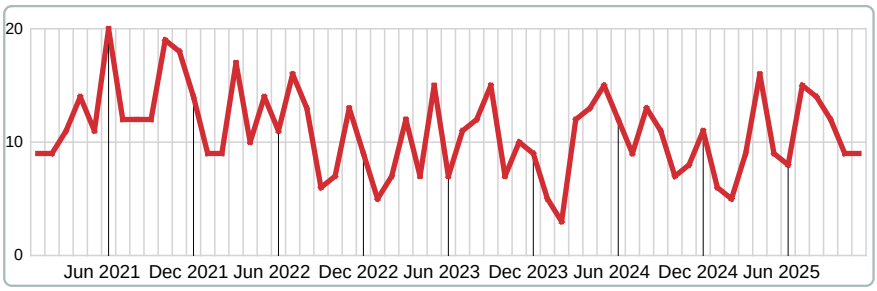
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 12

High Jun 2021 20 | Low Feb 2024 3

Closed Listings this month at **9**
below the 5 yr NOV average of **12**

SEP	12	
OCT	9	-25.00%
NOV	9	0.00%

CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	162.5	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	100%	48.0	2	5	2	0
Total Closed Volume	1,941,000			328.00K	1.12M	490.00K	0.00B
Median Closed Price	$206,000			$164,000	$206,000	$245,000	$0

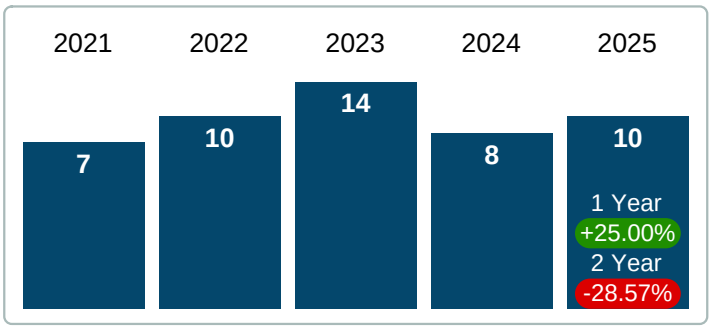
November 2025

Area Delimited by County Of Sequoyah - Residential Property Type

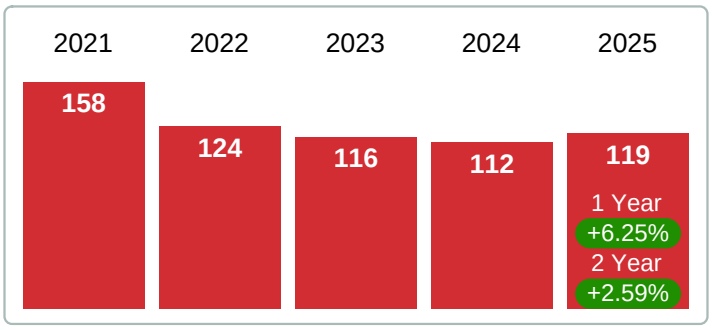
PENDING LISTINGS

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

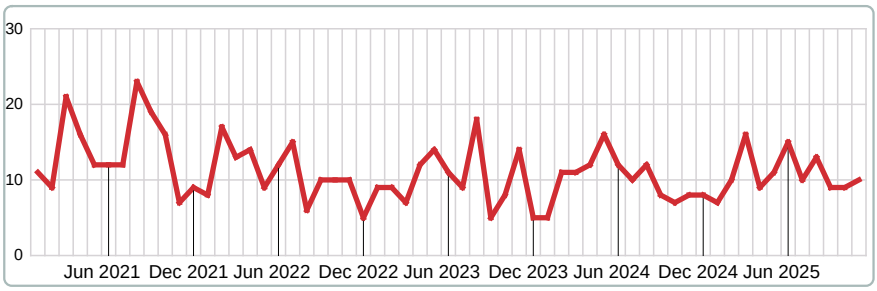
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 10

High Aug 2021 23 Low Jan 2024 5

Pending Listings this month at **10**
equal to 5 yr NOV average of **10**

SEP	9	
OCT	9	0.00%
NOV	10	11.11%

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
$50,000 and less	0	0.00%	1.0	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%	47.5	1	3	0	0
$425,001 $425,000	0	0.00%	47.5	0	0	0	0
$425,001 $1,100,000	3	30.00%	9.0	0	2	0	1
$1,100,001 and up	0	0.00%	9.0	0	0	0	0

Total Pending Units	10	100%	43.5	3	6	0	1
Total Pending Volume	3,281,399			438.00K	1.74M	0.00B	1.10M
Median Listing Price	$229,950			$99,000	$302,450	$0	$1,100,000

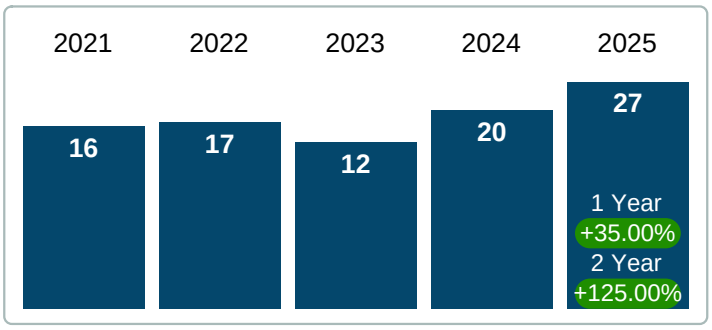
November 2025

Area Delimited by County Of Sequoyah - Residential Property Type

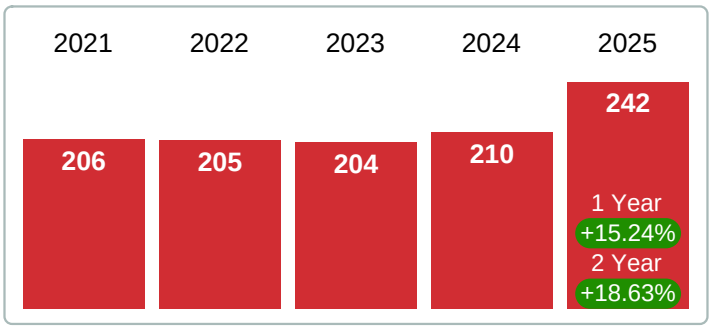
NEW LISTINGS

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

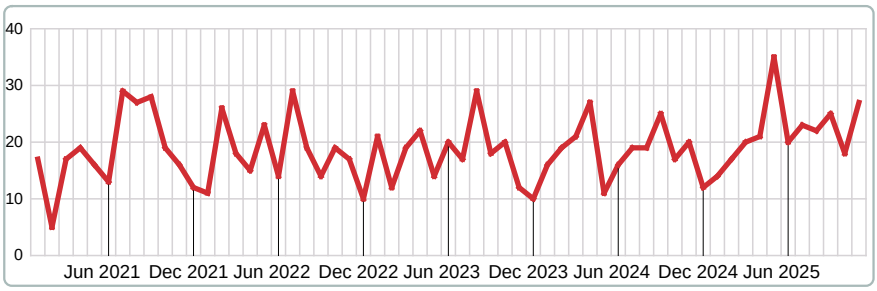
NOVEMBER



YEAR TO DATE (YTD)

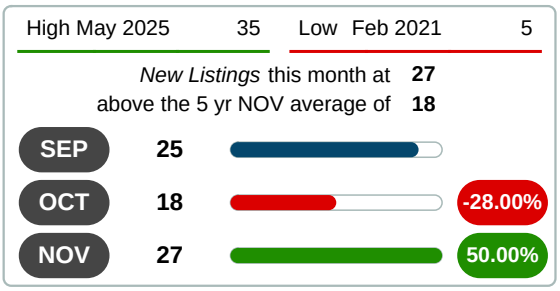


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 18



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	100%	8	14	4	1
Total New Listed Volume	7,442,899		1.18M	4.36M	1.50M	399.00K
Median New Listed Listing Price	$187,500		$149,950	$291,050	$272,500	$399,000

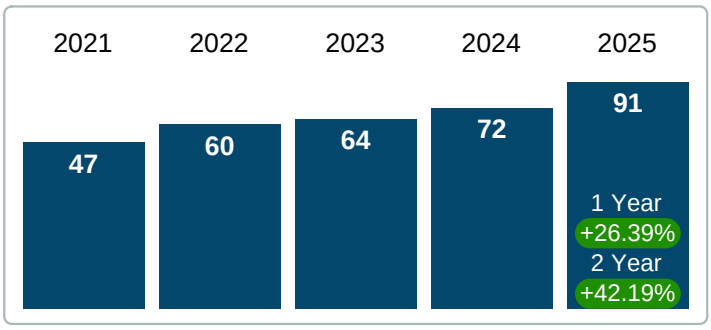
November 2025

Area Delimited by County Of Sequoyah - Residential Property Type

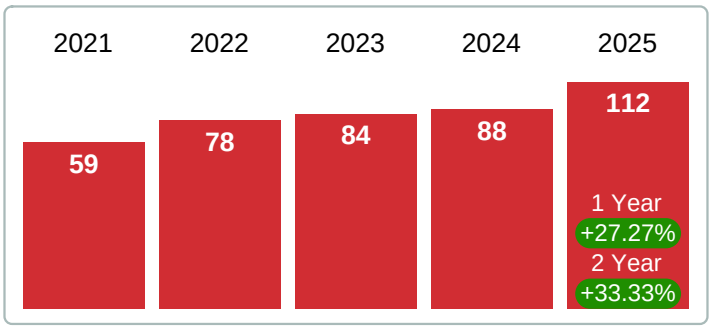
ACTIVE INVENTORY

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

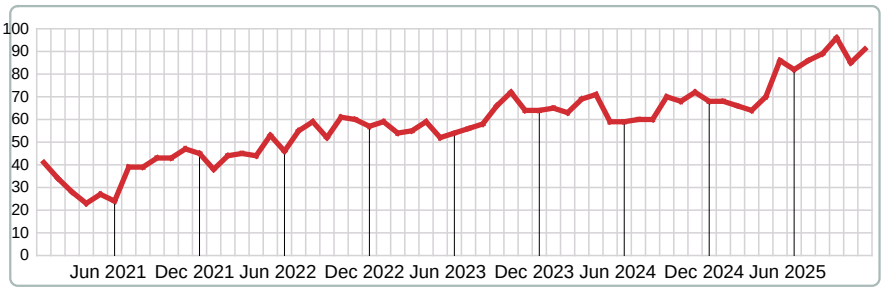
END OF NOVEMBER



ACTIVE DURING NOVEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 67

High Sep 2025 96 Low Apr 2021 23

Inventory this month at **91**
above the 5 yr NOV average of **67**

SEP	96	
OCT	85	-11.46%
NOV	91	7.06%

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	8	8.79%	56.0	4	4	0	0
$100,001 $150,000	12	13.19%	35.5	5	6	1	0
$150,001 $175,000	10	10.99%	108.0	2	5	3	0
$175,001 $300,000	26	28.57%	59.0	6	14	5	1
$300,001 $375,000	12	13.19%	57.5	2	6	4	0
$375,001 $675,000	13	14.29%	124.0	3	8	1	1
$675,001 and up	10	10.99%	115.0	1	5	3	1
Total Active Inventory by Units	91	100%	76.0	23	48	17	3
Total Active Inventory by Volume	58,687,697			5.44M	43.12M	8.79M	1.34M
Median Active Inventory Listing Price	$232,200			$179,000	$235,600	$299,999	$399,000

November 2025

Area Delimited by County Of Sequoyah - Residential Property Type

MONTHS SUPPLY of INVENTORY (MSI)

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

MSI FOR NOVEMBER

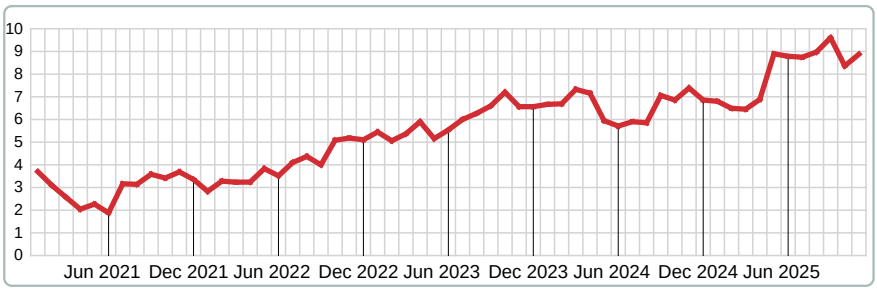
2021	2022	2023	2024	2025
3.69	5.18	6.56	7.38	8.88

1 Year +20.22%
2 Year +35.25%

INDICATORS FOR NOVEMBER 2025

Inventory	Closed	Absorption	MSI	MSI %
91	123	10	8.88	11.264%
End of Month Active Inventory	Closed Last 12 Months	Average Closed per Month over 12 Months	Months Supply of Inventory	Percent Months Supply of Inventory

5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 6.34

High Sep 2025 9.60 | Low Jun 2021 1.88

Months Supply this month at **8.88**
above the 5 yr NOV average of **6.34**

SEP	9.60	
OCT	8.36	-12.91%
NOV	8.88	6.19%

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	100%	8.88	13.14	7.58	9.27	9.00
Total Active Inventory by Units	91			23	48	17	3

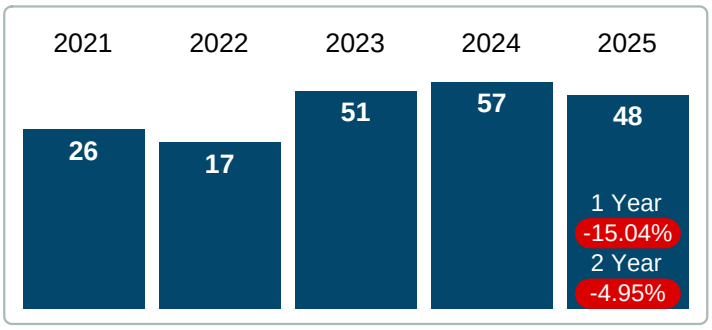
November 2025

Area Delimited by County Of Sequoyah - Residential Property Type

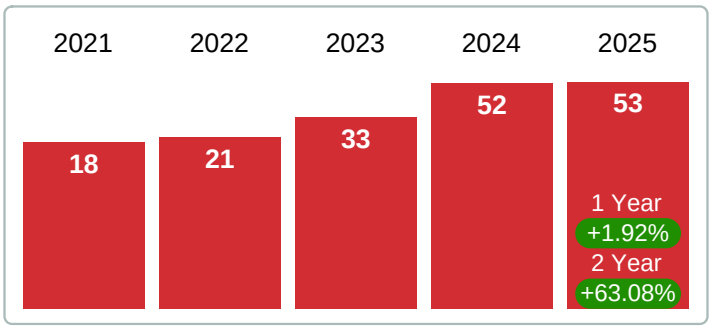
MEDIAN DAYS ON MARKET TO SALE

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

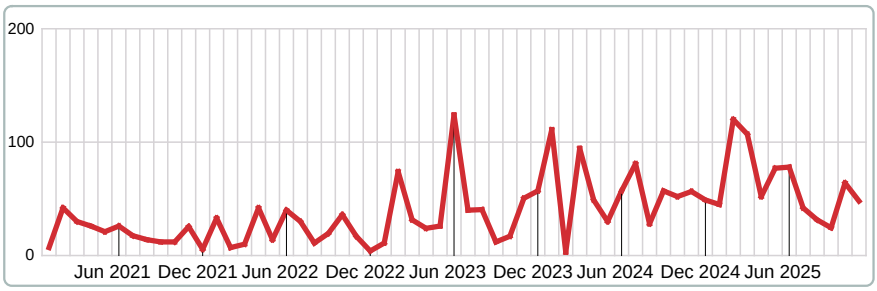
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 40

High Jun 2023 124 Low Feb 2024 3

Median Days on Market to Sale this month at **48** above the 5 yr NOV average of **40**

SEP	25	
OCT	64	161.22%
NOV	48	-25.00%

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
$75,000 and less	0	0.00%	115	0	0	0	0
$75,001 $175,000	2	22.22%	163	167	158	0	0
$175,001 $175,000	0	0.00%	163	0	0	0	0
$175,001 $200,000	2	22.22%	66	0	121	11	0
$200,001 $225,000	2	22.22%	52	0	52	0	0
$225,001 $425,000	2	22.22%	42	36	0	48	0
$425,001 and up	1	11.11%	1	0	1	0	0
Median Closed DOM	48			102	56	30	0
Total Closed Units	9	100%	48.0	2	5	2	
Total Closed Volume	1,941,000			328.00K	1.12M	490.00K	0.00B

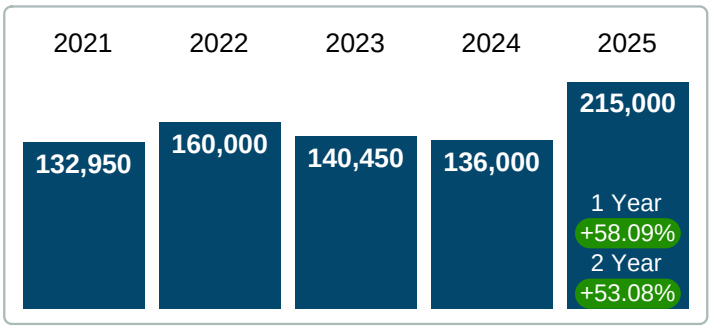
November 2025

Area Delimited by County Of Sequoyah - Residential Property Type

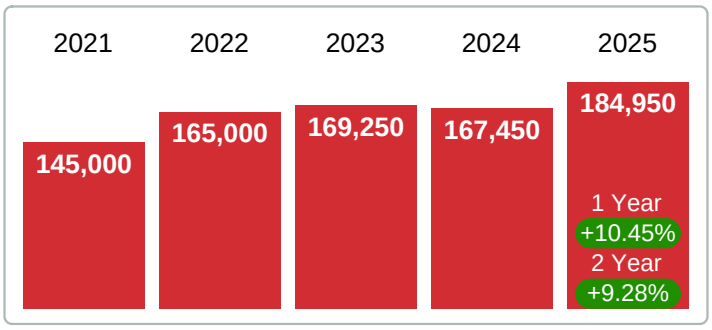
MEDIAN LIST PRICE AT CLOSING

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

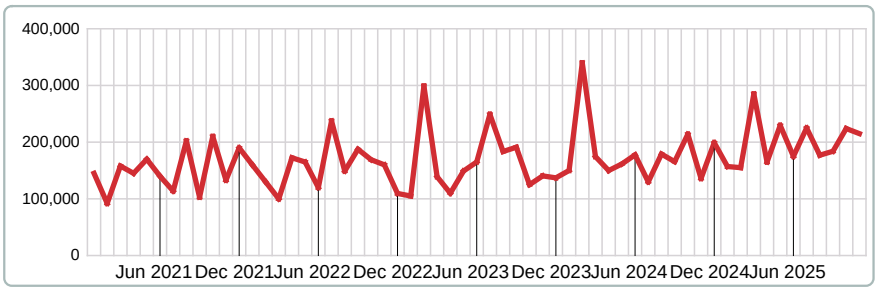
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 156,880

High Feb 2024 339,900 | Low Feb 2021 92,000

Median List Price at Closing this month at **215,000** above the 5 yr NOV average of **156,880**

SEP	183,950	
OCT	224,000	21.77%
NOV	215,000	-4.02%

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
$75,000 and less	0	0.00%	1	0	0	0	0
$75,001 $175,000	2	22.22%	94,900	99,800	90,000	0	0
$175,001 $175,000	0	0.00%	94,900	0	0	0	0
$175,001 $200,000	2	22.22%	188,450	0	179,900	197,000	0
$200,001 $225,000	1	11.11%	215,000	0	215,000	0	0
$225,001 $425,000	3	33.33%	269,000	269,000	249,000	299,000	0
$425,001 and up	1	11.11%	449,500	0	449,500	0	0
Median List Price	215,000	100%	215,000	184,400	215,000	248,000	0
Total Closed Units	9			2	5	2	
Total Closed Volume	2,048,200			368.80K	1.18M	496.00K	0.00B

November 2025

Area Delimited by County Of Sequoyah - Residential Property Type

MEDIAN SOLD PRICE AT CLOSING

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

NOVEMBER

2021	2022	2023	2024	2025
133,700	142,000	143,500	130,000	206,000

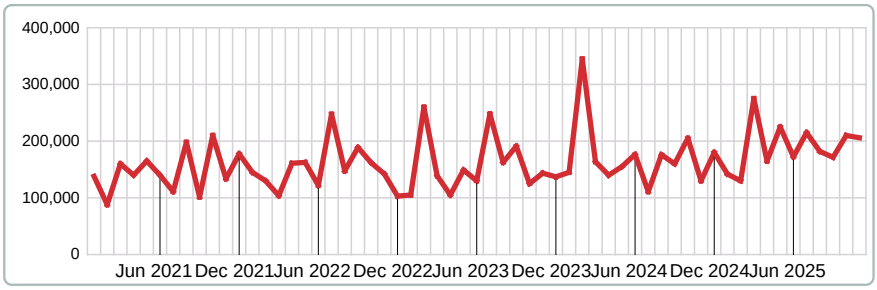
1 Year +58.46%
2 Year +43.55%

YEAR TO DATE (YTD)

2021	2022	2023	2024	2025
140,000	160,000	162,000	160,062	180,000

1 Year +12.46%
2 Year +11.11%

5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 151,040

High Feb 2024 344,900 | Low Feb 2021 88,000

Median Sold Price at Closing this month at **206,000** above the 5 yr NOV average of **151,040**

SEP	171,500	
OCT	210,000	22.45%
NOV	206,000	-1.90%

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
$75,000 and less	0	0.00%	449,500	0	0	0	0
$75,001 $175,000	2	22.22%	91,500	98,000	85,000	0	0
$175,001 $175,000	0	0.00%	91,500	0	0	0	0
$175,001 $200,000	2	22.22%	188,500	0	180,000	197,000	0
$200,001 $225,000	2	22.22%	213,000	0	213,000	0	0
$225,001 $425,000	2	22.22%	261,500	230,000	0	293,000	0
$425,001 and up	1	11.11%	432,000	0	432,000	0	0
Median Sold Price	206,000			164,000	206,000	245,000	0
Total Closed Units	9	100%	206,000	2	5	2	
Total Closed Volume	1,941,000			328.00K	1.12M	490.00K	0.00B

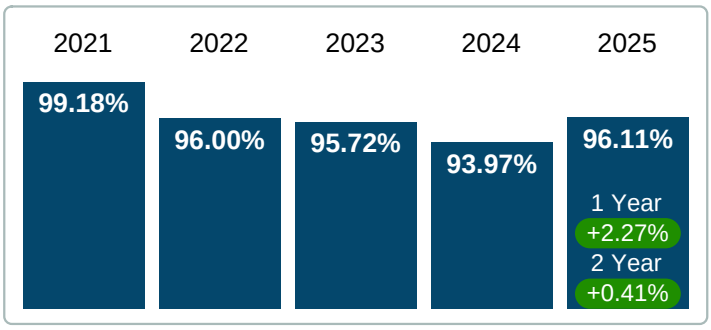
November 2025

Area Delimited by County Of Sequoyah - Residential Property Type

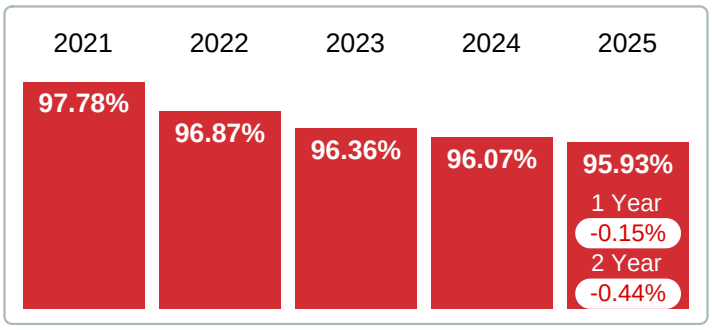
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

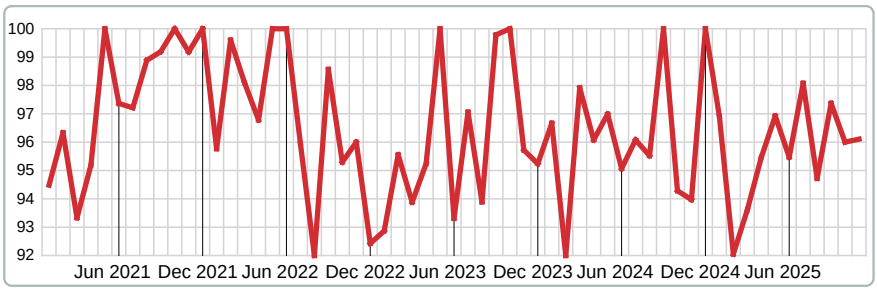
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 96.20%

High Dec 2024 100.00% Low Feb 2024 92.00%

Median Sold/List Ratio this month at **96.11%**
equal to 5 yr NOV average of **96.20%**

SEP	97.37%	
OCT	96.00%	-1.41%
NOV	96.11%	0.11%

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
$75,000 and less	0	0.00%	32,000.00%	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%	96.32%	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%
Median Sold/List Ratio	96.11%			91.85%	95.81%	99.00%	0.00%
Total Closed Units	9	100%	96.11%	2	5	2	
Total Closed Volume	1,941,000			328.00K	1.12M	490.00K	0.00B

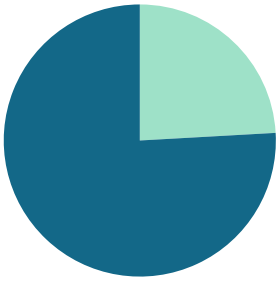
November 2025

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

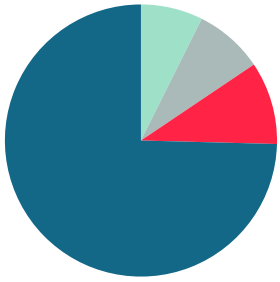
Closed Sales
9 = 7.38%

Pending Sales
10 = 8.20%

Other Off Market
12 = 9.84%

Active Inventory
91 = 74.59%

MARKET ACTIVITY



Compared Metrics	November 2024	November 2025	November +/-%	Year to Date 2024	Year to Date 2025	Year to Date +/-%
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%
Median List Price	136,000	215,000	58.09%	167,450	184,950	10.45%
Median Sale Price	130,000	206,000	58.46%	160,062	180,000	12.46%
Median Percent of Selling Price to List Price	93.97%	96.11%	2.27%	96.07%	95.93%	-0.15%
Median Days on Market to Sale	56.50	48.00	-15.04%	52.00	53.00	1.92%
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%

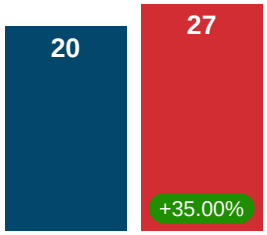
Absorption: Last 12 months, an Average of **10** Sales/Month

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

2024 2025

NOVEMBER MARKET

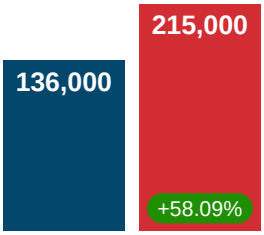
New Listings



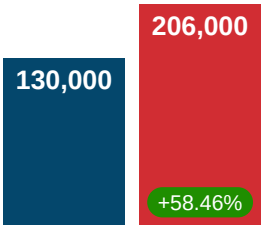
Pending Listings

MEDIAN PRICES

List Price

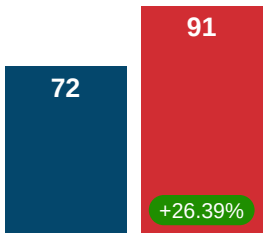


Sale Price

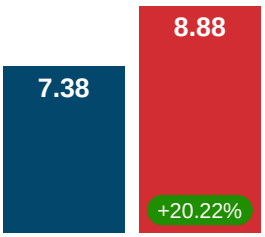


INVENTORY

Active Inventory

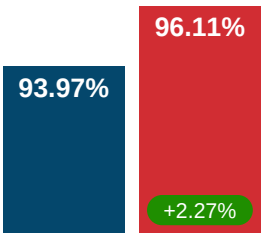


Monthly Supply of Inventory

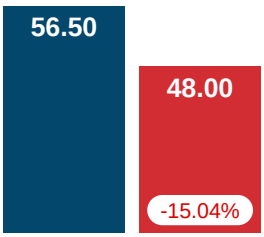


MEDIAN SOLD/LIST RATIO & DOM

Sale/List Ratio



Days on Market



Contact: MLS Technology Inc. **Phone: 918-663-7500** **Email: support@mlstechnology.com**

Reports produced and compiled by RE STATS Inc. Information is deemed reliable but not guaranteed. Does not reflect all market activity.