

November 2025



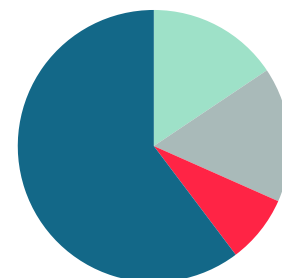
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2024	2025	+/-%
Closed Listings	650	618	-4.92%
Pending Listings	574	635	10.63%
New Listings	840	836	-0.48%
Average List Price	319,220	343,447	7.59%
Average Sale Price	313,256	335,254	7.02%
Average Percent of Selling Price to List Price	98.46%	97.94%	-0.53%
Average Days on Market to Sale	37.56	43.39	15.53%
End of Month Inventory	2,255	2,387	5.85%
Months Supply of Inventory	3.27	3.30	1.04%



Absorption: Last 12 months, an Average of **722** Sales/Month
Active Inventory as of November 30, 2025 = **2,387**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2025 rose **5.85%** to 2,387 existing homes available for sale. Over the last 12 months this area has had an average of 722 closed sales per month. This represents an unsold inventory index of **3.30** 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 **7.02%** in November 2025 to \$335,254 versus the previous year at \$313,256.

Average Days on Market Lengthens

The average number of **43.39** days that homes spent on the market before selling increased by 5.83 days or **15.53%** in November 2025 compared to last year's same month at **37.56** 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 836 New Listings in November 2025, down **0.48%** from last year at 840. Furthermore, there were 618 Closed Listings this month versus last year at 650, a **-4.92%** decrease.

Closed versus Listed trends yielded a **73.9%** ratio, down from previous year's, November 2024, at **77.4%**, a **4.47%** 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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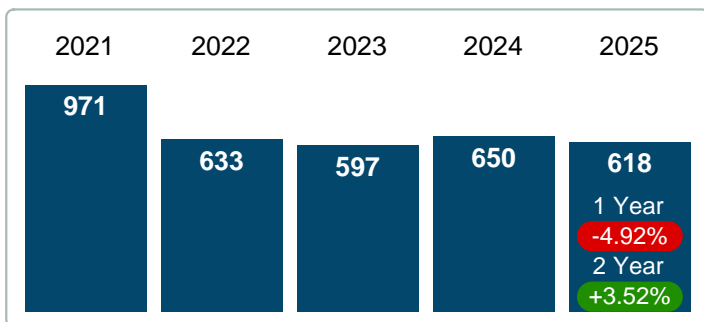
Area Delimited by County Of Tulsa - Residential Property Type



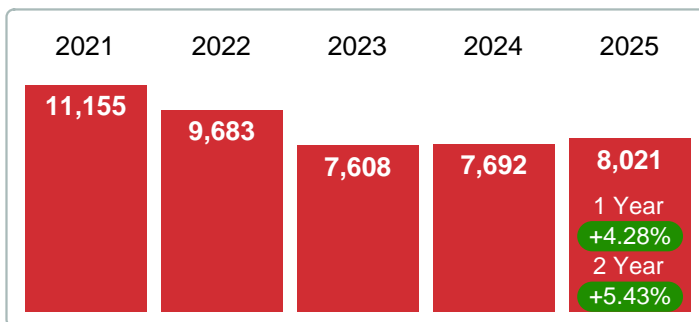
CLOSED LISTINGS

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

NOVEMBER



YEAR TO DATE (YTD)

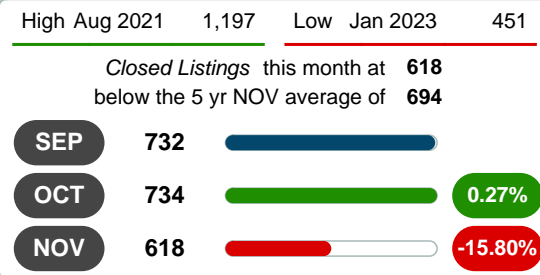


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 694



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	49	7.93%	43.1	21	24	4	0
\$125,001 - \$175,000	60	9.71%	34.3	14	42	3	1
\$175,001 - \$225,000	78	12.62%	28.6	7	67	3	1
\$225,001 - \$325,000	190	30.74%	38.5	9	141	40	0
\$325,001 - \$400,000	97	15.70%	49.2	1	46	45	5
\$400,001 - \$550,000	82	13.27%	60.4	3	30	44	5
\$550,001 and up	62	10.03%	54.5	0	14	32	16
Total Closed Units	618			55	364	171	28
Total Closed Volume	207,187,235	100%	43.4	9.70M	101.50M	74.41M	21.58M
Average Closed Price	\$335,254			\$176,372	\$278,832	\$435,164	\$770,669

November 2025



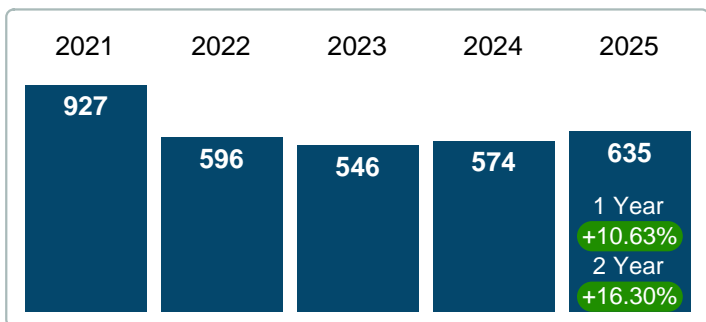
Area Delimited by County Of Tulsa - Residential Property Type



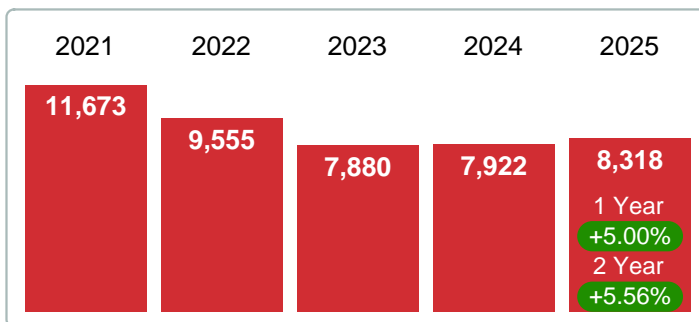
PENDING LISTINGS

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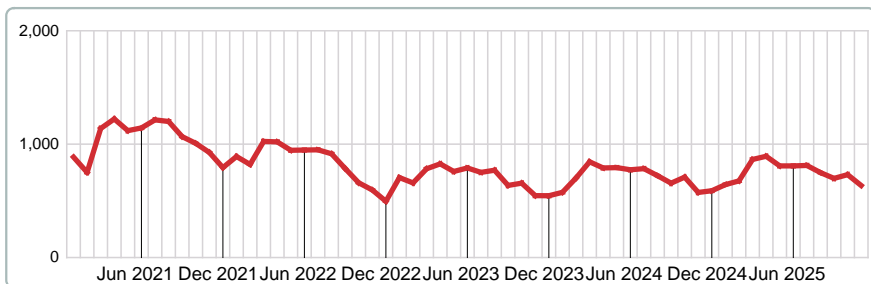
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 656

High Apr 2021 1,222 Low Dec 2022 496

Pending Listings this month at **635**
below the 5 yr NOV average of **656**



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	51	8.03%	45.3	27	20	3	1
\$125,001 - \$175,000	74	11.65%	37.9	25	46	3	0
\$175,001 - \$225,000	80	12.60%	37.4	12	62	5	1
\$225,001 - \$325,000	182	28.66%	50.3	15	125	39	3
\$325,001 - \$425,000	110	17.32%	49.9	8	35	53	14
\$425,001 - \$575,000	65	10.24%	75.8	2	17	36	10
\$575,001 and up	73	11.50%	68.4	2	16	30	25
Total Pending Units	635			91	321	169	54
Total Pending Volume	227,649,588	100%	51.4	18.11M	87.34M	76.43M	45.77M
Average Listing Price	\$358,503			\$199,001	\$272,077	\$452,268	\$847,601

November 2025



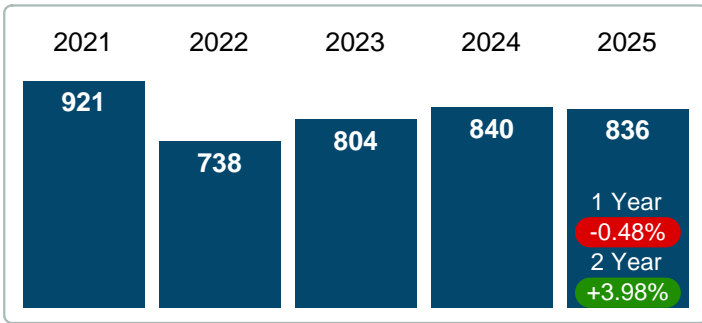
Area Delimited by County Of Tulsa - Residential Property Type



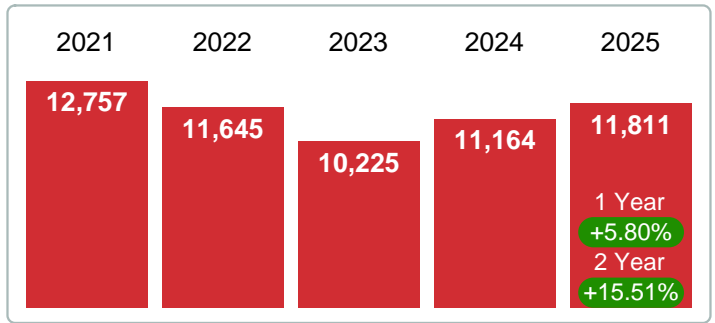
NEW LISTINGS

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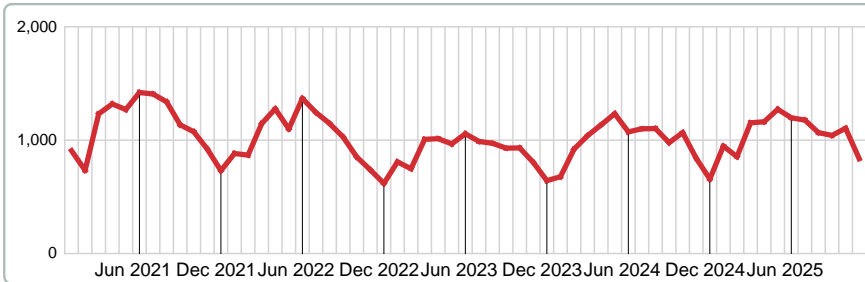
NOVEMBER



YEAR TO DATE (YTD)

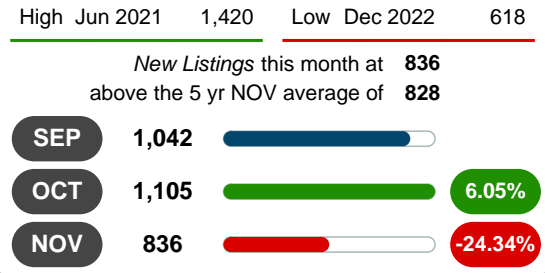


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 828



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	64	7.66%	31	28	4	1
\$125,001 - \$175,000	101	12.08%	27	69	4	1
\$175,001 - \$250,000	156	18.66%	24	115	15	2
\$250,001 - \$325,000	190	22.73%	11	113	63	3
\$325,001 - \$400,000	122	14.59%	8	53	57	4
\$400,001 - \$575,000	110	13.16%	2	43	57	8
\$575,001 and up	93	11.12%	6	21	43	23
Total New Listed Units	836		109	442	243	42
Total New Listed Volume	288,627,971	100%	23.77M	124.43M	107.20M	33.23M
Average New Listed Listing Price	\$345,249		\$218,050	\$281,513	\$441,152	\$791,241

November 2025



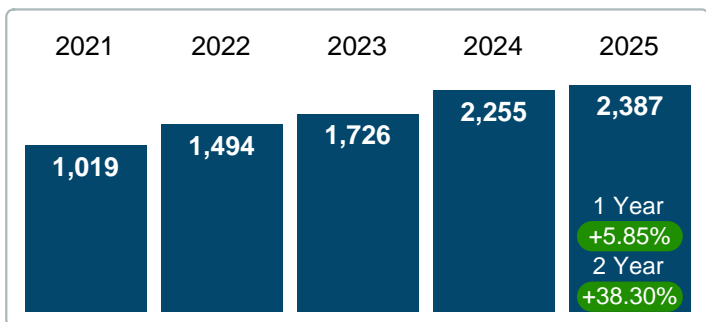
Area Delimited by County Of Tulsa - Residential Property Type



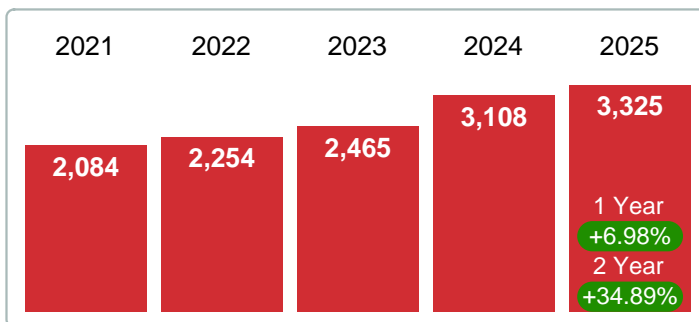
ACTIVE INVENTORY

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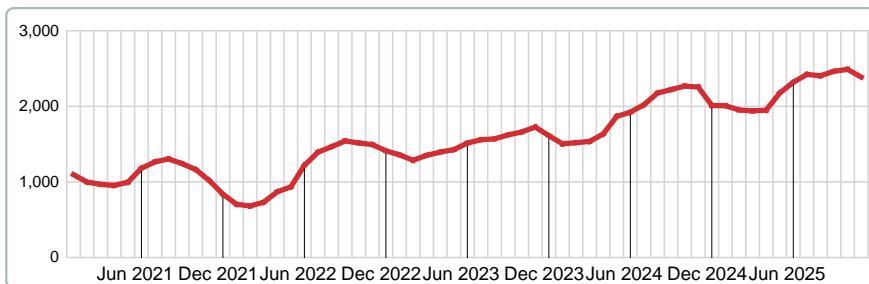
END OF NOVEMBER



ACTIVE DURING NOVEMBER



5 YEAR MARKET ACTIVITY TRENDS

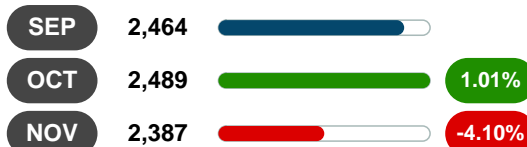


3 MONTHS

5 year NOV AVG = 1,776

High Oct 2025 2,489 Low Feb 2022 682

Inventory this month at **2,387**
above the 5 yr NOV average of **1,776**



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	157	6.58%	99.1	115	32	10	0
\$125,001 - \$200,000	301	12.61%	61.5	90	181	26	4
\$200,001 - \$275,000	411	17.22%	62.9	43	306	56	6
\$275,001 - \$375,000	554	23.21%	64.2	28	245	251	30
\$375,001 - \$500,000	422	17.68%	96.2	16	162	206	38
\$500,001 - \$675,000	296	12.40%	111.4	9	73	171	43
\$675,001 and up	246	10.31%	93.4	9	30	137	70
Total Active Inventory by Units			2,387	310	1,029	857	191
Total Active Inventory by Volume			960,947,930	65.16M	324.37M	433.16M	138.26M
Average Active Inventory Listing Price			\$402,576	\$210,181	\$315,231	\$505,440	\$723,855

November 2025



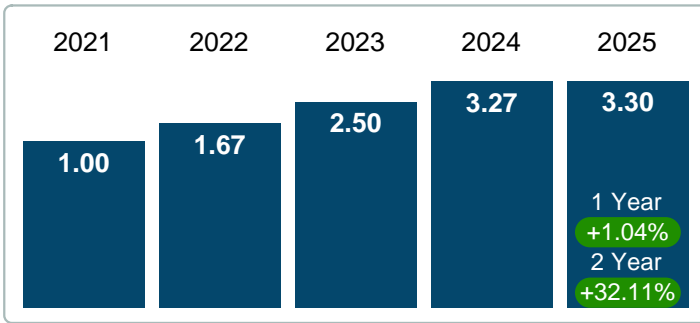
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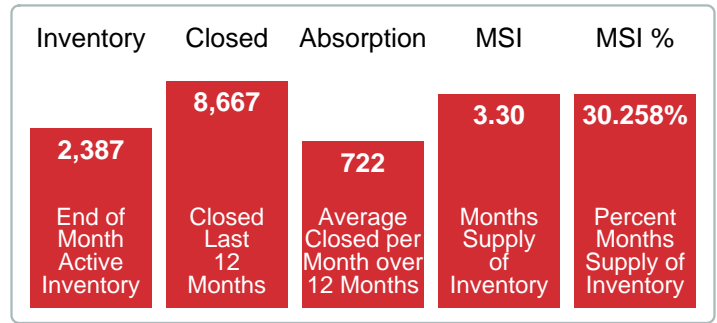
MONTHS SUPPLY of INVENTORY (MSI)

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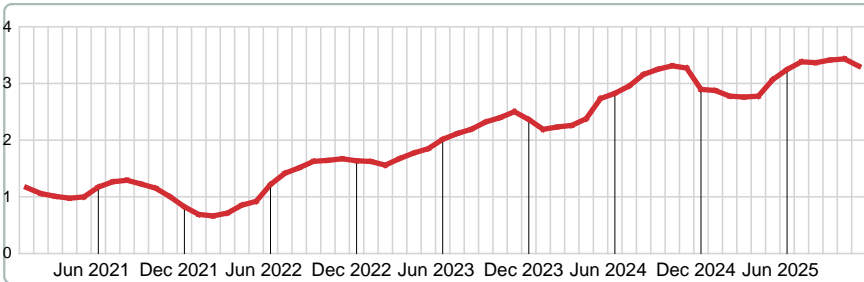
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2025

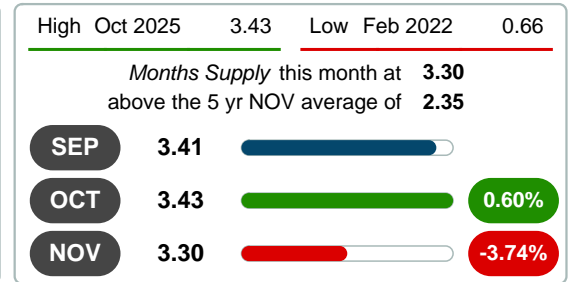


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 2.35



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	157	6.58%	2.80	4.14	1.23	4.29	0.00
\$125,001 - \$200,000	301	12.61%	2.48	3.27	2.20	2.31	8.00
\$200,001 - \$275,000	411	17.22%	2.28	2.76	2.26	2.08	2.88
\$275,001 - \$375,000	554	23.21%	3.20	3.43	2.90	3.49	3.43
\$375,001 - \$500,000	422	17.68%	4.31	4.00	5.09	3.97	3.68
\$500,001 - \$675,000	296	12.40%	5.37	9.82	5.96	5.02	5.49
\$675,001 and up	246	10.31%	6.45	21.60	5.14	7.09	5.56
Market Supply of Inventory (MSI)			3.30	3.68	2.72	3.94	4.53
Total Active Inventory by Units		100%	3.30	310	1,029	857	191

November 2025



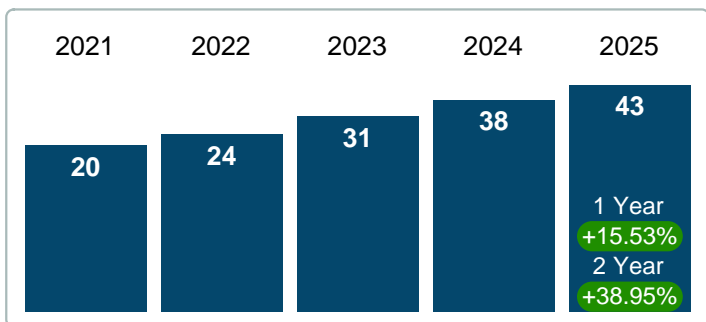
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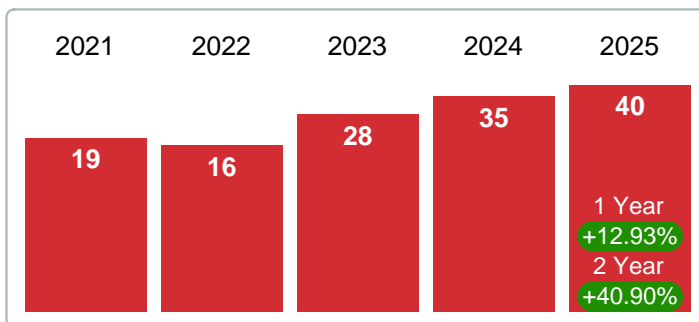
AVERAGE DAYS ON MARKET TO SALE

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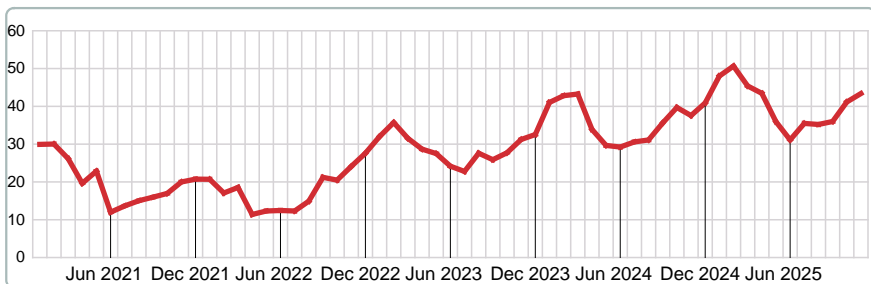
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

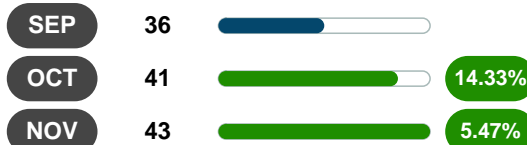


3 MONTHS

5 year NOV AVG = 31

High Feb 2025 51 Low Apr 2022 11

Average Days on Market to Sale this month at 43 above the 5 yr NOV average of 31



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	7.93%	43	55	32	46	0	
\$125,001 - \$175,000	9.71%	34	39	31	53	60	
\$175,001 - \$225,000	12.62%	29	30	28	40	1	
\$225,001 - \$325,000	30.74%	39	67	35	45	0	
\$325,001 - \$400,000	15.70%	49	90	44	48	96	
\$400,001 - \$550,000	13.27%	60	32	69	56	67	
\$550,001 and up	10.03%	55	0	60	48	63	
Average Closed DOM		43	49	38	49	67	
Total Closed Units	100%	618	43	55	364	171	28
Total Closed Volume		207,187,235		9.70M	101.50M	74.41M	21.58M

November 2025



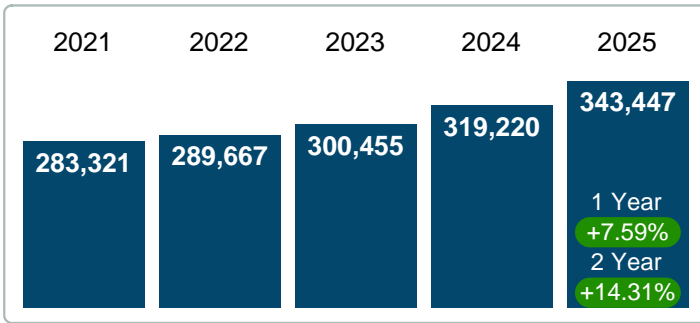
Area Delimited by County Of Tulsa - Residential Property Type



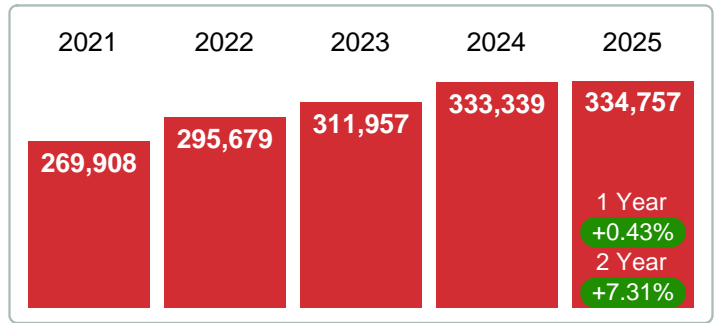
AVERAGE LIST PRICE AT CLOSING

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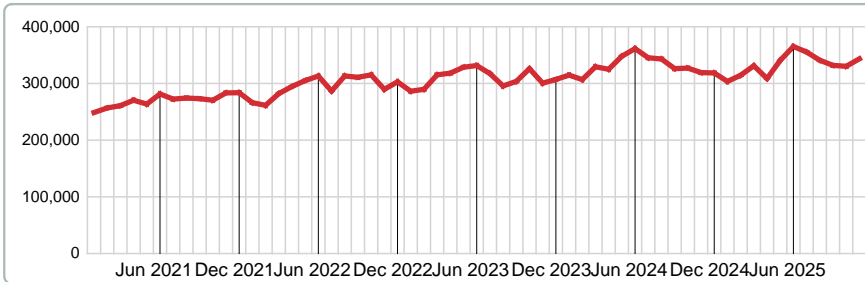
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

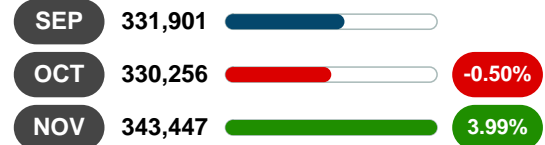


3 MONTHS

5 year NOV AVG = 307,222

High Jun 2025 365,134 Low Jan 2021 248,688

Average List Price at Closing this month at **343,447**
above the 5 yr NOV average of **307,222**



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	44	7.12%	99,217	104,522	104,629	97,375	0
\$125,001 - \$175,000	60	9.71%	155,414	160,014	158,875	158,133	188,000
\$175,001 - \$225,000	76	12.30%	199,897	202,271	203,604	205,000	210,000
\$225,001 - \$325,000	192	31.07%	274,088	285,744	271,785	295,219	0
\$325,001 - \$400,000	97	15.70%	362,001	347,000	362,496	370,178	360,860
\$400,001 - \$550,000	82	13.27%	462,639	449,167	482,164	465,784	474,000
\$550,001 and up	67	10.84%	861,074	0	813,957	792,516	1,129,847
Average List Price			343,447	183,950	284,841	443,279	808,923
Total Closed Units			618	55	364	171	28
Total Closed Volume			212,249,991	10.12M	103.68M	75.80M	22.65M

November 2025



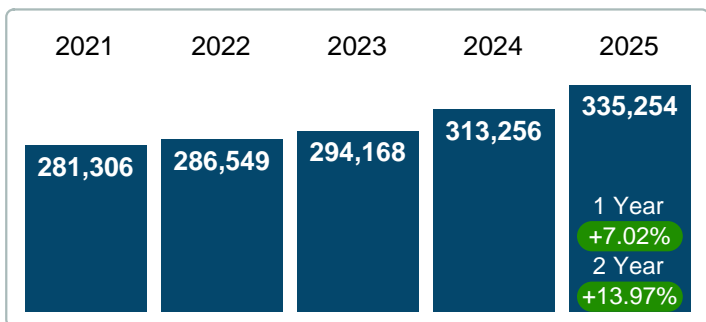
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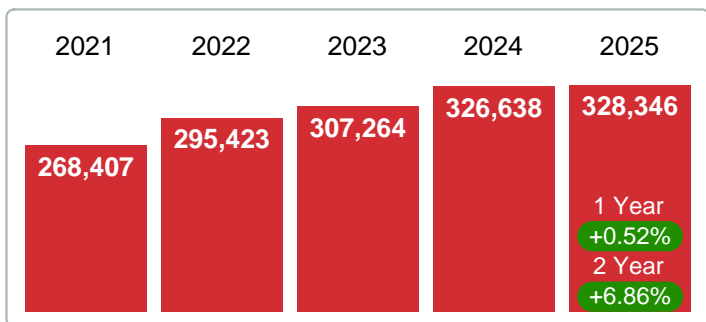
AVERAGE SOLD PRICE AT CLOSING

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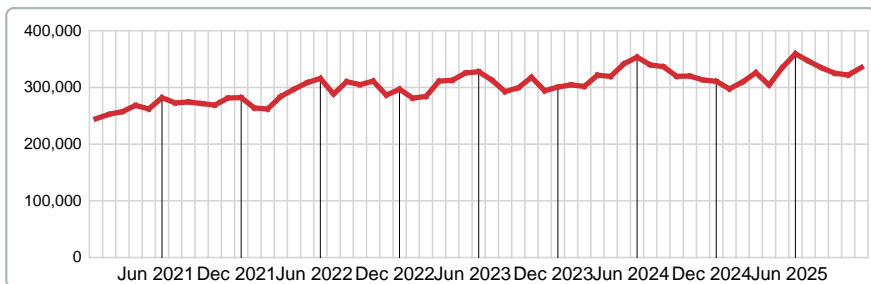
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 302,107

High Jun 2025 359,431 Low Jan 2021 244,845
Average Sold Price at Closing this month at **335,254**
above the 5 yr NOV average of **302,107**

SEP	324,968	
OCT	322,040	-0.90%
NOV	335,254	4.10%

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	7.93%	97,206	97,536	97,308	94,863	0
\$125,001 - \$175,000	9.71%	153,325	150,564	152,967	164,000	175,000
\$175,001 - \$225,000	12.62%	201,022	194,786	201,504	201,833	210,000
\$225,001 - \$325,000	30.74%	273,012	279,144	268,054	289,109	0
\$325,001 - \$400,000	15.70%	359,966	330,000	355,255	365,632	358,297
\$400,001 - \$550,000	13.27%	461,566	446,167	476,582	453,101	455,200
\$550,001 and up	10.03%	853,348	0	771,393	780,683	1,070,390
Average Sold Price		335,254	176,372	278,832	435,164	770,669
Total Closed Units	100%	618	55	364	171	28
Total Closed Volume		207,187,235	9.70M	101.50M	74.41M	21.58M

November 2025



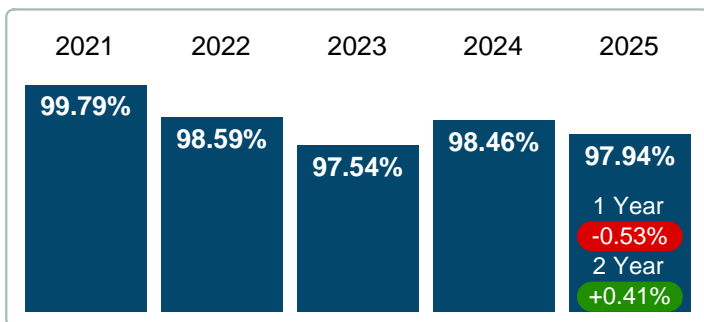
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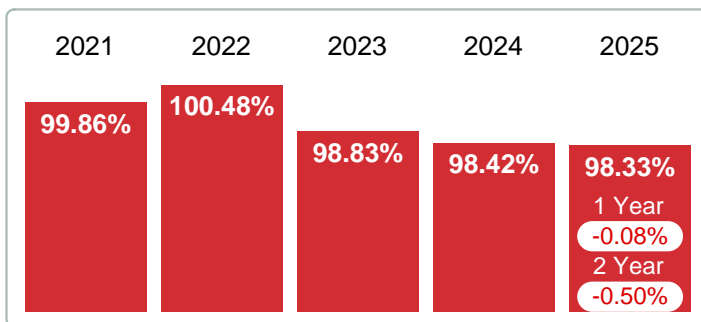
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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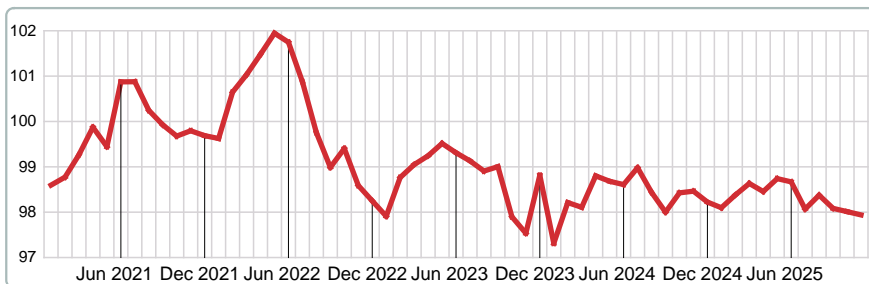
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

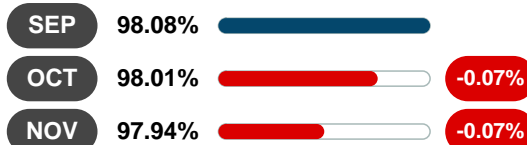


3 MONTHS

5 year NOV AVG = 98.46%

High May 2022 101.95% Low Jan 2024 97.31%

Average Sold/List Ratio this month at **97.94%**
equal to 5 yr NOV average of **98.46%**



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	49	7.93%	95.32%	94.25%	95.80%	98.05%	0.00%
\$125,001 - \$175,000	60	9.71%	96.54%	94.40%	96.75%	104.79%	93.09%
\$175,001 - \$225,000	78	12.62%	98.92%	97.10%	99.09%	98.98%	100.00%
\$225,001 - \$325,000	190	30.74%	98.55%	97.87%	98.74%	98.03%	0.00%
\$325,001 - \$400,000	97	15.70%	98.52%	95.10%	98.16%	98.87%	99.32%
\$400,001 - \$550,000	82	13.27%	97.98%	99.32%	98.93%	97.42%	96.34%
\$550,001 and up	62	10.03%	97.32%	0.00%	95.23%	99.57%	94.63%
Average Sold/List Ratio		97.90%		95.53%	98.19%	98.52%	95.91%
Total Closed Units	618	100%	97.90%	55	364	171	28
Total Closed Volume	207,187,235			9.70M	101.50M	74.41M	21.58M

November 2025



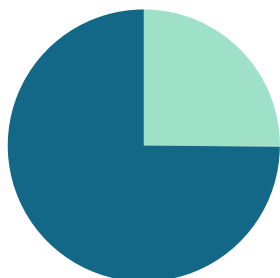
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

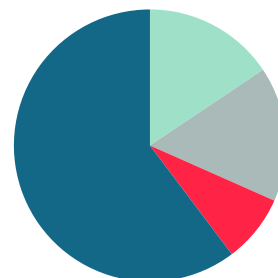


Inventory
 New Listings
836 = 25.14%
 Start Inventory
2,489
 Total Inventory Units
3,325
 Volume
\$1,309,900,214

Market Activity

Closed Sales
618 = 15.61%
 Pending Sales
635 = 16.04%
 Other Off Market
320 = 8.08%
 Active Inventory
2,387 = 60.28%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	650	618	-4.92%	7,692	8,021	4.28%
Pending Sales	574	635	10.63%	7,922	8,318	5.00%
New Listings	840	836	-0.48%	11,164	11,811	5.80%
Average List Price	319,220	343,447	7.59%	333,339	334,757	0.43%
Average Sale Price	313,256	335,254	7.02%	326,638	328,346	0.52%
Average Percent of Selling Price to List Price	98.46%	97.94%	-0.53%	98.42%	98.33%	-0.08%
Average Days on Market to Sale	37.56	43.39	15.53%	35.28	39.84	12.93%
Monthly Inventory	2,255	2,387	5.85%	2,255	2,387	5.85%
Months Supply of Inventory	3.27	3.30	1.04%	3.27	3.30	1.04%

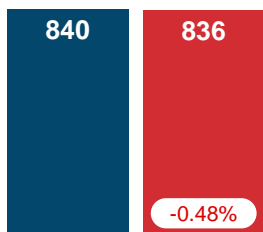
Absorption: Last 12 months, an Average of **722** Sales/Month

Inventory on November 30, 2025 = **2,387** 2024 2025

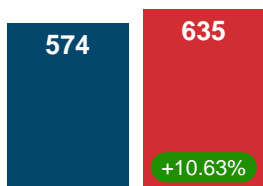
NOVEMBER MARKET

AVERAGE PRICES

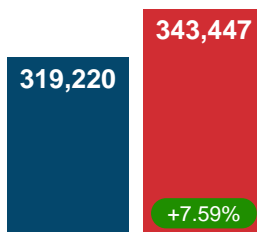
New Listings



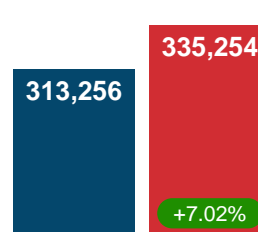
Pending Listings



List Price



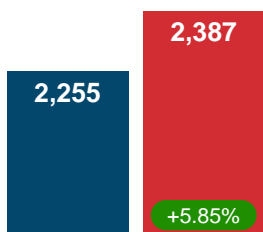
Sale Price



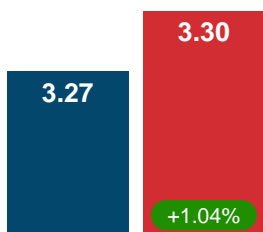
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

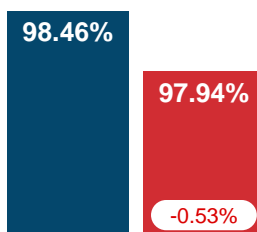
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

