

# November 2025



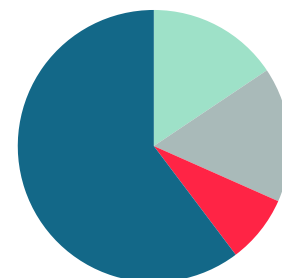
Area Delimited by County Of Tulsa - Residential Property Type



## 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%
Median List Price	269,950	289,900	7.39%
Median Sale Price	265,000	287,350	8.43%
Median Percent of Selling Price to List Price	98.46%	99.11%	0.66%
Median Days on Market to Sale	20.00	24.00	20.00%
End of Month Inventory	2,255	2,387	5.85%
Months Supply of Inventory	3.27	3.30	1.04%



■ Closed (15.61%)  
■ Pending (16.04%)  
■ Other OffMarket (8.08%)  
■ Active (60.28%)

**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.

#### 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 **8.43%** in November 2025 to \$287,350 versus the previous year at \$265,000.

#### Median Days on Market Lengthens

The median number of **24.00** days that homes spent on the market before selling increased by 4.00 days or **20.00%** in November 2025 compared to last year's same month at **20.00** DOM.

#### Sales Success for November 2025 is Positive

Overall, with Median 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.

### What's in this Issue

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

### 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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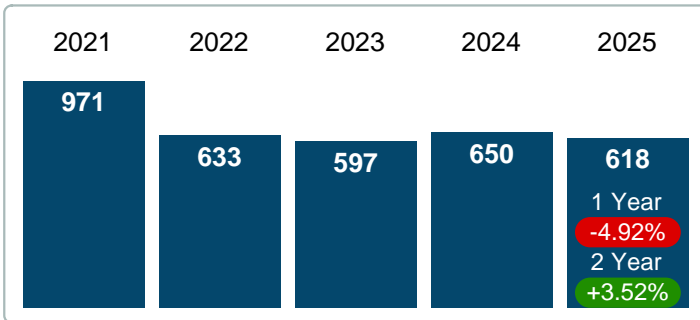
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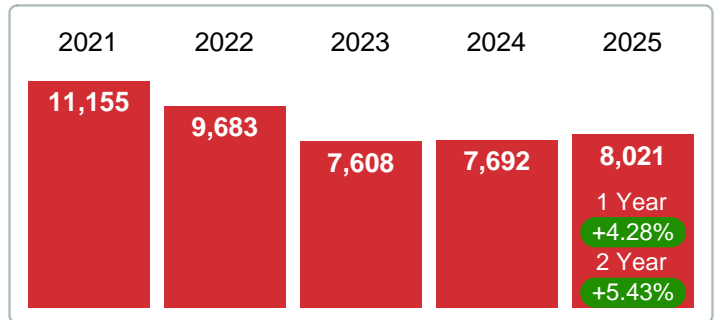
## CLOSED LISTINGS

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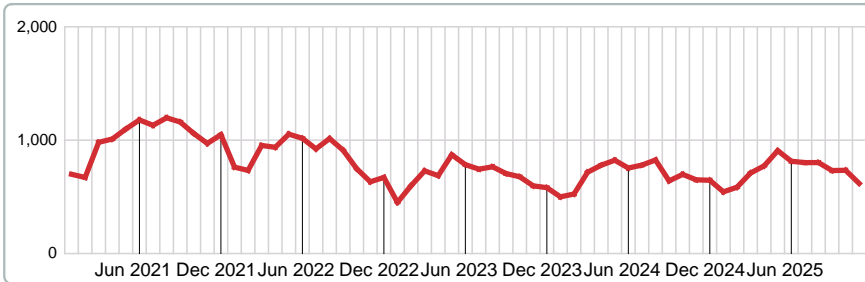
### NOVEMBER



### YEAR TO DATE (YTD)

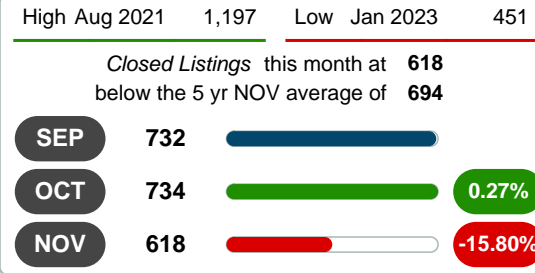


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 694



### 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	49	7.93%	18.0	21	24	4	0
\$125,001 - \$175,000	60	9.71%	21.0	14	42	3	1
\$175,001 - \$225,000	78	12.62%	12.0	7	67	3	1
\$225,001 - \$325,000	190	30.74%	25.0	9	141	40	0
\$325,001 - \$400,000	97	15.70%	31.0	1	46	45	5
\$400,001 - \$550,000	82	13.27%	34.0	3	30	44	5
\$550,001 and up	62	10.03%	35.0	0	14	32	16
<b>Total Closed Units</b>	<b>618</b>			<b>55</b>	<b>364</b>	<b>171</b>	<b>28</b>
<b>Total Closed Volume</b>	<b>207,187,235</b>	<b>100%</b>	<b>24.0</b>	<b>9.70M</b>	<b>101.50M</b>	<b>74.41M</b>	<b>21.58M</b>
<b>Median Closed Price</b>	<b>\$287,350</b>			<b>\$150,000</b>	<b>\$250,000</b>	<b>\$390,000</b>	<b>\$627,813</b>

# November 2025



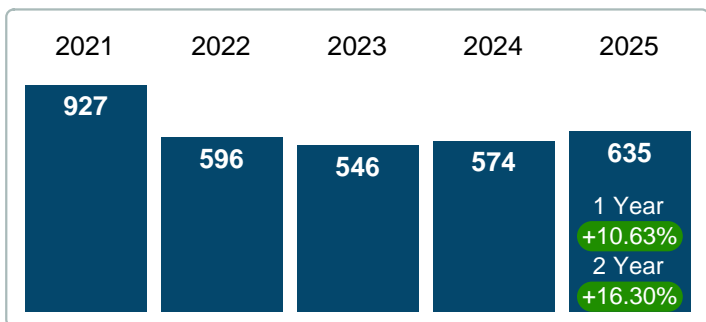
Area Delimited by County Of Tulsa - Residential Property Type



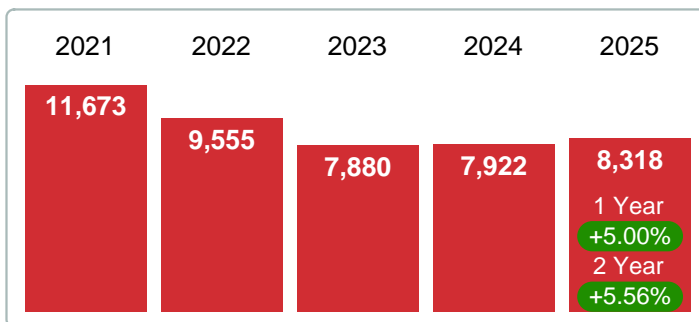
## PENDING LISTINGS

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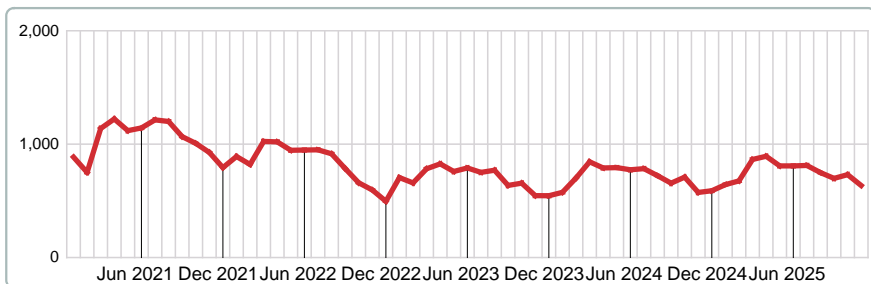
### NOVEMBER



### 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	51	8.03%	34.0	27	20	3	1
\$125,001 - \$175,000	74	11.65%	30.0	25	46	3	0
\$175,001 - \$225,000	80	12.60%	20.0	12	62	5	1
\$225,001 - \$325,000	182	28.66%	29.0	15	125	39	3
\$325,001 - \$425,000	110	17.32%	34.5	8	35	53	14
\$425,001 - \$575,000	65	10.24%	46.0	2	17	36	10
\$575,001 and up	73	11.50%	48.0	2	16	30	25
<b>Total Pending Units</b>	<b>635</b>			<b>91</b>	<b>321</b>	<b>169</b>	<b>54</b>
<b>Total Pending Volume</b>	<b>227,649,588</b>	<b>100%</b>	<b>33.0</b>	<b>18.11M</b>	<b>87.34M</b>	<b>76.43M</b>	<b>45.77M</b>
<b>Median Listing Price</b>	<b>\$285,000</b>			<b>\$169,000</b>	<b>\$249,900</b>	<b>\$379,900</b>	<b>\$549,950</b>

# November 2025



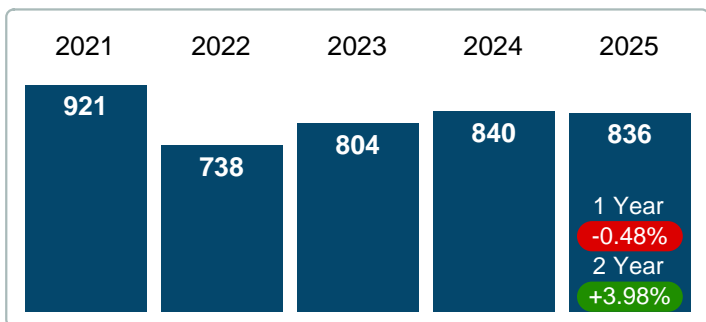
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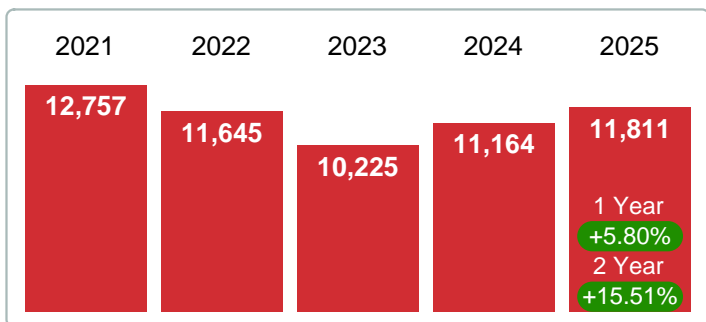
## NEW LISTINGS

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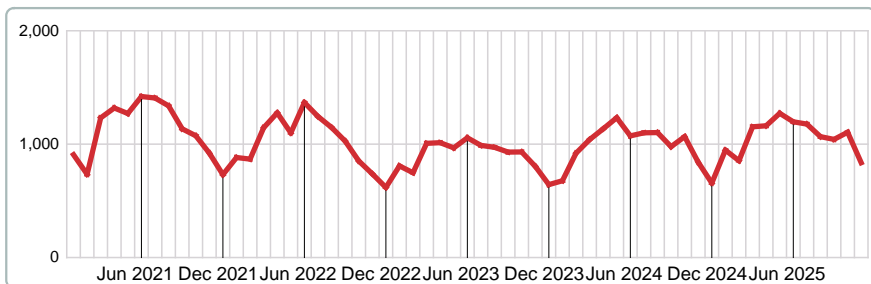
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 828

High Jun 2021 1,420 Low Dec 2022 618

New Listings this month at **836**  
above the 5 yr NOV average of **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
<b>Total New Listed Units</b>	<b>836</b>		<b>109</b>	<b>442</b>	<b>243</b>	<b>42</b>
<b>Total New Listed Volume</b>	<b>288,627,971</b>	<b>100%</b>	<b>23.77M</b>	<b>124.43M</b>	<b>107.20M</b>	<b>33.23M</b>
<b>Median New Listed Listing Price</b>	<b>\$289,025</b>		<b>\$169,000</b>	<b>\$259,000</b>	<b>\$364,658</b>	<b>\$599,950</b>

# November 2025



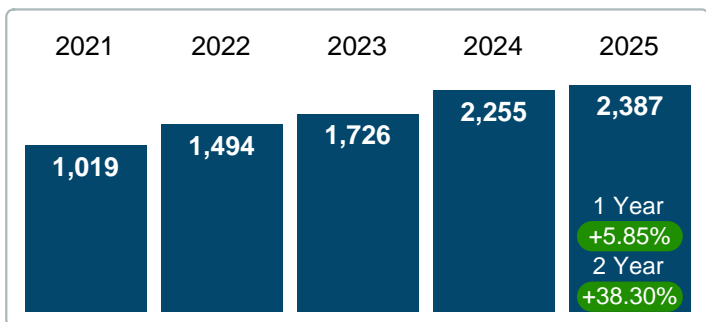
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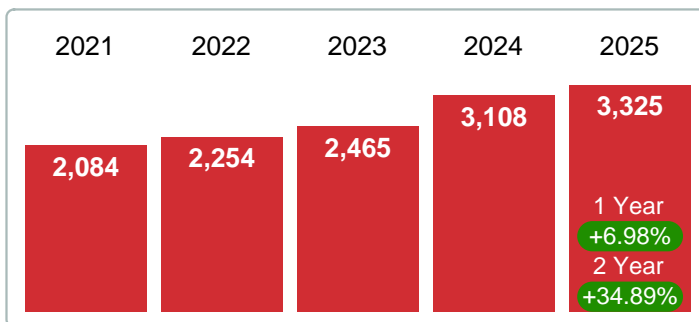
## ACTIVE INVENTORY

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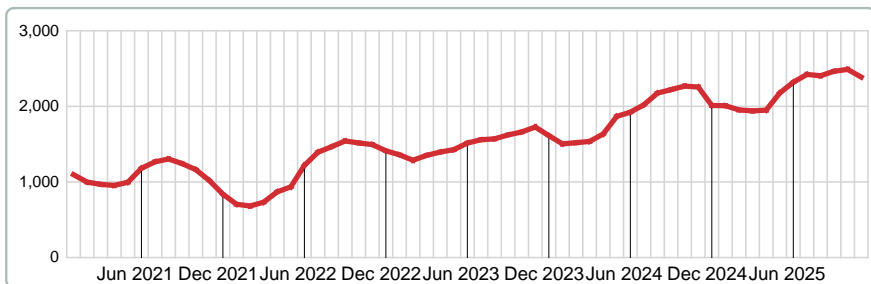
### END OF NOVEMBER



### 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds			
\$125,000 and less	157	6.58%	59.0	115	32	10	0			
\$125,001 - \$200,000	301	12.61%	45.0	90	181	26	4			
\$200,001 - \$275,000	411	17.22%	52.0	43	306	56	6			
\$275,001 - \$375,000	554	23.21%	52.0	28	245	251	30			
\$375,001 - \$500,000	422	17.68%	72.0	16	162	206	38			
\$500,001 - \$675,000	296	12.40%	94.5	9	73	171	43			
\$675,001 and up	246	10.31%	80.5	9	30	137	70			
Total Active Inventory by Units				2,387		310	1,029	857	191	
Total Active Inventory by Volume				960,947,930	100%	60.0	65.16M	324.37M	433.16M	138.26M
Median Active Inventory Listing Price				\$329,900			\$149,950	\$275,000	\$419,900	\$550,000

# November 2025



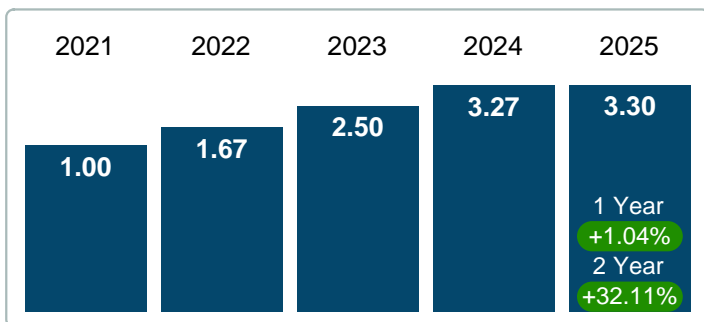
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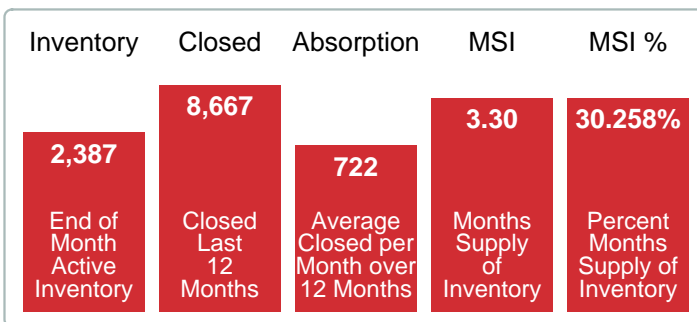
## MONTHS SUPPLY of INVENTORY (MSI)

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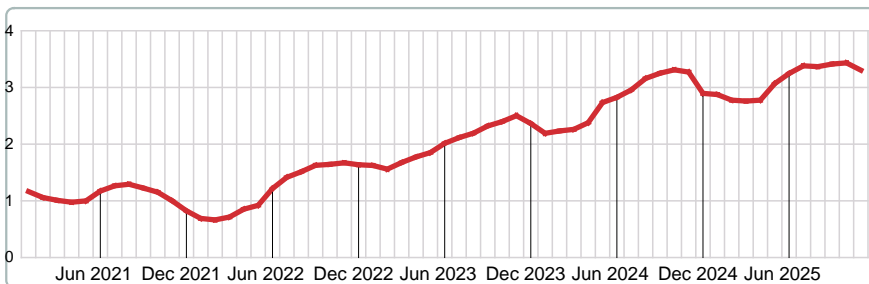
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2025

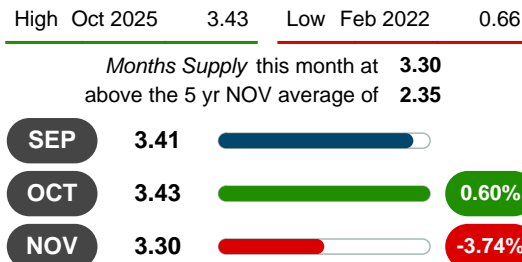


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



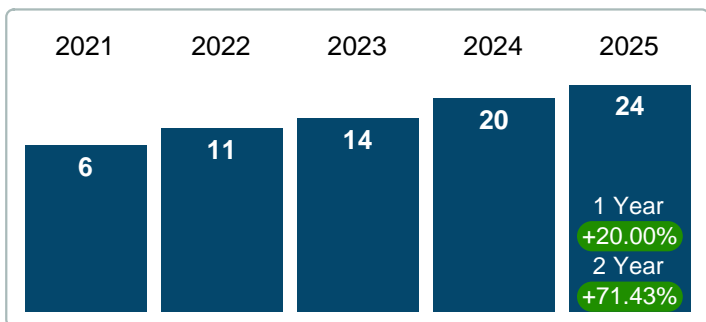
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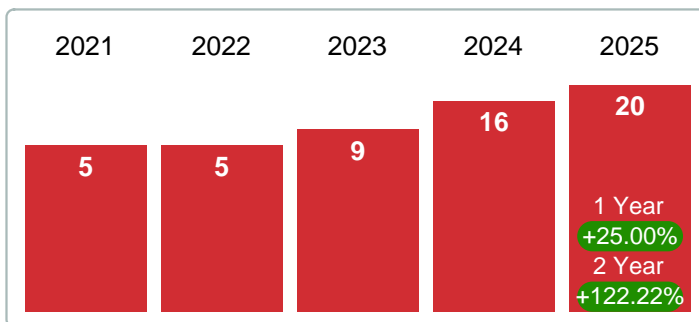
## MEDIAN DAYS ON MARKET TO SALE

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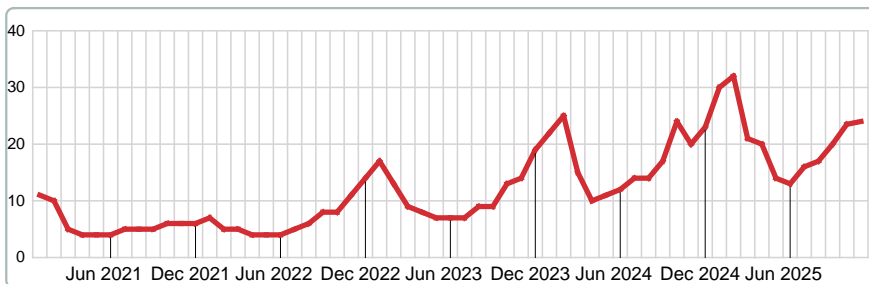
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

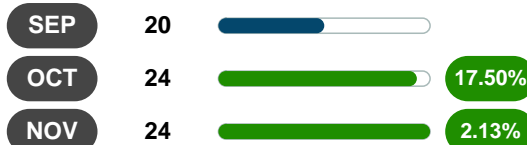


### 3 MONTHS

5 year NOV AVG = 15

High Feb 2025 32 Low Jun 2022 4

Median Days on Market to Sale this month at 24 above the 5 yr NOV average of 15



### 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	7.93%	18	36	16	13	0
\$125,001 - \$175,000	9.71%	21	24	21	21	60
\$175,001 - \$225,000	12.62%	12	16	12	28	1
\$225,001 - \$325,000	30.74%	25	21	24	26	0
\$325,001 - \$400,000	15.70%	31	90	15	36	88
\$400,001 - \$550,000	13.27%	34	26	35	36	30
\$550,001 and up	10.03%	35	0	41	35	33
Median Closed DOM		24	27	20	31	42
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



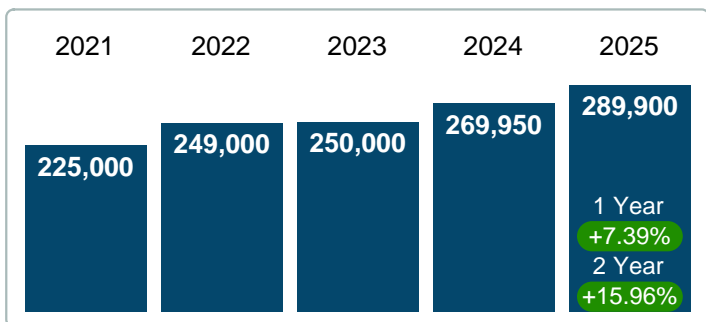
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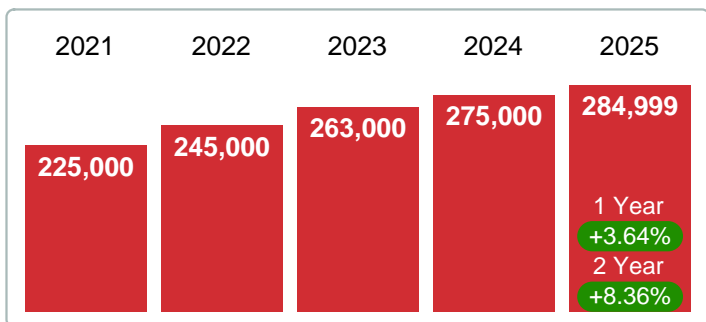
## MEDIAN LIST PRICE AT CLOSING

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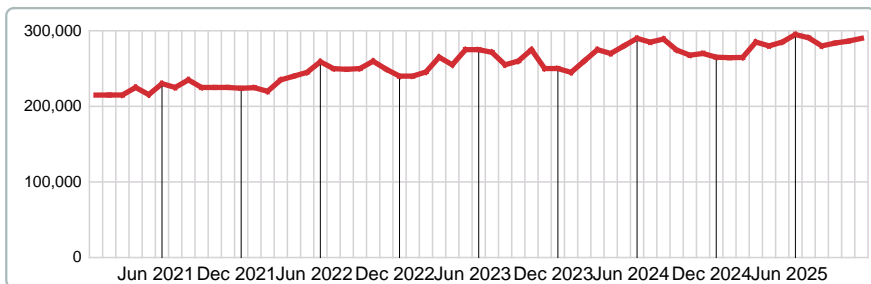
### NOVEMBER



### YEAR TO DATE (YTD)

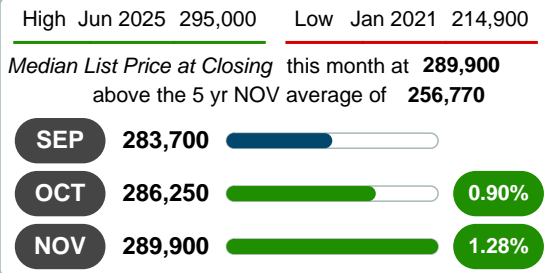


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 256,770



### 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	44	7.12%	100,500	102,000	108,500	85,000	0
\$125,001 - \$175,000	60	9.71%	159,000	159,450	158,450	149,750	0
\$175,001 - \$225,000	76	12.30%	199,950	180,000	200,000	187,500	199,000
\$225,001 - \$325,000	192	31.07%	269,700	260,000	264,900	300,000	0
\$325,001 - \$400,000	97	15.70%	359,000	338,500	350,000	360,000	368,900
\$400,001 - \$550,000	82	13.27%	449,950	439,000	479,475	442,000	470,000
\$550,001 and up	67	10.84%	719,900	0	716,500	654,900	922,000
Median List Price			289,900	159,900	259,250	397,500	692,450
Total Closed Units		100%	289,900	55	364	171	28
Total Closed Volume			212,249,991	10.12M	103.68M	75.80M	22.65M

# November 2025



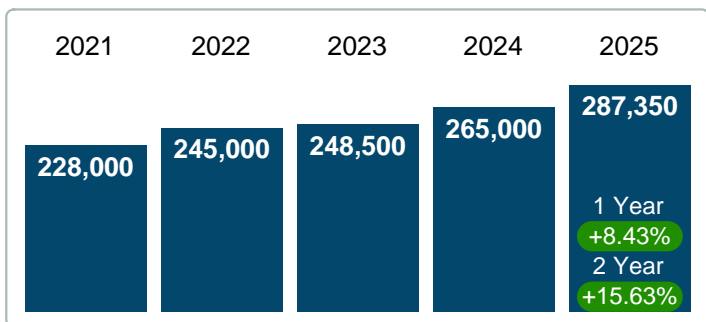
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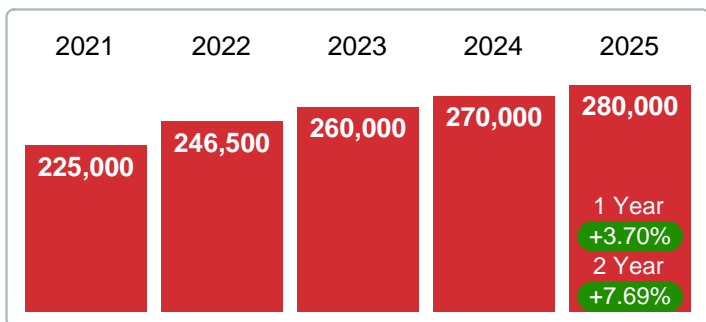
## MEDIAN SOLD PRICE AT CLOSING

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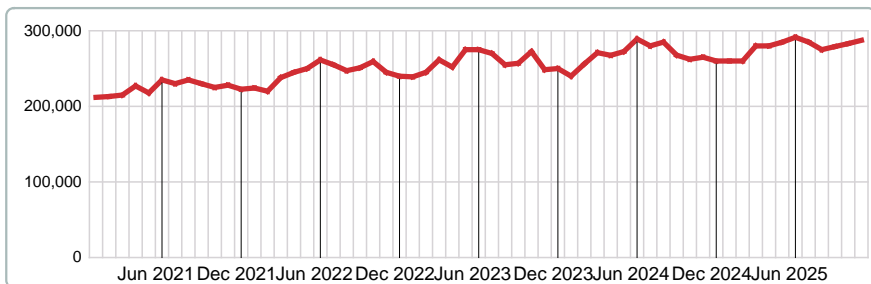
### NOVEMBER



### YEAR TO DATE (YTD)

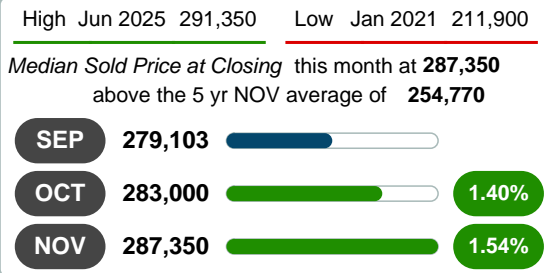


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 254,770



### 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	7.93%	100,000	95,000	102,500	94,000	0
\$125,001 - \$175,000	9.71%	155,000	154,950	155,000	165,000	175,000
\$175,001 - \$225,000	12.62%	200,000	182,500	200,000	197,000	210,000
\$225,001 - \$325,000	30.74%	270,000	277,500	264,900	300,750	0
\$325,001 - \$400,000	15.70%	358,800	330,000	351,500	364,900	362,000
\$400,001 - \$550,000	13.27%	457,000	430,000	483,500	435,750	465,000
\$550,001 and up	10.03%	728,827	0	741,000	709,950	935,000
Median Sold Price		287,350	150,000	250,000	390,000	627,813
Total Closed Units	100%	618	55	364	171	28
Total Closed Volume		207,187,235	9.70M	101.50M	74.41M	21.58M

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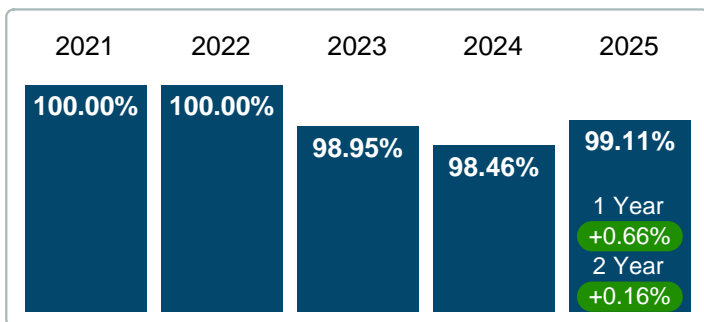
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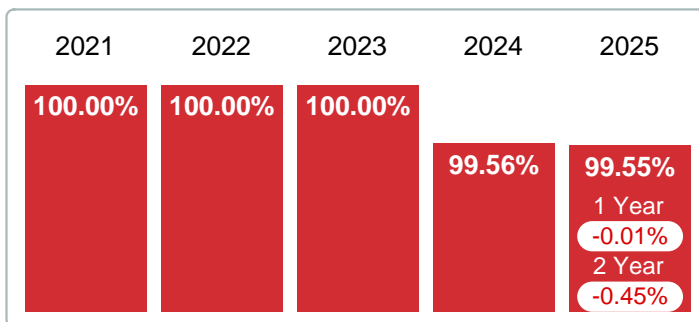
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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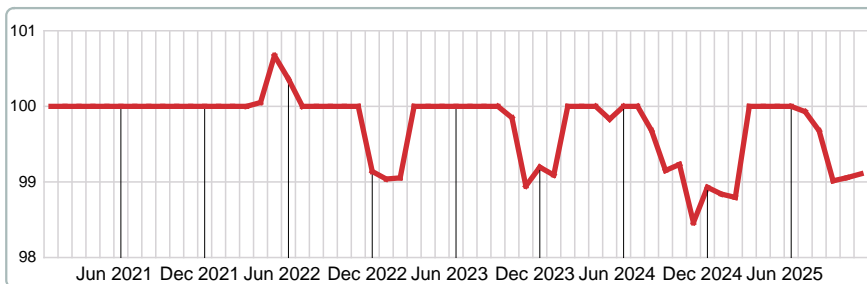
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

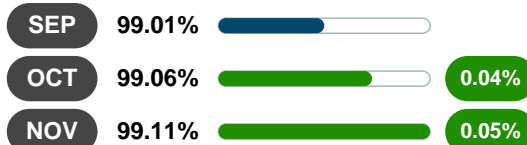


### 3 MONTHS

5 year NOV AVG = 99.30%

High May 2022 100.67% Low Nov 2024 98.46%

Median Sold/List Ratio this month at **99.11%** equal to 5 yr NOV average of **99.30%**



### 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	49	7.93%	96.55%	97.06%	93.56%	98.89%	0.00%
\$125,001 - \$175,000	60	9.71%	98.38%	97.80%	98.54%	100.00%	93.09%
\$175,001 - \$225,000	78	12.62%	100.00%	100.00%	100.00%	101.03%	100.00%
\$225,001 - \$325,000	190	30.74%	100.00%	100.00%	100.00%	100.00%	0.00%
\$325,001 - \$400,000	97	15.70%	98.93%	95.10%	98.67%	99.50%	100.00%
\$400,001 - \$550,000	82	13.27%	98.16%	100.00%	98.93%	97.91%	98.14%
\$550,001 and up	62	10.03%	97.92%	0.00%	96.13%	98.96%	97.83%
Median Sold/List Ratio		99.11%		97.95%	99.74%	99.00%	98.08%
Total Closed Units		618	100%	55	364	171	28
Total Closed Volume		207,187,235		9.70M	101.50M	74.41M	21.58M

# November 2025



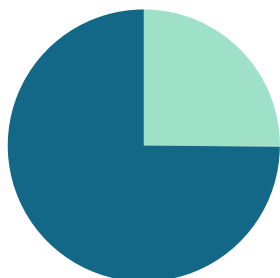
Area Delimited by County Of Tulsa - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

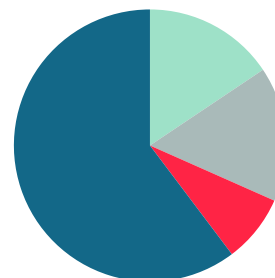


**Inventory**  
 New Listings  
**836 = 25.14%**  
 Start Inventory  
**2,489**  
 Total Inventory Units  
**3,325**  
 Volume  
**\$1,309,900,214**

### 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%
Median List Price	269,950	289,900	7.39%	275,000	284,999	3.64%
Median Sale Price	265,000	287,350	8.43%	270,000	280,000	3.70%
Median Percent of Selling Price to List Price	98.46%	99.11%	0.66%	99.56%	99.55%	-0.01%
Median Days on Market to Sale	20.00	24.00	20.00%	16.00	20.00	25.00%
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%

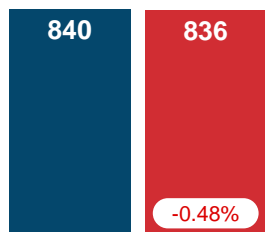
**Absorption:** Last 12 months, an Average of **722** Sales/Month

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

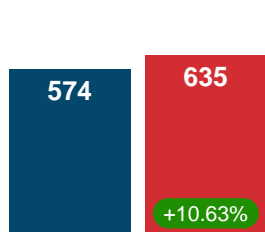
### NOVEMBER MARKET

### MEDIAN PRICES

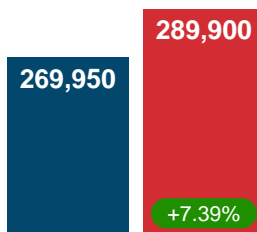
#### New Listings



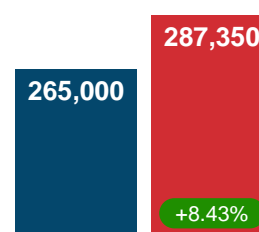
#### Pending Listings



#### List Price



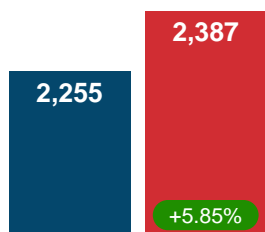
#### Sale Price



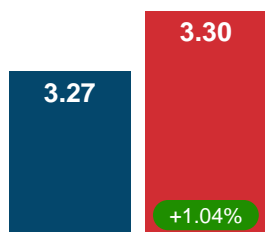
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

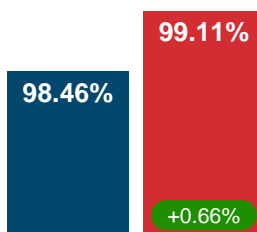
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

