

# November 2025



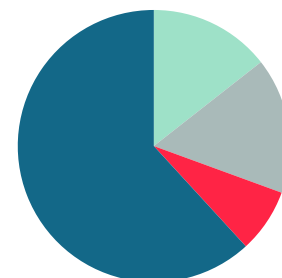
Area Delimited by County Of Wagoner - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2024	2025	+/-%
Closed Listings	120	108	-10.00%
Pending Listings	89	121	35.96%
New Listings	127	159	25.20%
Average List Price	335,558	312,453	-6.89%
Average Sale Price	334,775	308,303	-7.91%
Average Percent of Selling Price to List Price	99.06%	98.94%	-0.13%
Average Days on Market to Sale	39.57	57.44	45.18%
End of Month Inventory	405	463	14.32%
Months Supply of Inventory	3.37	3.82	13.38%



■ Closed (14.42%)  
■ Pending (16.15%)  
■ Other OffMarket (7.61%)  
■ Active (61.82%)

**Absorption:** Last 12 months, an Average of **121** Sales/Month  
**Active Inventory** as of November 30, 2025 = **463**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2025 rose **14.32%** to 463 existing homes available for sale. Over the last 12 months this area has had an average of 121 closed sales per month. This represents an unsold inventory index of **3.82** MSI for this period.

#### Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **7.91%** in November 2025 to \$308,303 versus the previous year at \$334,775.

#### Average Days on Market Lengthens

The average number of **57.44** days that homes spent on the market before selling increased by 17.88 days or **45.18%** in November 2025 compared to last year's same month at **39.57** DOM.

#### Sales Success for November 2025 is Positive

Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 159 New Listings in November 2025, up **25.20%** from last year at 127. Furthermore, there were 108 Closed Listings this month versus last year at 120, a **-10.00%** decrease.

Closed versus Listed trends yielded a **67.9%** ratio, down from previous year's, November 2024, at **94.5%**, a **28.11%** 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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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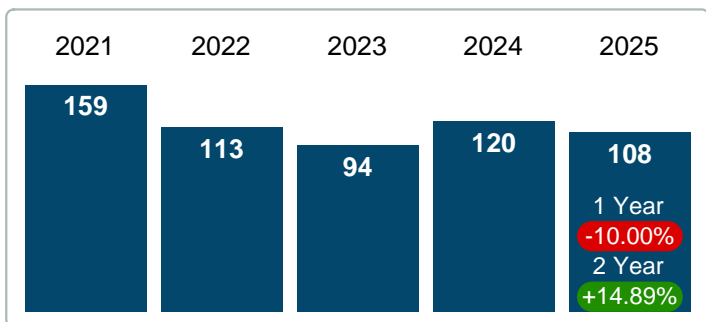
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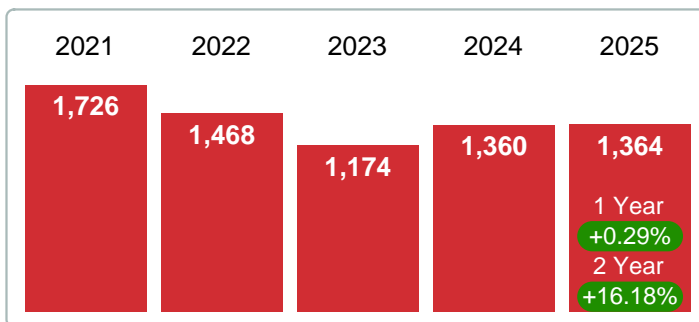
## CLOSED LISTINGS

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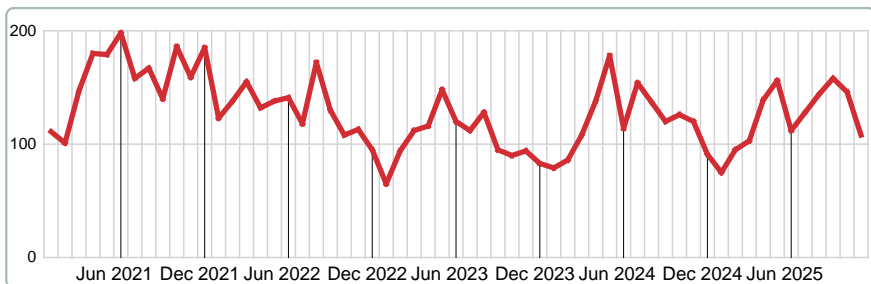
### NOVEMBER



### YEAR TO DATE (YTD)

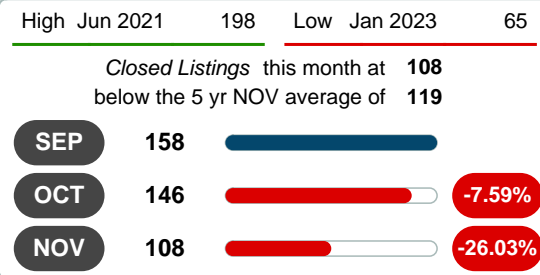


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 119



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	10	9.26%	28.1	2	8	0	0
\$175,001 - \$200,000	6	5.56%	31.5	1	5	0	0
\$200,001 - \$225,000	10	9.26%	28.2	1	8	1	0
\$225,001 - \$300,000	40	37.04%	52.1	0	21	19	0
\$300,001 - \$350,000	14	12.96%	68.9	1	8	5	0
\$350,001 - \$500,000	17	15.74%	113.3	0	6	9	2
\$500,001 and up	11	10.19%	43.3	0	4	5	2
<b>Total Closed Units</b>	<b>108</b>			<b>5</b>	<b>60</b>	<b>39</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>33,296,768</b>	<b>100%</b>	<b>57.4</b>	<b>827.60K</b>	<b>16.50M</b>	<b>13.54M</b>	<b>2.43M</b>
<b>Average Closed Price</b>	<b>\$308,303</b>			<b>\$165,520</b>	<b>\$274,998</b>	<b>\$347,055</b>	<b>\$608,540</b>

# November 2025



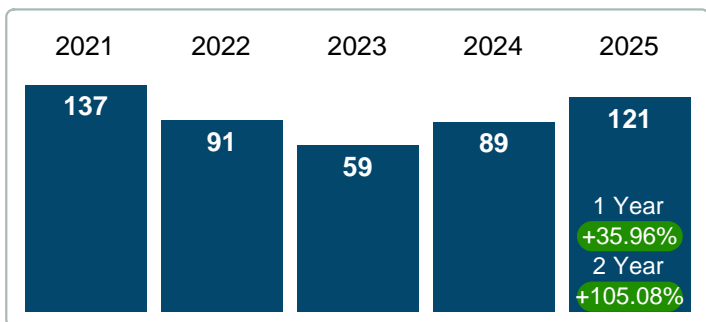
Area Delimited by County Of Wagoner - Residential Property Type



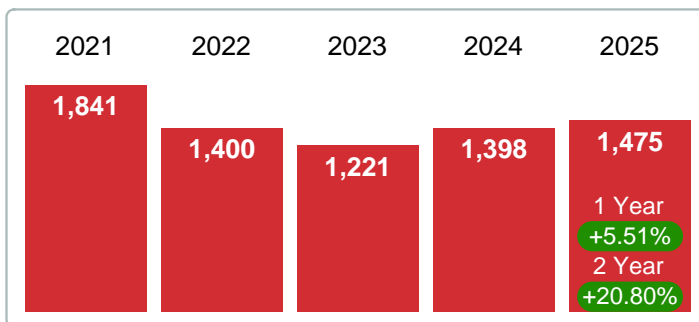
## PENDING LISTINGS

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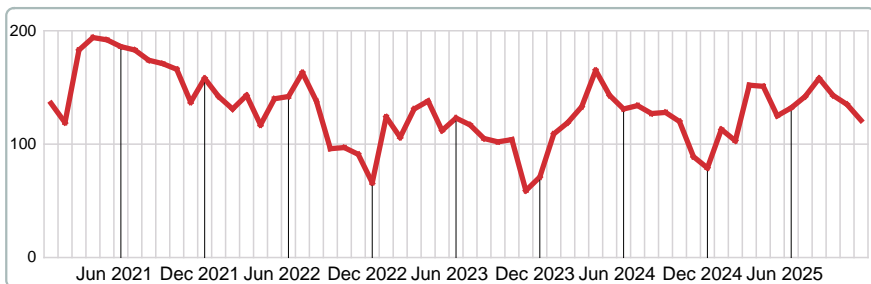
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 99

High Apr 2021 194 Low Nov 2023 59

Pending Listings this month at 121 above the 5 yr NOV average of 99



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	10	8.26%	55.4	1	9	0	0
\$175,001 - \$225,000	13	10.74%	50.2	1	12	0	0
\$225,001 - \$250,000	21	17.36%	35.4	2	16	3	0
\$250,001 - \$325,000	31	25.62%	40.5	0	22	8	1
\$325,001 - \$375,000	13	10.74%	61.4	0	4	9	0
\$375,001 - \$500,000	20	16.53%	57.8	1	11	7	1
\$500,001 and up	13	10.74%	105.5	0	4	7	2
<b>Total Pending Units</b>	<b>121</b>			<b>5</b>	<b>78</b>	<b>34</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>40,531,471</b>	<b>100%</b>	<b>54.0</b>	<b>1.08M</b>	<b>22.24M</b>	<b>15.01M</b>	<b>2.19M</b>
<b>Average Listing Price</b>	<b>\$334,971</b>			<b>\$216,980</b>	<b>\$285,189</b>	<b>\$441,576</b>	<b>\$547,064</b>

# November 2025



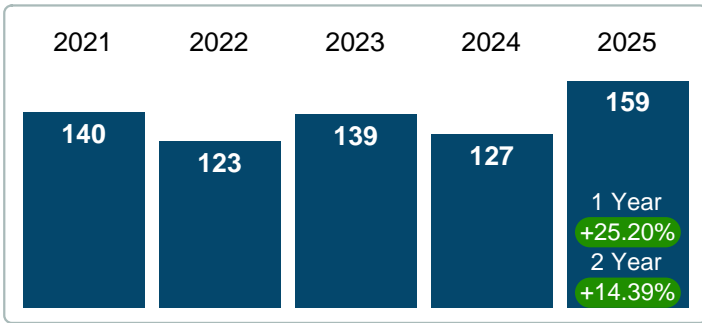
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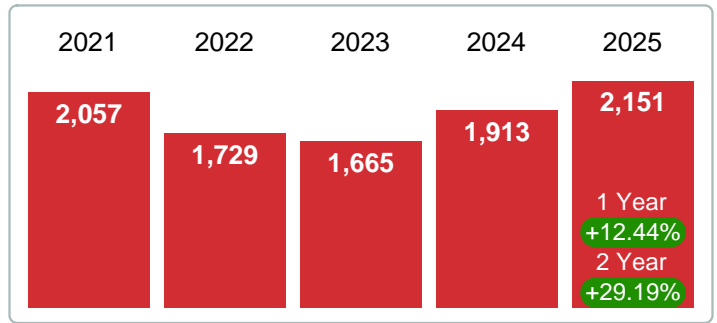
## NEW LISTINGS

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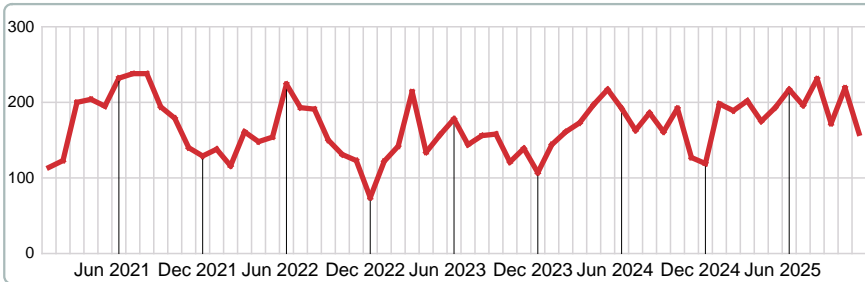
### NOVEMBER



### YEAR TO DATE (YTD)

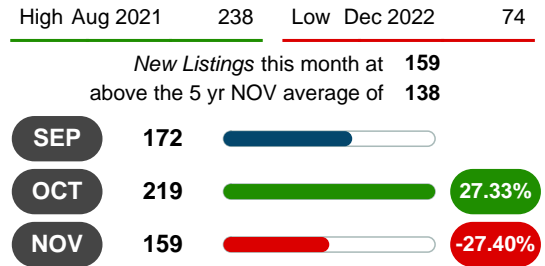


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 138



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	9	5.66%	6	3	0	0
\$175,001 - \$225,000	17	10.69%	0	12	5	0
\$225,001 - \$250,000	25	15.72%	1	21	3	0
\$250,001 - \$325,000	44	27.67%	0	28	14	2
\$325,001 - \$400,000	27	16.98%	0	13	12	2
\$400,001 - \$525,000	19	11.95%	0	7	9	3
\$525,001 and up	18	11.32%	0	7	7	4
<b>Total New Listed Units</b>	<b>159</b>		<b>7</b>	<b>91</b>	<b>50</b>	<b>11</b>
<b>Total New Listed Volume</b>	<b>54,570,193</b>	<b>100%</b>	<b>912.50K</b>	<b>28.72M</b>	<b>19.06M</b>	<b>5.88M</b>
<b>Average New Listed Listing Price</b>	<b>\$343,209</b>		<b>\$130,357</b>	<b>\$315,641</b>	<b>\$381,172</b>	<b>\$534,160</b>

# November 2025



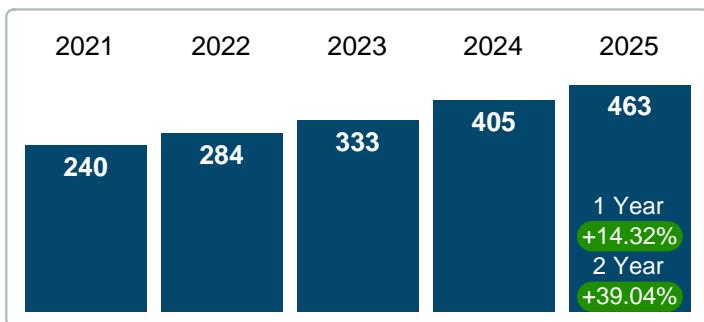
Area Delimited by County Of Wagoner - Residential Property Type



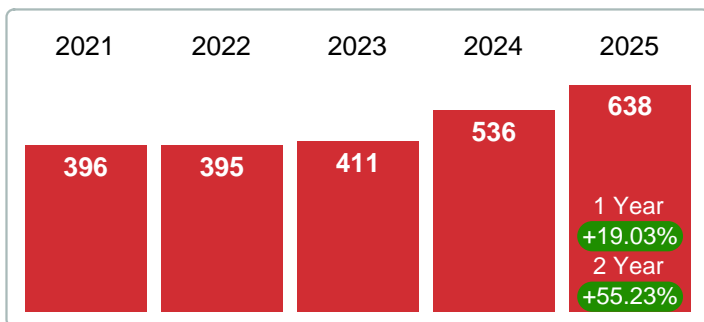
## ACTIVE INVENTORY

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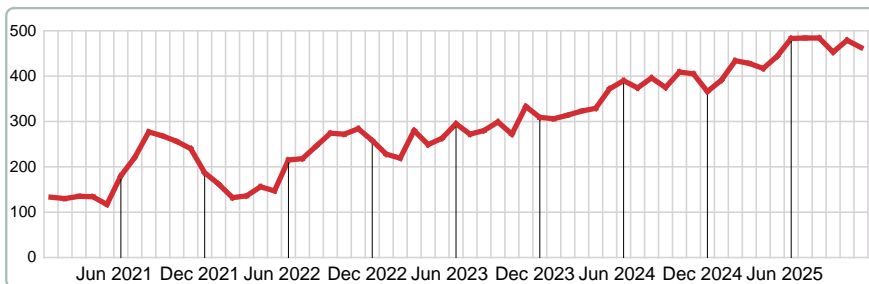
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER

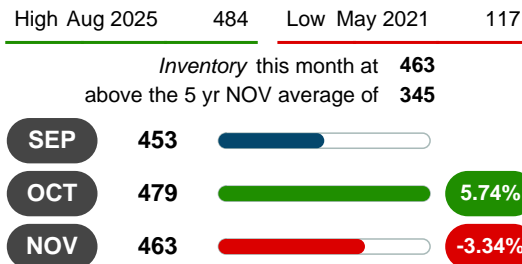


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 345



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	47	10.15%	78.7	16	23	7	1
\$200,001 - \$250,000	59	12.74%	49.8	1	51	7	0
\$250,001 - \$300,000	63	13.61%	61.3	0	38	24	1
\$300,001 - \$375,000	101	21.81%	80.4	0	47	48	6
\$375,001 - \$525,000	82	17.71%	76.1	3	36	35	8
\$525,001 - \$700,000	61	13.17%	116.8	2	13	40	6
\$700,001 and up	50	10.80%	92.1	2	7	23	18
<b>Total Active Inventory by Units</b>	<b>463</b>			<b>24</b>	<b>215</b>	<b>184</b>	<b>40</b>
<b>Total Active Inventory by Volume</b>	<b>197,559,556</b>	<b>100%</b>	<b>79.0</b>	<b>6.12M</b>	<b>73.33M</b>	<b>87.13M</b>	<b>30.97M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$426,695</b>			<b>\$255,173</b>	<b>\$341,061</b>	<b>\$473,552</b>	<b>\$774,345</b>

# November 2025



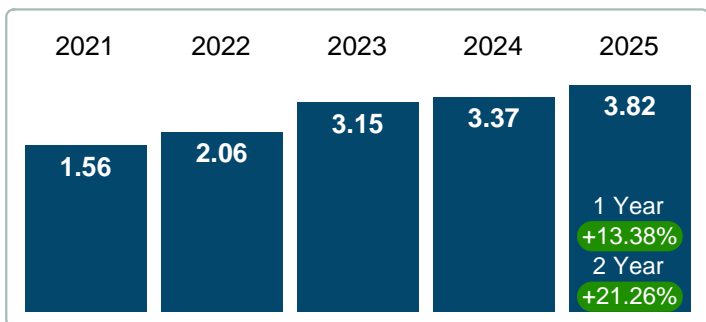
Area Delimited by County Of Wagoner - Residential Property Type



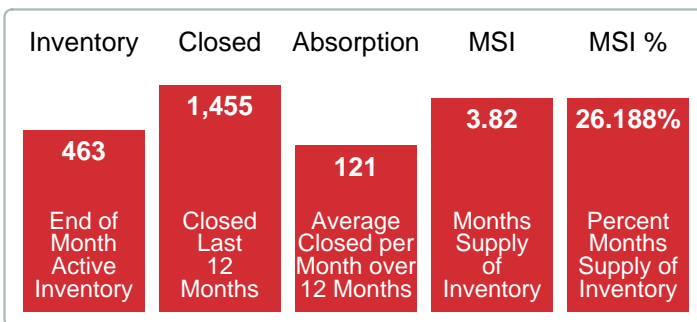
## MONTHS SUPPLY of INVENTORY (MSI)

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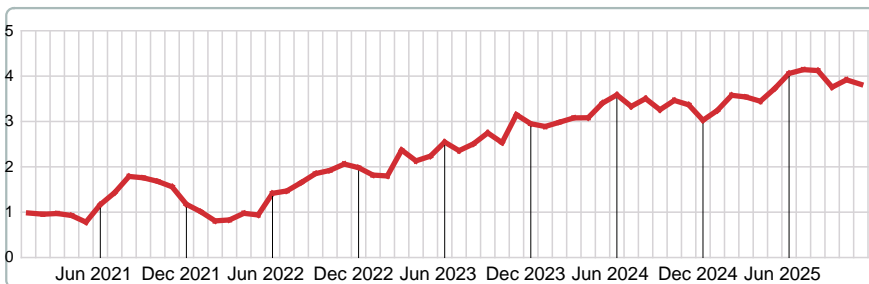
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2025

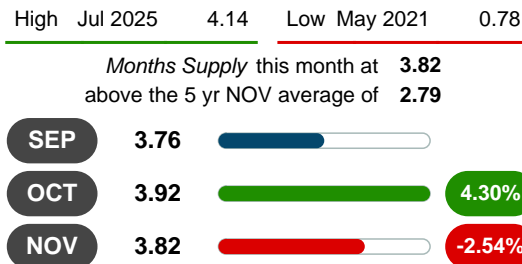


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 2.79



### 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
\$200,000 and less	47	10.15%	2.65	4.09	1.94	3.65	12.00
\$200,001 - \$250,000	59	12.74%	2.34	1.50	2.46	1.91	0.00
\$250,001 - \$300,000	63	13.61%	2.62	0.00	2.31	3.31	6.00
\$300,001 - \$375,000	101	21.81%	4.03	0.00	3.64	4.36	5.54
\$375,001 - \$525,000	82	17.71%	4.66	36.00	4.65	4.12	6.40
\$525,001 - \$700,000	61	13.17%	8.04	12.00	6.24	9.23	6.00
\$700,001 and up	50	10.80%	12.77	0.00	9.33	12.00	14.40
Market Supply of Inventory (MSI)			3.82	4.65	2.97	4.77	8.00
Total Active Inventory by Units		100%	3.82	24	215	184	40

# November 2025



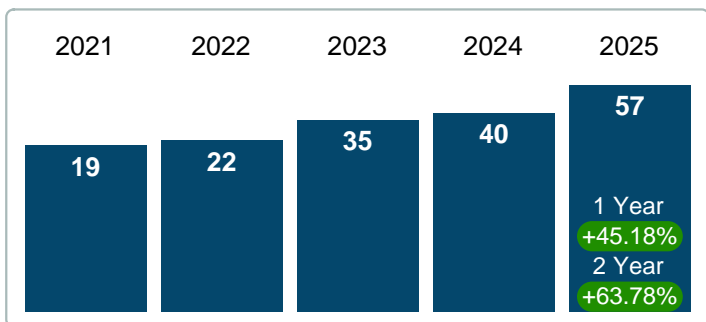
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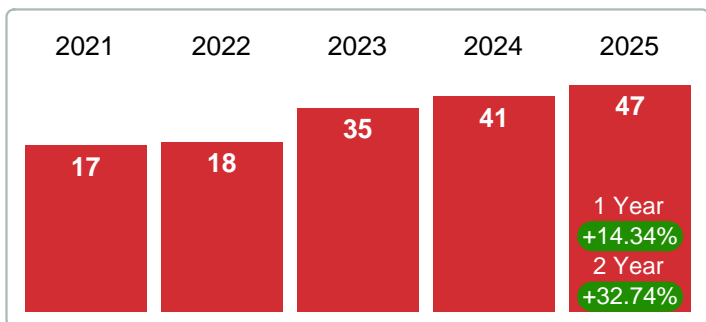
## AVERAGE DAYS ON MARKET TO SALE

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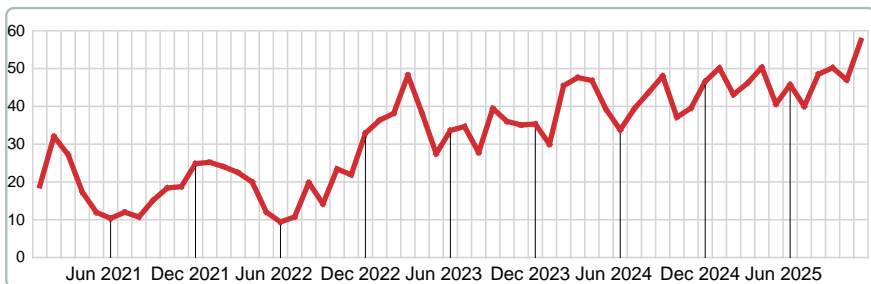
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 35

High Nov 2025 57 Low Jun 2022 9

Average Days on Market to Sale this month at 57 above the 5 yr NOV average of 35

SEP	50	<div style="width: 80%;"></div>
OCT	47	<div style="width: 60%; background-color: red;"></div> -6.41%
NOV	57	<div style="width: 100%; background-color: green;"></div> 22.26%

### 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
\$175,000 and less	9.26%	28	2	35	0	0
\$175,001 - \$200,000	5.56%	32	25	33	0	0
\$200,001 - \$225,000	9.26%	28	6	31	31	0
\$225,001 - \$300,000	37.04%	52	0	38	68	0
\$300,001 - \$350,000	12.96%	69	95	83	41	0
\$350,001 - \$500,000	15.74%	113	0	39	159	131
\$500,001 and up	10.19%	43	0	41	58	13
<b>Average Closed DOM</b>		<b>57</b>	<b>26</b>	<b>42</b>	<b>83</b>	<b>72</b>
<b>Total Closed Units</b>	<b>108</b>	<b>100%</b>	<b>5</b>	<b>60</b>	<b>39</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>33,296,768</b>		<b>827.60K</b>	<b>16.50M</b>	<b>13.54M</b>	<b>2.43M</b>

# November 2025



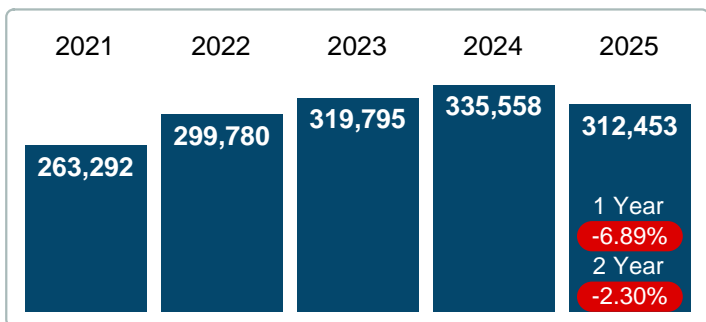
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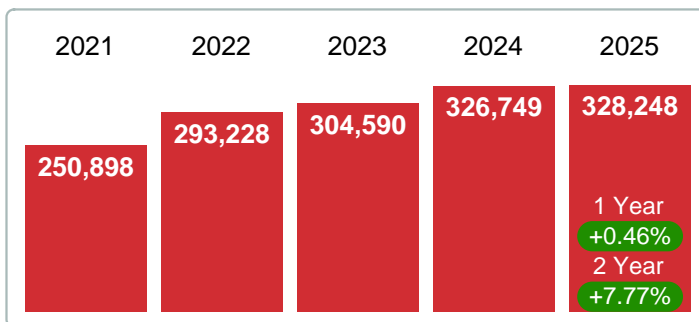
## AVERAGE LIST PRICE AT CLOSING

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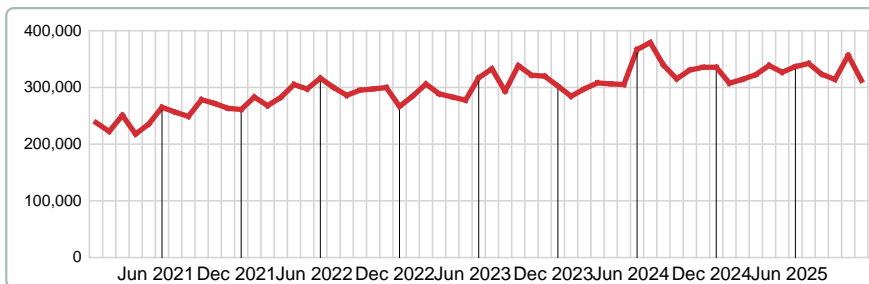
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 306,176

High Jul 2024 379,168    Low Apr 2021 217,758

Average List Price at Closing this month at **312,453**  
above the 5 yr NOV average of **306,176**

- SEP: 314,108
- OCT: 356,478 (+13.49%)
- NOV: 312,453 (-12.35%)

### 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
\$175,000 and less	9	8.33%	111,433	34,000	139,363	0	0
\$175,001 - \$200,000	7	6.48%	192,329	199,900	193,280	0	0
\$200,001 - \$225,000	8	7.41%	215,196	220,000	219,946	210,000	0
\$225,001 - \$300,000	42	38.89%	259,365	0	251,954	270,227	0
\$300,001 - \$350,000	14	12.96%	328,033	345,000	323,634	332,960	0
\$350,001 - \$500,000	17	15.74%	417,770	0	420,880	407,839	449,935
\$500,001 and up	11	10.19%	644,208	0	626,200	599,440	792,146
<b>Average List Price</b>			<b>312,453</b>	<b>166,580</b>	<b>279,184</b>	<b>350,689</b>	<b>621,040</b>
<b>Total Closed Units</b>		<b>100%</b>	<b>312,453</b>	<b>5</b>	<b>60</b>	<b>39</b>	<b>4</b>
<b>Total Closed Volume</b>			<b>33,744,962</b>	<b>832.90K</b>	<b>16.75M</b>	<b>13.68M</b>	<b>2.48M</b>

# November 2025



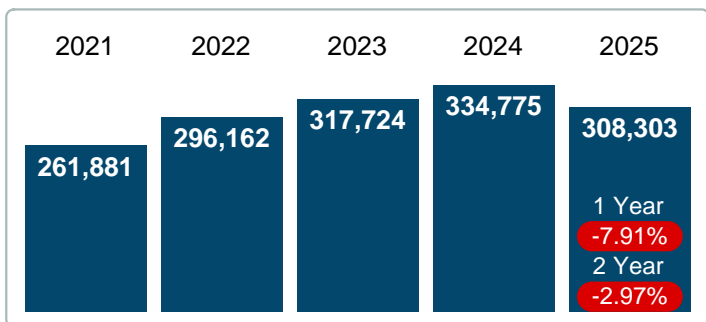
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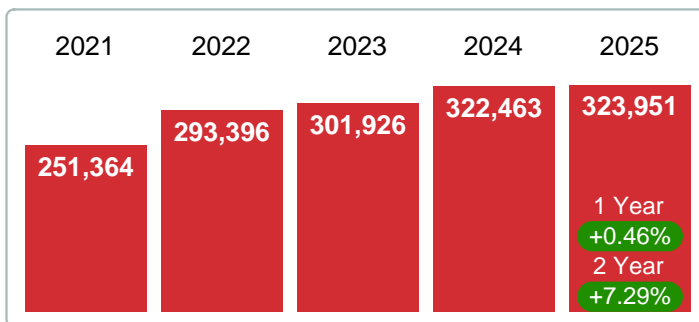
## AVERAGE SOLD PRICE AT CLOSING

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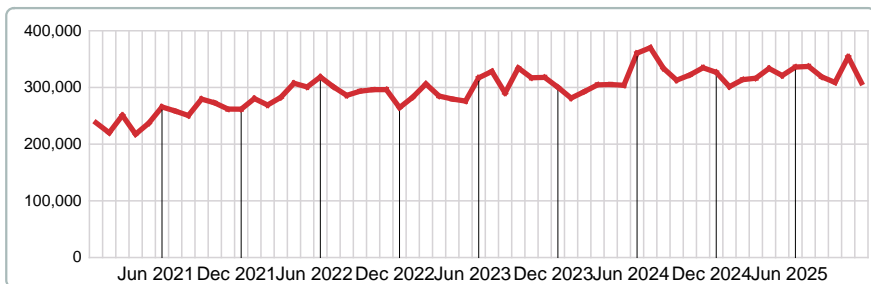
### NOVEMBER



### YEAR TO DATE (YTD)

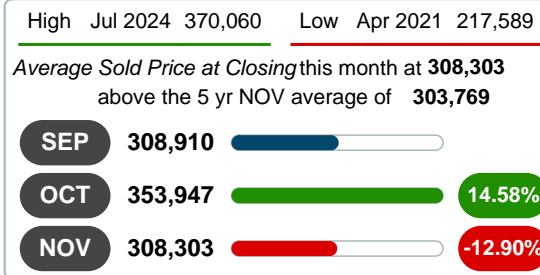


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 303,769



### 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
\$175,000 and less	9.26%	115,305	41,300	133,806	0	0
\$175,001 - \$200,000	5.56%	191,333	195,000	190,600	0	0
\$200,001 - \$225,000	9.26%	213,577	210,000	215,346	203,000	0
\$225,001 - \$300,000	37.04%	257,781	0	249,775	266,631	0
\$300,001 - \$350,000	12.96%	325,762	340,000	321,221	330,180	0
\$350,001 - \$500,000	15.74%	412,463	0	410,752	405,277	449,935
\$500,001 and up	10.19%	634,196	0	618,528	593,550	767,146
<b>Average Sold Price</b>		<b>308,303</b>	<b>165,520</b>	<b>274,998</b>	<b>347,055</b>	<b>608,540</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>308,303</b>	<b>5</b>	<b>60</b>	<b>39</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>33,296,768</b>	<b>827.60K</b>	<b>16.50M</b>	<b>13.54M</b>	<b>2.43M</b>

# November 2025



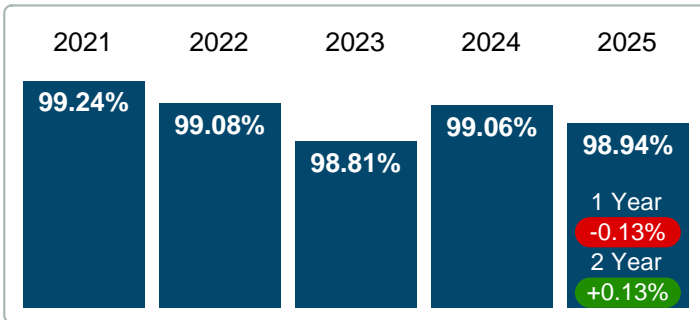
Area Delimited by County Of Wagoner - Residential Property Type



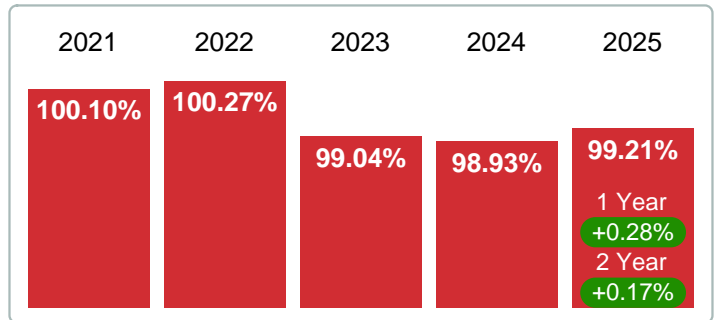
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

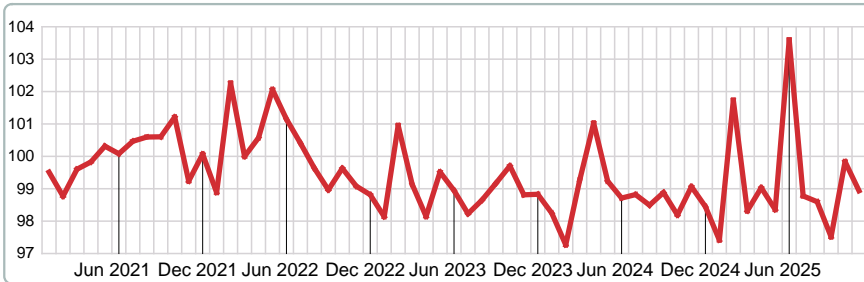
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 99.03%

High Jun 2025 103.59% Low Feb 2024 97.27%

Average Sold/List Ratio this month at **98.94%**  
equal to 5 yr NOV average of **99.03%**



## 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
\$175,000 and less	10	9.26%	100.24%	129.20%	93.00%	0.00%	0.00%
\$175,001 - \$200,000	6	5.56%	98.51%	97.55%	98.70%	0.00%	0.00%
\$200,001 - \$225,000	10	9.26%	97.61%	95.45%	98.00%	96.67%	0.00%
\$225,001 - \$300,000	40	37.04%	98.97%	0.00%	99.17%	98.76%	0.00%
\$300,001 - \$350,000	14	12.96%	99.19%	98.55%	99.29%	99.15%	0.00%
\$350,001 - \$500,000	17	15.74%	98.97%	0.00%	97.81%	99.52%	100.00%
\$500,001 and up	11	10.19%	98.69%	0.00%	98.95%	98.91%	97.62%
Average Sold/List Ratio		98.90%		109.99%	98.02%	98.95%	98.81%
Total Closed Units		108	100%	5	60	39	4
Total Closed Volume		33,296,768		827.60K	16.50M	13.54M	2.43M

# November 2025



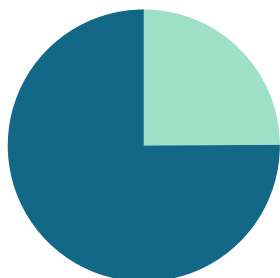
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

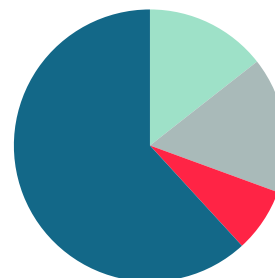


**Inventory**  
 New Listings  
**159 = 24.92%**  
 Start Inventory  
**479**  
 Total Inventory Units  
**638**  
 Volume  
**\$262,562,646**

### Market Activity

Closed Sales  
**108 = 14.42%**  
 Pending Sales  
**121 = 16.15%**  
 Other Off Market  
**57 = 7.61%**  
 Active Inventory  
**463 = 61.82%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	120	108	-10.00%	1,360	1,364	0.29%
Pending Sales	89	121	35.96%	1,398	1,475	5.51%
New Listings	127	159	25.20%	1,913	2,151	12.44%
Average List Price	335,558	312,453	-6.89%	326,749	328,248	0.46%
Average Sale Price	334,775	308,303	-7.91%	322,463	323,951	0.46%
Average Percent of Selling Price to List Price	99.06%	98.94%	-0.13%	98.93%	99.21%	0.28%
Average Days on Market to Sale	39.57	57.44	45.18%	41.14	47.04	14.34%
Monthly Inventory	405	463	14.32%	405	463	14.32%
Months Supply of Inventory	3.37	3.82	13.38%	3.37	3.82	13.38%

**Absorption:** Last 12 months, an Average of 121 Sales/Month

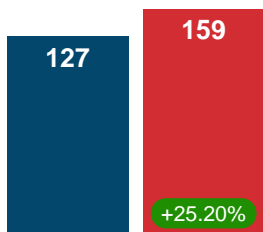
**Inventory** on November 30, 2025 = 463

2024 2025

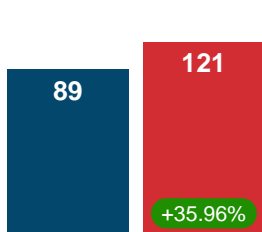
### NOVEMBER MARKET

### AVERAGE PRICES

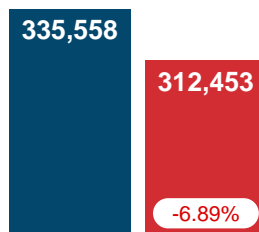
#### New Listings



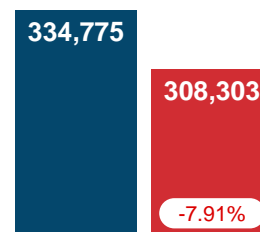
#### Pending Listings



#### List Price



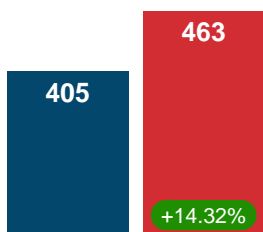
#### Sale Price



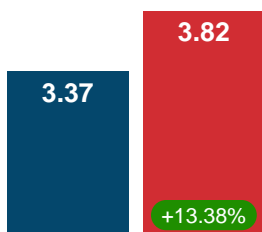
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

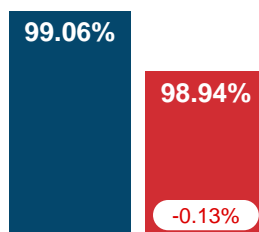
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

