

November 2025



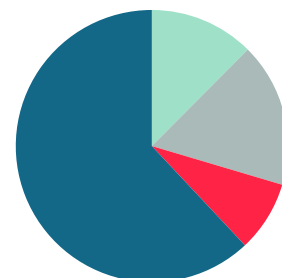
Area Delimited by County Of Washington - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2024	2025	+/-%
Closed Listings	42	40	-4.76%
Pending Listings	49	55	12.24%
New Listings	58	69	18.97%
Average List Price	253,743	209,217	-17.55%
Average Sale Price	243,773	205,580	-15.67%
Average Percent of Selling Price to List Price	97.08%	98.25%	1.21%
Average Days on Market to Sale	33.67	46.08	36.86%
End of Month Inventory	127	199	56.69%
Months Supply of Inventory	2.13	3.37	57.80%



- Closed (12.46%)
- Pending (17.13%)
- Other OffMarket (8.41%)
- Active (61.99%)

Absorption: Last 12 months, an Average of **59** Sales/Month
Active Inventory as of November 30, 2025 = **199**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2025 rose **56.69%** to 199 existing homes available for sale. Over the last 12 months this area has had an average of 59 closed sales per month. This represents an unsold inventory index of **3.37** 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 **15.67%** in November 2025 to \$205,580 versus the previous year at \$243,773.

Average Days on Market Lengthens

The average number of **46.08** days that homes spent on the market before selling increased by 12.41 days or **36.86%** in November 2025 compared to last year's same month at **33.67** 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 69 New Listings in November 2025, up **18.97%** from last year at 58. Furthermore, there were 40 Closed Listings this month versus last year at 42, a **-4.76%** decrease.

Closed versus Listed trends yielded a **58.0%** ratio, down from previous year's, November 2024, at **72.4%**, a **19.94%** 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

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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



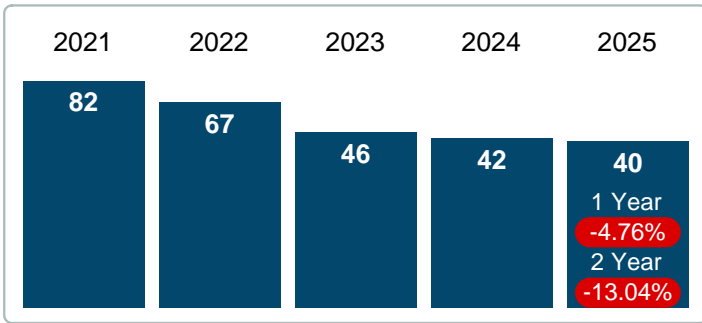
Area Delimited by County Of Washington - Residential Property Type



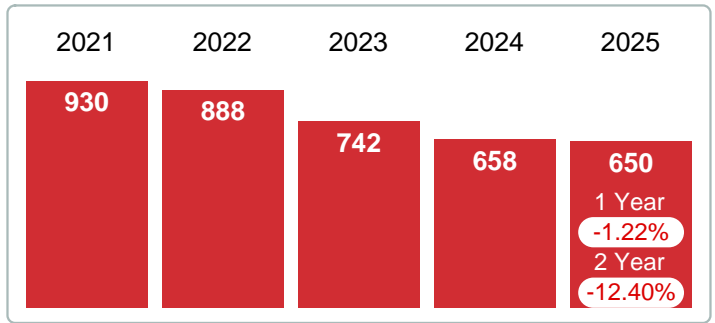
CLOSED LISTINGS

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

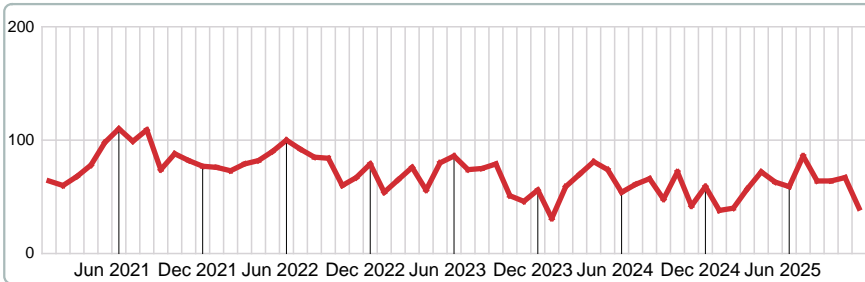
NOVEMBER



YEAR TO DATE (YTD)

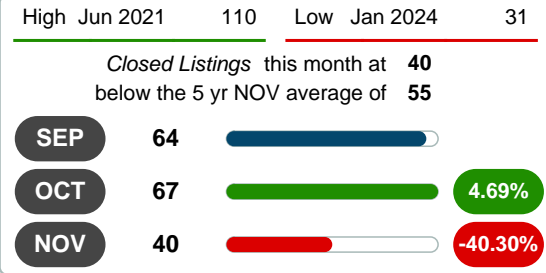


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 55



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	4	10.00%	40.0	2	1	1	0
\$75,001 - \$100,000	3	7.50%	25.7	1	2	0	0
\$100,001 - \$150,000	7	17.50%	39.3	1	6	0	0
\$150,001 - \$225,000	12	30.00%	26.3	0	6	6	0
\$225,001 - \$250,000	3	7.50%	7.0	0	3	0	0
\$250,001 - \$375,000	5	12.50%	123.0	0	2	2	1
\$375,001 and up	6	15.00%	63.2	0	3	2	1
Total Closed Units	40			4	23	11	2
Total Closed Volume	8,223,200	100%	46.1	308.00K	4.65M	2.63M	642.00K
Average Closed Price	\$205,580			\$77,000	\$202,083	\$238,664	\$321,000

November 2025



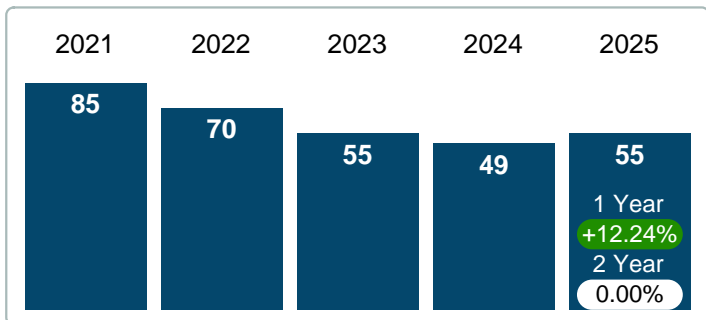
Area Delimited by County Of Washington - Residential Property Type



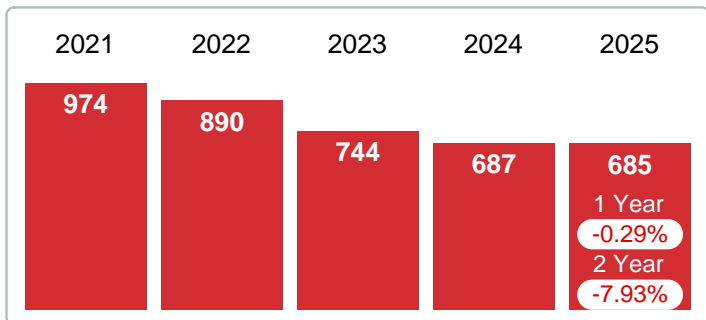
PENDING LISTINGS

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

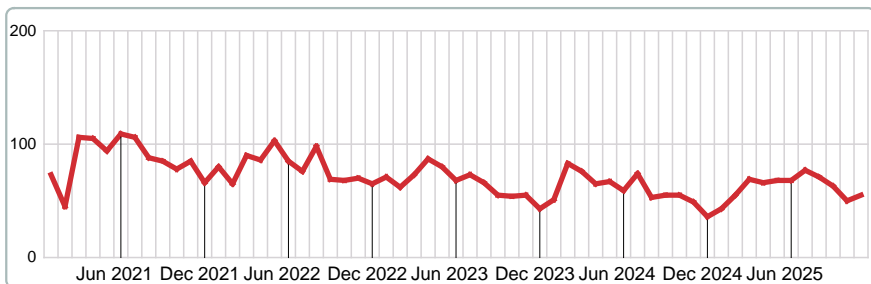
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 63

High Jun 2021 109 Low Dec 2024 36

Pending Listings this month at 55 below the 5 yr NOV average of 63



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	7.27%	90.5	2	2	0	0
\$75,001 - \$125,000	9	16.36%	76.6	1	5	3	0
\$125,001 - \$150,000	8	14.55%	62.8	2	6	0	0
\$150,001 - \$225,000	15	27.27%	36.9	0	10	5	0
\$225,001 - \$275,000	5	9.09%	74.4	0	1	4	0
\$275,001 - \$475,000	8	14.55%	49.4	0	5	2	1
\$475,001 and up	6	10.91%	95.8	0	0	5	1
Total Pending Units	55			5	29	19	2
Total Pending Volume	13,047,240	100%	62.7	470.50K	5.31M	6.28M	979.80K
Average Listing Price	\$237,223			\$94,100	\$183,209	\$330,731	\$489,900

November 2025



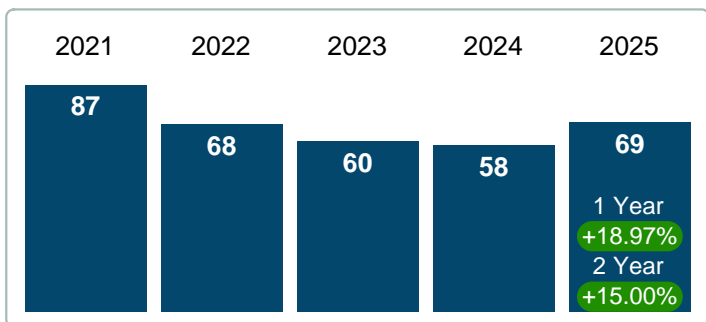
Area Delimited by County Of Washington - Residential Property Type



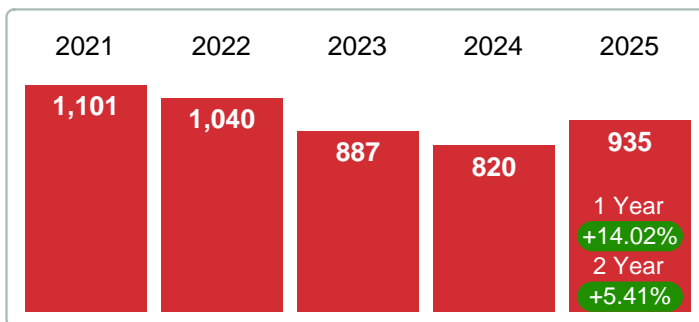
NEW LISTINGS

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

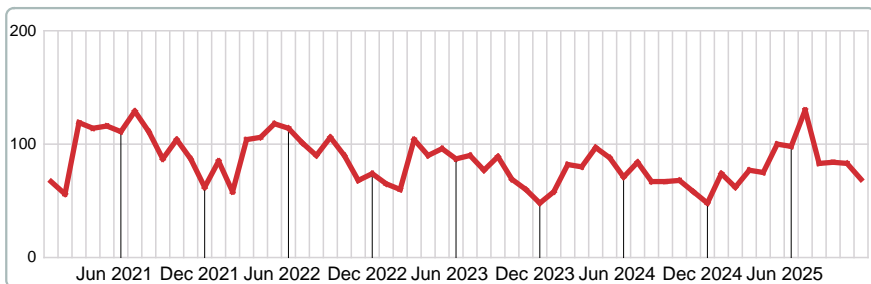
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 68

High Jul 2025 130 Low Dec 2024 48

New Listings this month at **69**
above the 5 yr NOV average of **68**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	8.70%	3	3	0	0
\$100,001 - \$125,000	7	10.14%	1	6	0	0
\$125,001 - \$150,000	9	13.04%	4	5	0	0
\$150,001 - \$250,000	18	26.09%	2	13	3	0
\$250,001 - \$300,000	11	15.94%	1	7	3	0
\$300,001 - \$400,000	11	15.94%	0	3	8	0
\$400,001 and up	7	10.14%	1	2	4	0
Total New Listed Units	69		12	39	18	0
Total New Listed Volume	17,137,950	100%	2.41M	7.97M	6.76M	0.00B
Average New Listed Listing Price	\$248,376		\$200,613	\$204,308	\$375,700	\$0

November 2025



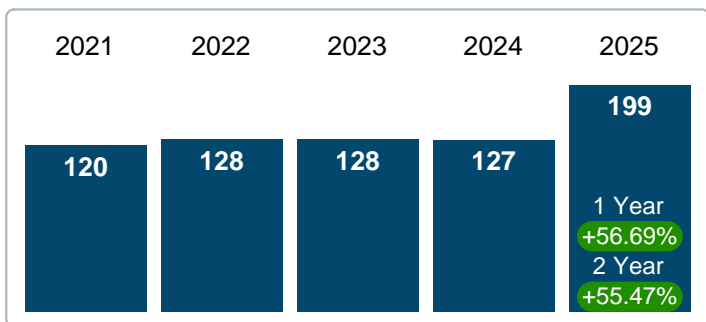
Area Delimited by County Of Washington - Residential Property Type



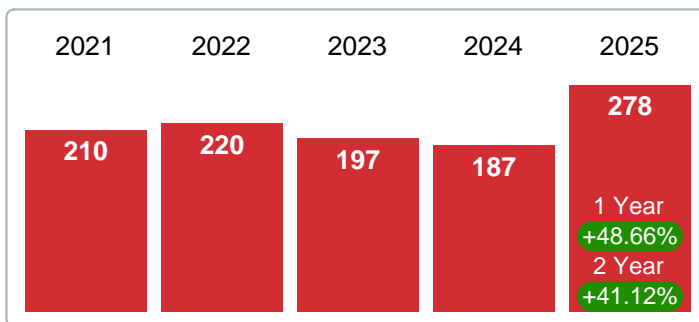
ACTIVE INVENTORY

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

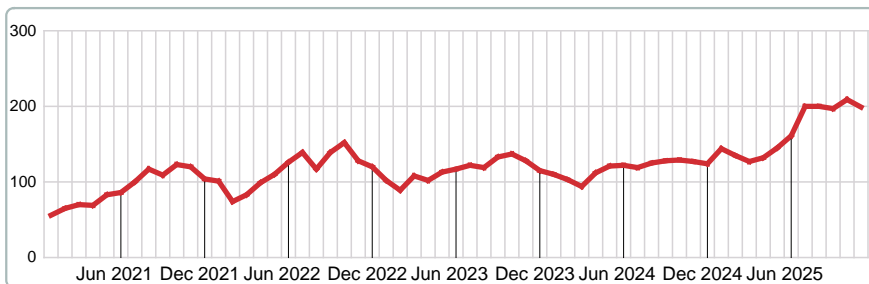
END OF NOVEMBER



ACTIVE DURING NOVEMBER



5 YEAR MARKET ACTIVITY TRENDS

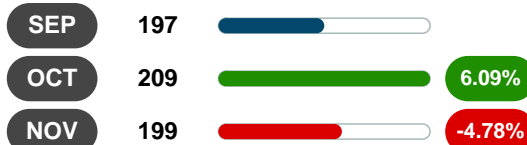


3 MONTHS

5 year NOV AVG = 140

High Oct 2025: 209 | Low Jan 2021: 56

Inventory this month at **199**
above the 5 yr NOV average of **140**



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	16	8.04%	85.5	10	5	1	0
\$100,001 - \$150,000	27	13.57%	62.1	7	18	2	0
\$150,001 - \$200,000	23	11.56%	75.7	2	17	3	1
\$200,001 - \$275,000	40	20.10%	77.1	2	21	16	1
\$275,001 - \$350,000	45	22.61%	82.9	4	16	25	0
\$350,001 - \$650,000	30	15.08%	75.5	1	7	21	1
\$650,001 and up	18	9.05%	83.8	1	10	5	2
Total Active Inventory by Units	199			27	94	73	5
Total Active Inventory by Volume	65,610,197	100%	77.3	5.04M	28.44M	26.77M	5.36M
Average Active Inventory Listing Price	\$329,699			\$186,843	\$302,531	\$366,705	\$1,071,600

November 2025



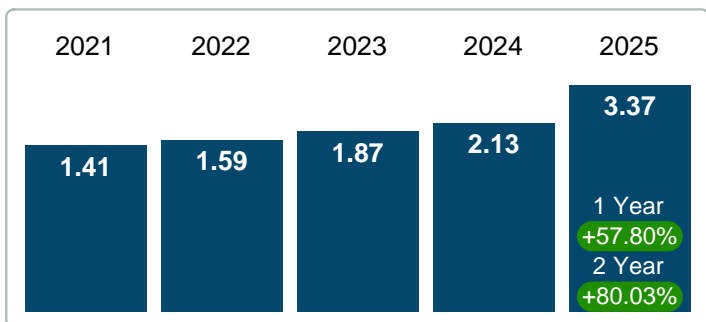
Area Delimited by County Of Washington - Residential Property Type



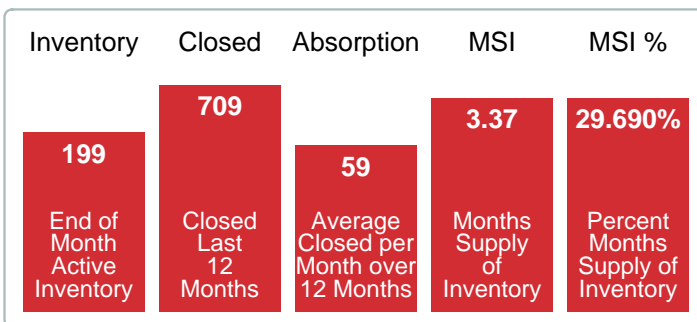
MONTHS SUPPLY of INVENTORY (MSI)

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

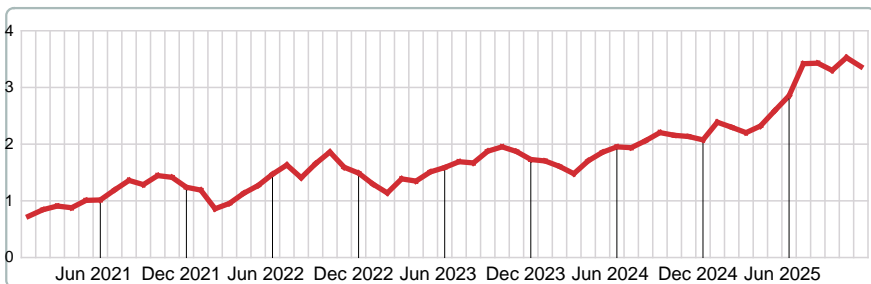
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2025

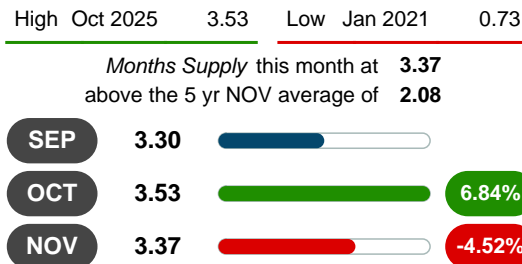


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 2.08



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	16	8.04%	2.02	3.16	1.13	3.00	0.00
\$100,001 - \$150,000	27	13.57%	3.06	4.42	2.73	3.00	0.00
\$150,001 - \$200,000	23	11.56%	1.86	1.85	1.82	1.71	6.00
\$200,001 - \$275,000	40	20.10%	2.93	2.67	2.96	2.82	6.00
\$275,001 - \$350,000	45	22.61%	6.14	48.00	6.40	5.45	0.00
\$350,001 - \$650,000	30	15.08%	3.87	6.00	3.65	4.75	0.80
\$650,001 and up	18	9.05%	14.40	0.00	40.00	10.00	4.00
Market Supply of Inventory (MSI)	3.37			3.95	2.93	4.07	2.22
Total Active Inventory by Units	199	100%	3.37	27	94	73	5

November 2025



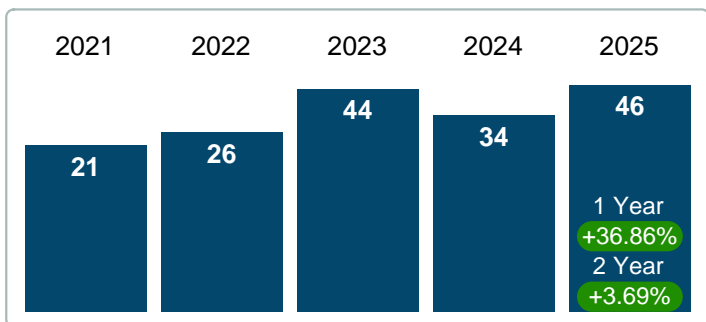
Area Delimited by County Of Washington - Residential Property Type



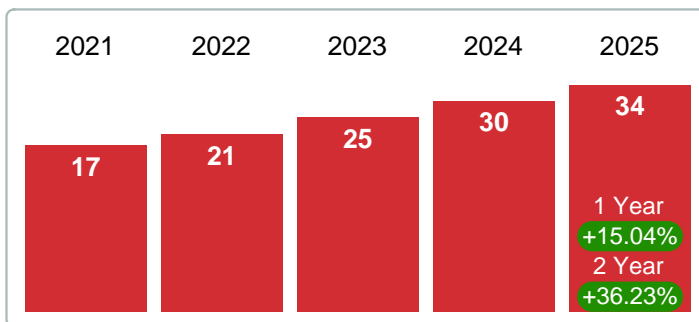
AVERAGE DAYS ON MARKET TO SALE

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

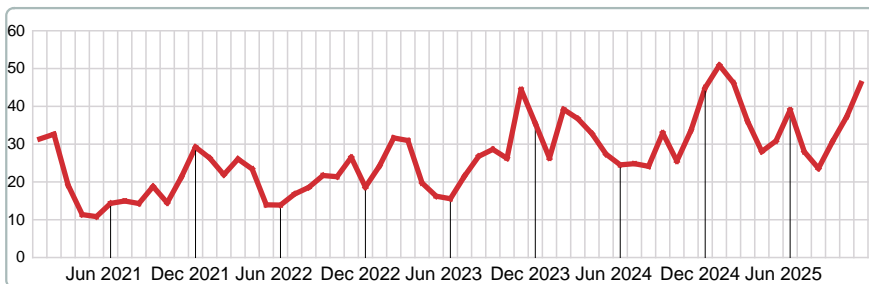
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

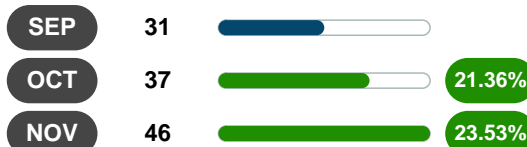


3 MONTHS

5 year NOV AVG = 34

High Jan 2025 51 Low May 2021 11

Average Days on Market to Sale this month at 46 above the 5 yr NOV average of 34



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	10.00%	40	72	5	11	0
\$75,001 - \$100,000	7.50%	26	18	30	0	0
\$100,001 - \$150,000	17.50%	39	121	26	0	0
\$150,001 - \$225,000	30.00%	26	0	37	16	0
\$225,001 - \$250,000	7.50%	7	0	7	0	0
\$250,001 - \$375,000	12.50%	123	0	172	117	38
\$375,001 and up	15.00%	63	0	28	112	71
Average Closed DOM		46	71	39	51	55
Total Closed Units	100%	46	4	23	11	2
Total Closed Volume		8,223,200	308.00K	4.65M	2.63M	642.00K

November 2025



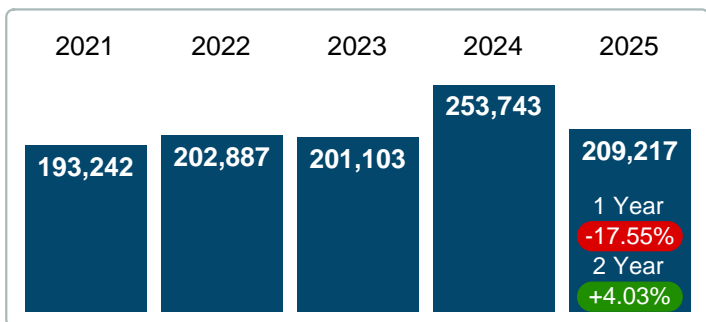
Area Delimited by County Of Washington - Residential Property Type



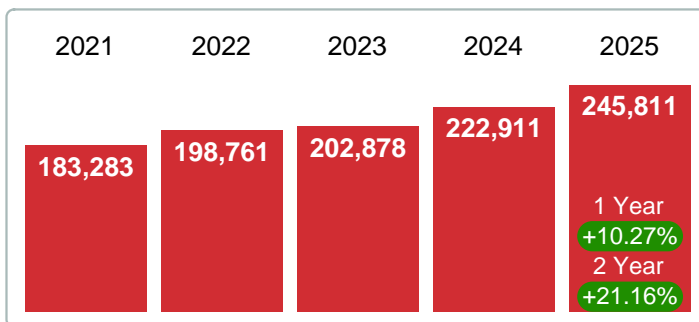
AVERAGE LIST PRICE AT CLOSING

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

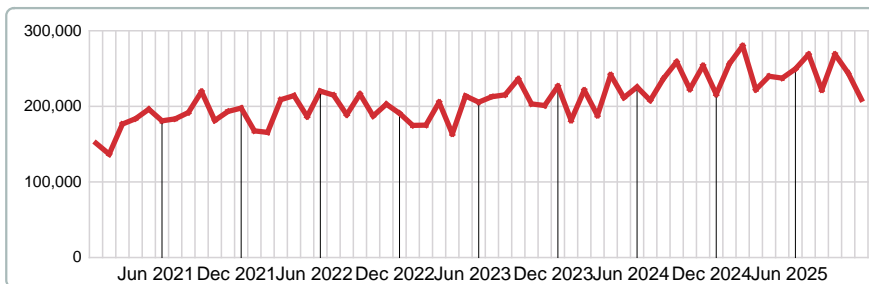
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

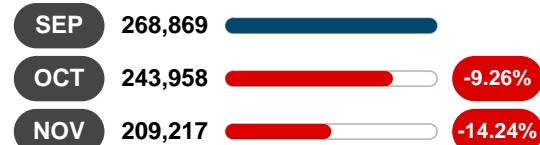


3 MONTHS

5 year NOV AVG = 212,038

High Feb 2025 280,108 Low Feb 2021 136,725

Average List Price at Closing this month at **209,217**
below the 5 yr NOV average of **212,038**



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	10.00%	50,750	51,500	60,000	40,000	0
\$75,001 - \$100,000	7.50%	86,833	82,500	92,450	0	0
\$100,001 - \$150,000	15.00%	119,666	130,000	122,666	0	0
\$150,001 - \$225,000	35.00%	193,000	0	185,817	202,050	0
\$225,001 - \$250,000	7.50%	246,600	0	236,600	0	0
\$250,001 - \$375,000	10.00%	289,975	0	305,000	259,950	279,900
\$375,001 and up	15.00%	430,917	0	446,833	427,500	390,000
Average List Price		209,217	78,875	206,787	238,836	334,950
Total Closed Units	100%	209,217	4	23	11	2
Total Closed Volume		8,368,696	315.50K	4.76M	2.63M	669.90K

November 2025



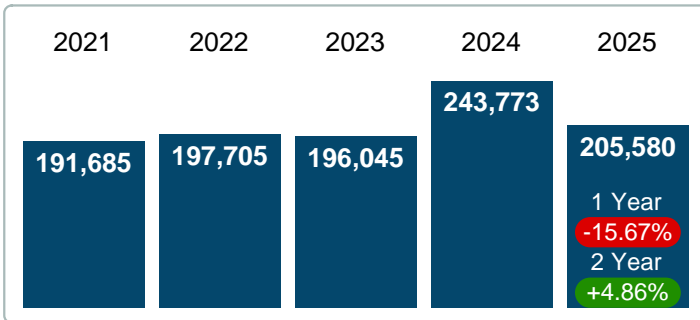
Area Delimited by County Of Washington - Residential Property Type



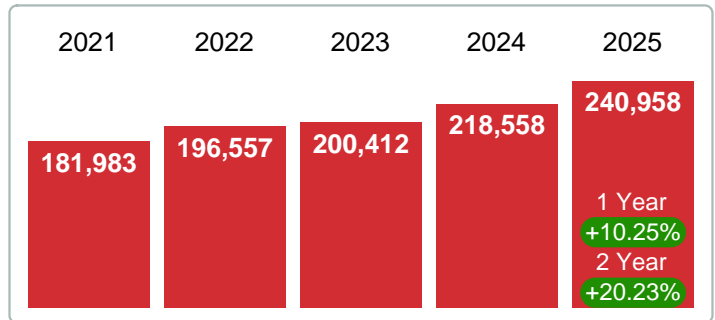
AVERAGE SOLD PRICE AT CLOSING

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

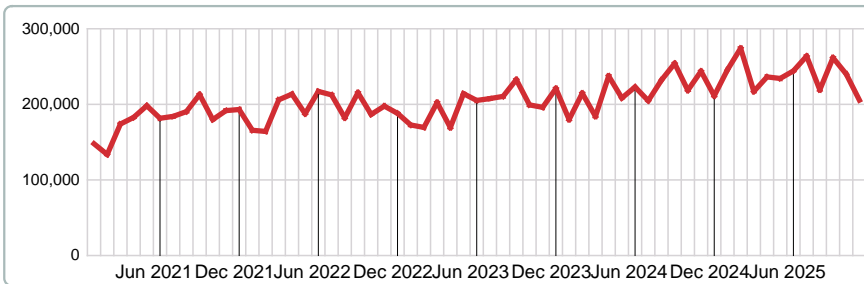
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

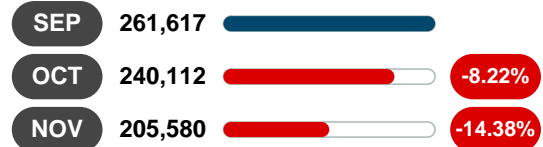


3 MONTHS

5 year NOV AVG = 206,958

High Feb 2025 274,166 Low Feb 2021 133,663

Average Sold Price at Closing this month at **205,580**
below the 5 yr NOV average of **206,958**



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	4	10.00%	47,250	51,500	50,000	36,000	0
\$75,001 - \$100,000	3	7.50%	85,667	80,000	88,500	0	0
\$100,001 - \$150,000	7	17.50%	124,857	125,000	124,833	0	0
\$150,001 - \$225,000	12	30.00%	191,325	0	179,750	202,900	0
\$225,001 - \$250,000	3	7.50%	236,800	0	236,800	0	0
\$250,001 - \$375,000	5	12.50%	265,980	0	276,500	259,950	257,000
\$375,001 and up	6	15.00%	427,833	0	443,333	426,000	385,000
Average Sold Price			205,580	77,000	202,083	238,664	321,000
Total Closed Units		100%	205,580	4	23	11	2
Total Closed Volume			8,223,200	308.00K	4.65M	2.63M	642.00K

November 2025



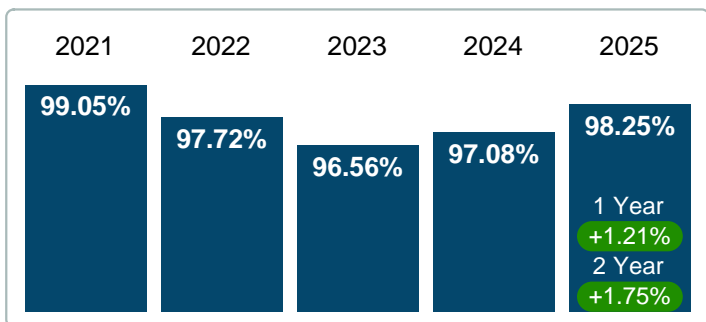
Area Delimited by County Of Washington - Residential Property Type



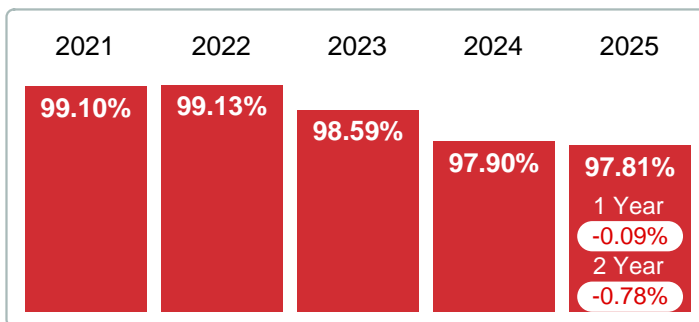
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

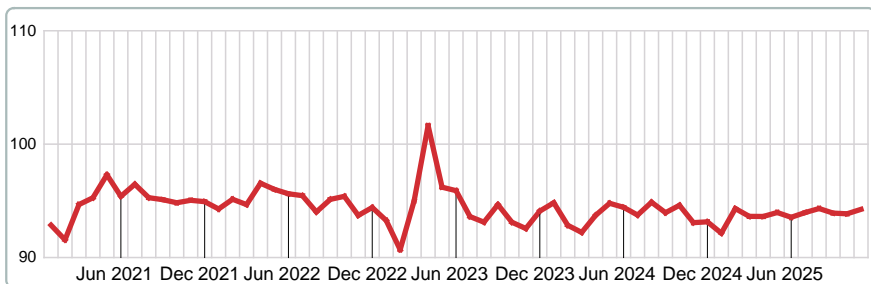
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

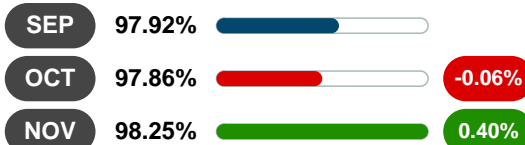


3 MONTHS

5 year NOV AVG = 97.73%

High Apr 2023 105.63% Low Feb 2023 94.69%

Average Sold/List Ratio this month at **98.25%**
equal to 5 yr NOV average of **97.73%**



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	4	10.00%	93.33%	100.00%	83.33%	90.00%	0.00%
\$75,001 - \$100,000	3	7.50%	96.97%	96.97%	96.98%	0.00%	0.00%
\$100,001 - \$150,000	7	17.50%	101.37%	96.15%	102.23%	0.00%	0.00%
\$150,001 - \$225,000	12	30.00%	98.68%	0.00%	96.91%	100.45%	0.00%
\$225,001 - \$250,000	3	7.50%	100.19%	0.00%	100.19%	0.00%	0.00%
\$250,001 - \$375,000	5	12.50%	95.13%	0.00%	91.83%	100.07%	91.82%
\$375,001 and up	6	15.00%	99.30%	0.00%	99.35%	99.54%	98.72%
Average Sold/List Ratio		98.20%		98.28%	98.02%	99.26%	95.27%
Total Closed Units		40	100%	4	23	11	2
Total Closed Volume		8,223,200		308.00K	4.65M	2.63M	642.00K

November 2025



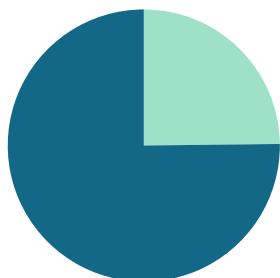
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY

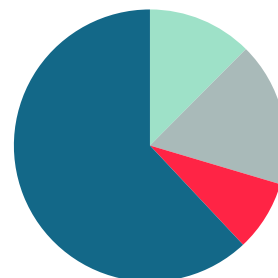


Inventory
 New Listings
69 = 24.82%
 Start Inventory
209
 Total Inventory Units
278
 Volume
\$84,525,220

Market Activity

Closed Sales
40 = 12.46%
 Pending Sales
55 = 17.13%
 Other Off Market
27 = 8.41%
 Active Inventory
199 = 61.99%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	42	40	-4.76%	658	650	-1.22%
Pending Sales	49	55	12.24%	687	685	-0.29%
New Listings	58	69	18.97%	820	935	14.02%
Average List Price	253,743	209,217	-17.55%	222,911	245,811	10.27%
Average Sale Price	243,773	205,580	-15.67%	218,558	240,958	10.25%
Average Percent of Selling Price to List Price	97.08%	98.25%	1.21%	97.90%	97.81%	-0.09%
Average Days on Market to Sale	33.67	46.08	36.86%	29.85	34.34	15.04%
Monthly Inventory	127	199	56.69%	127	199	56.69%
Months Supply of Inventory	2.13	3.37	57.80%	2.13	3.37	57.80%

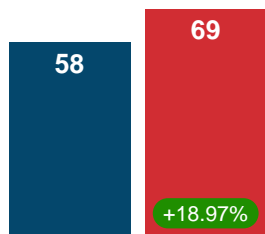
Absorption: Last 12 months, an Average of **59** Sales/Month

Inventory on November 30, 2025 = **199** 2024 2025

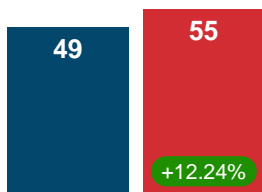
NOVEMBER MARKET

AVERAGE PRICES

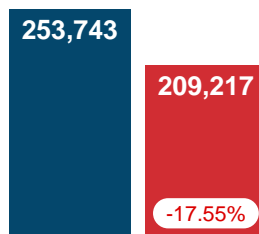
New Listings



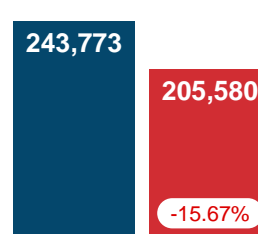
Pending Listings



List Price



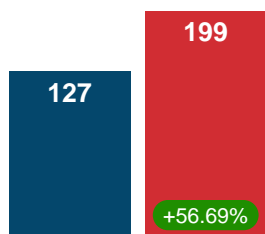
Sale Price



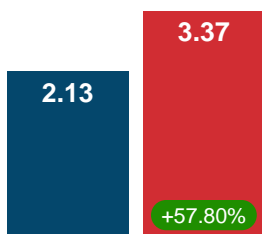
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

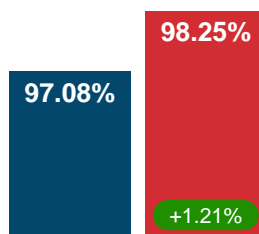
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

