

November 2025



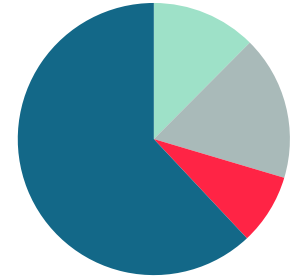
Area Delimited by County Of Washington - Residential Property Type



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%
Median List Price	230,000	197,450	-14.15%
Median Sale Price	225,500	194,000	-13.97%
Median Percent of Selling Price to List Price	97.95%	100.00%	2.10%
Median Days on Market to Sale	12.50	14.50	16.00%
End of Month Inventory	127	199	56.69%
Months Supply of Inventory	2.13	3.37	57.80%



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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **13.97%** in November 2025 to \$194,000 versus the previous year at \$225,500.

Median Days on Market Lengthens

The median number of **14.50** days that homes spent on the market before selling increased by 2.00 days or **16.00%** in November 2025 compared to last year's same month at **12.50** DOM.

Sales Success for November 2025 is Positive

Overall, with Median 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.

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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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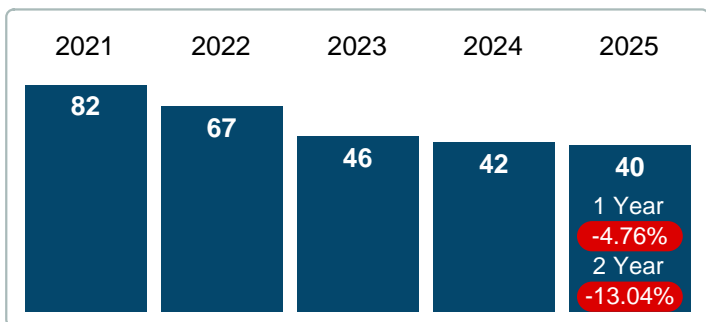
Area Delimited by County Of Washington - Residential Property Type



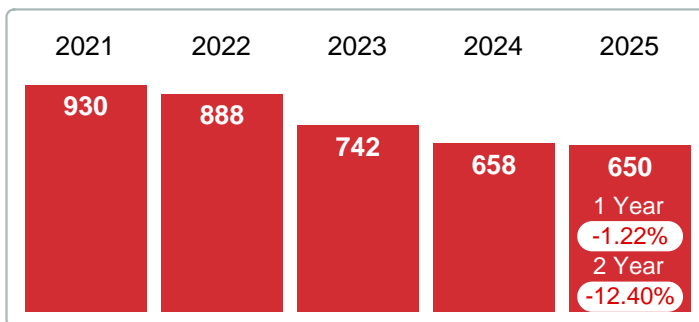
CLOSED LISTINGS

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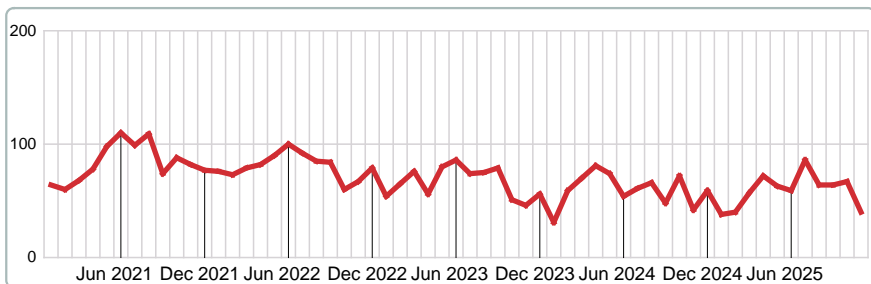
NOVEMBER



YEAR TO DATE (YTD)

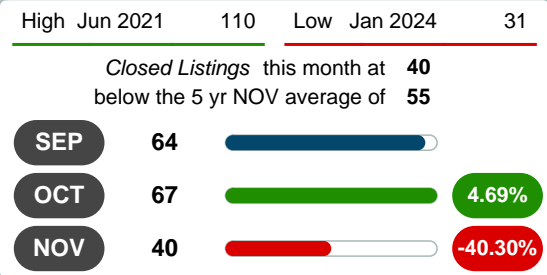


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 55



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	10.00%	8.0	2	1	1	0
\$75,001 - \$100,000	3	7.50%	18.0	1	2	0	0
\$100,001 - \$150,000	7	17.50%	30.0	1	6	0	0
\$150,001 - \$225,000	12	30.00%	7.5	0	6	6	0
\$225,001 - \$250,000	3	7.50%	9.0	0	3	0	0
\$250,001 - \$375,000	5	12.50%	77.0	0	2	2	1
\$375,001 and up	6	15.00%	57.0	0	3	2	1
Total Closed Units	40			4	23	11	2
Total Closed Volume	8,223,200	100%	14.5	308.00K	4.65M	2.63M	642.00K
Median Closed Price	\$194,000			\$66,000	\$169,000	\$215,000	\$321,000

November 2025



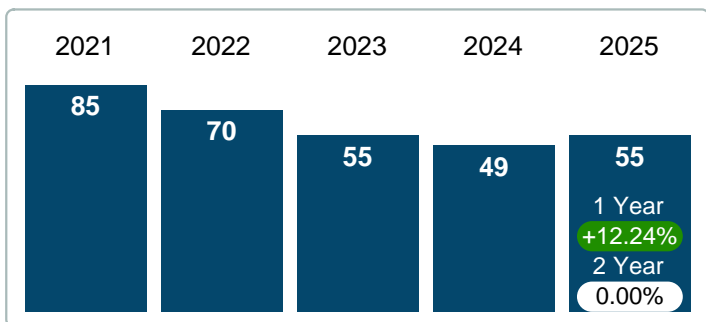
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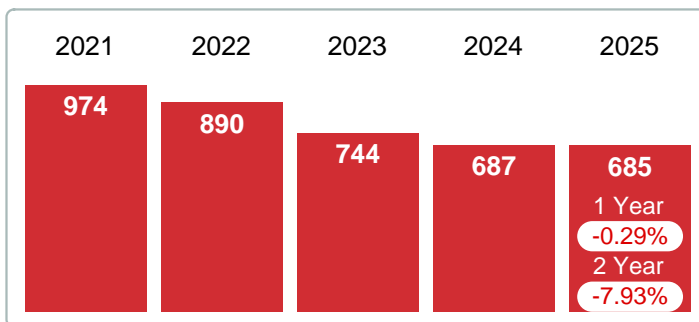
PENDING LISTINGS

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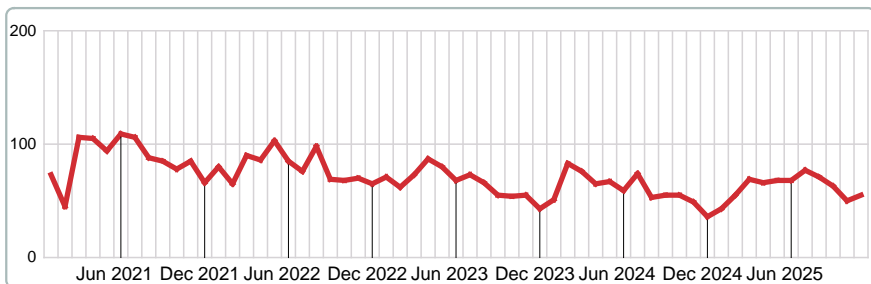
NOVEMBER



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	7.27%	86.5	2	2	0	0
\$75,001 - \$125,000	9	16.36%	40.0	1	5	3	0
\$125,001 - \$150,000	8	14.55%	49.0	2	6	0	0
\$150,001 - \$225,000	15	27.27%	31.0	0	10	5	0
\$225,001 - \$275,000	5	9.09%	56.0	0	1	4	0
\$275,001 - \$475,000	8	14.55%	32.0	0	5	2	1
\$475,001 and up	6	10.91%	93.5	0	0	5	1
Total Pending Units	55			5	29	19	2
Total Pending Volume	13,047,240	100%	40.0	470.50K	5.31M	6.28M	979.80K
Median Listing Price	\$179,900			\$98,500	\$168,000	\$263,990	\$489,900

November 2025



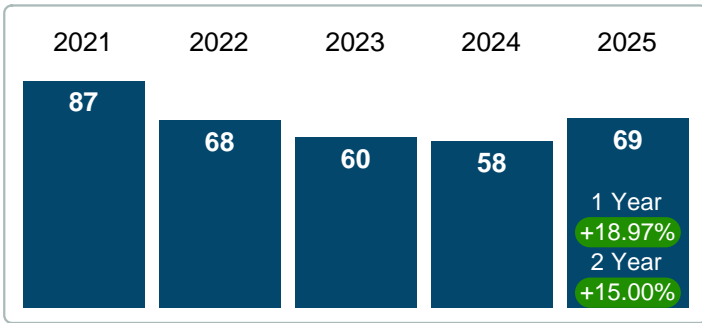
Area Delimited by County Of Washington - Residential Property Type



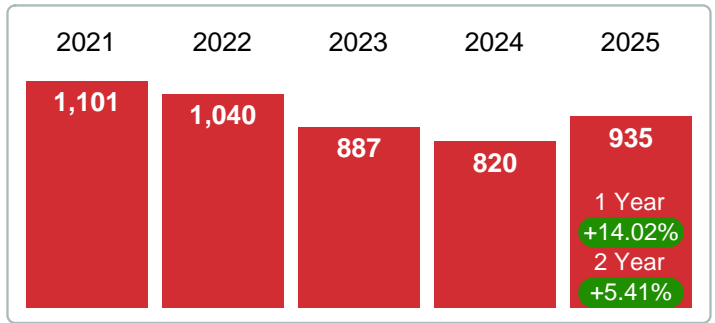
NEW LISTINGS

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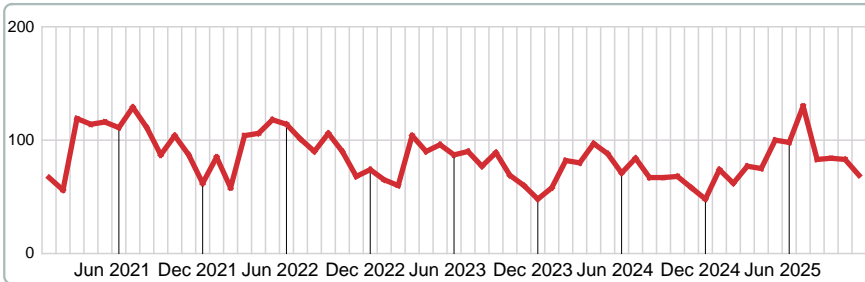
NOVEMBER



YEAR TO DATE (YTD)

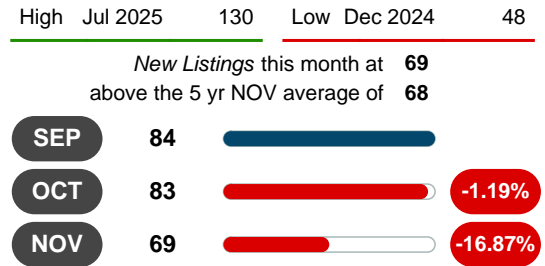


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 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
Median New Listed Listing Price	\$210,000		\$137,000	\$179,500	\$353,000	\$0

November 2025



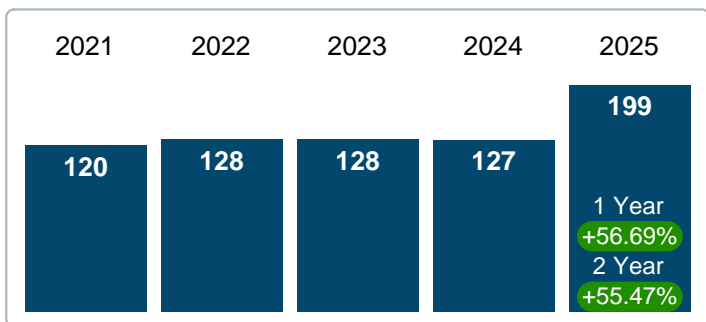
Area Delimited by County Of Washington - Residential Property Type



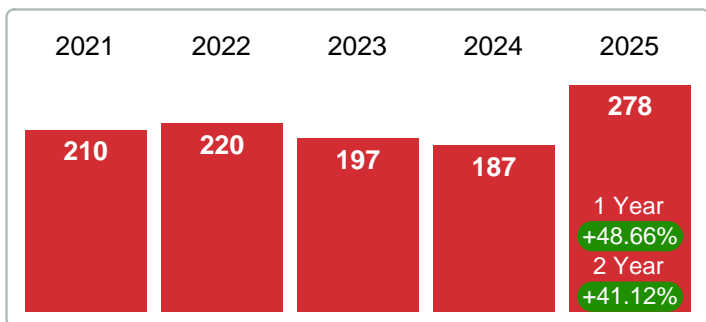
ACTIVE INVENTORY

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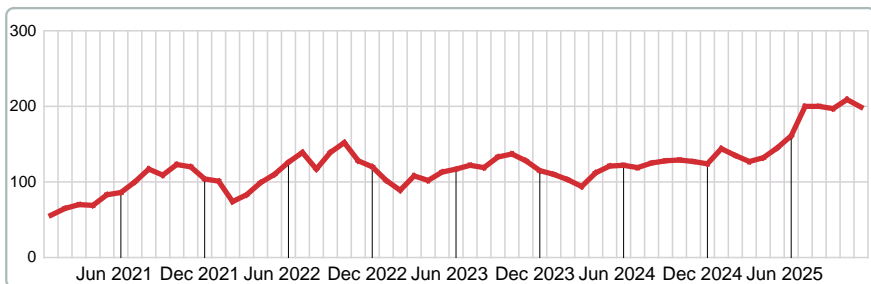
END OF NOVEMBER



ACTIVE DURING NOVEMBER



5 YEAR MARKET ACTIVITY TRENDS

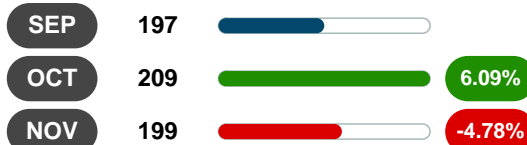


3 MONTHS

5 year NOV AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	16	8.04%	84.5	10	5	1	0
\$100,001 - \$150,000	27	13.57%	39.0	7	18	2	0
\$150,001 - \$200,000	23	11.56%	51.0	2	17	3	1
\$200,001 - \$275,000	40	20.10%	67.0	2	21	16	1
\$275,001 - \$350,000	45	22.61%	65.0	4	16	25	0
\$350,001 - \$650,000	30	15.08%	76.5	1	7	21	1
\$650,001 and up	18	9.05%	66.0	1	10	5	2
Total Active Inventory by Units	199			27	94	73	5
Total Active Inventory by Volume	65,610,197	100%	62.0	5.04M	28.44M	26.77M	5.36M
Median Active Inventory Listing Price	\$255,000			\$129,000	\$216,500	\$320,000	\$650,000

November 2025



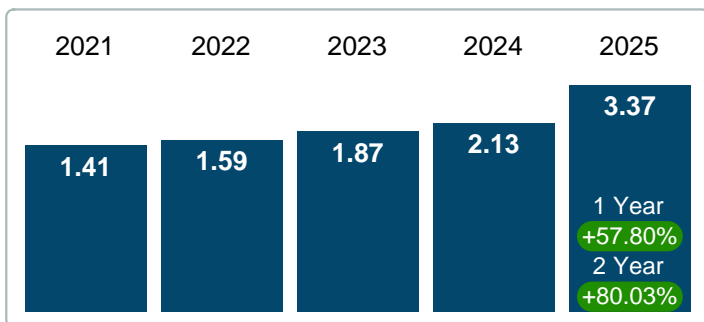
Area Delimited by County Of Washington - Residential Property Type



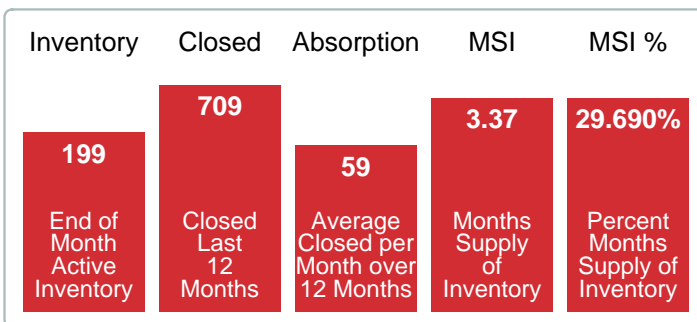
MONTHS SUPPLY of INVENTORY (MSI)

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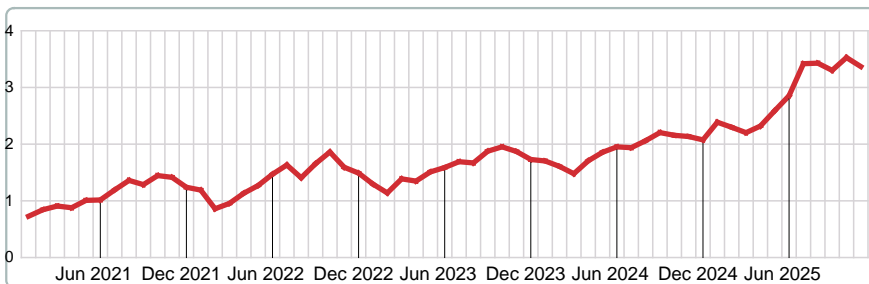
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2025

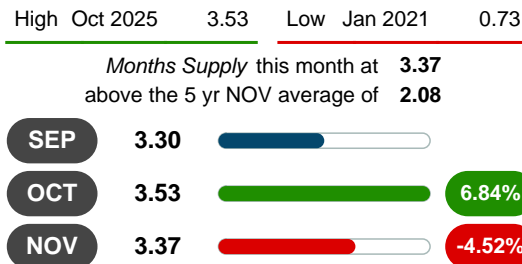


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 2.08



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



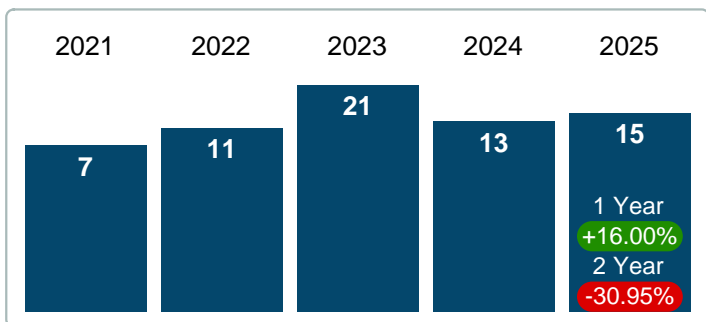
Area Delimited by County Of Washington - Residential Property Type



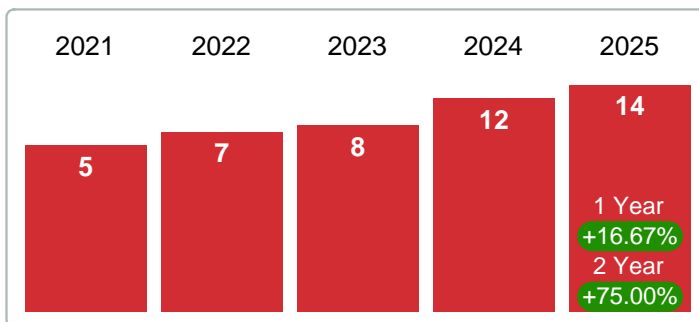
MEDIAN DAYS ON MARKET TO SALE

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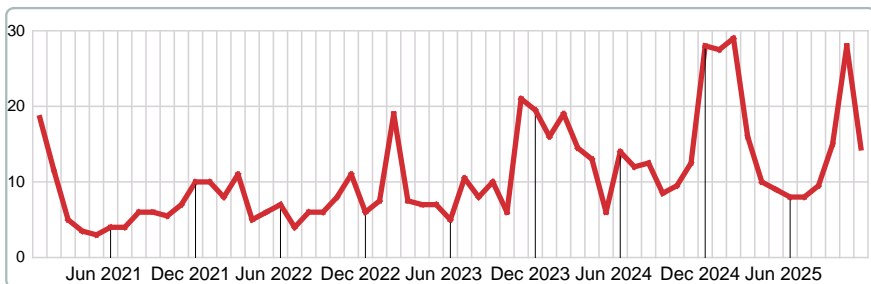
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

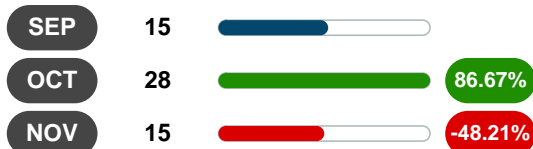


3 MONTHS

5 year NOV AVG = 13

High Feb 2025 29 Low May 2021 3

Median Days on Market to Sale this month at 15 above the 5 yr NOV average of 13



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	10.00%	8	72	5	11	0
\$75,001 - \$100,000	7.50%	18	18	30	0	0
\$100,001 - \$150,000	17.50%	30	121	19	0	0
\$150,001 - \$225,000	30.00%	8	0	16	3	0
\$225,001 - \$250,000	7.50%	9	0	9	0	0
\$250,001 - \$375,000	12.50%	77	0	172	117	38
\$375,001 and up	15.00%	57	0	41	112	71
Median Closed DOM		15	70	11	11	55
Total Closed Units	100%	40	4	23	11	2
Total Closed Volume		8,223,200	308.00K	4.65M	2.63M	642.00K

November 2025



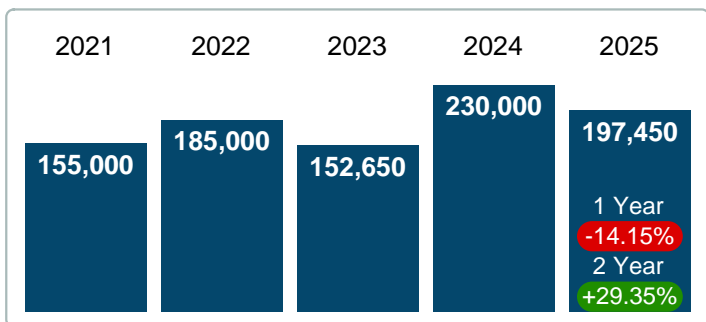
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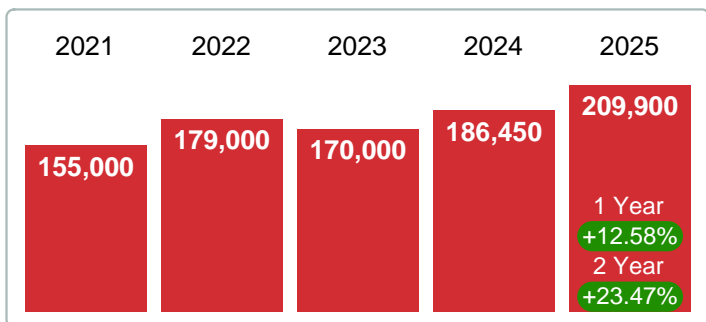
MEDIAN LIST PRICE AT CLOSING

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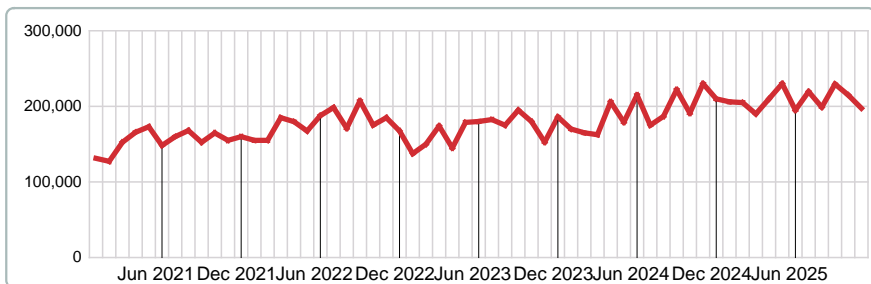
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

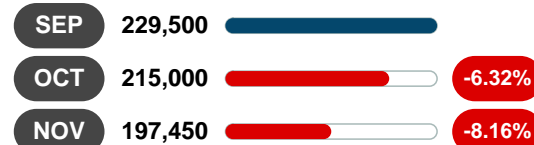


3 MONTHS

5 year NOV AVG = 184,020

High May 2025 230,000 Low Feb 2021 127,250

Median List Price at Closing this month at 197,450 above the 5 yr NOV average of 184,020



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	10.00%	51,500	51,500	60,000	40,000	0
\$75,001 - \$100,000	7.50%	82,500	82,500	89,000	0	0
\$100,001 - \$150,000	15.00%	119,250	130,000	113,500	0	0
\$150,001 - \$225,000	35.00%	197,450	0	190,000	197,450	0
\$225,001 - \$250,000	7.50%	249,900	0	244,950	249,900	0
\$250,001 - \$375,000	10.00%	274,950	0	305,000	270,000	279,900
\$375,001 and up	15.00%	410,500	0	415,000	427,500	390,000
Median List Price		197,450	67,250	175,000	215,000	334,950
Total Closed Units	100%	197,450	4	23	11	2
Total Closed Volume		8,368,696	315.50K	4.76M	2.63M	669.90K

November 2025



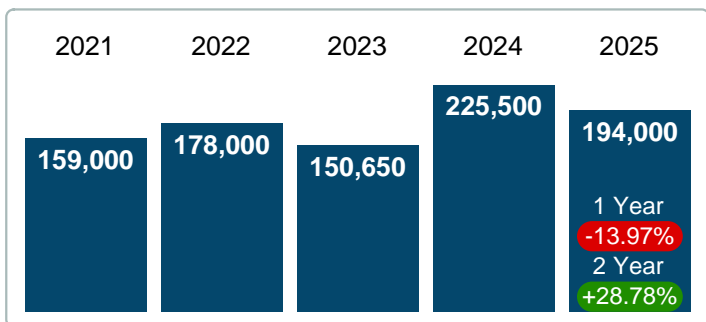
Area Delimited by County Of Washington - Residential Property Type



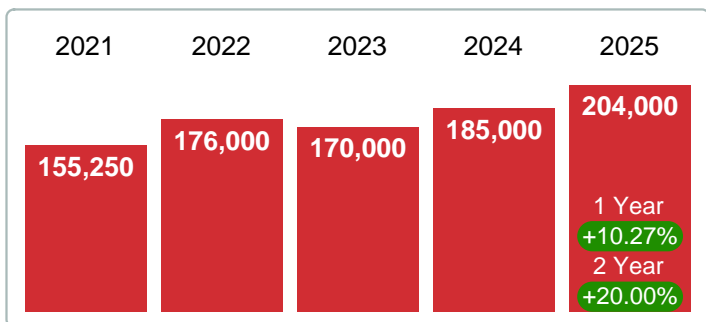
MEDIAN SOLD PRICE AT CLOSING

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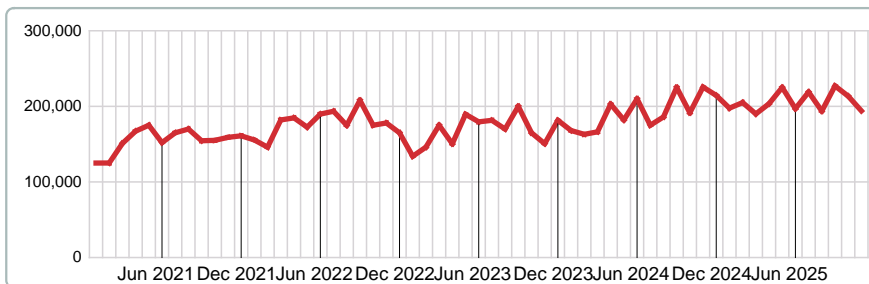
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

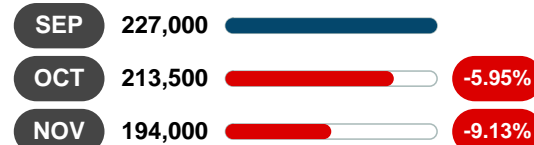


3 MONTHS

5 year NOV AVG = 181,430

High Sep 2025 227,000 Low Jan 2021 125,000

Median Sold Price at Closing this month at 194,000 above the 5 yr NOV average of 181,430



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	4	10.00%	50,500	51,500	50,000	36,000	0
\$75,001 - \$100,000	3	7.50%	85,000	80,000	88,500	0	0
\$100,001 - \$150,000	7	17.50%	125,000	125,000	122,750	0	0
\$150,001 - \$225,000	12	30.00%	194,000	0	181,000	200,000	0
\$225,001 - \$250,000	3	7.50%	232,500	0	232,500	0	0
\$250,001 - \$375,000	5	12.50%	261,000	0	276,500	259,950	257,000
\$375,001 and up	6	15.00%	405,000	0	415,000	426,000	385,000
Median Sold Price			194,000	66,000	169,000	215,000	321,000
Total Closed Units		100%	194,000	4	23	11	2
Total Closed Volume			8,223,200	308.00K	4.65M	2.63M	642.00K

November 2025



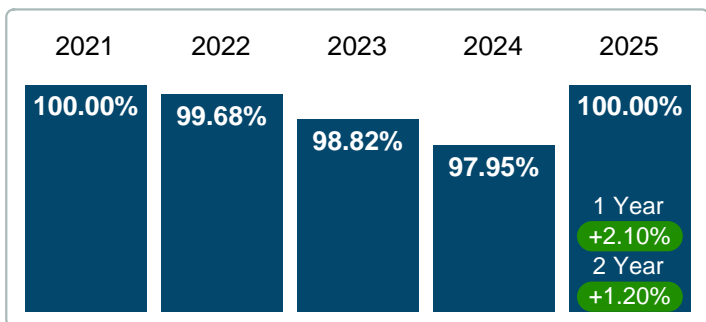
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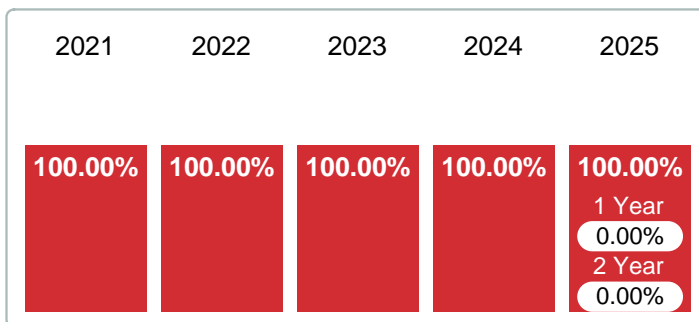
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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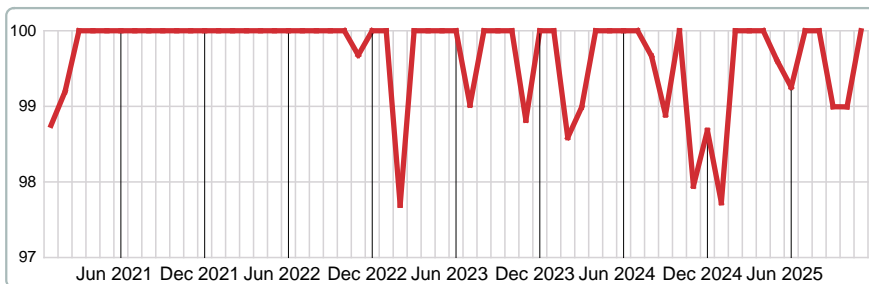
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

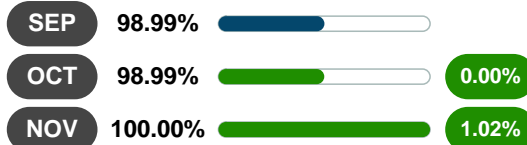


3 MONTHS

5 year NOV AVG = 99.29%

High Nov 2025 100.00% Low Feb 2023 97.69%

Median Sold/List Ratio this month at **100.00%** above the 5 yr NOV average of **99.29%**



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	4	10.00%	95.00%	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%	100.00%	96.15%	101.91%	0.00%	0.00%
\$150,001 - \$225,000	12	30.00%	99.11%	0.00%	96.70%	100.00%	0.00%
\$225,001 - \$250,000	3	7.50%	100.00%	0.00%	100.00%	0.00%	0.00%
\$250,001 - \$375,000	5	12.50%	98.15%	0.00%	91.83%	100.07%	91.82%
\$375,001 and up	6	15.00%	99.36%	0.00%	100.00%	99.54%	98.72%
Median Sold/List Ratio		100.00%		98.48%	100.00%	100.00%	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



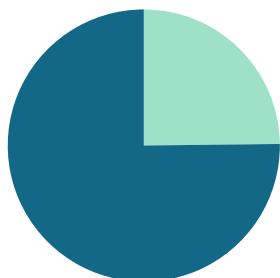
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY

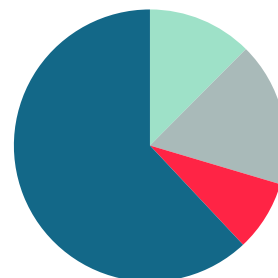


Inventory
 New Listings
69 = 24.82%
 Start Inventory
209
 Total Inventory Units
278
 Volume
\$84,525,220

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%
Median List Price	230,000	197,450	-14.15%	186,450	209,900	12.58%
Median Sale Price	225,500	194,000	-13.97%	185,000	204,000	10.27%
Median Percent of Selling Price to List Price	97.95%	100.00%	2.10%	100.00%	100.00%	0.00%
Median Days on Market to Sale	12.50	14.50	16.00%	12.00	14.00	16.67%
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%

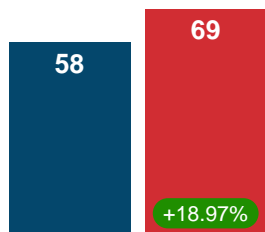
Absorption: Last 12 months, an Average of **59** Sales/Month

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

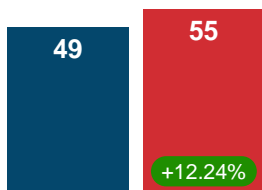
NOVEMBER MARKET

MEDIAN PRICES

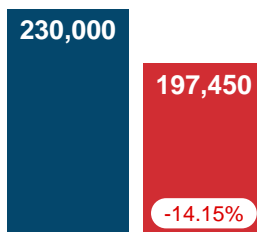
New Listings



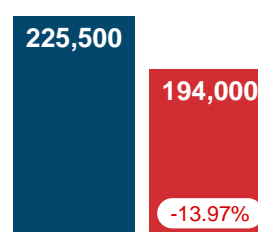
Pending Listings



List Price



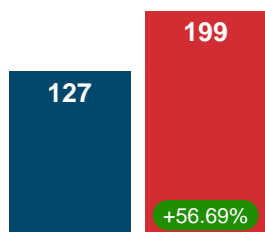
Sale Price



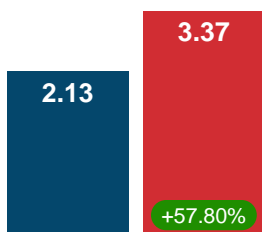
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

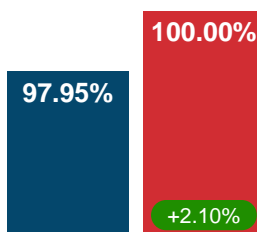
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

