

December 2025



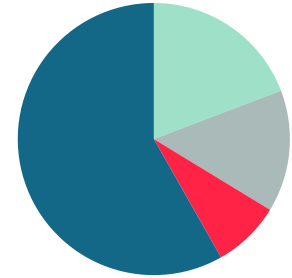
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 12, 2026 for MLS Technology Inc.

Compared Metrics	December		
	2024	2025	+/-%
Closed Listings	47	69	46.81%
Pending Listings	59	52	-11.86%
New Listings	61	65	6.56%
Average List Price	220,324	303,617	37.80%
Average Sale Price	217,216	294,804	35.72%
Average Percent of Selling Price to List Price	97.97%	97.30%	-0.68%
Average Days on Market to Sale	25.32	45.42	79.39%
End of Month Inventory	168	209	24.40%
Months Supply of Inventory	2.72	3.38	24.24%



Absorption: Last 12 months, an Average of **62** Sales/Month
Active Inventory as of December 31, 2025 = **209**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2025 rose **24.40%** to 209 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **3.38** 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 **35.72%** in December 2025 to \$294,804 versus the previous year at \$217,216.

Average Days on Market Lengthens

The average number of **45.42** days that homes spent on the market before selling increased by 20.10 days or **79.39%** in December 2025 compared to last year's same month at **25.32** DOM.

Sales Success for December 2025 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 65 New Listings in December 2025, up **6.56%** from last year at 61. Furthermore, there were 69 Closed Listings this month versus last year at 47, a **46.81%** increase.

Closed versus Listed trends yielded a **106.2%** ratio, up from previous year's, December 2024, at **77.0%**, a **37.77%** upswing. This will certainly create pressure on an increasing Monthly $\frac{1}{2}$ 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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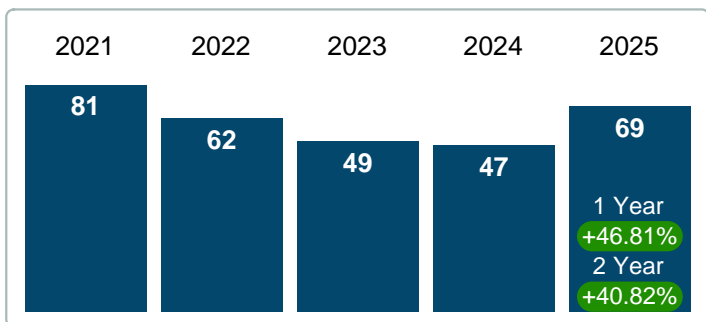
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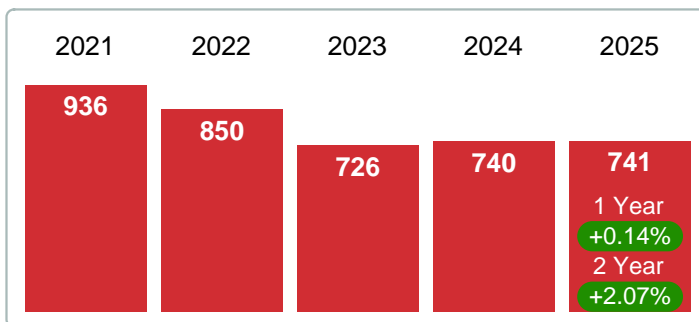
CLOSED LISTINGS

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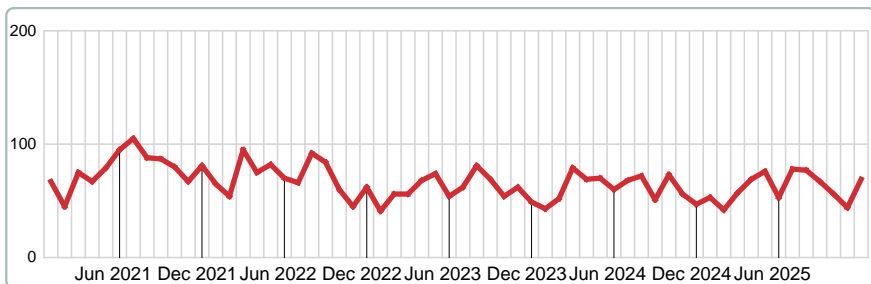
DECEMBER



YEAR TO DATE (YTD)

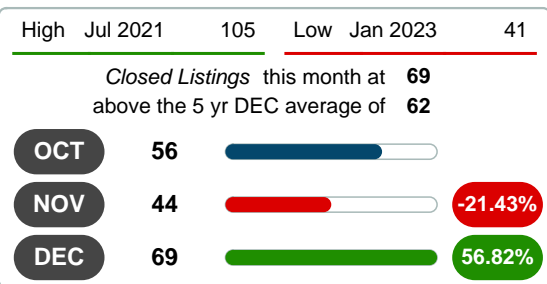


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 62



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	5	7.25%	29.4	2	3	0	0
\$125,001 - \$175,000	9	13.04%	42.8	3	6	0	0
\$175,001 - \$200,000	9	13.04%	40.3	1	8	0	0
\$200,001 - \$250,000	19	27.54%	36.1	2	15	1	1
\$250,001 - \$350,000	10	14.49%	55.7	2	5	3	0
\$350,001 - \$575,000	10	14.49%	65.4	1	4	3	2
\$575,001 and up	7	10.14%	48.9	1	0	4	2
Total Closed Units	69			12	41	11	5
Total Closed Volume	20,341,465	100%	45.4	2.97M	9.34M	5.62M	2.42M
Average Closed Price	\$294,804			\$247,200	\$227,782	\$510,909	\$483,200

December 2025



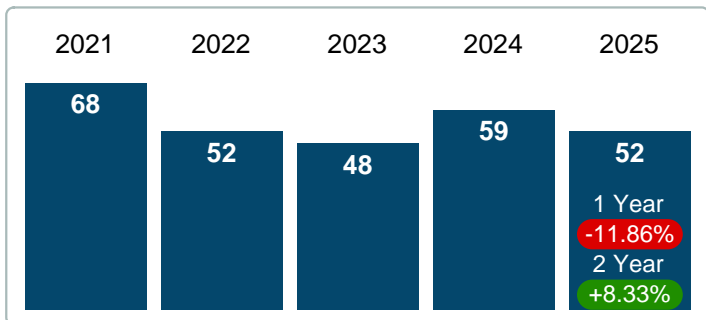
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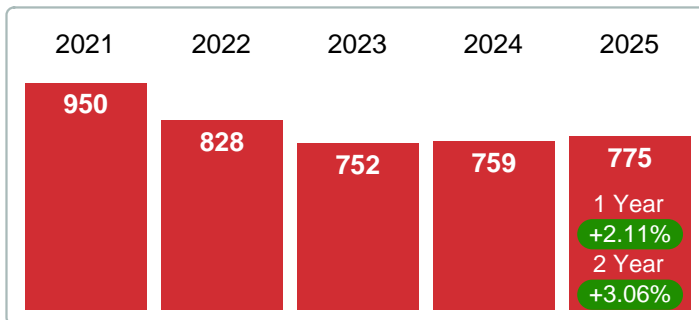
PENDING LISTINGS

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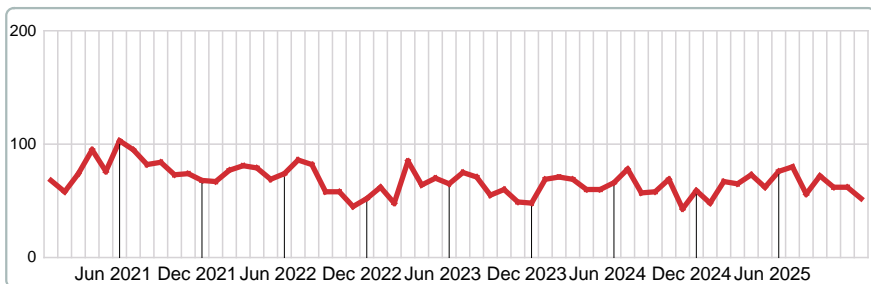
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 56

High Jun 2021 103 Low Nov 2024 43

Pending Listings this month at 52 below the 5 yr DEC average of 56



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	7.69%	73.0	3	1	0	0
\$75,001 - \$150,000	6	11.54%	48.8	5	0	1	0
\$150,001 - \$175,000	6	11.54%	39.3	1	4	1	0
\$175,001 - \$225,000	15	28.85%	53.7	0	14	0	1
\$225,001 - \$325,000	9	17.31%	46.7	1	7	1	0
\$325,001 - \$375,000	6	11.54%	85.5	0	4	2	0
\$375,001 and up	6	11.54%	83.5	2	1	0	3
Total Pending Units	52			12	31	5	4
Total Pending Volume	13,668,393	100%	58.8	2.18M	8.52M	1.30M	1.66M
Average Listing Price	\$262,854			\$182,000	\$274,878	\$259,680	\$416,195

December 2025



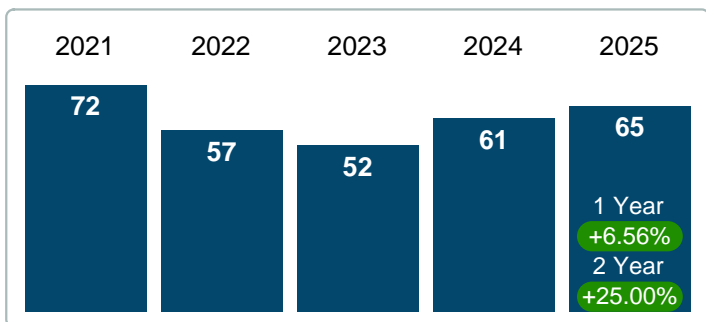
Area Delimited by County Of Creek - Residential Property Type



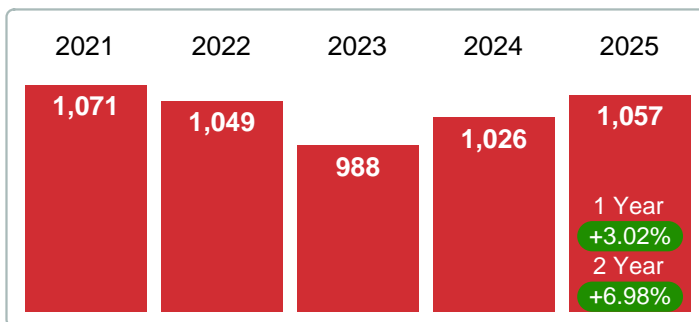
NEW LISTINGS

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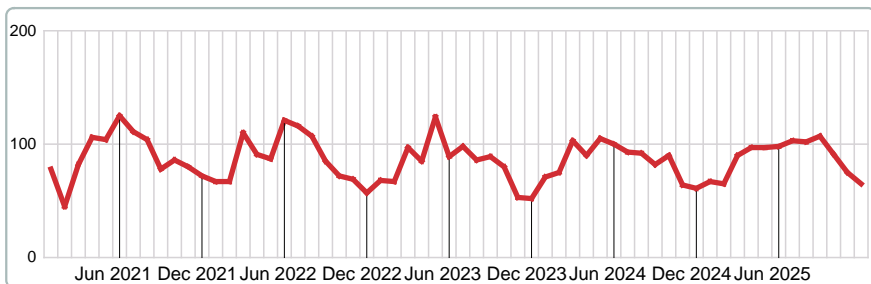
DECEMBER



YEAR TO DATE (YTD)

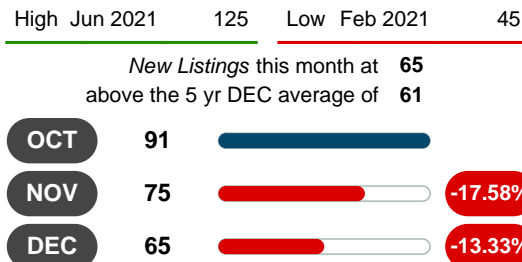


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 61



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	5	7.69%	2	3	0	0
\$150,001 - \$175,000	6	9.23%	3	3	0	0
\$175,001 - \$200,000	10	15.38%	3	7	0	0
\$200,001 - \$275,000	18	27.69%	1	14	3	0
\$275,001 - \$300,000	10	15.38%	0	7	3	0
\$300,001 - \$400,000	9	13.85%	1	6	2	0
\$400,001 and up	7	10.77%	0	4	2	1
Total New Listed Units	65		10	44	10	1
Total New Listed Volume	18,235,519	100%	1.88M	11.67M	3.93M	749.90K
Average New Listed Listing Price	\$280,546		\$188,170	\$265,229	\$393,386	\$749,900

December 2025



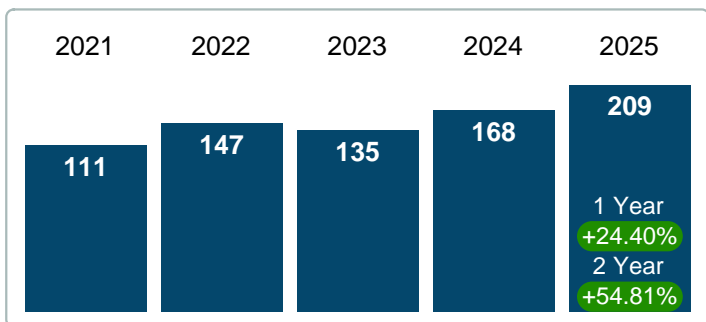
Area Delimited by County Of Creek - Residential Property Type



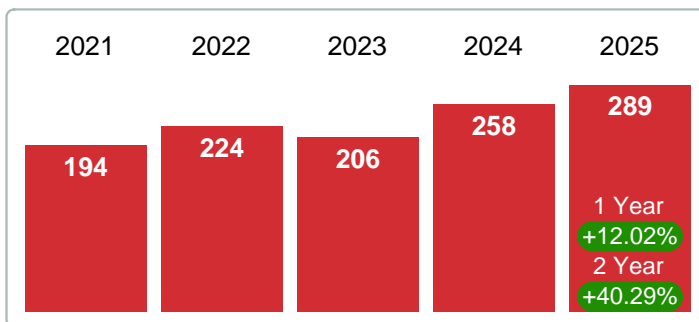
ACTIVE INVENTORY

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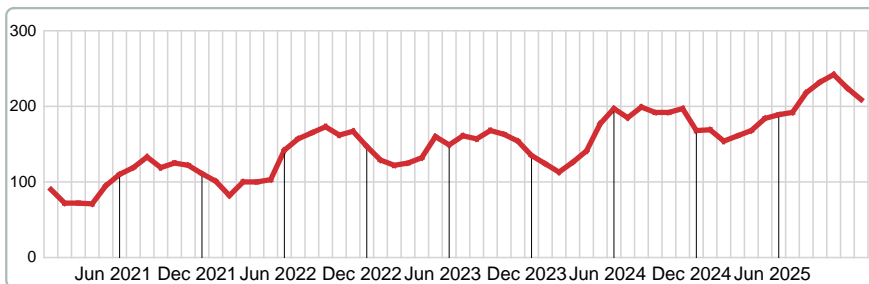
END OF DECEMBER



ACTIVE DURING DECEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 154

High Oct 2025 242 Low Apr 2021 71

Inventory this month at **209**
above the 5 yr DEC average of **154**



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	13	6.22%	96.9	6	6	0	1
\$125,001 - \$175,000	27	12.92%	79.5	7	16	4	0
\$175,001 - \$200,000	21	10.05%	70.6	4	16	1	0
\$200,001 - \$275,000	53	25.36%	79.0	1	37	11	4
\$275,001 - \$375,000	41	19.62%	68.8	2	22	15	2
\$375,001 - \$575,000	29	13.88%	109.2	1	11	15	2
\$575,001 and up	25	11.96%	103.0	1	7	10	7
Total Active Inventory by Units	209			22	115	56	16
Total Active Inventory by Volume	76,686,212	100%	84.4	4.52M	33.20M	27.74M	11.23M
Average Active Inventory Listing Price	\$366,920			\$205,623	\$288,654	\$495,287	\$701,949

December 2025



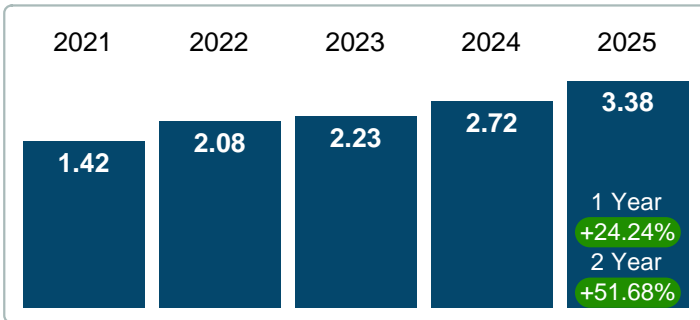
Area Delimited by County Of Creek - Residential Property Type



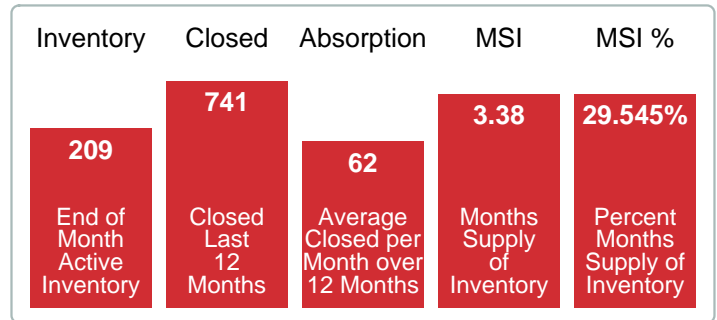
MONTHS SUPPLY of INVENTORY (MSI)

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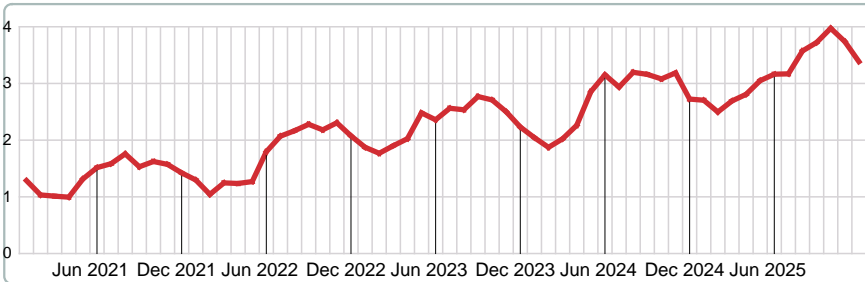
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025

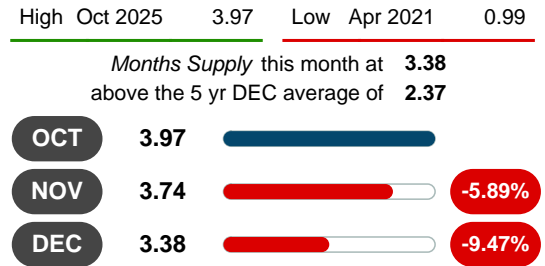


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 2.37



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	13	6.22%	1.95	2.12	1.64	0.00	0.00
\$125,001 - \$175,000	27	12.92%	2.66	2.80	2.37	4.80	0.00
\$175,001 - \$200,000	21	10.05%	3.32	6.00	3.15	1.71	0.00
\$200,001 - \$275,000	53	25.36%	2.81	0.75	2.64	3.57	9.60
\$275,001 - \$375,000	41	19.62%	4.03	4.80	3.47	5.63	2.67
\$375,001 - \$575,000	29	13.88%	4.64	6.00	4.55	4.74	4.00
\$575,001 and up	25	11.96%	7.50	12.00	8.40	6.67	7.64
Market Supply of Inventory (MSI)			3.38	2.75	2.94	4.67	6.00
Total Active Inventory by Units		100%	3.38	22	115	56	16

December 2025



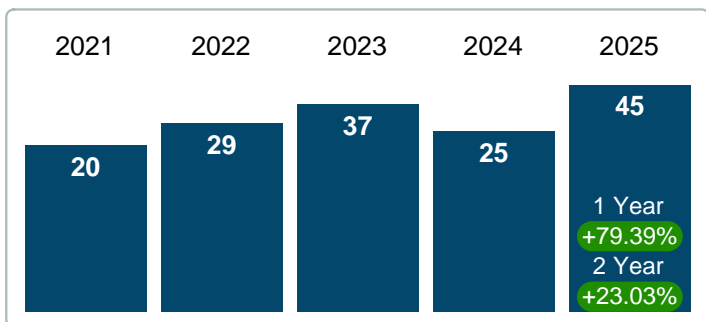
Area Delimited by County Of Creek - Residential Property Type



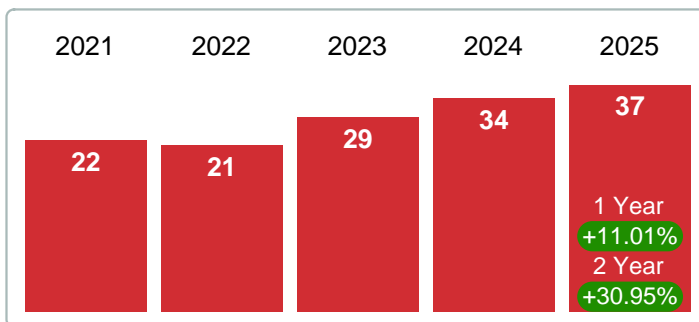
AVERAGE DAYS ON MARKET TO SALE

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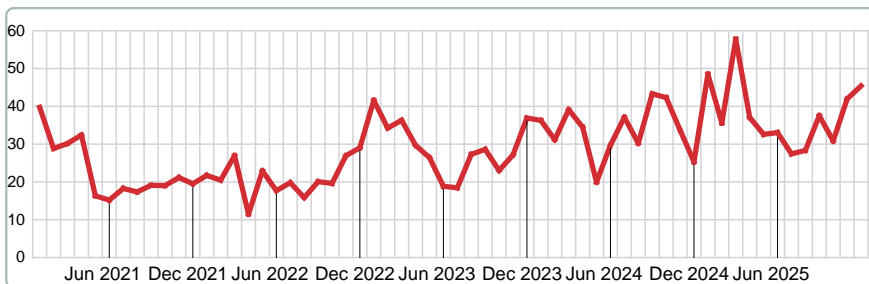
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

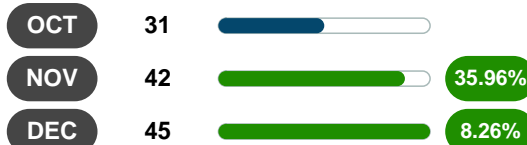


3 MONTHS

5 year DEC AVG = 31

High Mar 2025 58 Low Apr 2022 11

Average Days on Market to Sale this month at 45 above the 5 yr DEC 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	7.25%	29	5	46	0	0
\$125,001 - \$175,000	13.04%	43	63	33	0	0
\$175,001 - \$200,000	13.04%	40	6	45	0	0
\$200,001 - \$250,000	27.54%	36	25	35	35	72
\$250,001 - \$350,000	14.49%	56	70	77	10	0
\$350,001 - \$575,000	14.49%	65	54	52	92	58
\$575,001 and up	10.14%	49	5	0	66	38
Average Closed DOM		45	38	44	55	53
Total Closed Units	100%	69	12	41	11	5
Total Closed Volume		20,341,465	2.97M	9.34M	5.62M	2.42M

December 2025



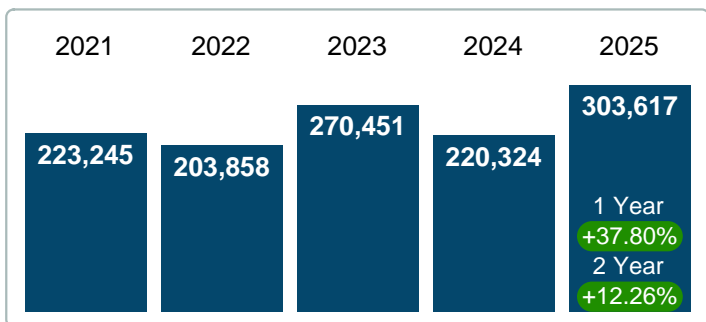
Area Delimited by County Of Creek - Residential Property Type



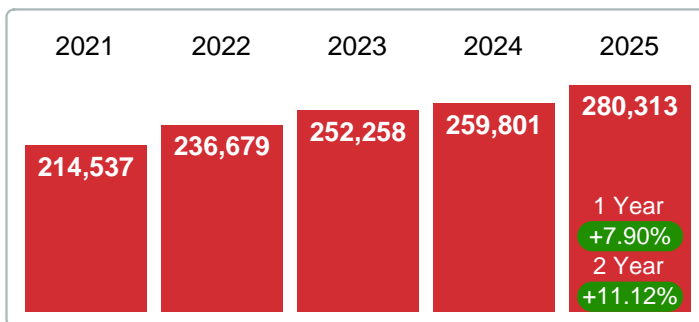
AVERAGE LIST PRICE AT CLOSING

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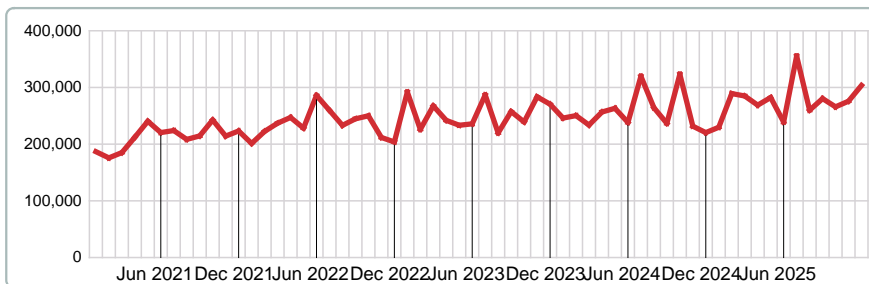
DECEMBER



YEAR TO DATE (YTD)

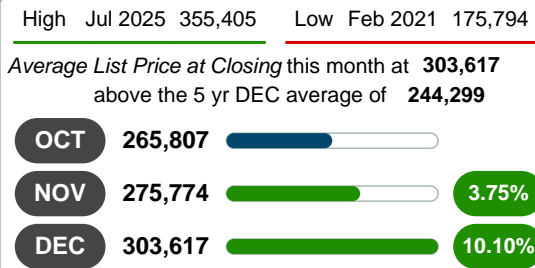


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 244,299



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	4	5.80%	87,200	101,950	96,633	0	0
\$125,001 - \$175,000	10	14.49%	151,990	147,300	155,500	0	0
\$175,001 - \$200,000	8	11.59%	185,337	180,000	189,712	0	0
\$200,001 - \$250,000	18	26.09%	225,420	214,450	229,231	260,000	245,000
\$250,001 - \$350,000	12	17.39%	294,483	265,000	305,000	321,333	0
\$350,001 - \$575,000	10	14.49%	439,830	395,000	451,075	459,000	403,500
\$575,001 and up	7	10.14%	801,214	895,000	0	813,375	730,000
Average List Price			303,617	256,225	231,911	532,227	502,400
Total Closed Units		100%	303,617	12	41	11	5
Total Closed Volume			20,949,562	3.07M	9.51M	5.85M	2.51M

December 2025



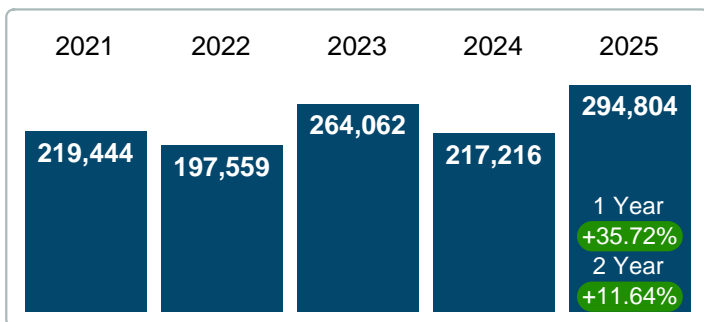
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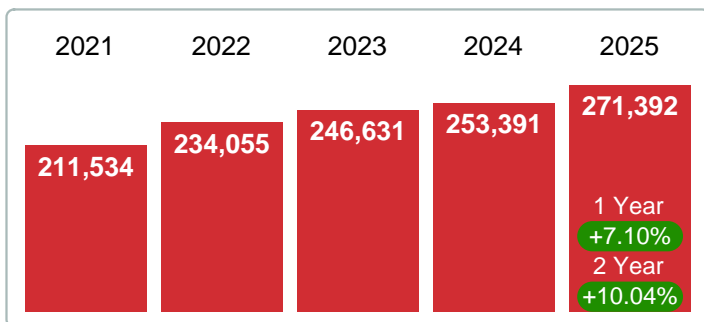
AVERAGE SOLD PRICE AT CLOSING

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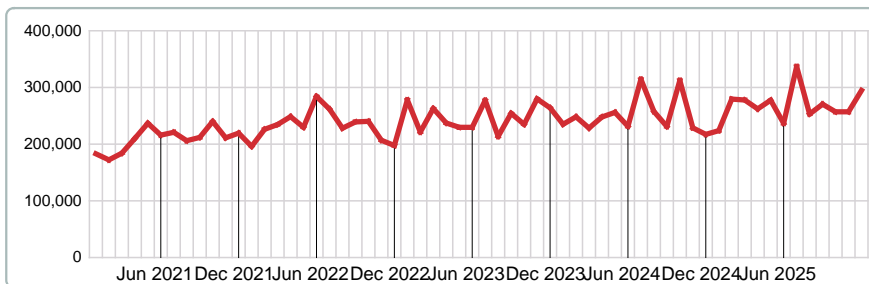
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

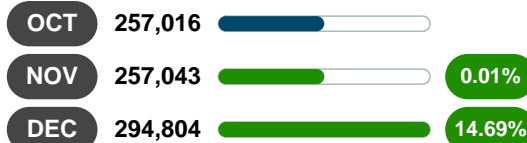


3 MONTHS

5 year DEC AVG = 238,617

High Jul 2025 336,900 Low Feb 2021 172,253

Average Sold Price at Closing this month at **294,804** above the 5 yr DEC average of **238,617**



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	7.25%	89,480	92,000	87,800	0	0
\$125,001 - \$175,000	13.04%	147,833	133,333	155,083	0	0
\$175,001 - \$200,000	13.04%	185,100	177,500	186,050	0	0
\$200,001 - \$250,000	27.54%	227,114	212,450	228,351	240,000	225,000
\$250,001 - \$350,000	14.49%	291,050	262,000	297,300	300,000	0
\$350,001 - \$575,000	14.49%	426,600	366,000	436,250	449,667	403,000
\$575,001 and up	10.14%	772,286	890,000	0	782,750	692,500
Average Sold Price		294,804	247,200	227,782	510,909	483,200
Total Closed Units	100%	294,804	12	41	11	5
Total Closed Volume		20,341,465	2.97M	9.34M	5.62M	2.42M

December 2025



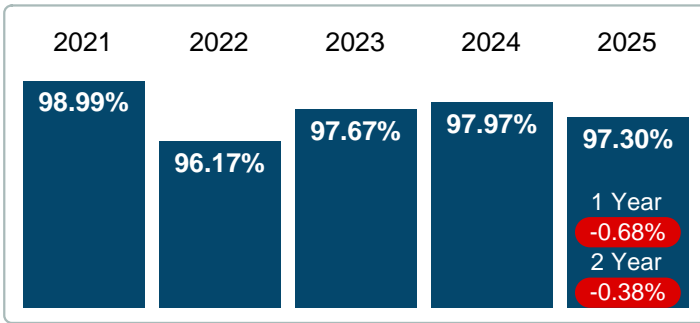
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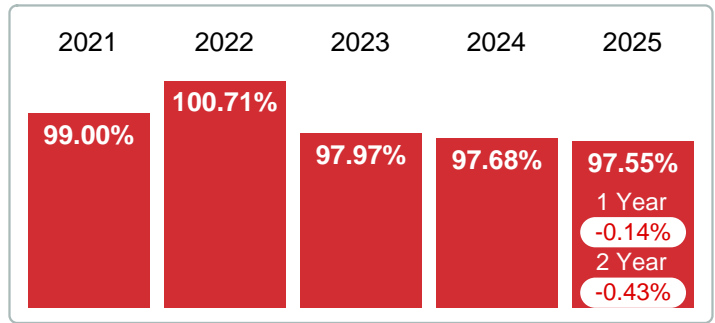
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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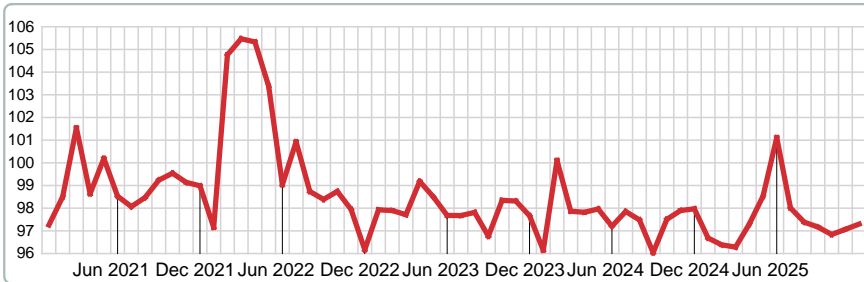
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

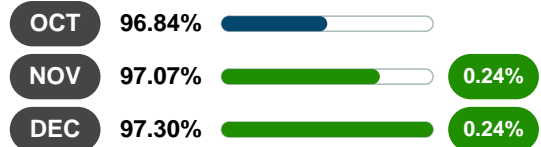


3 MONTHS

5 year DEC AVG = 97.62%

High Mar 2022 105.47% Low Sep 2024 96.04%

Average Sold/List Ratio this month at **97.30%**
below the 5 yr DEC average of **97.62%**



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	5	7.25%	92.59%	91.10%	93.59%	0.00%	0.00%
\$125,001 - \$175,000	9	13.04%	96.83%	90.71%	99.89%	0.00%	0.00%
\$175,001 - \$200,000	9	13.04%	98.21%	98.61%	98.17%	0.00%	0.00%
\$200,001 - \$250,000	19	27.54%	98.84%	99.09%	99.71%	92.31%	91.84%
\$250,001 - \$350,000	10	14.49%	96.68%	98.85%	97.76%	93.44%	0.00%
\$350,001 - \$575,000	10	14.49%	97.59%	92.66%	96.82%	98.64%	100.02%
\$575,001 and up	7	10.14%	96.36%	99.44%	0.00%	95.92%	95.71%
Average Sold/List Ratio		97.30%		95.08%	98.47%	95.66%	96.66%
Total Closed Units		69	100%	12	41	11	5
Total Closed Volume		20,341,465		2.97M	9.34M	5.62M	2.42M

December 2025



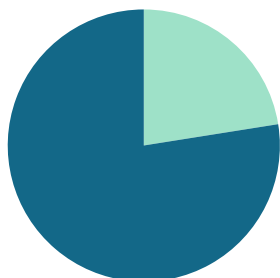
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

Report produced on Jan 12, 2026 for MLS Technology Inc.

INVENTORY

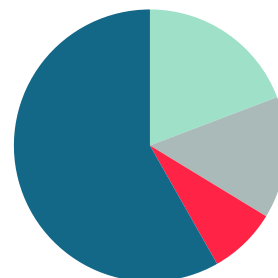


Inventory
 New Listings
65 = 22.49%
 Start Inventory
224
 Total Inventory Units
289
 Volume
\$96,973,604

Market Activity

Closed Sales
69 = 19.22%
 Pending Sales
52 = 14.48%
 Other Off Market
29 = 8.08%
 Active Inventory
209 = 58.22%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	47	69	46.81%	740	741	0.14%
Pending Sales	59	52	-11.86%	759	775	2.11%
New Listings	61	65	6.56%	1,026	1,057	3.02%
Average List Price	220,324	303,617	37.80%	259,801	280,313	7.90%
Average Sale Price	217,216	294,804	35.72%	253,391	271,392	7.10%
Average Percent of Selling Price to List Price	97.97%	97.30%	-0.68%	97.68%	97.55%	-0.14%
Average Days on Market to Sale	25.32	45.42	79.39%	33.66	37.37	11.01%
Monthly Inventory	168	209	24.40%	168	209	24.40%
Months Supply of Inventory	2.72	3.38	24.24%	2.72	3.38	24.24%

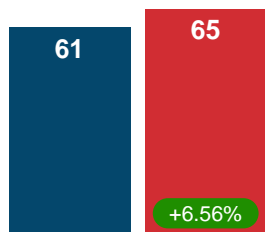
Absorption: Last 12 months, an Average of **62** Sales/Month

Inventory on December 31, 2025 = **209** 2024 2025

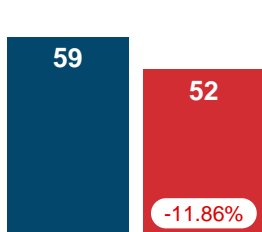
DECEMBER MARKET

AVERAGE PRICES

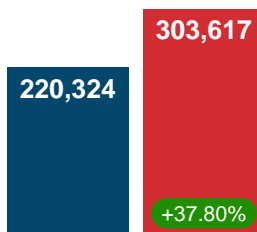
New Listings



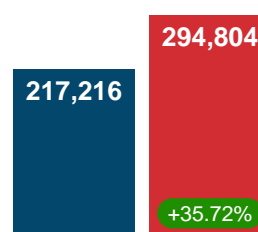
Pending Listings



List Price



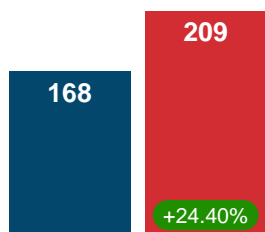
Sale Price



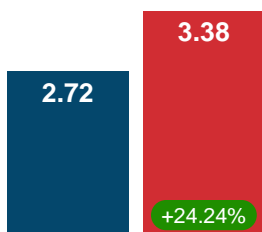
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

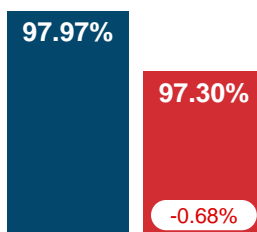
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

