

December 2025



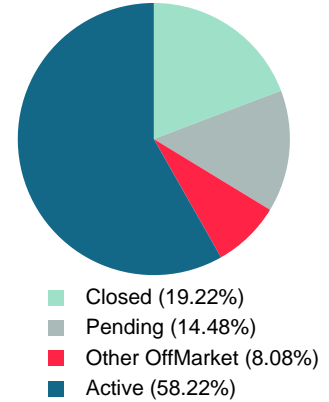
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	189,000	229,000	21.16%
Median Sale Price	197,500	229,000	15.95%
Median Percent of Selling Price to List Price	100.00%	98.83%	-1.17%
Median Days on Market to Sale	14.00	35.00	150.00%
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.

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 **15.95%** in December 2025 to \$229,000 versus the previous year at \$197,500.

Median Days on Market Lengthens

The median number of **35.00** days that homes spent on the market before selling increased by 21.00 days or **150.00%** in December 2025 compared to last year's same month at **14.00** DOM.

Sales Success for December 2025 is Positive

Overall, with Median 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 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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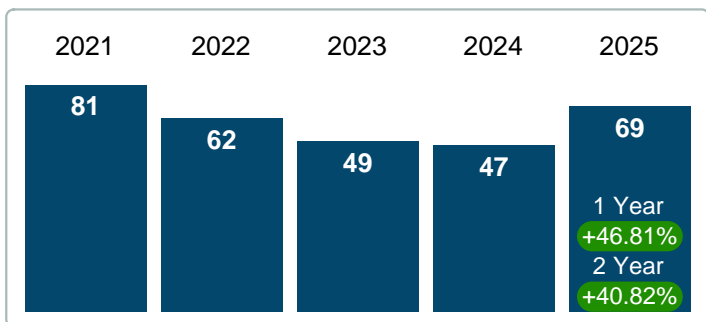
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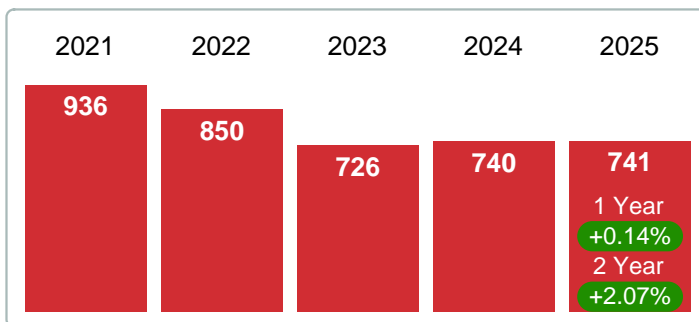
CLOSED LISTINGS

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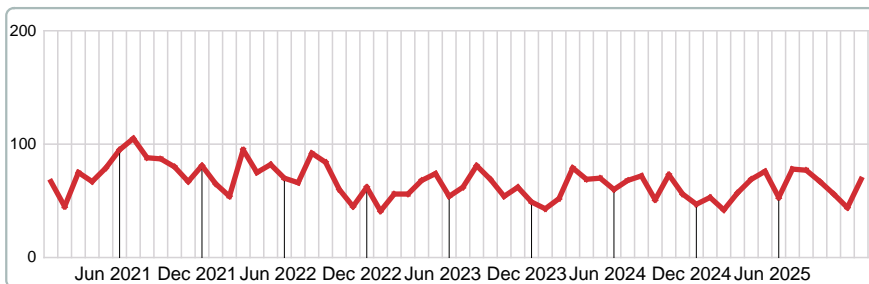
DECEMBER



YEAR TO DATE (YTD)

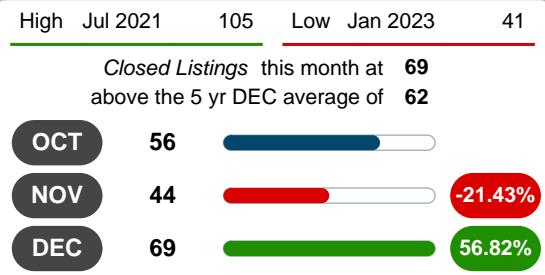


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 62



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5	7.25%	8.0	2	3	0	0
\$125,001 - \$175,000	9	13.04%	29.0	3	6	0	0
\$175,001 - \$200,000	9	13.04%	37.0	1	8	0	0
\$200,001 - \$250,000	19	27.54%	38.0	2	15	1	1
\$250,001 - \$350,000	10	14.49%	39.5	2	5	3	0
\$350,001 - \$575,000	10	14.49%	55.5	1	4	3	2
\$575,001 and up	7	10.14%	40.0	1	0	4	2
Total Closed Units	69			12	41	11	5
Total Closed Volume	20,341,465	100%	35.0	2.97M	9.34M	5.62M	2.42M
Median Closed Price	\$229,000			\$193,700	\$219,999	\$478,000	\$450,000

December 2025



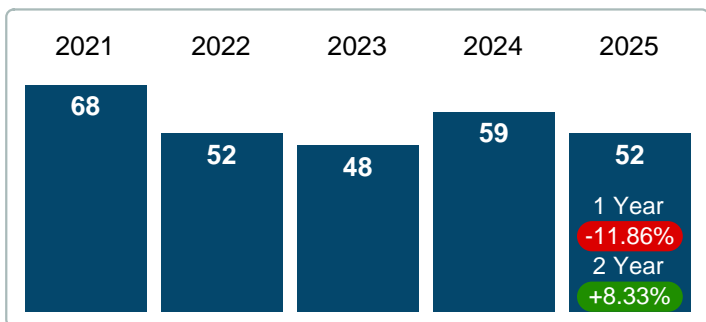
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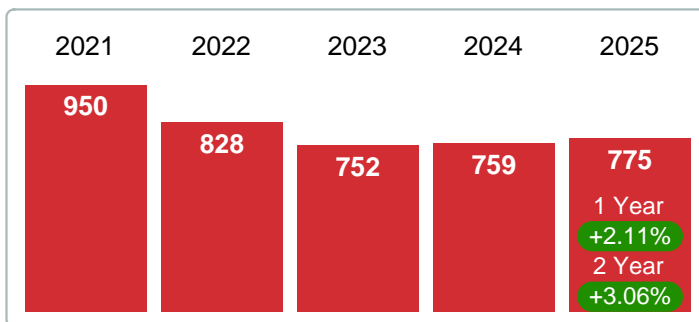
PENDING LISTINGS

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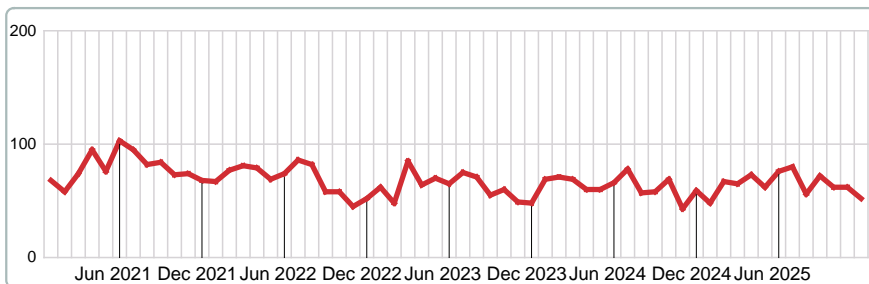
DECEMBER



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	7.69%	66.5	3	1	0	0
\$75,001 - \$150,000	6	11.54%	31.5	5	0	1	0
\$150,001 - \$175,000	6	11.54%	26.0	1	4	1	0
\$175,001 - \$225,000	15	28.85%	60.0	0	14	0	1
\$225,001 - \$325,000	9	17.31%	26.0	1	7	1	0
\$325,001 - \$375,000	6	11.54%	54.0	0	4	2	0
\$375,001 and up	6	11.54%	63.0	2	1	0	3
Total Pending Units	52			12	31	5	4
Total Pending Volume	13,668,393	100%	39.5	2.18M	8.52M	1.30M	1.66M
Median Listing Price	\$217,940			\$114,850	\$222,400	\$296,900	\$464,950

December 2025



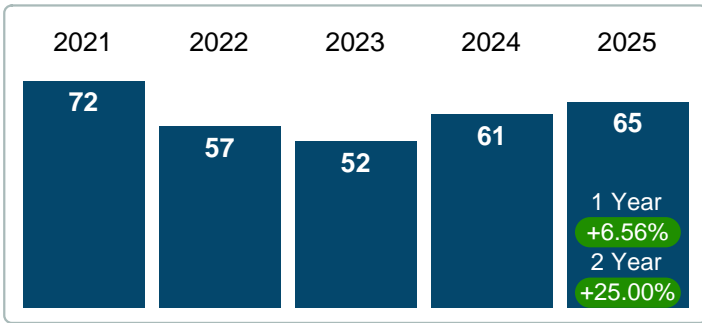
Area Delimited by County Of Creek - Residential Property Type



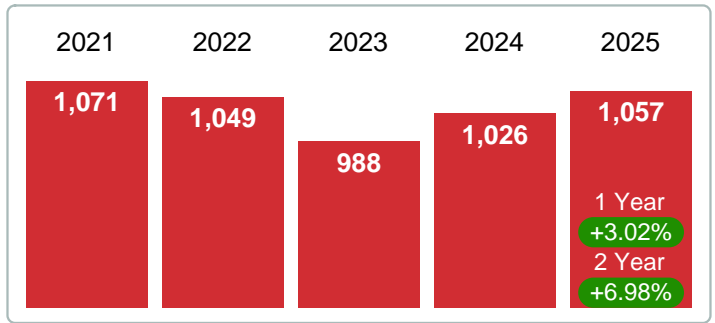
NEW LISTINGS

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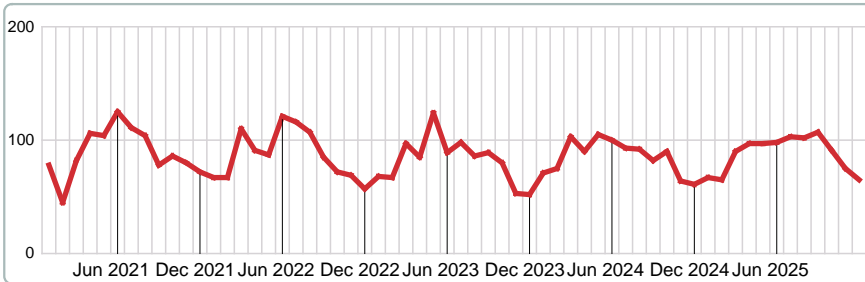
DECEMBER



YEAR TO DATE (YTD)

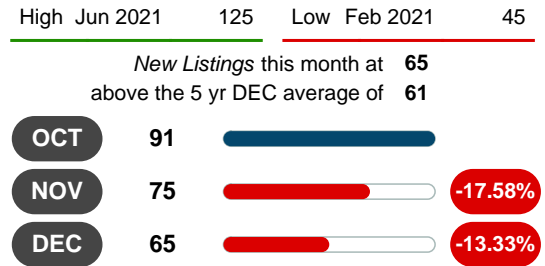


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$239,610		\$179,000	\$243,950	\$298,500	\$749,900

December 2025



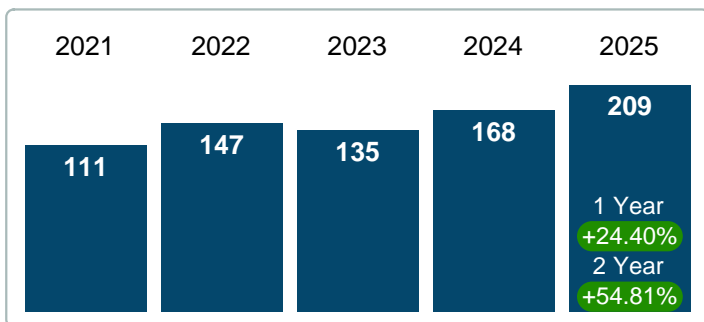
Area Delimited by County Of Creek - Residential Property Type



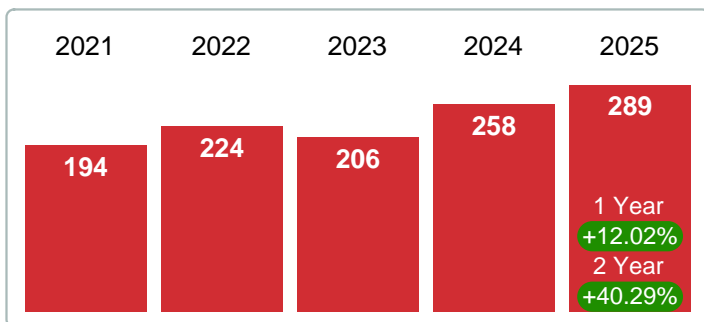
ACTIVE INVENTORY

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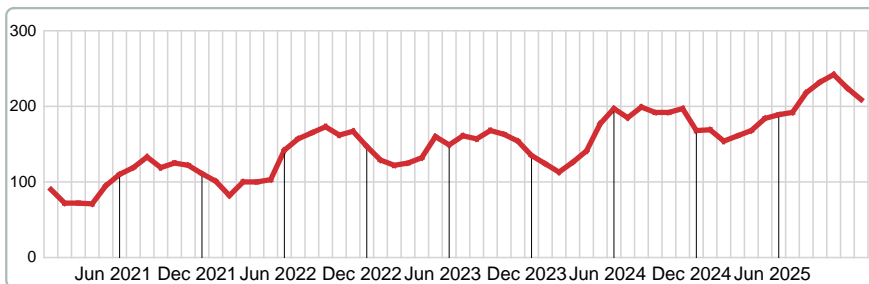
END OF DECEMBER



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	13	6.22%	87.0	6	6	0	1
\$125,001 - \$175,000	27	12.92%	67.0	7	16	4	0
\$175,001 - \$200,000	21	10.05%	54.0	4	16	1	0
\$200,001 - \$275,000	53	25.36%	90.0	1	37	11	4
\$275,001 - \$375,000	41	19.62%	48.0	2	22	15	2
\$375,001 - \$575,000	29	13.88%	105.0	1	11	15	2
\$575,001 and up	25	11.96%	67.0	1	7	10	7
Total Active Inventory by Units	209			22	115	56	16
Total Active Inventory by Volume	76,686,212	100%	76.0	4.52M	33.20M	27.74M	11.23M
Median Active Inventory Listing Price	\$255,000			\$158,450	\$235,000	\$342,500	\$527,000

December 2025



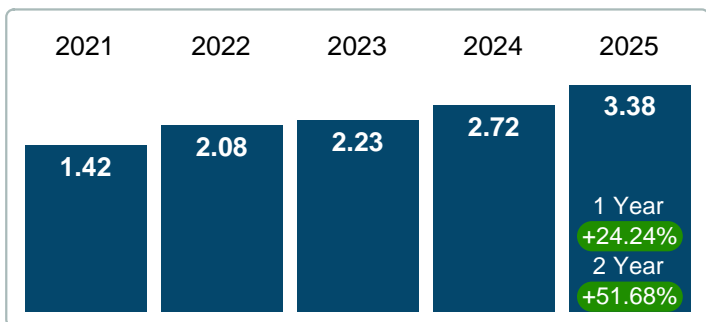
Area Delimited by County Of Creek - Residential Property Type



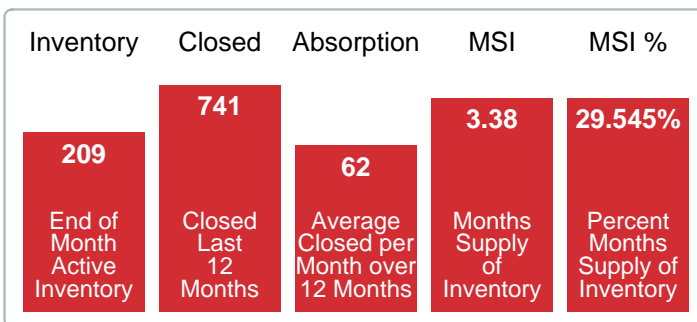
MONTHS SUPPLY of INVENTORY (MSI)

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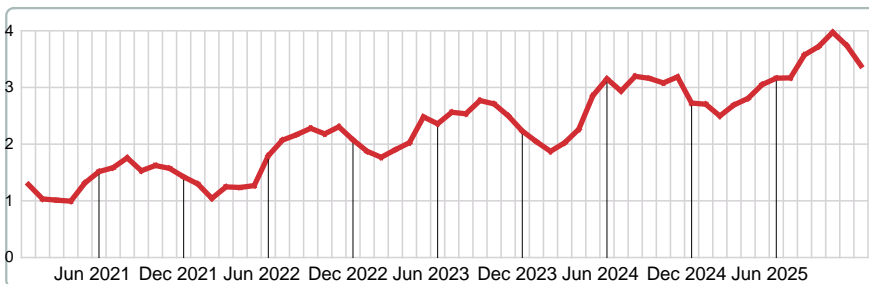
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025

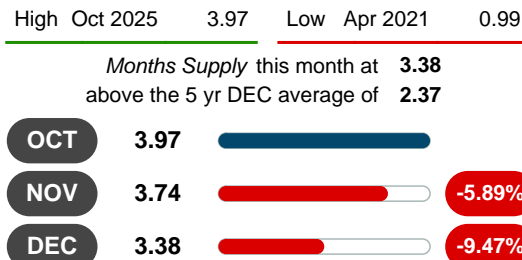


5 YEAR MARKET ACTIVITY TRENDS



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



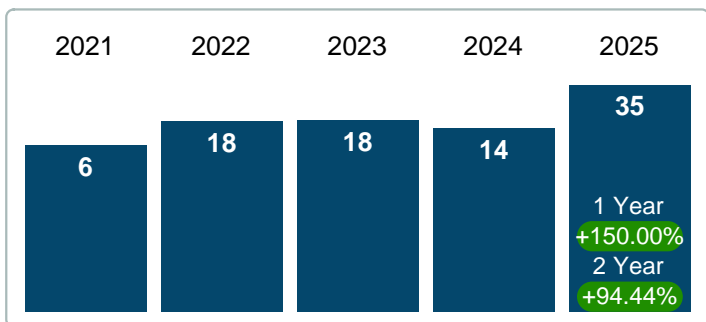
Area Delimited by County Of Creek - Residential Property Type



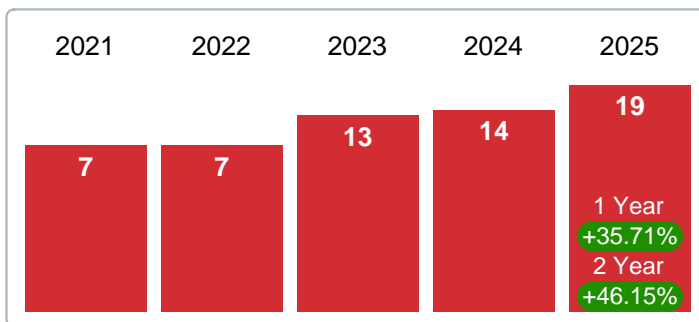
MEDIAN DAYS ON MARKET TO SALE

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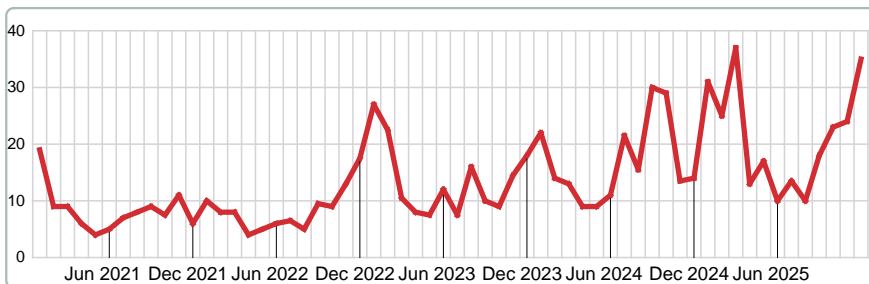
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

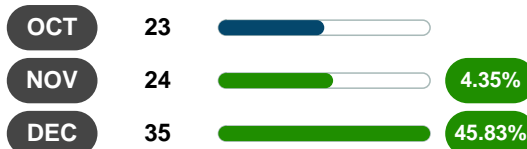


3 MONTHS

5 year DEC AVG = 18

High Mar 2025 37 Low Apr 2022 4

Median Days on Market to Sale this month at 35 above the 5 yr DEC average of 18



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	5	7.25%	8	5	11	0	0
\$125,001 - \$175,000	9	13.04%	29	30	6	0	0
\$175,001 - \$200,000	9	13.04%	37	6	47	0	0
\$200,001 - \$250,000	19	27.54%	38	25	39	35	72
\$250,001 - \$350,000	10	14.49%	40	70	82	11	0
\$350,001 - \$575,000	10	14.49%	56	54	47	4	58
\$575,001 and up	7	10.14%	40	5	0	41	38
Median Closed DOM			35	30	35	15	59
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



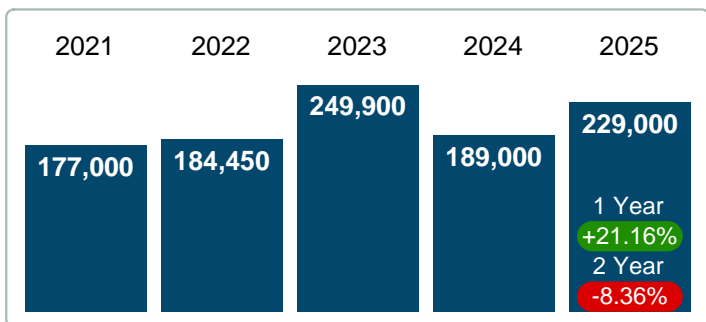
Area Delimited by County Of Creek - Residential Property Type



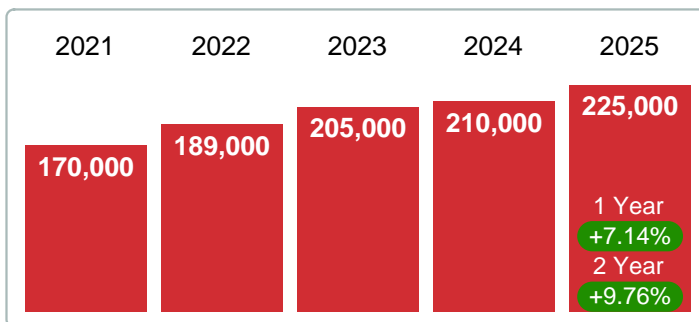
MEDIAN LIST PRICE AT CLOSING

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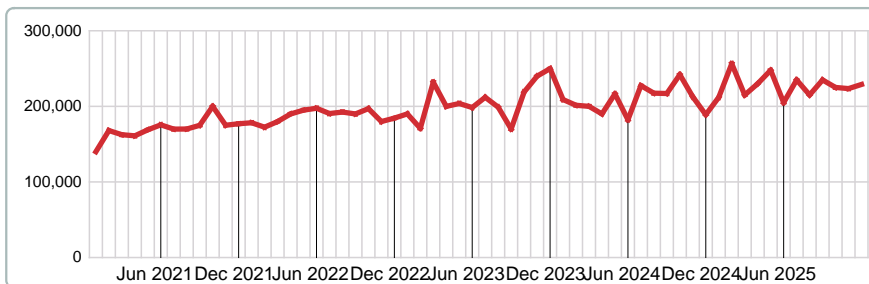
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

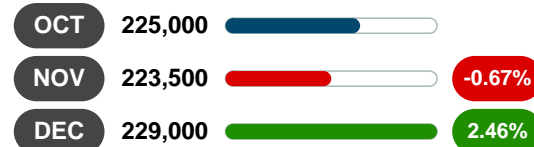


3 MONTHS

5 year DEC AVG = 205,870

High Feb 2025 256,450 Low Jan 2021 140,000

Median List Price at Closing this month at **229,000**
above the 5 yr DEC average of **205,870**



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	5.80%	77,000	101,950	72,450	0	0
\$125,001 - \$175,000	14.49%	150,500	144,900	152,000	0	0
\$175,001 - \$200,000	11.59%	185,450	180,000	185,900	0	0
\$200,001 - \$250,000	26.09%	224,728	214,450	226,569	0	245,000
\$250,001 - \$350,000	17.39%	282,000	265,000	270,000	325,000	0
\$350,001 - \$575,000	14.49%	424,900	395,000	409,900	513,500	403,500
\$575,001 and up	10.14%	865,000	895,000	0	857,500	730,000
Median List Price		229,000	194,950	219,999	460,000	455,000
Total Closed Units	100%	229,000	12	41	11	5
Total Closed Volume		20,949,562	3.07M	9.51M	5.85M	2.51M

December 2025



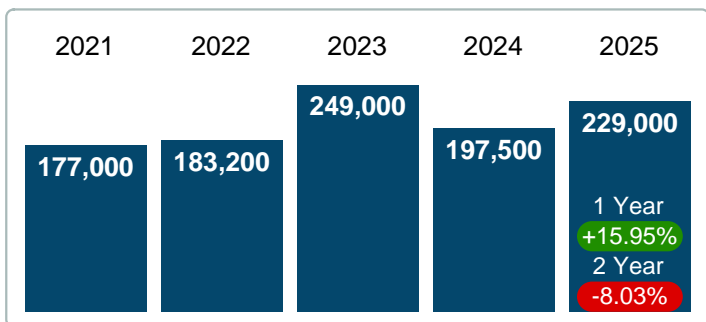
Area Delimited by County Of Creek - Residential Property Type



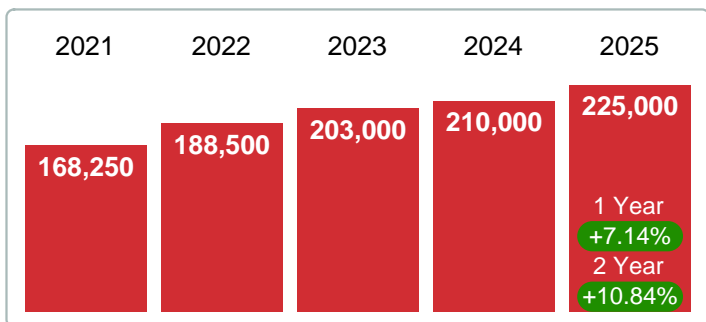
MEDIAN SOLD PRICE AT CLOSING

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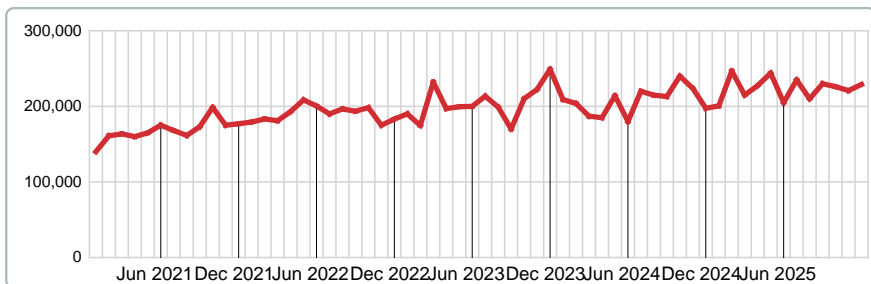
DECEMBER



YEAR TO DATE (YTD)

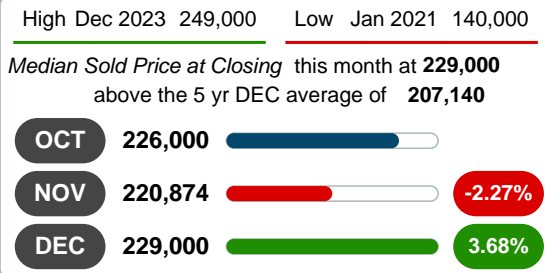


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 207,140



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	5	7.25%	75,000	92,000	73,500	0	0
\$125,001 - \$175,000	9	13.04%	149,000	128,000	153,500	0	0
\$175,001 - \$200,000	9	13.04%	181,900	177,500	184,700	0	0
\$200,001 - \$250,000	19	27.54%	226,569	212,450	226,569	240,000	225,000
\$250,001 - \$350,000	10	14.49%	285,000	262,000	295,000	300,000	0
\$350,001 - \$575,000	10	14.49%	415,000	366,000	415,000	478,000	403,000
\$575,001 and up	7	10.14%	800,000	890,000	0	830,000	692,500
Median Sold Price			229,000	193,700	219,999	478,000	450,000
Total Closed Units		100%	229,000	12	41	11	5
Total Closed Volume			20,341,465	2.97M	9.34M	5.62M	2.42M

December 2025



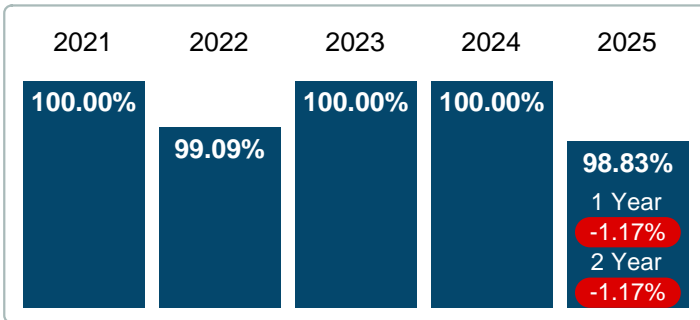
Area Delimited by County Of Creek - Residential Property Type



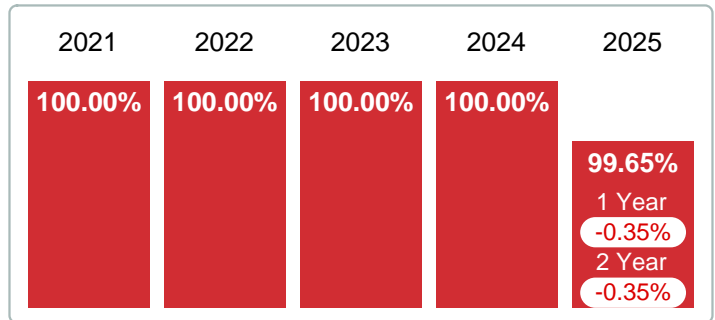
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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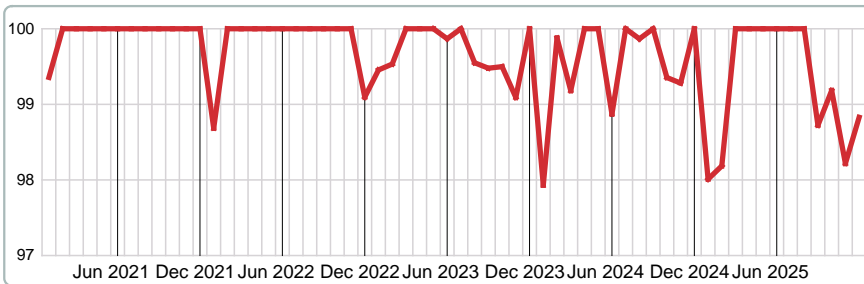
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 99.58%

High Aug 2025 100.00% Low Jan 2024 97.93%

Median Sold/List Ratio this month at **98.83%**
below the 5 yr DEC average of **99.58%**



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	5	7.25%	94.94%	91.10%	98.00%	0.00%	0.00%
\$125,001 - \$175,000	9	13.04%	100.00%	88.96%	100.00%	0.00%	0.00%
\$175,001 - \$200,000	9	13.04%	98.61%	98.61%	98.56%	0.00%	0.00%
\$200,001 - \$250,000	19	27.54%	100.00%	99.09%	100.00%	92.31%	91.84%
\$250,001 - \$350,000	10	14.49%	97.36%	98.85%	100.00%	92.86%	0.00%
\$350,001 - \$575,000	10	14.49%	97.76%	92.66%	96.08%	100.29%	100.02%
\$575,001 and up	7	10.14%	97.86%	99.44%	0.00%	95.40%	95.71%
Median Sold/List Ratio		98.83%		96.85%	100.00%	92.94%	98.90%
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



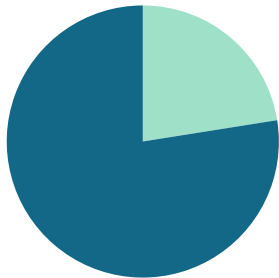
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

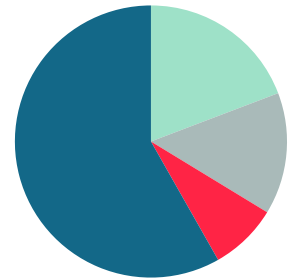


Inventory
 New Listings
65 = 22.49%
 Start Inventory
224
 Total Inventory Units
289
 Volume
\$96,973,604

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%
Median List Price	189,000	229,000	21.16%	210,000	225,000	7.14%
Median Sale Price	197,500	229,000	15.95%	210,000	225,000	7.14%
Median Percent of Selling Price to List Price	100.00%	98.83%	-1.17%	100.00%	99.65%	-0.35%
Median Days on Market to Sale	14.00	35.00	150.00%	14.00	19.00	35.71%
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%

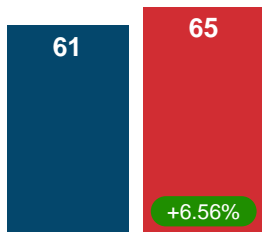
Absorption: Last 12 months, an Average of **62** Sales/Month

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

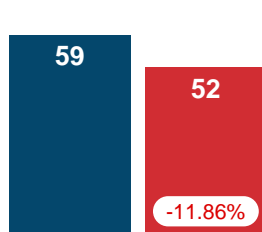
DECEMBER MARKET

MEDIAN PRICES

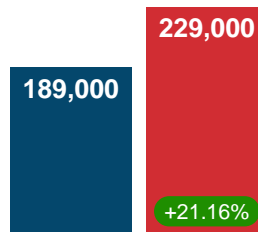
New Listings



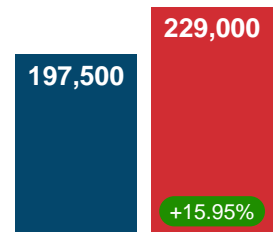
Pending Listings



List Price



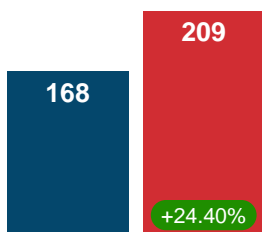
Sale Price



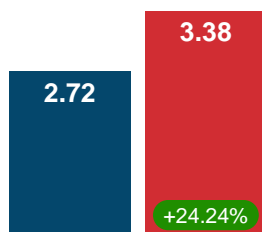
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

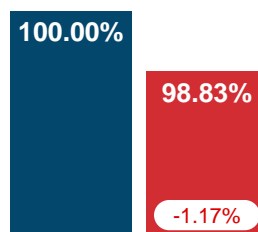
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

