

# December 2025



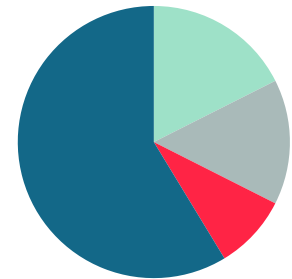
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	December		
	2024	2025	+/-%
Closed Listings	922	1,061	15.08%
Pending Listings	842	898	6.65%
New Listings	1,027	1,075	4.67%
Median List Price	259,900	275,000	5.81%
Median Sale Price	255,000	270,000	5.88%
Median Percent of Selling Price to List Price	99.23%	99.39%	0.16%
Median Days on Market to Sale	26.00	31.00	19.23%
End of Month Inventory	3,177	3,544	11.55%
Months Supply of Inventory	3.02	3.24	7.34%



**Absorption:** Last 12 months, an Average of **1,094** Sales/Month  
**Active Inventory** as of December 31, 2025 = **3,544**

### Analysis Wrap-Up

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

The total housing inventory at the end of December 2025 rose **11.55%** to 3,544 existing homes available for sale. Over the last 12 months this area has had an average of 1,094 closed sales per month. This represents an unsold inventory index of **3.24** 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 **5.88%** in December 2025 to \$270,000 versus the previous year at \$255,000.

#### Median Days on Market Lengthens

The median number of **31.00** days that homes spent on the market before selling increased by 5.00 days or **19.23%** in December 2025 compared to last year's same month at **26.00** 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 1,075 New Listings in December 2025, up **4.67%** from last year at 1,027. Furthermore, there were 1,061 Closed Listings this month versus last year at 922, a **15.08%** increase.

Closed versus Listed trends yielded a **98.7%** ratio, up from previous year's, December 2024, at **89.8%**, a **9.94%** upswing. 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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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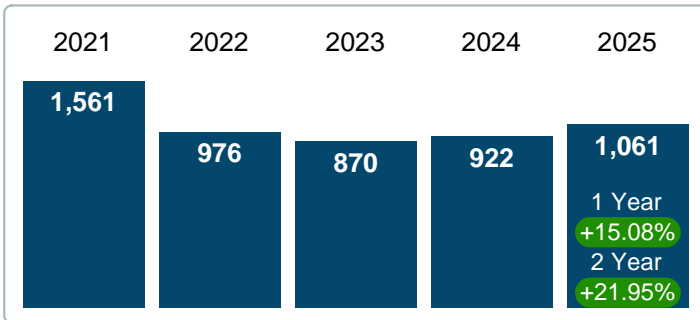
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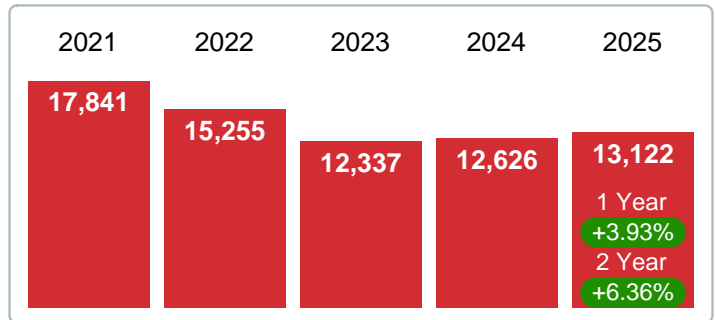
## CLOSED LISTINGS

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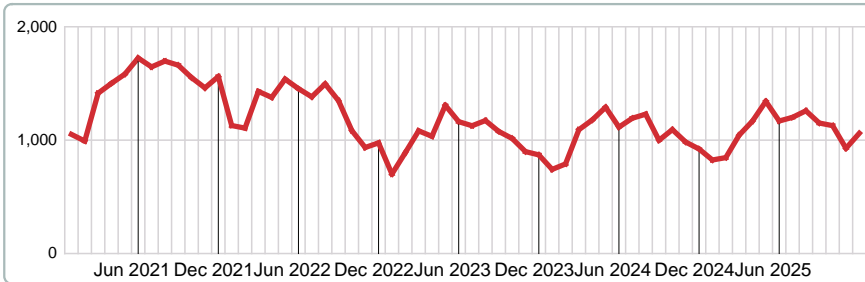
### DECEMBER



### YEAR TO DATE (YTD)

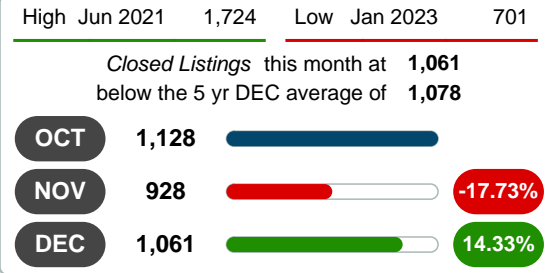


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 1,078



### 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	93	8.77%	24.0	43	42	8	0
\$125,001 - \$175,000	118	11.12%	23.5	26	81	10	1
\$175,001 - \$225,000	151	14.23%	24.0	25	114	9	3
\$225,001 - \$300,000	264	24.88%	28.5	18	182	62	2
\$300,001 - \$375,000	175	16.49%	38.0	7	76	77	15
\$375,001 - \$525,000	143	13.48%	45.0	5	58	66	14
\$525,001 and up	117	11.03%	48.0	4	23	61	29
<b>Total Closed Units</b>	<b>1,061</b>			<b>128</b>	<b>576</b>	<b>293</b>	<b>64</b>
<b>Total Closed Volume</b>	<b>341,484,437</b>	<b>100%</b>	<b>31.0</b>	<b>25.40M</b>	<b>153.03M</b>	<b>122.80M</b>	<b>40.25M</b>
<b>Median Closed Price</b>	<b>\$270,000</b>			<b>\$163,450</b>	<b>\$246,000</b>	<b>\$350,000</b>	<b>\$462,450</b>

# December 2025



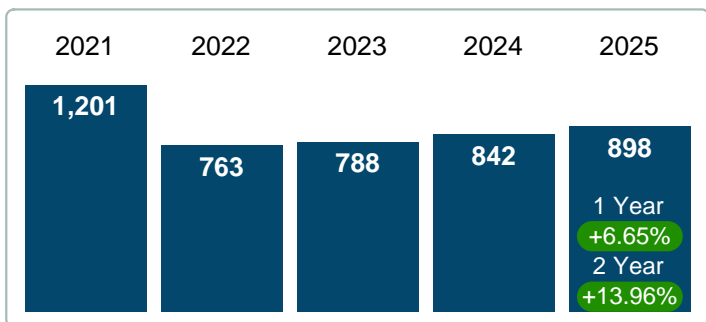
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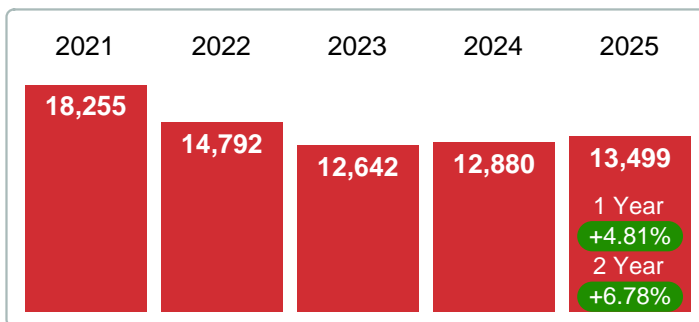
## PENDING LISTINGS

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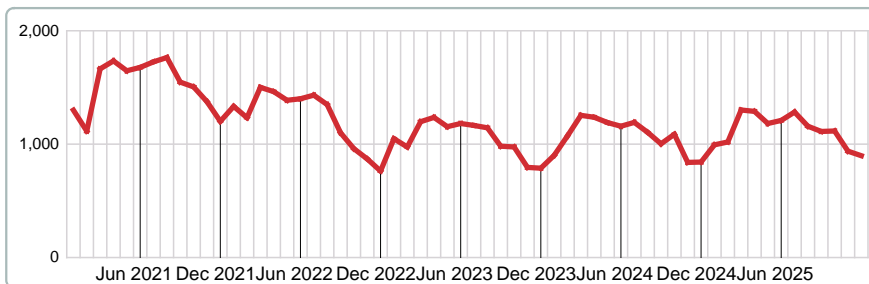
### DECEMBER



### YEAR TO DATE (YTD)

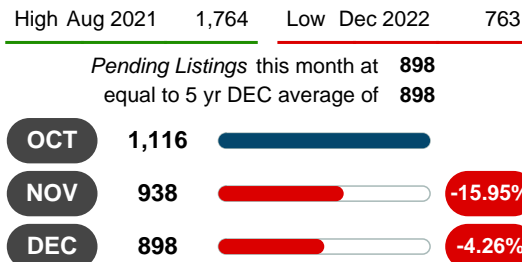


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 898



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	89	9.91%	27.0	49	28	9	3
\$125,001 - \$175,000	98	10.91%	29.5	27	62	9	0
\$175,001 - \$225,000	128	14.25%	36.0	12	103	11	2
\$225,001 - \$300,000	211	23.50%	45.0	15	130	59	7
\$300,001 - \$375,000	153	17.04%	47.0	4	71	67	11
\$375,001 - \$550,000	128	14.25%	53.0	4	46	65	13
\$550,001 and up	91	10.13%	65.0	2	22	50	17
<b>Total Pending Units</b>	<b>898</b>			<b>113</b>	<b>462</b>	<b>270</b>	<b>53</b>
<b>Total Pending Volume</b>	<b>295,830,068</b>	<b>100%</b>	<b>43.0</b>	<b>18.61M</b>	<b>129.32M</b>	<b>116.64M</b>	<b>31.26M</b>
<b>Median Listing Price</b>	<b>\$271,500</b>			<b>\$135,000</b>	<b>\$246,450</b>	<b>\$350,000</b>	<b>\$425,000</b>

# December 2025



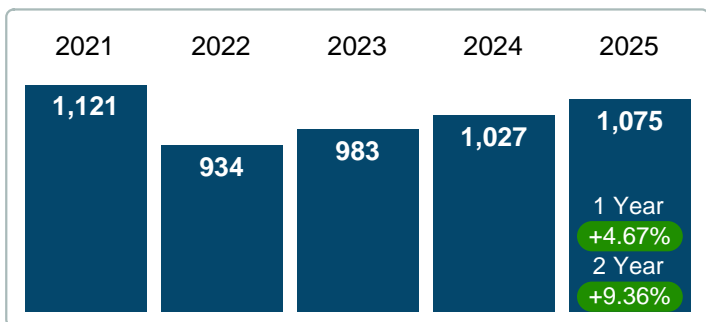
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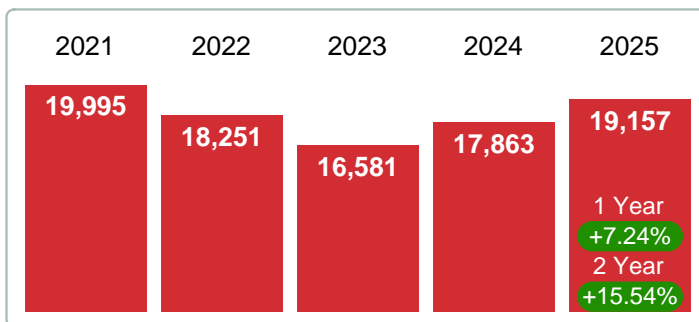
## NEW LISTINGS

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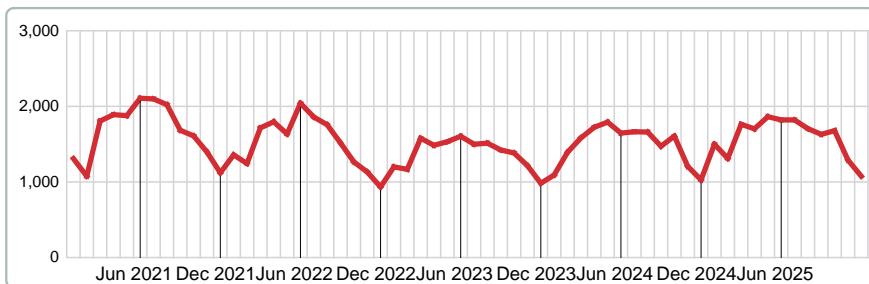
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 1,028

High Jun 2021 2,107 Low Dec 2022 934

New Listings this month at **1,075**  
above the 5 yr DEC average of **1,028**



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	107	9.95%	59	41	5	2
\$125,001 - \$175,000	117	10.88%	31	72	14	0
\$175,001 - \$225,000	164	15.26%	19	123	21	1
\$225,001 - \$300,000	251	23.35%	12	175	57	7
\$300,001 - \$400,000	184	17.12%	10	78	90	6
\$400,001 - \$600,000	144	13.40%	5	44	72	23
\$600,001 and up	108	10.05%	2	21	57	28
<b>Total New Listed Units</b>	<b>1,075</b>		<b>138</b>	<b>554</b>	<b>316</b>	<b>67</b>
<b>Total New Listed Volume</b>	<b>367,087,975</b>	100%	<b>24.99M</b>	<b>150.80M</b>	<b>139.96M</b>	<b>51.34M</b>
<b>Median New Listed Listing Price</b>	<b>\$272,000</b>		<b>\$149,000</b>	<b>\$245,000</b>	<b>\$362,367</b>	<b>\$565,000</b>

# December 2025



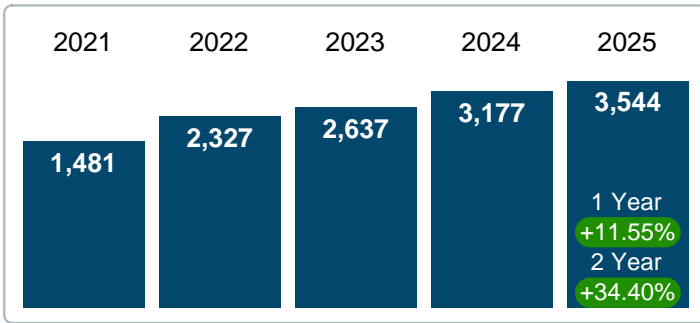
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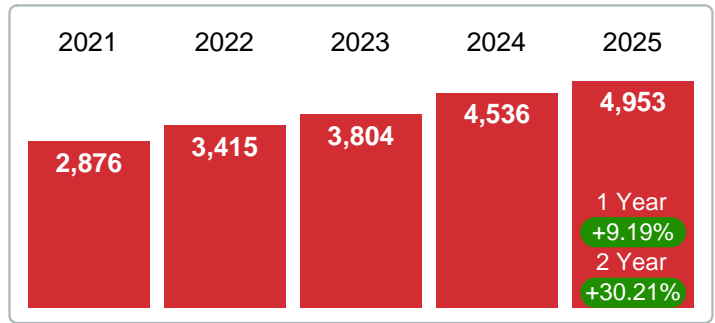
## ACTIVE INVENTORY

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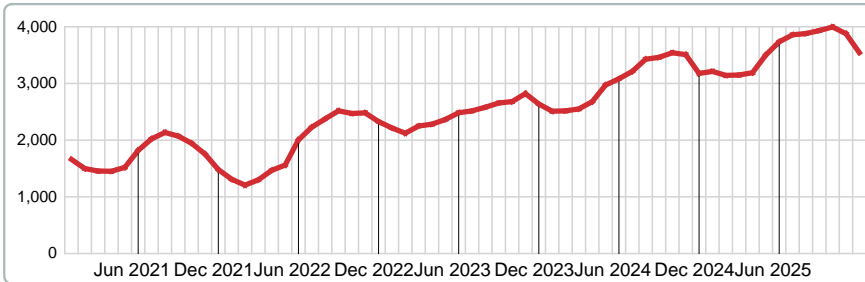
### END OF DECEMBER



### ACTIVE DURING DECEMBER

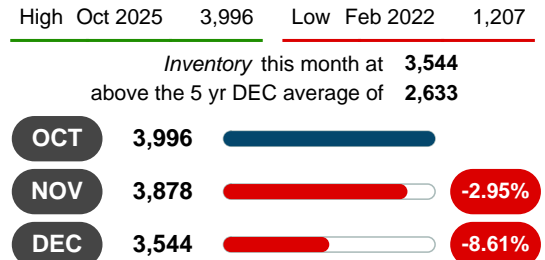


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 2,633



### 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	267	7.53%	77.0	155	89	18	5
\$125,001 - \$200,000	480	13.54%	54.0	120	296	59	5
\$200,001 - \$250,000	405	11.43%	58.0	37	301	59	8
\$250,001 - \$375,000	1,011	28.53%	61.0	48	531	390	42
\$375,001 - \$500,000	586	16.53%	79.0	23	254	254	55
\$500,001 - \$675,000	416	11.74%	98.5	7	89	254	66
\$675,001 and up	379	10.69%	84.0	14	58	199	108
<b>Total Active Inventory by Units</b>	<b>3,544</b>			<b>404</b>	<b>1,618</b>	<b>1,233</b>	<b>289</b>
<b>Total Active Inventory by Volume</b>	<b>1,415,509,788</b>	<b>100%</b>	<b>69.0</b>	<b>87.04M</b>	<b>504.02M</b>	<b>609.80M</b>	<b>214.65M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$321,950</b>			<b>\$150,000</b>	<b>\$269,900</b>	<b>\$415,000</b>	<b>\$575,000</b>

# December 2025



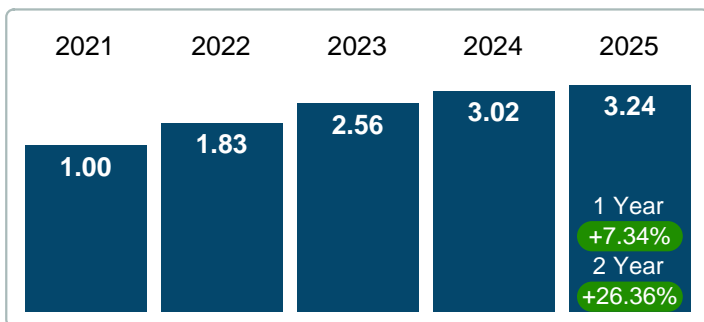
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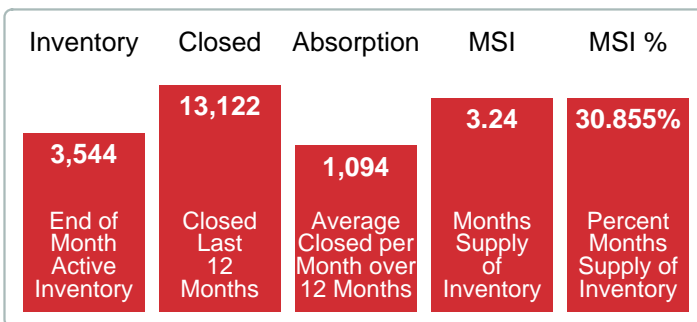
## MONTHS SUPPLY of INVENTORY (MSI)

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

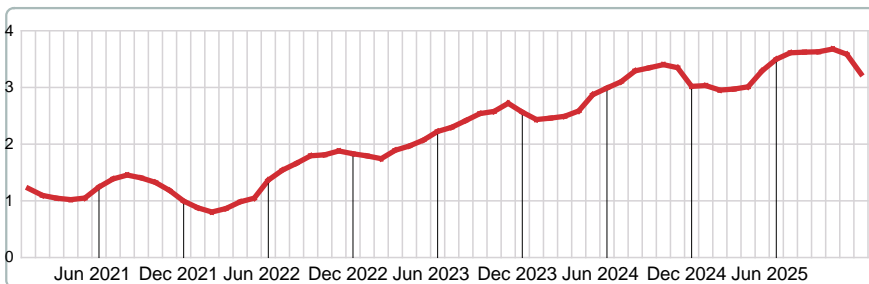
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2025

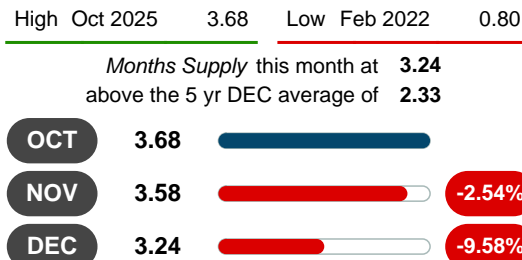


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 2.33



### 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	267	7.53%	2.98	3.66	2.11	3.79	15.00
\$125,001 - \$200,000	480	13.54%	2.62	3.06	2.37	3.40	3.75
\$200,001 - \$250,000	405	11.43%	2.09	2.37	2.01	2.20	4.57
\$250,001 - \$375,000	1,011	28.53%	2.89	3.11	2.70	3.20	2.64
\$375,001 - \$500,000	586	16.53%	4.20	4.93	5.00	3.61	4.00
\$500,001 - \$675,000	416	11.74%	4.99	6.00	4.56	5.00	5.58
\$675,001 and up	379	10.69%	7.01	18.67	6.76	7.46	5.97
Market Supply of Inventory (MSI)	3.24			3.39	2.73	3.87	4.59
Total Active Inventory by Units	3,544	100%	3.24	404	1,618	1,233	289

# December 2025



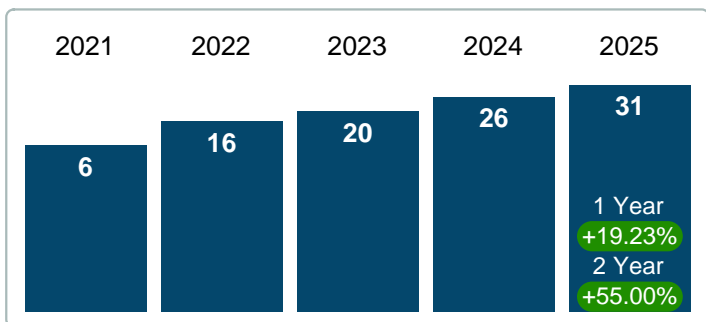
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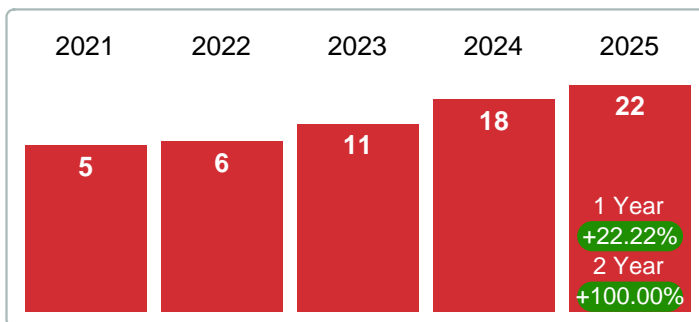
## MEDIAN DAYS ON MARKET TO SALE

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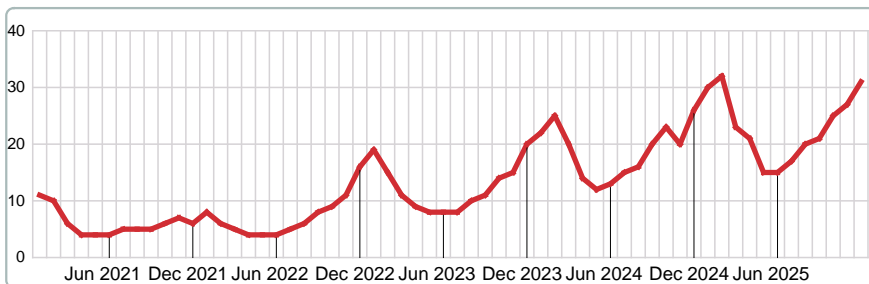
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

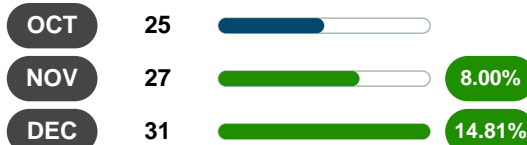


### 3 MONTHS

5 year DEC AVG = 20

High Feb 2025 32 Low Jun 2022 4

Median Days on Market to Sale this month at 31 above the 5 yr DEC average of 20



### 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 <b>93</b>	8.77%	24	26	26	10	0	
\$125,001 - \$175,000 <b>118</b>	11.12%	24	27	17	33	27	
\$175,001 - \$225,000 <b>151</b>	14.23%	24	26	24	6	72	
\$225,001 - \$300,000 <b>264</b>	24.88%	29	34	25	35	39	
\$300,001 - \$375,000 <b>175</b>	16.49%	38	10	45	38	19	
\$375,001 - \$525,000 <b>143</b>	13.48%	45	2	48	48	40	
\$525,001 and up <b>117</b>	11.03%	48	95	32	41	53	
Median Closed DOM		31	28	28	39	49	
Total Closed Units	1,061	100%	31.0	128	576	293	64
Total Closed Volume	341,484,437			25.40M	153.03M	122.80M	40.25M

# December 2025



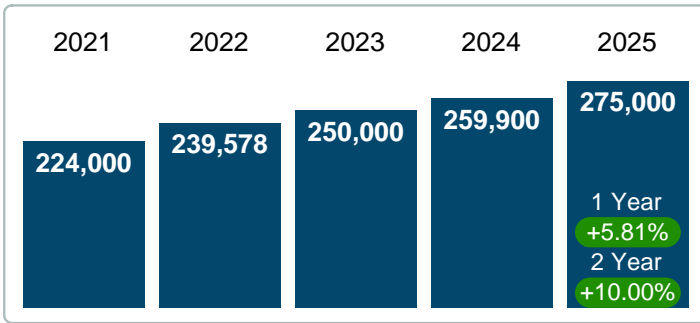
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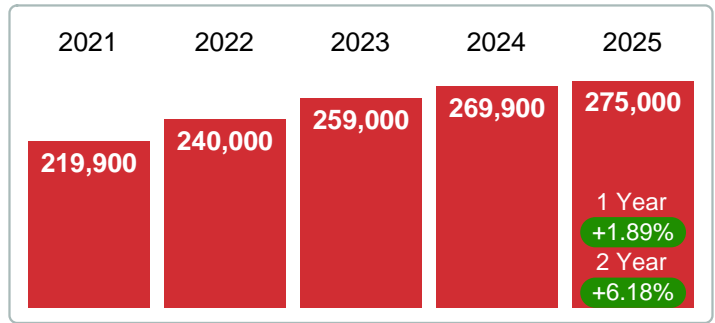
## MEDIAN LIST PRICE AT CLOSING

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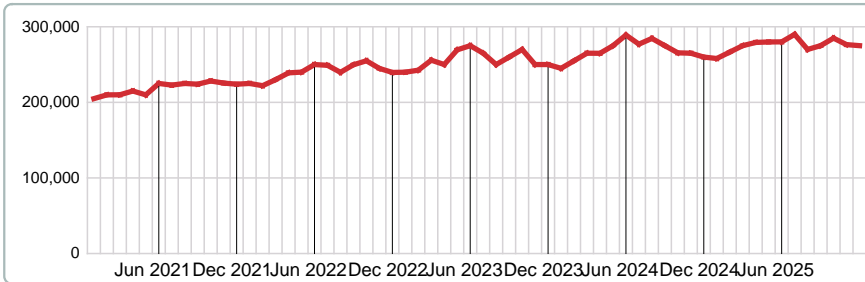
### DECEMBER



### YEAR TO DATE (YTD)

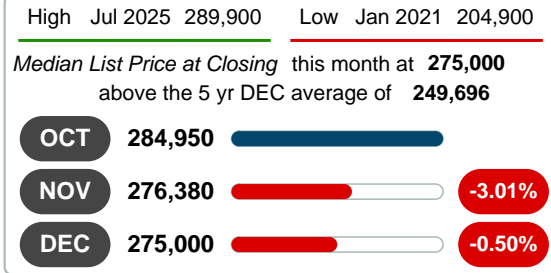


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 249,696



### 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	83	7.82%	86,700	90,000	85,000	93,450	0
\$125,001 - \$175,000	124	11.69%	152,500	147,000	154,000	160,000	169,000
\$175,001 - \$225,000	138	13.01%	200,000	197,500	202,500	200,000	199,900
\$225,001 - \$300,000	277	26.11%	260,000	259,900	259,900	274,000	286,000
\$300,001 - \$375,000	163	15.36%	334,000	329,950	332,000	331,699	349,900
\$375,001 - \$525,000	153	14.42%	425,000	411,250	425,000	425,000	425,000
\$525,001 and up	123	11.59%	649,900	772,500	634,000	629,000	825,000
Median List Price			275,000	164,000	249,000	355,000	467,450
Total Closed Units		100%	275,000	128	576	293	64
Total Closed Volume			350,326,054	26.50M	156.84M	125.18M	41.81M

# December 2025



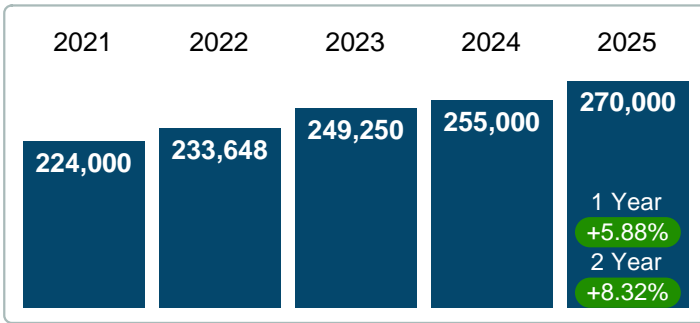
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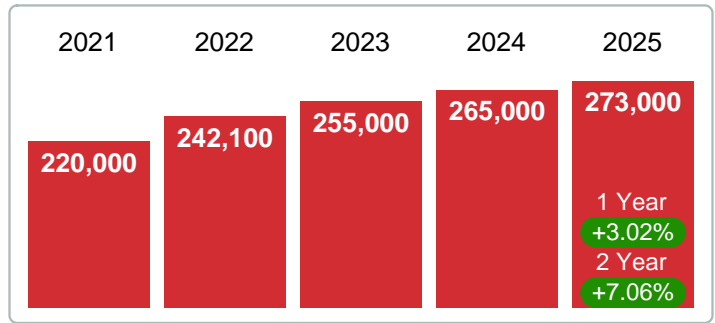
## MEDIAN SOLD PRICE AT CLOSING

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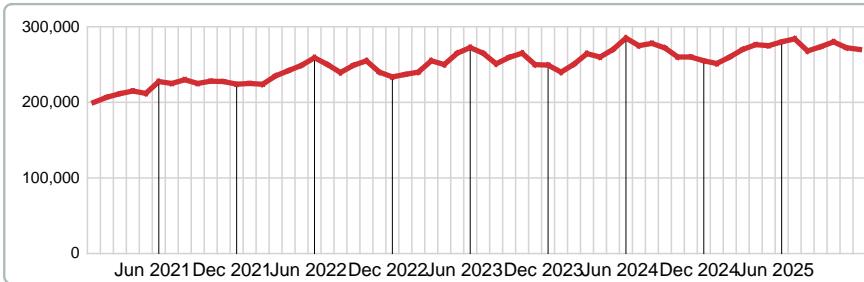
### DECEMBER



### YEAR TO DATE (YTD)

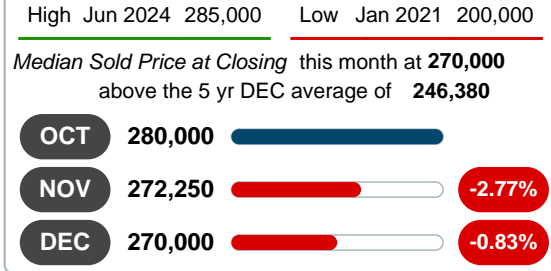


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 246,380



### 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	93	8.77%	85,000	91,500	77,250	79,950	0
\$125,001 - \$175,000	118	11.12%	154,000	146,750	154,000	162,000	169,000
\$175,001 - \$225,000	151	14.23%	205,000	202,500	204,500	210,000	218,000
\$225,001 - \$300,000	264	24.88%	260,000	259,000	259,950	268,500	283,000
\$300,001 - \$375,000	175	16.49%	330,000	335,000	327,250	330,000	356,000
\$375,001 - \$525,000	143	13.48%	430,000	432,392	425,000	430,000	435,000
\$525,001 and up	117	11.03%	645,000	757,500	629,800	625,000	775,000
Median Sold Price			270,000	163,450	246,000	350,000	462,450
Total Closed Units		100%	270,000	128	576	293	64
Total Closed Volume			341,484,437	25.40M	153.03M	122.80M	40.25M

# December 2025



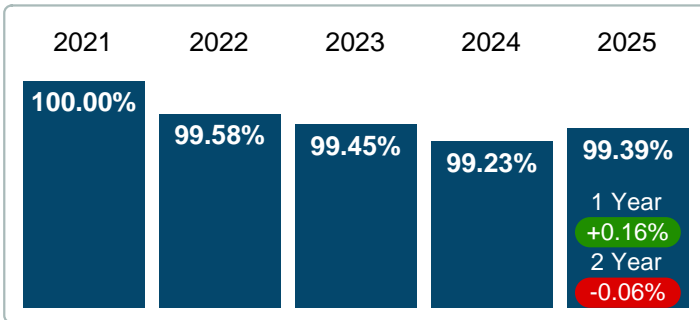
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



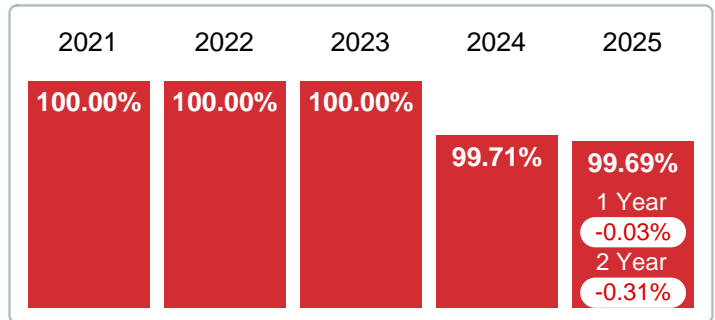
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

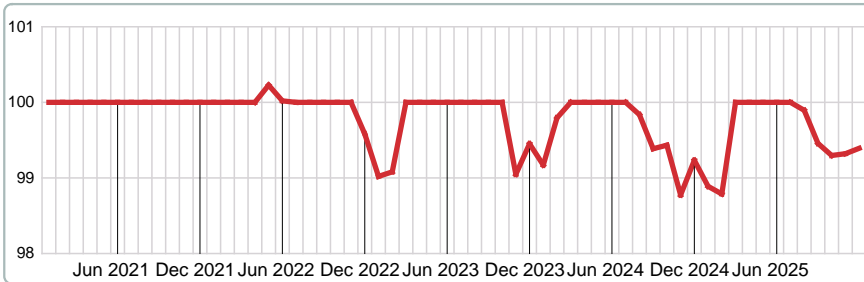
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

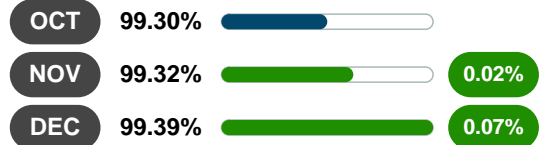


### 3 MONTHS

5 year DEC AVG = 99.53%

High May 2022 100.23% Low Nov 2024 98.77%

Median Sold/List Ratio this month at **99.39%**  
 below the 5 yr DEC average of **99.53%**



### 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	93	8.77%	93.85%	95.83%	89.96%	88.87%	0.00%
\$125,001 - \$175,000	118	11.12%	100.00%	98.66%	100.00%	100.00%	100.00%
\$175,001 - \$225,000	151	14.23%	100.00%	100.00%	100.00%	98.69%	92.77%
\$225,001 - \$300,000	264	24.88%	100.00%	97.85%	100.00%	100.00%	98.44%
\$300,001 - \$375,000	175	16.49%	98.82%	100.00%	98.65%	99.19%	99.73%
\$375,001 - \$525,000	143	13.48%	99.47%	100.00%	99.26%	99.82%	99.02%
\$525,001 and up	117	11.03%	98.33%	97.39%	98.33%	99.19%	96.68%
Median Sold/List Ratio		99.39%		98.25%	100.00%	99.64%	98.93%
Total Closed Units		1,061	100%	128	576	293	64
Total Closed Volume		341,484,437		25.40M	153.03M	122.80M	40.25M

# December 2025



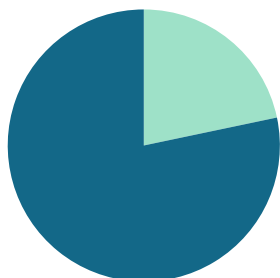
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

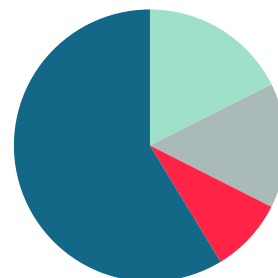


**Inventory**  
 New Listings  
**1,075 = 21.70%**  
 Start Inventory  
**3,878**  
 Total Inventory Units  
**4,953**  
 Volume  
**\$1,901,166,118**

### Market Activity

Closed Sales  
**1,061 = 17.57%**  
 Pending Sales  
**898 = 14.87%**  
 Other Off Market  
**536 = 8.88%**  
 Active Inventory  
**3,544 = 58.69%**

### MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	922	1,061	15.08%	12,626	13,122	3.93%
Pending Sales	842	898	6.65%	12,880	13,499	4.81%
New Listings	1,027	1,075	4.67%	17,863	19,157	7.24%
Median List Price	259,900	275,000	5.81%	269,900	275,000	1.89%
Median Sale Price	255,000	270,000	5.88%	265,000	273,000	3.02%
Median Percent of Selling Price to List Price	99.23%	99.39%	0.16%	99.71%	99.69%	-0.03%
Median Days on Market to Sale	26.00	31.00	19.23%	18.00	22.00	22.22%
Monthly Inventory	3,177	3,544	11.55%	3,177	3,544	11.55%
Months Supply of Inventory	3.02	3.24	7.34%	3.02	3.24	7.34%

**Absorption:** Last 12 months, an Average of **1,094** Sales/Month

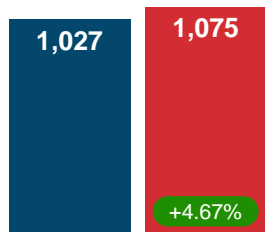
**Inventory** on December 31, 2025 = **3,544**

**2024** **2025**

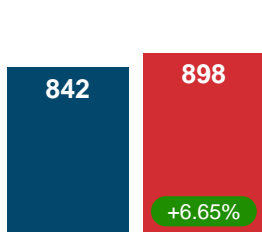
### DECEMBER MARKET

### MEDIAN PRICES

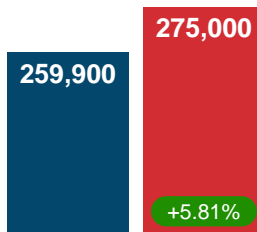
#### New Listings



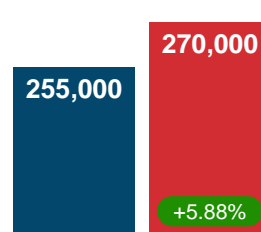
#### Pending Listings



#### List Price



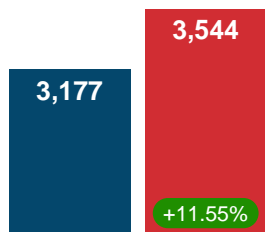
#### Sale Price



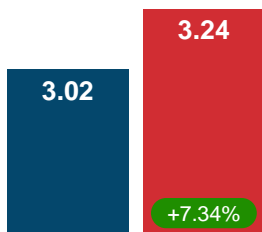
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

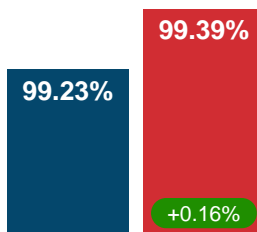
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

