



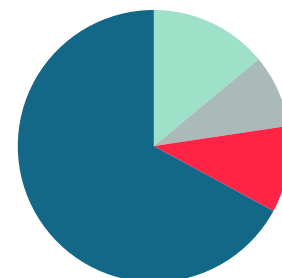
Area Delimited by County Of Mayes - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	December		
	2024	2025	+/-%
Closed Listings	27	34	25.93%
Pending Listings	20	21	5.00%
New Listings	50	40	-20.00%
Average List Price	223,321	286,907	28.47%
Average Sale Price	216,894	274,131	26.39%
Average Percent of Selling Price to List Price	96.94%	98.89%	2.02%
Average Days on Market to Sale	57.22	56.47	-1.31%
End of Month Inventory	172	163	-5.23%
Months Supply of Inventory	5.03	4.88	-3.11%



■ Closed (13.99%)
■ Pending (8.64%)
■ Other OffMarket (10.29%)
■ Active (67.08%)

Absorption: Last 12 months, an Average of **33** Sales/Month
Active Inventory as of December 31, 2025 = **163**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2025 decreased **5.23%** to 163 existing homes available for sale. Over the last 12 months this area has had an average of 33 closed sales per month. This represents an unsold inventory index of **4.88** 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 **26.39%** in December 2025 to \$274,131 versus the previous year at \$216,894.

Average Days on Market Shortens

The average number of **56.47** days that homes spent on the market before selling decreased by 0.75 days or **1.31%** in December 2025 compared to last year's same month at **57.22** DOM.

Sales Success for December 2025 is Positive

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

There were 40 New Listings in December 2025, down **20.00%** from last year at 50. Furthermore, there were 34 Closed Listings this month versus last year at 27, a **25.93%** increase.

Closed versus Listed trends yielded a **85.0%** ratio, up from previous year's, December 2024, at **54.0%**, a **57.41%** upswing. This will certainly create pressure on a decreasing 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

December 2025



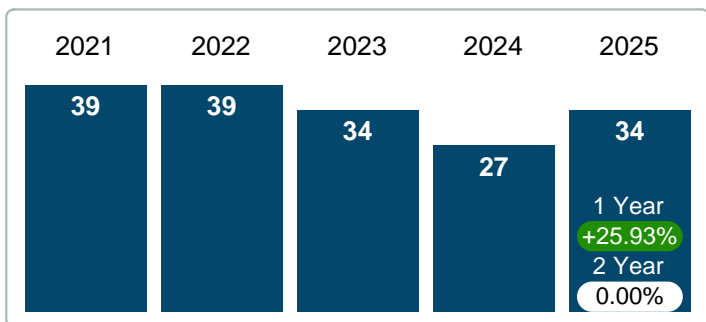
Area Delimited by County Of Mayes - Residential Property Type



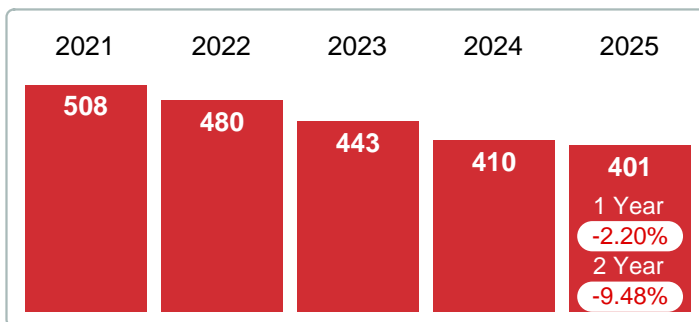
CLOSED LISTINGS

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

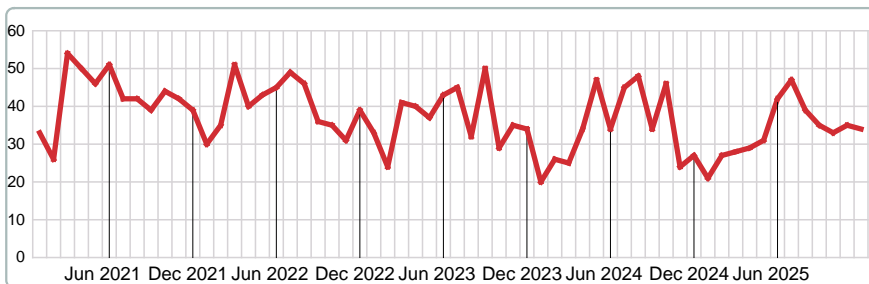
DECEMBER



YEAR TO DATE (YTD)

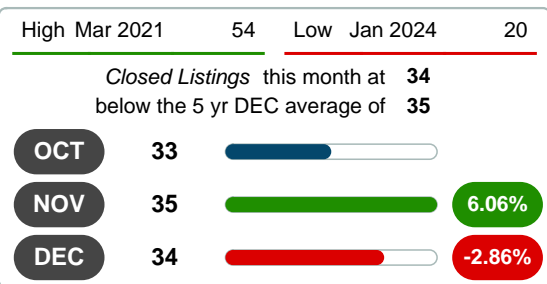


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 35



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	2	5.88%	70.0	1	1	0	0
\$75,001 - \$125,000	2	5.88%	24.5	2	0	0	0
\$125,001 - \$175,000	7	20.59%	40.7	3	4	0	0
\$175,001 - \$225,000	9	26.47%	56.4	0	7	2	0
\$225,001 - \$400,000	7	20.59%	49.7	1	4	2	0
\$400,001 - \$450,000	2	5.88%	61.0	0	1	1	0
\$450,001 and up	5	14.71%	93.6	0	2	2	1
Total Closed Units	34			7	19	7	1
Total Closed Volume	9,320,450	100%	56.5	875.95K	4.66M	2.59M	1.20M
Average Closed Price	\$274,131			\$125,136	\$245,200	\$369,386	\$1,200,000

December 2025



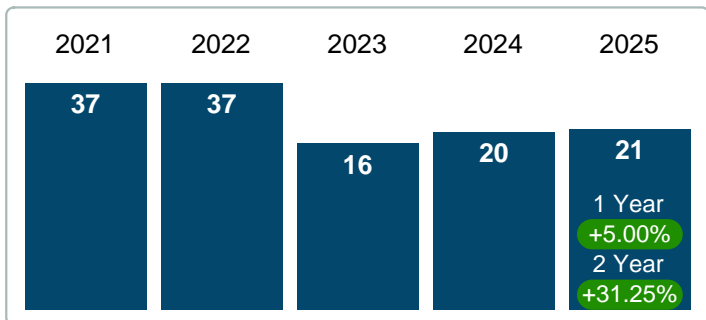
Area Delimited by County Of Mayes - Residential Property Type



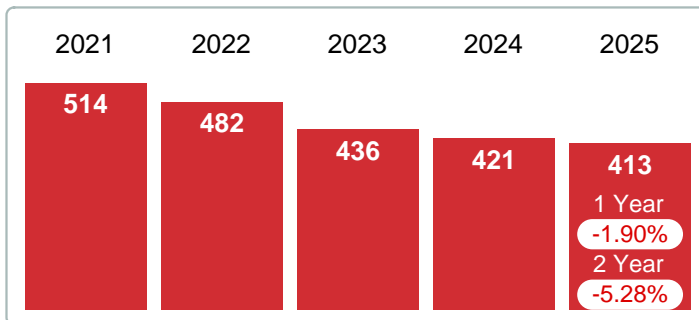
PENDING LISTINGS

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

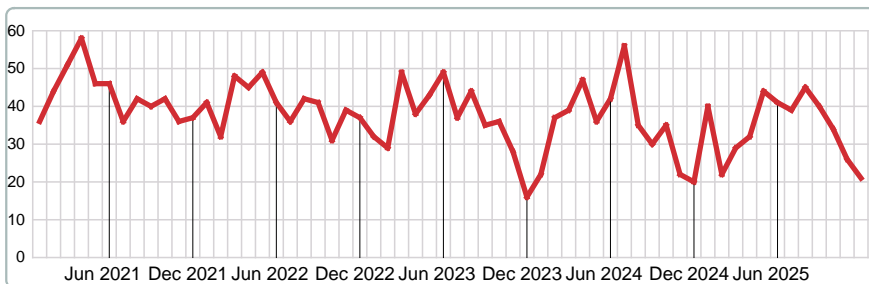
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

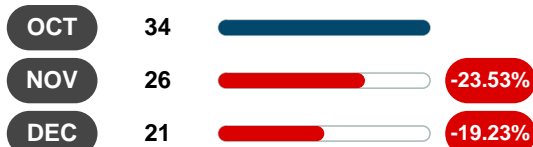


3 MONTHS

5 year DEC AVG = 26

High Apr 2021 58 Low Dec 2023 16

Pending Listings this month at 21 below the 5 yr DEC average of 26



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	2	9.52%	9.0	2	0	0	0
\$75,001 - \$100,000	2	9.52%	10.5	1	1	0	0
\$100,001 - \$125,000	3	14.29%	43.0	2	1	0	0
\$125,001 - \$250,000	6	28.57%	29.7	1	4	1	0
\$250,001 - \$375,000	2	9.52%	87.0	1	0	1	0
\$375,001 - \$475,000	3	14.29%	193.7	0	3	0	0
\$475,001 and up	3	14.29%	82.3	0	2	1	0
Total Pending Units	21			7	11	3	0
Total Pending Volume	5,132,450	100%	64.2	811.65K	3.26M	1.06M	0.00B
Average Listing Price	\$244,402			\$115,950	\$296,527	\$353,000	\$0

December 2025



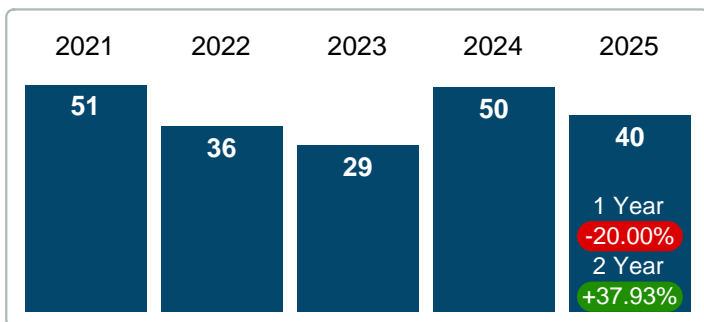
Area Delimited by County Of Mayes - Residential Property Type



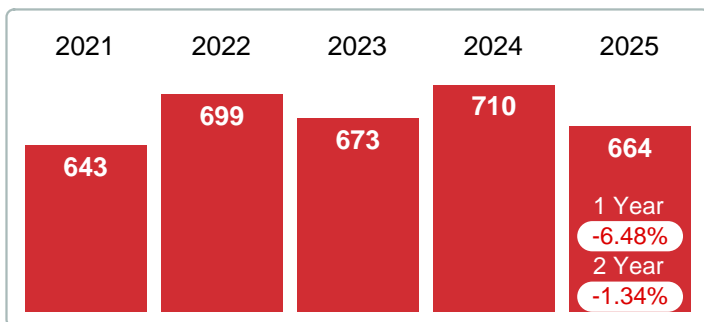
NEW LISTINGS

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

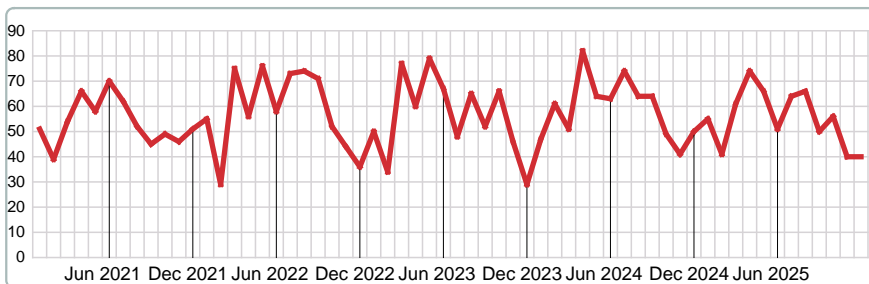
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 41

High Apr 2024 82 Low Dec 2023 29

New Listings this month at 40
below the 5 yr DEC average of 41



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	5.00%	2	0	0	0
\$75,001 - \$150,000	6	15.00%	4	2	0	0
\$150,001 - \$225,000	7	17.50%	1	6	0	0
\$225,001 - \$325,000	10	25.00%	0	7	3	0
\$325,001 - \$375,000	4	10.00%	0	4	0	0
\$375,001 - \$525,000	7	17.50%	3	4	0	0
\$525,001 and up	4	10.00%	0	2	0	2
Total New Listed Units	40		10	25	3	2
Total New Listed Volume	15,133,800	100%	1.96M	8.01M	907.30K	4.25M
Average New Listed Listing Price	\$378,345		\$196,245	\$320,562	\$302,433	\$2,125,000

December 2025



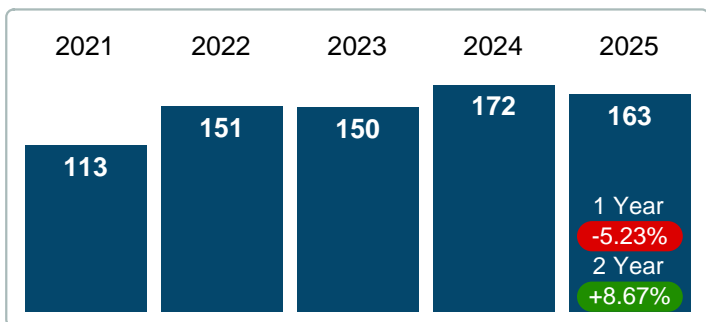
Area Delimited by County Of Mayes - Residential Property Type



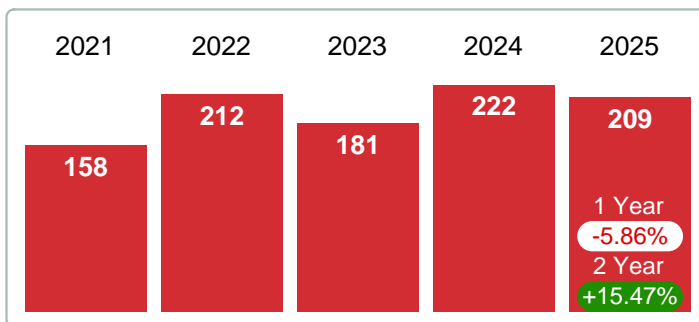
ACTIVE INVENTORY

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

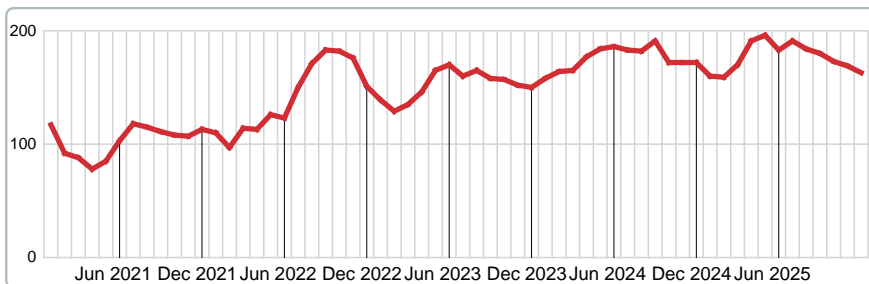
END OF DECEMBER



ACTIVE DURING DECEMBER

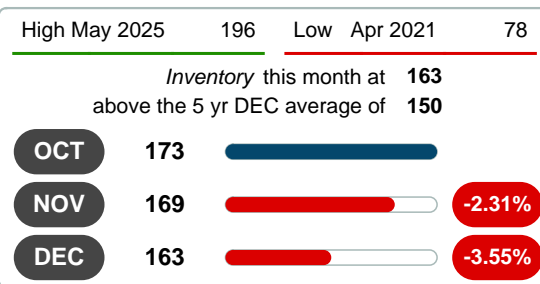


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 150



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	15	9.20%	63.3	9	5	1	0
\$125,001 - \$175,000	13	7.98%	92.7	3	9	1	0
\$175,001 - \$250,000	32	19.63%	95.5	7	22	3	0
\$250,001 - \$375,000	42	25.77%	95.0	2	28	11	1
\$375,001 - \$475,000	29	17.79%	113.6	5	13	11	0
\$475,001 - \$775,000	15	9.20%	98.2	4	5	3	3
\$775,001 and up	17	10.43%	108.7	1	7	5	4
Total Active Inventory by Units	163			31	89	35	8
Total Active Inventory by Volume	65,623,738	100%	97.0	9.09M	30.99M	16.08M	9.46M
Average Active Inventory Listing Price	\$402,600			\$293,382	\$348,236	\$459,389	\$1,182,156

December 2025



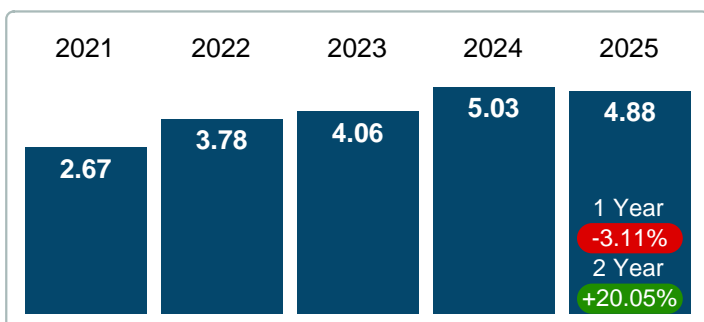
Area Delimited by County Of Mayes - Residential Property Type



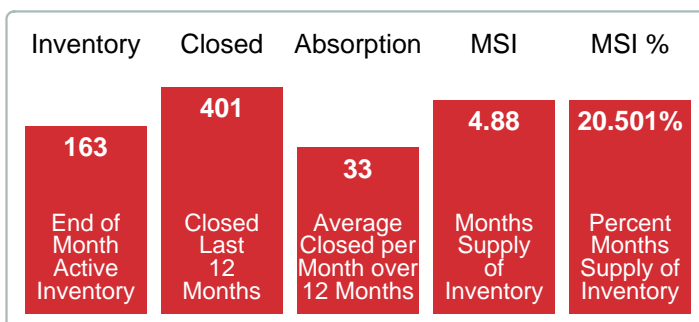
MONTHS SUPPLY of INVENTORY (MSI)

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

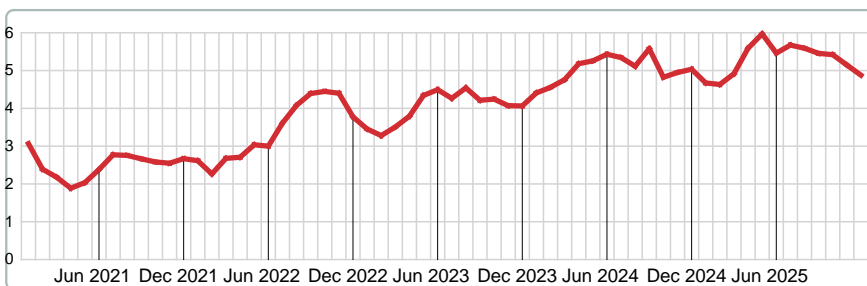
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025

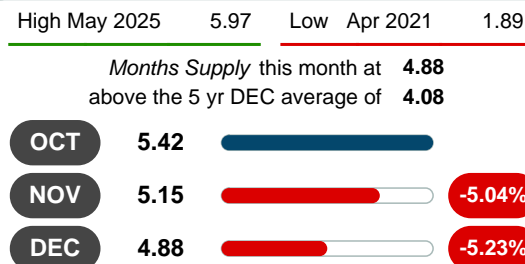


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 4.08



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
\$125,000 and less	15	9.20%	2.90	3.48	2.61	1.50	0.00
\$125,001 - \$175,000	13	7.98%	2.08	3.00	1.96	1.50	0.00
\$175,001 - \$250,000	32	19.63%	3.28	6.46	2.97	2.40	0.00
\$250,001 - \$375,000	42	25.77%	6.07	2.67	6.34	7.33	4.00
\$375,001 - \$475,000	29	17.79%	10.55	30.00	9.75	9.43	0.00
\$475,001 - \$775,000	15	9.20%	7.20	0.00	3.75	5.14	18.00
\$775,001 and up	17	10.43%	34.00	0.00	21.00	60.00	48.00
Market Supply of Inventory (MSI)			4.88	5.55	4.17	5.92	13.71
Total Active Inventory by Units		100%	4.88	31	89	35	8

December 2025



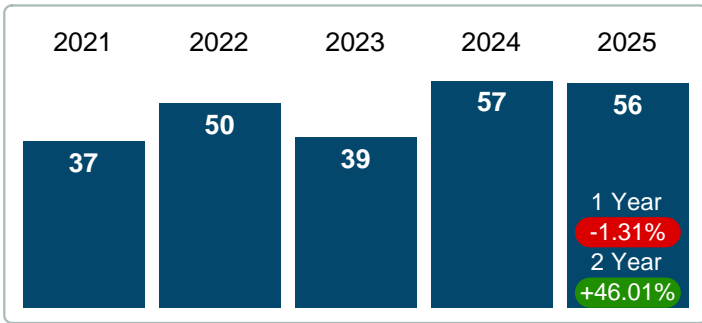
Area Delimited by County Of Mayes - Residential Property Type



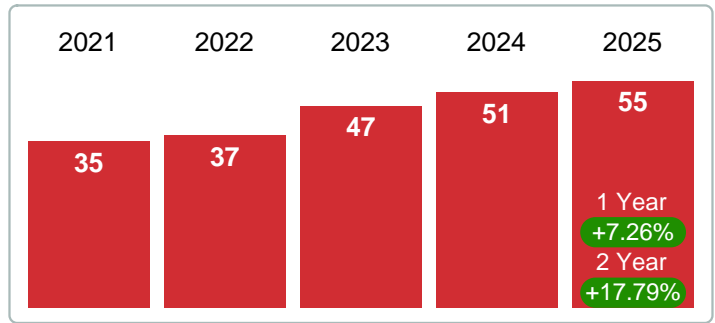
AVERAGE DAYS ON MARKET TO SALE

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

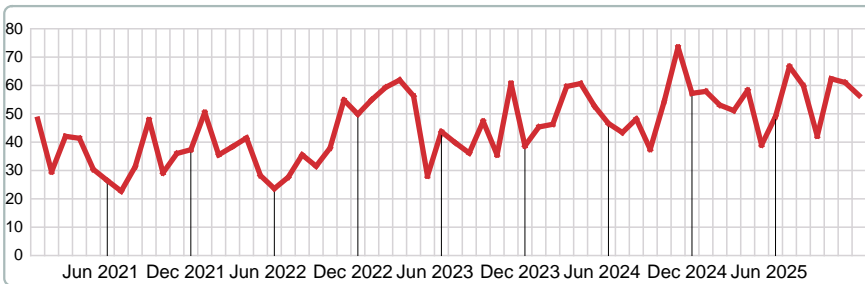
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

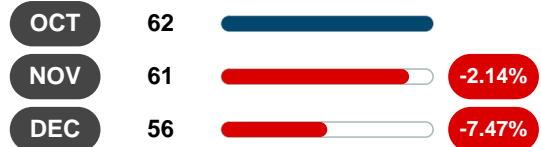


3 MONTHS

5 year DEC AVG = 48

High Nov 2024 74 Low Jul 2021 23

Average Days on Market to Sale this month at 56 above the 5 yr DEC average of 48



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	5.88%	70	70	70	0	0
\$75,001 - \$125,000	5.88%	25	25	0	0	0
\$125,001 - \$175,000	20.59%	41	15	60	0	0
\$175,001 - \$225,000	26.47%	56	0	60	45	0
\$225,001 - \$400,000	20.59%	50	57	48	51	0
\$400,001 - \$450,000	5.88%	61	0	101	21	0
\$450,001 and up	14.71%	94	0	206	21	16
Average Closed DOM		56	32	75	36	16
Total Closed Units	100%	56	7	19	7	1
Total Closed Volume		9,320,450	875.95K	4.66M	2.59M	1.20M

December 2025



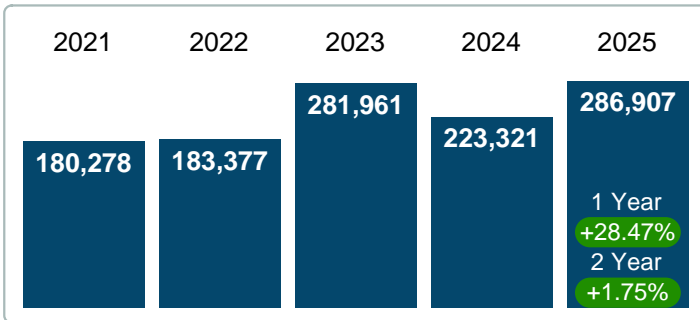
Area Delimited by County Of Mayes - Residential Property Type



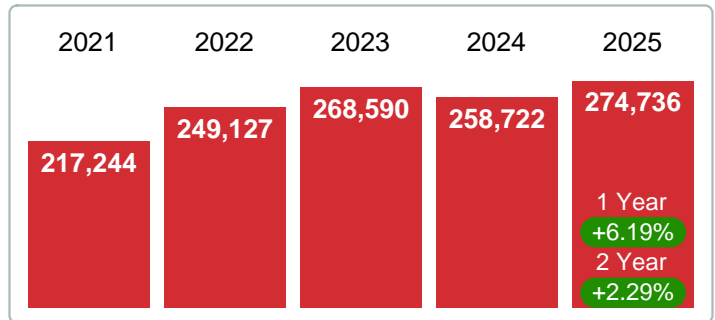
AVERAGE LIST PRICE AT CLOSING

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

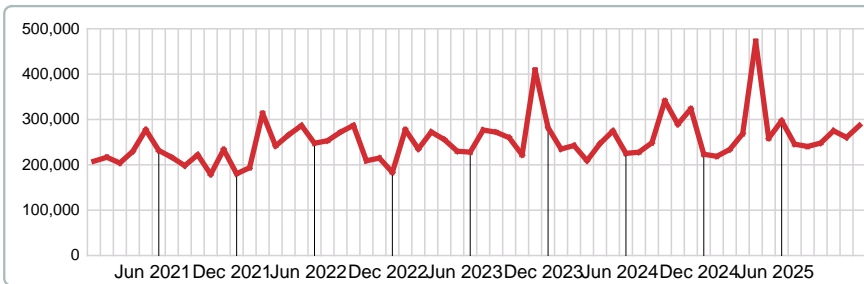
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

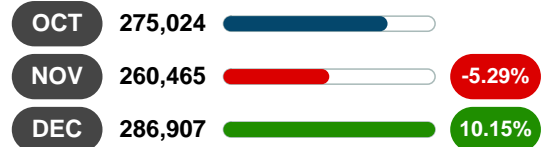


3 MONTHS

5 year DEC AVG = 231,169

High Apr 2025 472,390 Low Oct 2021 178,975

Average List Price at Closing this month at **286,907** above the 5 yr DEC average of **231,169**



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	2.94%	44,900	44,900	85,000	0	0
\$75,001 - \$125,000	11.76%	84,763	77,025	0	0	0
\$125,001 - \$175,000	20.59%	158,443	154,933	161,075	0	0
\$175,001 - \$225,000	23.53%	198,662	0	201,043	141,000	0
\$225,001 - \$400,000	17.65%	279,783	259,000	317,450	282,450	0
\$400,001 - \$450,000	5.88%	417,000	0	419,000	470,000	0
\$450,001 and up	17.65%	693,300	0	522,450	612,450	1,420,000
Average List Price		286,907	131,821	256,332	363,114	1,420,000
Total Closed Units	100%	286,907	7	19	7	1
Total Closed Volume		9,754,849	922.75K	4.87M	2.54M	1.42M

December 2025



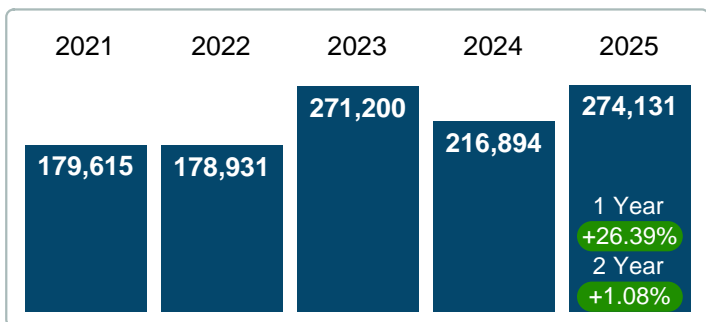
Area Delimited by County Of Mayes - Residential Property Type



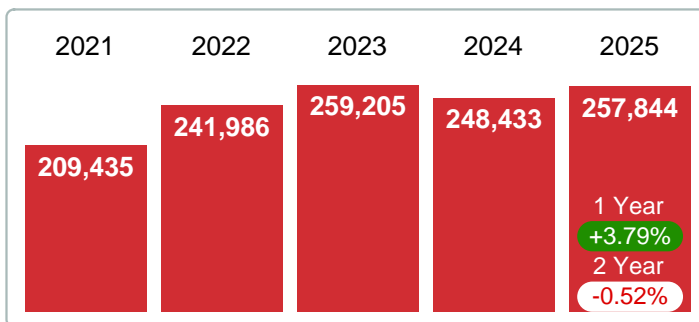
AVERAGE SOLD PRICE AT CLOSING

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

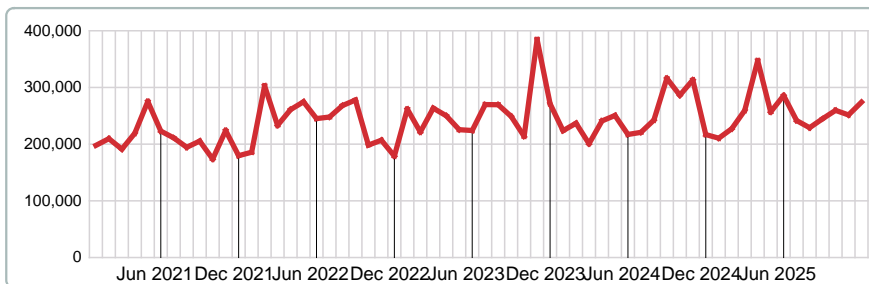
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 224,154

High Nov 2023 384,533 Low Oct 2021 173,711

Average Sold Price at Closing this month at **274,131**
above the 5 yr DEC average of **224,154**

- OCT** 259,618
- NOV** 251,533 -3.11%
- DEC** 274,131 8.98%

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	5.88%	52,000	39,000	65,000	0	0
\$75,001 - \$125,000	5.88%	77,025	77,025	0	0	0
\$125,001 - \$175,000	20.59%	148,543	147,633	149,225	0	0
\$175,001 - \$225,000	26.47%	197,389	0	196,357	201,000	0
\$225,001 - \$400,000	20.59%	290,557	240,000	309,725	277,500	0
\$400,001 - \$450,000	5.88%	431,850	0	415,000	448,700	0
\$450,001 and up	14.71%	669,700	0	484,250	590,000	1,200,000
Average Sold Price		274,131	125,136	245,200	369,386	1,200,000
Total Closed Units	100%	274,131	7	19	7	1
Total Closed Volume		9,320,450	875.95K	4.66M	2.59M	1.20M

December 2025



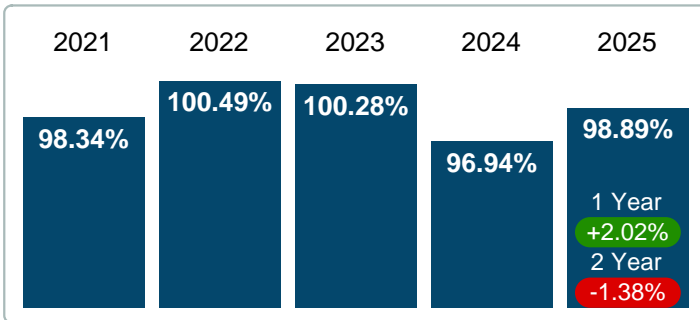
Area Delimited by County Of Mayes - Residential Property Type



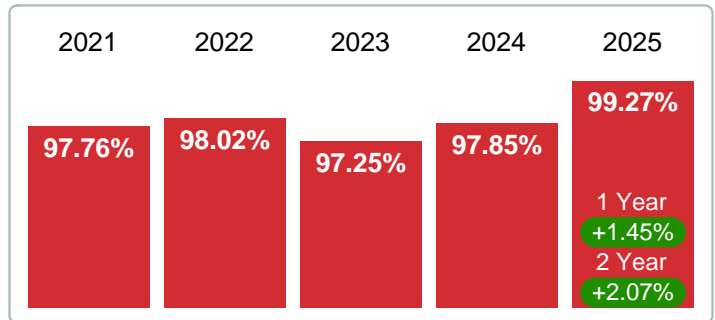
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

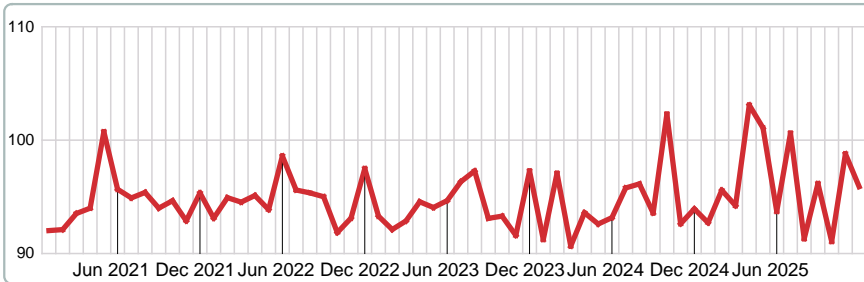
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

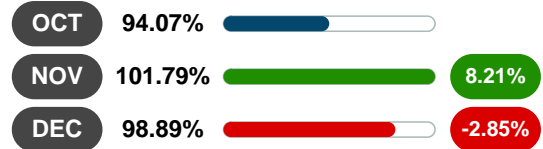


3 MONTHS

5 year DEC AVG = 98.99%

High Apr 2025 106.09% Low Mar 2024 93.66%

Average Sold/List Ratio this month at **98.89%**
equal to 5 yr DEC average of **98.99%**



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	2	5.88%	81.67%	86.86%	76.47%	0.00%	0.00%
\$75,001 - \$125,000	2	5.88%	100.00%	100.00%	0.00%	0.00%	0.00%
\$125,001 - \$175,000	7	20.59%	93.96%	95.32%	92.93%	0.00%	0.00%
\$175,001 - \$225,000	9	26.47%	111.55%	0.00%	97.71%	160.00%	0.00%
\$225,001 - \$400,000	7	20.59%	97.13%	92.66%	97.54%	98.52%	0.00%
\$400,001 - \$450,000	2	5.88%	97.26%	0.00%	99.05%	95.47%	0.00%
\$450,001 and up	5	14.71%	92.60%	0.00%	92.82%	96.43%	84.51%
Average Sold/List Ratio		98.90%		95.07%	95.11%	115.05%	84.51%
Total Closed Units		34	100%	7	19	7	1
Total Closed Volume		9,320,450		875.95K	4.66M	2.59M	1.20M

December 2025



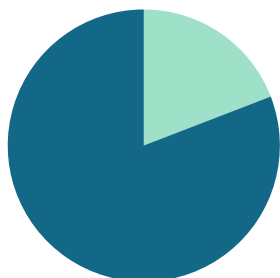
Area Delimited by County Of Mayes - Residential Property Type



MARKET SUMMARY

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

INVENTORY

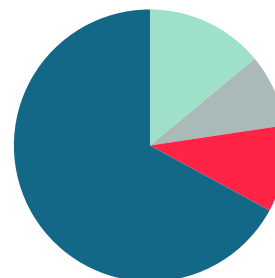


Inventory
 New Listings
40 = 19.14%
 Start Inventory
169
 Total Inventory Units
209
 Volume
\$82,282,488

Market Activity

Closed Sales
34 = 13.99%
 Pending Sales
21 = 8.64%
 Other Off Market
25 = 10.29%
 Active Inventory
163 = 67.08%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	27	34	25.93%	410	401	-2.20%
Pending Sales	20	21	5.00%	421	413	-1.90%
New Listings	50	40	-20.00%	710	664	-6.48%
Average List Price	223,321	286,907	28.47%	258,722	274,736	6.19%
Average Sale Price	216,894	274,131	26.39%	248,433	257,844	3.79%
Average Percent of Selling Price to List Price	96.94%	98.89%	2.02%	97.85%	99.27%	1.45%
Average Days on Market to Sale	57.22	56.47	-1.31%	51.39	55.12	7.26%
Monthly Inventory	172	163	-5.23%	172	163	-5.23%
Months Supply of Inventory	5.03	4.88	-3.11%	5.03	4.88	-3.11%

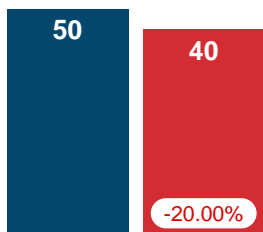
Absorption: Last 12 months, an Average of **33** Sales/Month

Inventory on December 31, 2025 = **163** 2024 2025

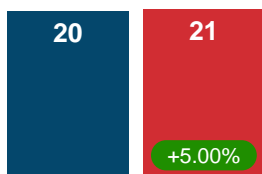
DECEMBER MARKET

AVERAGE PRICES

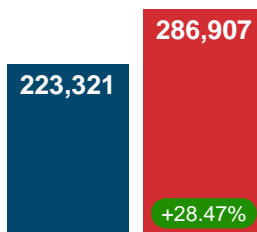
New Listings



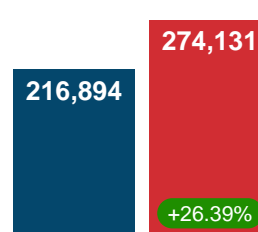
Pending Listings



List Price



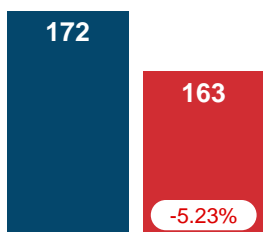
Sale Price



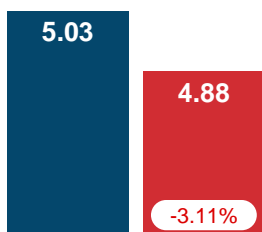
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

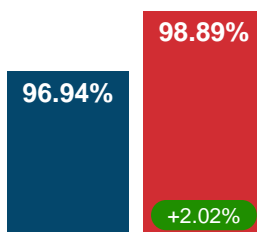
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

