



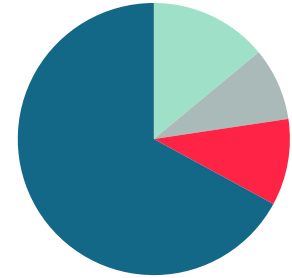
Area Delimited by County Of Mayes - Residential Property Type



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%
Median List Price	219,000	204,250	-6.74%
Median Sale Price	214,900	197,250	-8.21%
Median Percent of Selling Price to List Price	97.82%	96.61%	-1.23%
Median Days on Market to Sale	45.00	30.00	-33.33%
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.

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 **8.21%** in December 2025 to \$197,250 versus the previous year at \$214,900.

Median Days on Market Shortens

The median number of **30.00** days that homes spent on the market before selling decreased by 15.00 days or **33.33%** in December 2025 compared to last year's same month at **45.00** DOM.

Sales Success for December 2025 is Positive

Overall, with Median Prices falling 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 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

December 2025



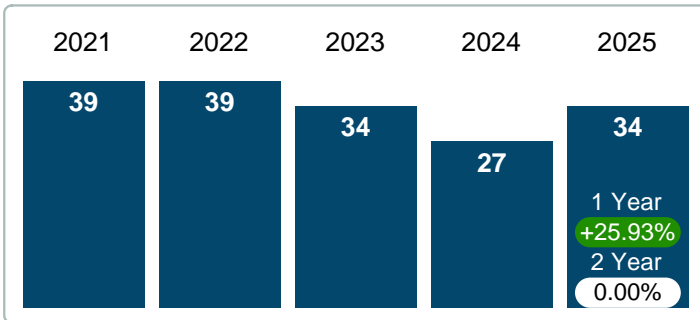
Area Delimited by County Of Mayes - Residential Property Type



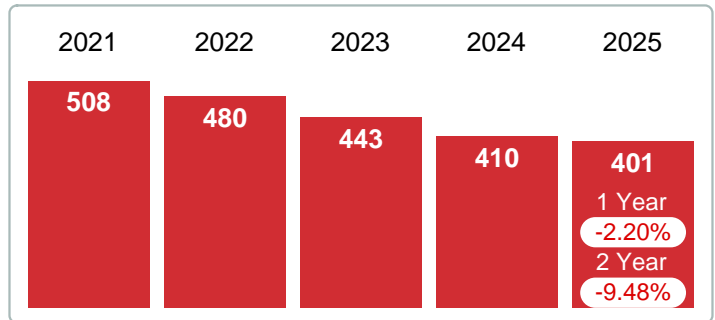
CLOSED LISTINGS

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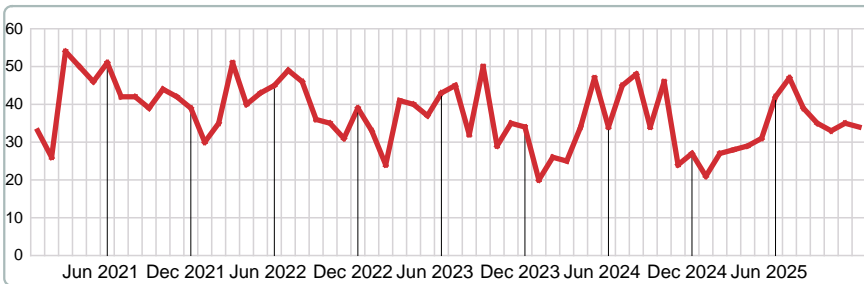
DECEMBER



YEAR TO DATE (YTD)

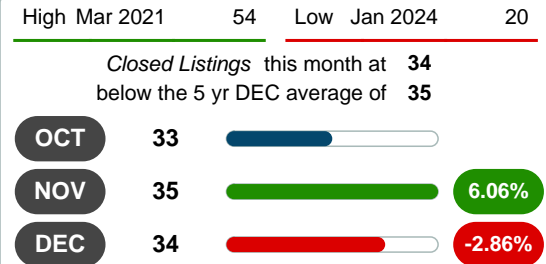


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 35



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	14.0	3	4	0	0
\$175,001 - \$225,000	9	26.47%	31.0	0	7	2	0
\$225,001 - \$400,000	7	20.59%	57.0	1	4	2	0
\$400,001 - \$450,000	2	5.88%	61.0	0	1	1	0
\$450,001 and up	5	14.71%	23.0	0	2	2	1
Total Closed Units	34			7	19	7	1
Total Closed Volume	9,320,450	100%	30.0	875.95K	4.66M	2.59M	1.20M
Median Closed Price	\$197,250			\$133,000	\$196,500	\$325,000	\$1,200,000

December 2025



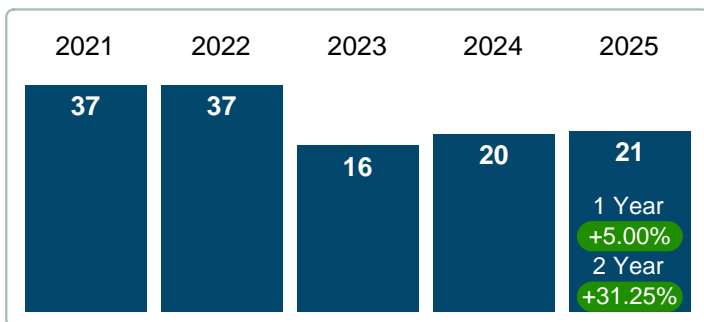
Area Delimited by County Of Mayes - Residential Property Type



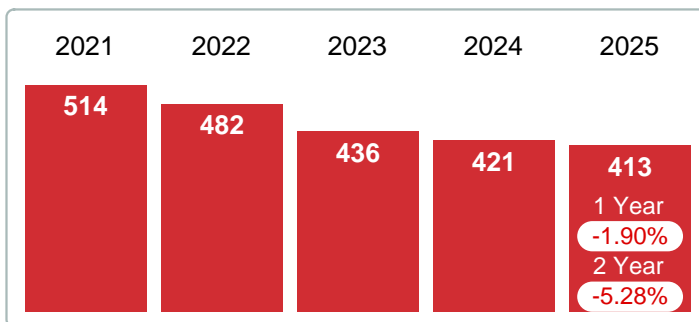
PENDING LISTINGS

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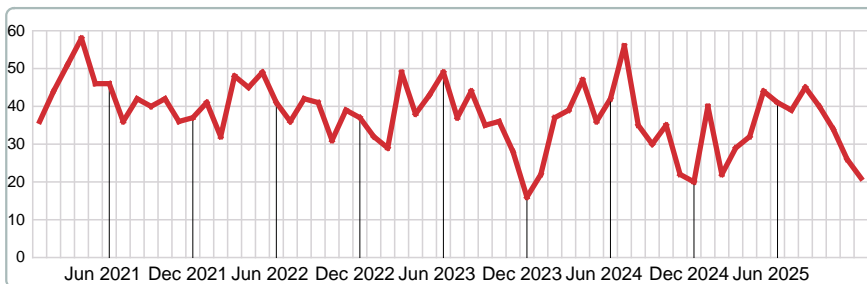
DECEMBER



YEAR TO DATE (YTD)

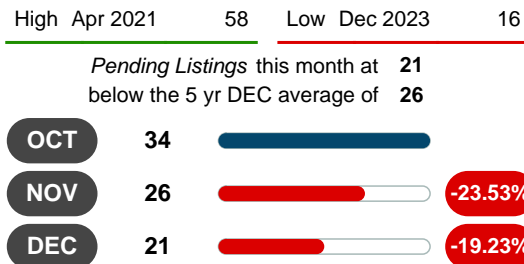


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 26



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	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%	17.0	2	1	0	0
\$125,001 - \$250,000	6	28.57%	18.5	1	4	1	0
\$250,001 - \$375,000	2	9.52%	87.0	1	0	1	0
\$375,001 - \$475,000	3	14.29%	236.0	0	3	0	0
\$475,001 and up	3	14.29%	21.0	0	2	1	0
Total Pending Units	21			7	11	3	0
Total Pending Volume	5,132,450	100%	21.0	811.65K	3.26M	1.06M	0.00B
Median Listing Price	\$164,900			\$120,000	\$242,500	\$325,000	\$0

December 2025



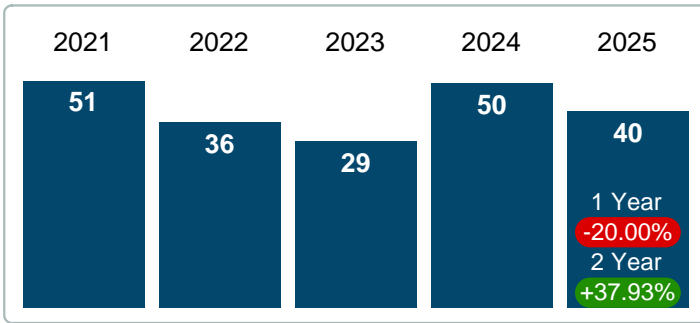
Area Delimited by County Of Mayes - Residential Property Type



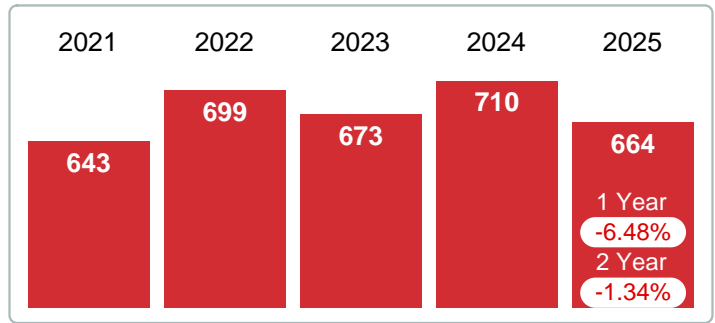
NEW LISTINGS

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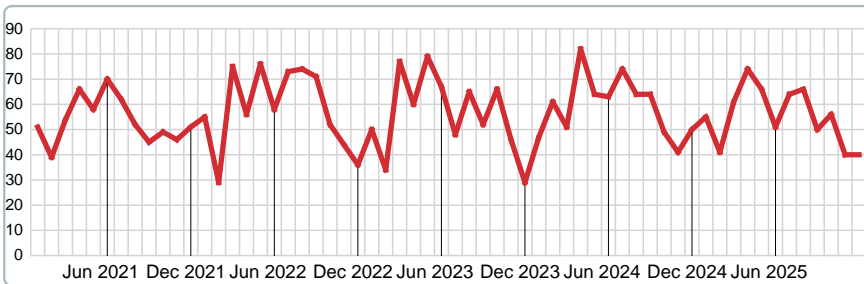
DECEMBER



YEAR TO DATE (YTD)

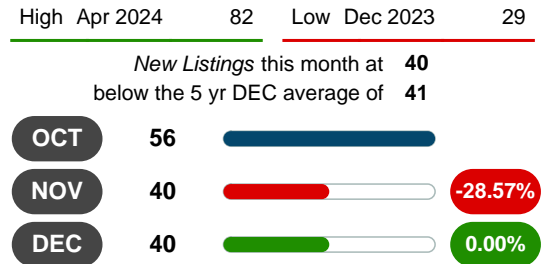


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 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
Median New Listed Listing Price	\$287,200		\$122,500	\$275,000	\$299,900	\$2,125,000

December 2025



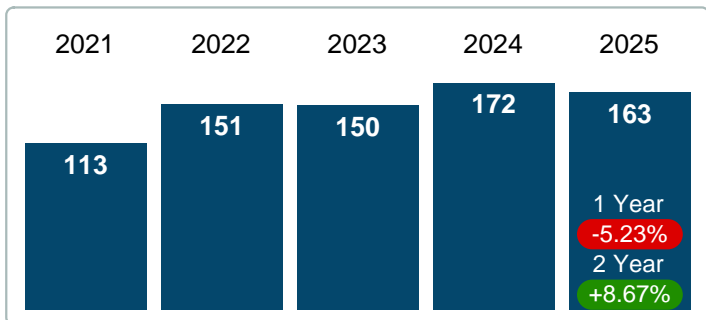
Area Delimited by County Of Mayes - Residential Property Type



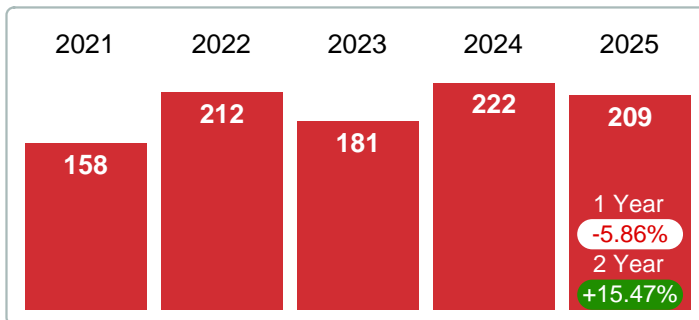
ACTIVE INVENTORY

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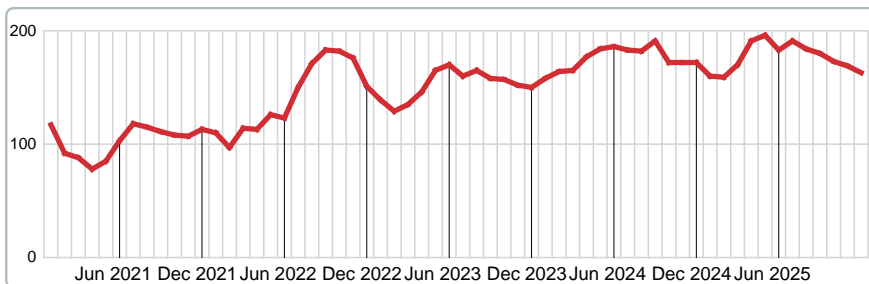
END OF DECEMBER



ACTIVE DURING DECEMBER

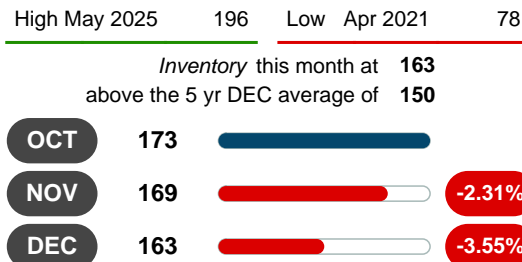


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 150



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	15	9.20%	62.0	9	5	1	0
\$125,001 - \$175,000	13	7.98%	66.0	3	9	1	0
\$175,001 - \$250,000	32	19.63%	83.5	7	22	3	0
\$250,001 - \$375,000	42	25.77%	85.5	2	28	11	1
\$375,001 - \$475,000	29	17.79%	118.0	5	13	11	0
\$475,001 - \$775,000	15	9.20%	78.0	4	5	3	3
\$775,001 and up	17	10.43%	97.0	1	7	5	4
Total Active Inventory by Units	163			31	89	35	8
Total Active Inventory by Volume	65,623,738	100%	78.0	9.09M	30.99M	16.08M	9.46M
Median Active Inventory Listing Price	\$299,900			\$220,000	\$280,000	\$400,000	\$918,500

December 2025



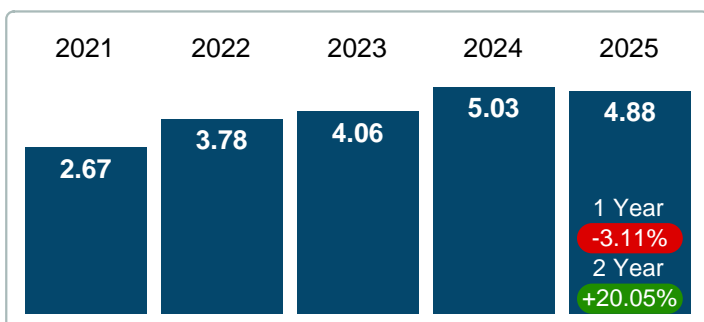
Area Delimited by County Of Mayes - Residential Property Type



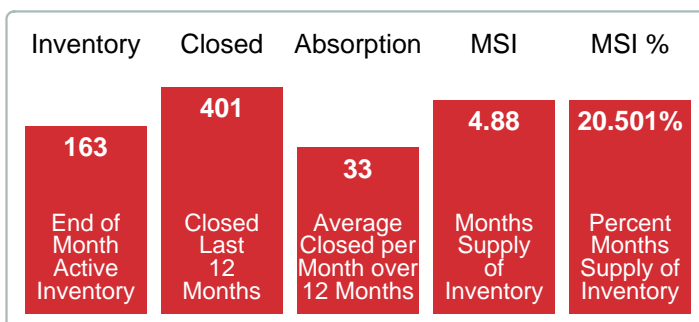
MONTHS SUPPLY of INVENTORY (MSI)

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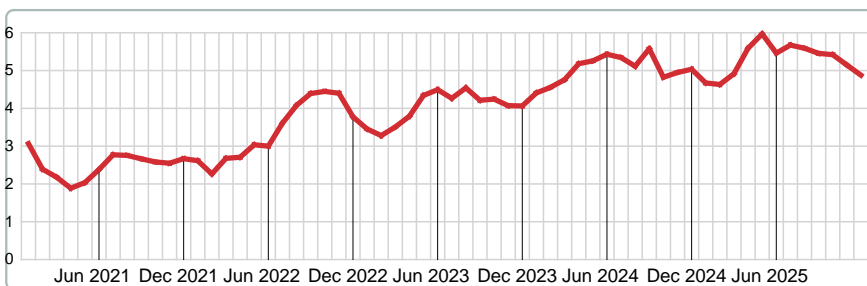
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025

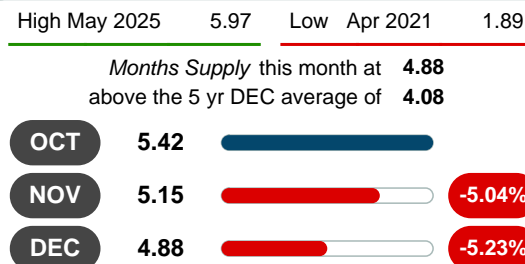


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 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



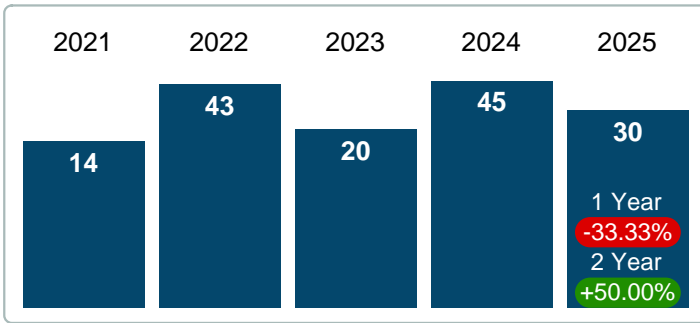
Area Delimited by County Of Mayes - Residential Property Type



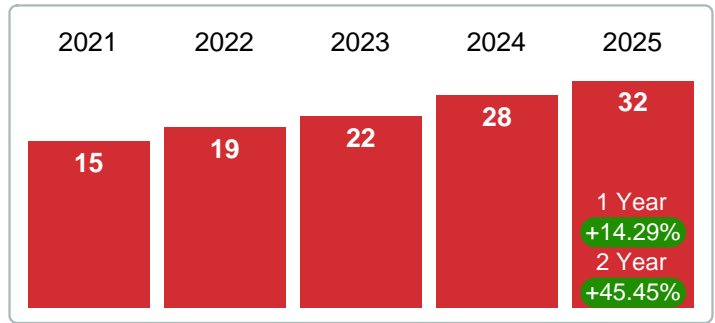
MEDIAN DAYS ON MARKET TO SALE

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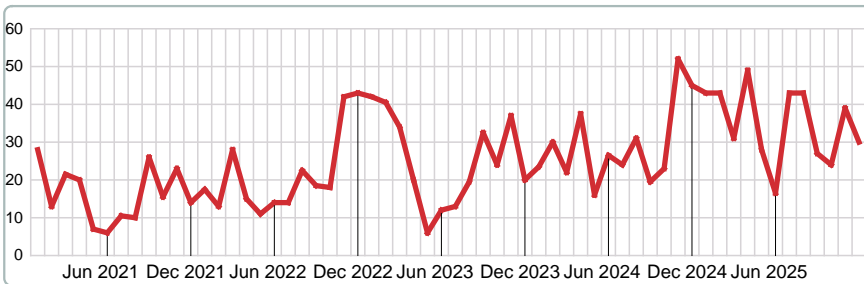
DECEMBER



YEAR TO DATE (YTD)

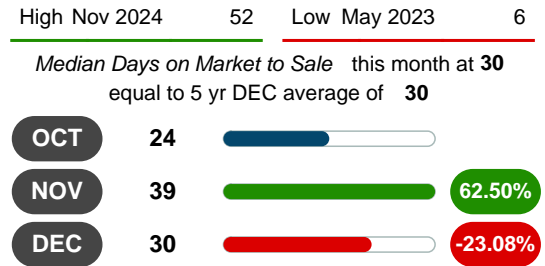


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 30



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	2	5.88%	70	70	70	0	0
\$75,001 - \$125,000	2	5.88%	25	25	0	0	0
\$125,001 - \$175,000	7	20.59%	14	14	23	0	0
\$175,001 - \$225,000	9	26.47%	31	0	29	45	0
\$225,001 - \$400,000	7	20.59%	57	57	40	51	0
\$400,001 - \$450,000	2	5.88%	61	0	101	21	0
\$450,001 and up	5	14.71%	23	0	206	21	16
Median Closed DOM			30	17	62	23	16
Total Closed Units		100%	34	7	19	7	1
Total Closed Volume			9,320,450	875.95K	4.66M	2.59M	1.20M

December 2025



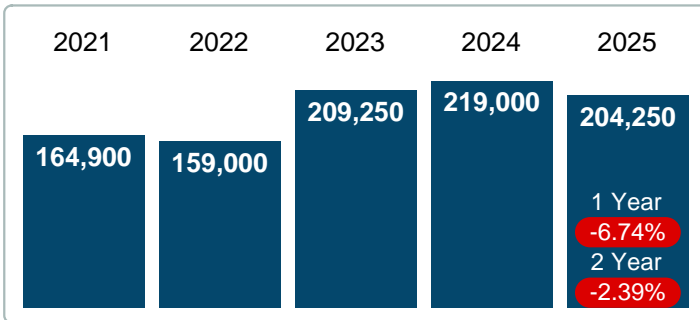
Area Delimited by County Of Mayes - Residential Property Type



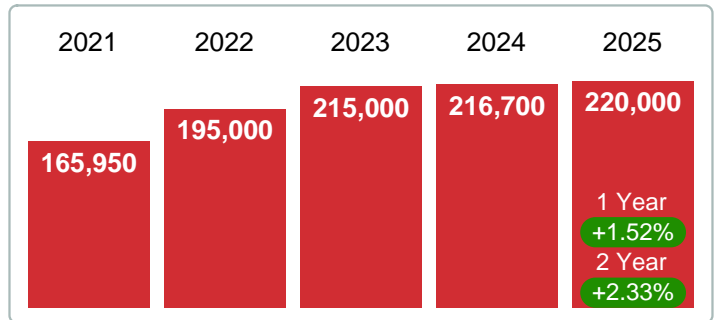
MEDIAN LIST PRICE AT CLOSING

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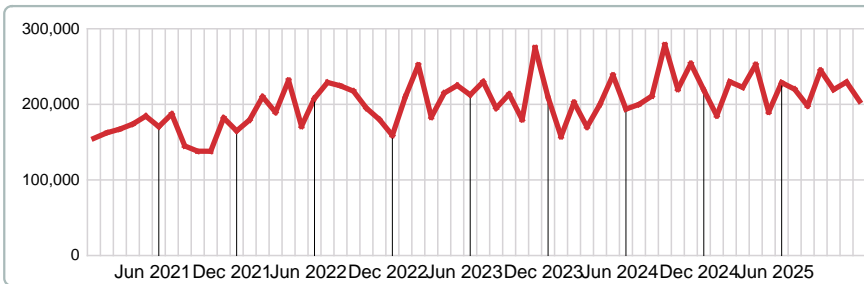
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

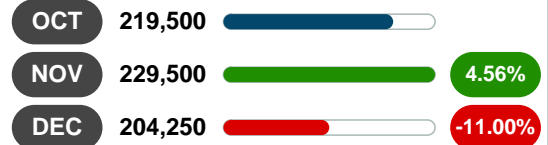


3 MONTHS

5 year DEC AVG = 191,280

High Sep 2024 278,750 Low Oct 2021 137,950

Median List Price at Closing this month at **204,250**
above the 5 yr DEC average of **191,280**



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	1	2.94%	44,900	44,900	0	0	0
\$75,001 - \$125,000	4	11.76%	81,925	77,025	85,000	100,000	0
\$125,001 - \$175,000	7	20.59%	160,000	159,900	162,500	0	0
\$175,001 - \$225,000	8	23.53%	195,000	0	200,000	182,000	0
\$225,001 - \$400,000	6	17.65%	264,000	259,000	269,000	282,450	0
\$400,001 - \$450,000	2	5.88%	417,000	0	417,000	0	0
\$450,001 and up	6	17.65%	522,450	0	522,450	475,000	1,420,000
Median List Price			204,250	140,000	208,500	334,900	1,420,000
Total Closed Units		100%	204,250	7	19	7	1
Total Closed Volume			9,754,849	922.75K	4.87M	2.54M	1.42M

December 2025



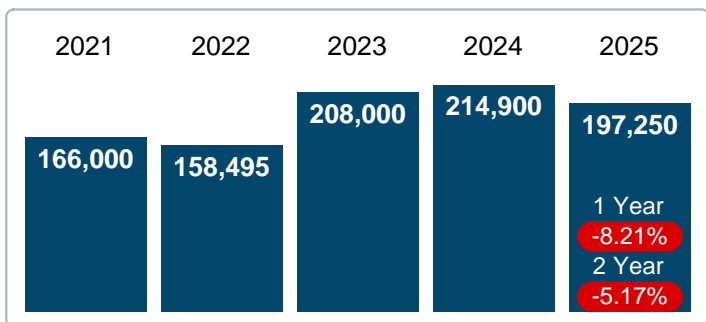
Area Delimited by County Of Mayes - Residential Property Type



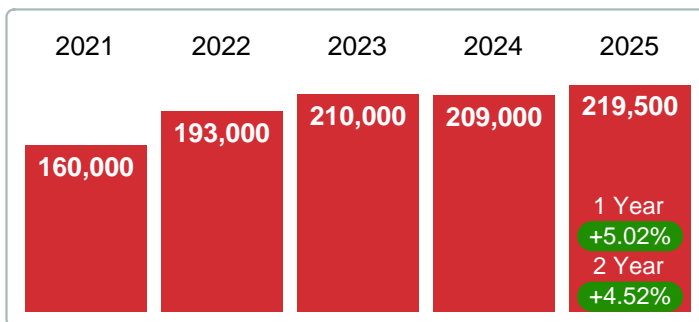
MEDIAN SOLD PRICE AT CLOSING

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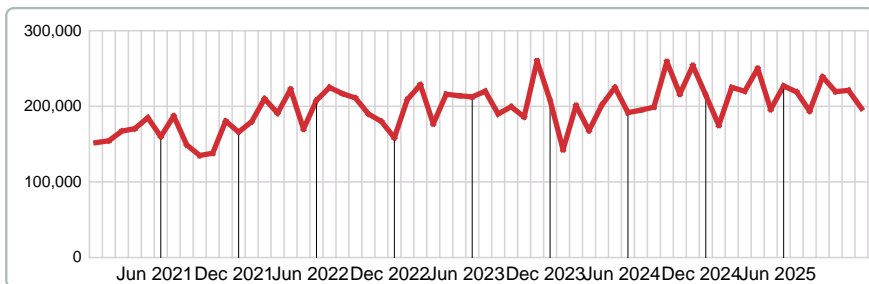
DECEMBER



YEAR TO DATE (YTD)

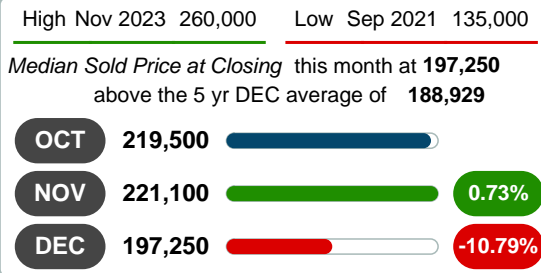


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 188,929



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	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%	149,900	150,000	148,450	0	0
\$175,001 - \$225,000	26.47%	195,000	0	195,000	201,000	0
\$225,001 - \$400,000	20.59%	269,000	240,000	299,450	277,500	0
\$400,001 - \$450,000	5.88%	431,850	0	415,000	448,700	0
\$450,001 and up	14.71%	496,500	0	484,250	590,000	1,200,000
Median Sold Price		197,250	133,000	196,500	325,000	1,200,000
Total Closed Units	100%	197,250	7	19	7	1
Total Closed Volume		9,320,450	875.95K	4.66M	2.59M	1.20M

December 2025



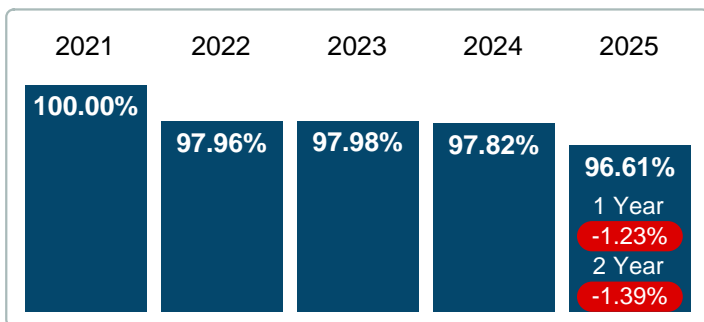
Area Delimited by County Of Mayes - Residential Property Type



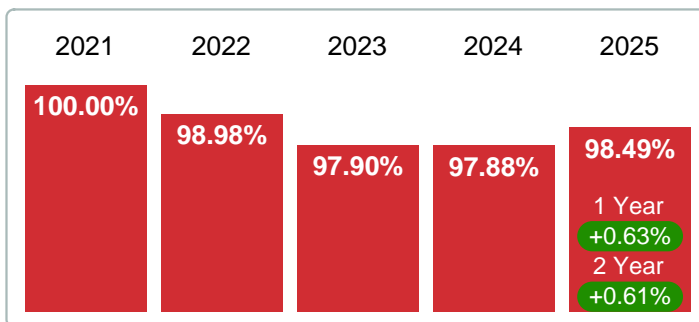
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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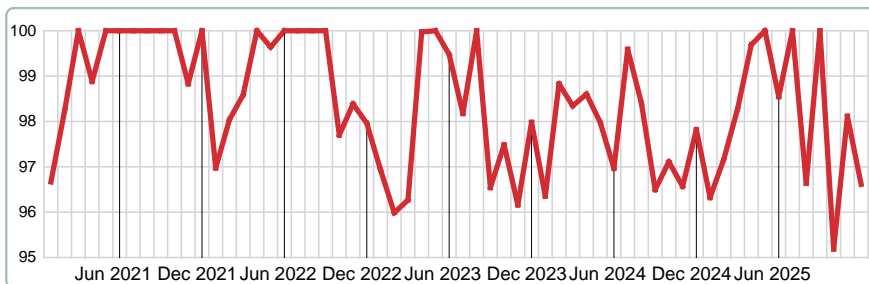
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

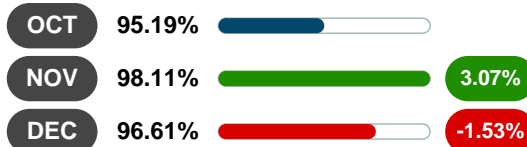


3 MONTHS

5 year DEC AVG = 98.07%

High Sep 2025 100.00% Low Oct 2025 95.19%

Median Sold/List Ratio this month at 96.61% below the 5 yr DEC average of 98.07%



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	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%	95.00%	95.00%	94.55%	0.00%	0.00%
\$175,001 - \$225,000	9	26.47%	100.00%	0.00%	97.42%	160.00%	0.00%
\$225,001 - \$400,000	7	20.59%	97.04%	92.66%	98.19%	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%	95.35%	0.00%	92.82%	96.43%	84.51%
Median Sold/List Ratio		96.61%		95.00%	96.39%	97.04%	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



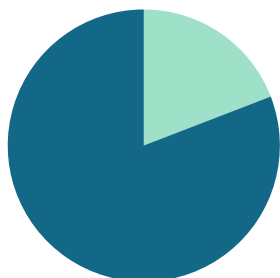
Area Delimited by County Of Mayes - Residential Property Type



MARKET SUMMARY

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

INVENTORY

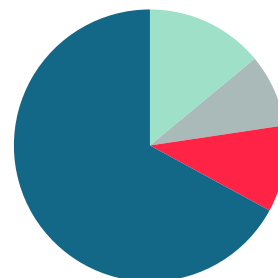


Inventory
 New Listings
40 = 19.14%
 Start Inventory
169
 Total Inventory Units
209
 Volume
\$82,282,488

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%
Median List Price	219,000	204,250	-6.74%	216,700	220,000	1.52%
Median Sale Price	214,900	197,250	-8.21%	209,000	219,500	5.02%
Median Percent of Selling Price to List Price	97.82%	96.61%	-1.23%	97.88%	98.49%	0.63%
Median Days on Market to Sale	45.00	30.00	-33.33%	28.00	32.00	14.29%
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%

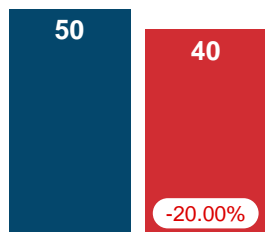
Absorption: Last 12 months, an Average of **33** Sales/Month

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

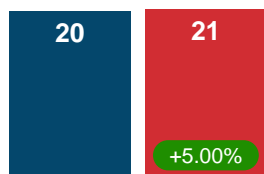
DECEMBER MARKET

MEDIAN PRICES

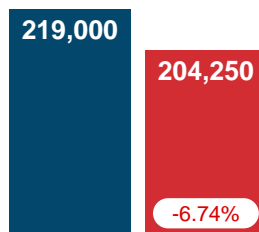
New Listings



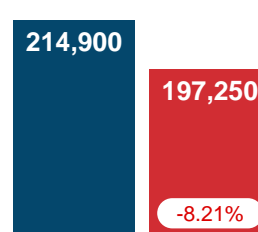
Pending Listings



List Price



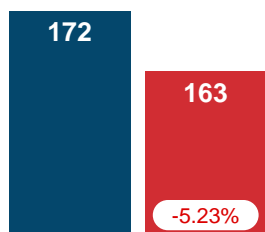
Sale Price



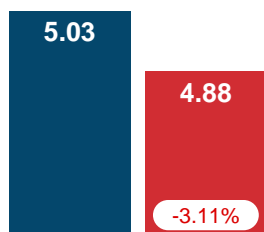
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

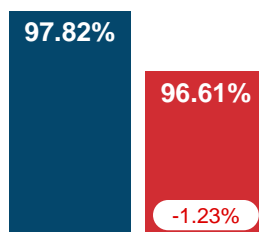
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

