

December 2025



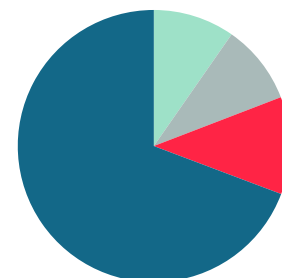
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	December		
	2024	2025	+/-%
Closed Listings	59	46	-22.03%
Pending Listings	43	45	4.65%
New Listings	63	55	-12.70%
Average List Price	223,553	300,061	34.22%
Average Sale Price	213,642	275,371	28.89%
Average Percent of Selling Price to List Price	95.43%	94.85%	-0.60%
Average Days on Market to Sale	56.14	67.24	19.78%
End of Month Inventory	295	329	11.53%
Months Supply of Inventory	5.33	6.22	16.62%



■ Closed (9.68%)
■ Pending (9.47%)
■ Other OffMarket (11.58%)
■ Active (69.26%)

Absorption: Last 12 months, an Average of **53** Sales/Month
Active Inventory as of December 31, 2025 = **329**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2025 rose **11.53%** to 329 existing homes available for sale. Over the last 12 months this area has had an average of 53 closed sales per month. This represents an unsold inventory index of **6.22** 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 **28.89%** in December 2025 to \$275,371 versus the previous year at \$213,642.

Average Days on Market Lengthens

The average number of **67.24** days that homes spent on the market before selling increased by 11.10 days or **19.78%** in December 2025 compared to last year's same month at **56.14** 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 weak this month.

There were 55 New Listings in December 2025, down **12.70%** from last year at 63. Furthermore, there were 46 Closed Listings this month versus last year at 59, a **-22.03%** decrease.

Closed versus Listed trends yielded a **83.6%** ratio, down from previous year's, December 2024, at **93.7%**, a **10.69%** downswing. This will certainly create pressure on an increasing Month'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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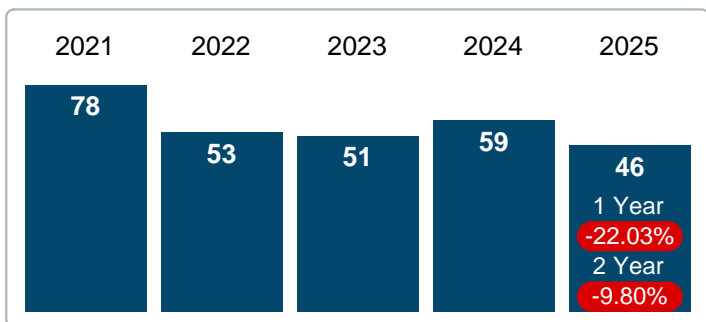
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



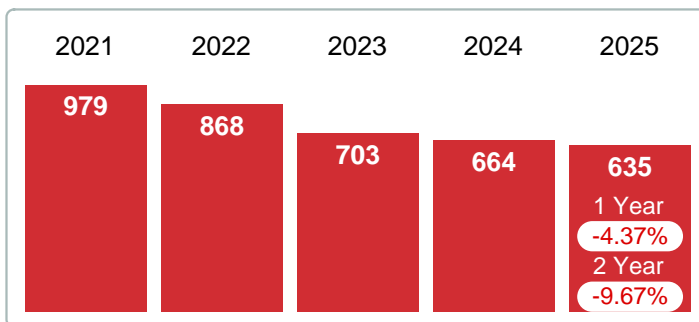
CLOSED LISTINGS

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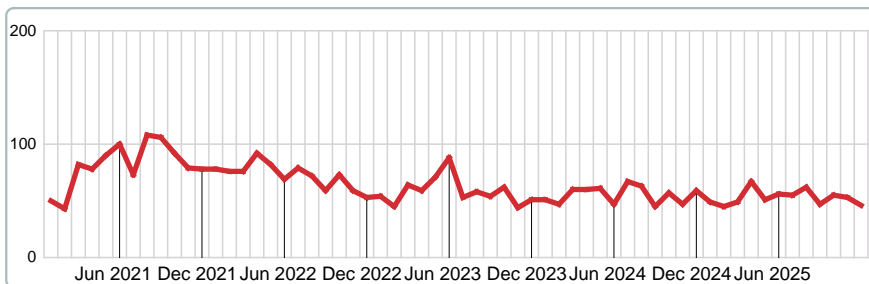
DECEMBER



YEAR TO DATE (YTD)

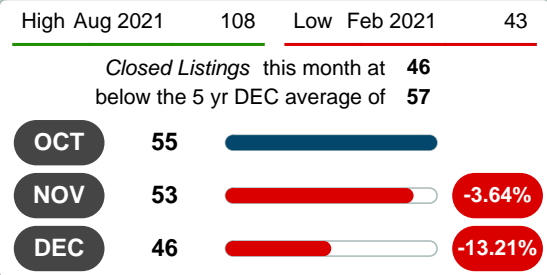


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 57



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	4	8.70%	27.8	0	4	0	0
\$75,001 - \$125,000	6	13.04%	81.5	5	1	0	0
\$125,001 - \$150,000	6	13.04%	47.3	1	5	0	0
\$150,001 - \$250,000	12	26.09%	73.3	1	8	3	0
\$250,001 - \$350,000	6	13.04%	71.2	1	2	3	0
\$350,001 - \$525,000	7	15.22%	75.6	0	5	1	1
\$525,001 and up	5	10.87%	74.8	0	1	2	2
Total Closed Units	46			8	26	9	3
Total Closed Volume	12,667,050	100%	67.2	1.17M	5.92M	3.11M	2.47M
Average Closed Price	\$275,371			\$146,863	\$227,515	\$345,417	\$822,667

December 2025



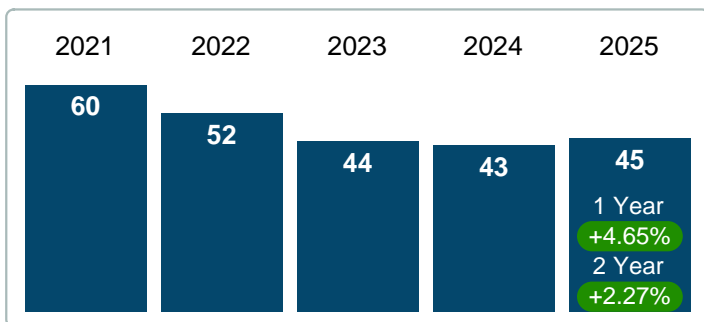
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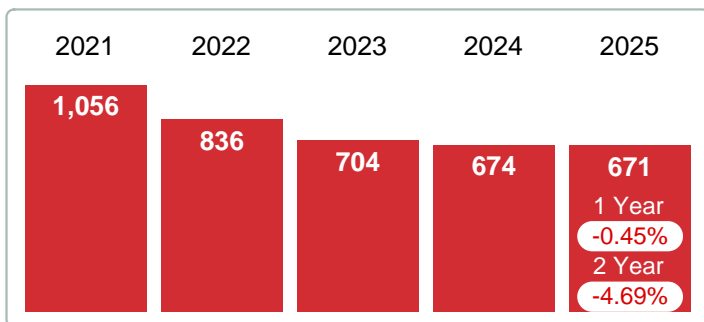
PENDING LISTINGS

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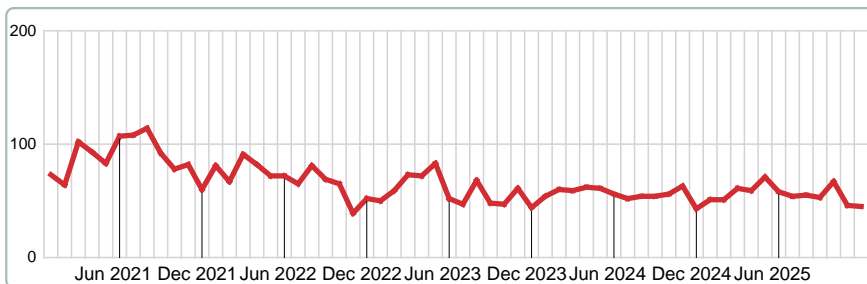
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

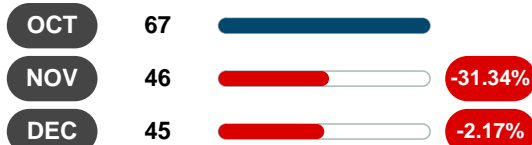


3 MONTHS

5 year DEC AVG = 49

High Aug 2021 114 Low Nov 2022 39

Pending Listings this month at 45
below the 5 yr DEC average of 49



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	3	6.67%	26.7	1	2	0	0
\$75,001 - \$150,000	7	15.56%	66.6	3	3	1	0
\$150,001 - \$175,000	3	6.67%	106.7	1	1	1	0
\$175,001 - \$275,000	14	31.11%	76.4	1	8	5	0
\$275,001 - \$375,000	7	15.56%	60.6	2	4	1	0
\$375,001 - \$575,000	6	13.33%	60.0	0	3	3	0
\$575,001 and up	5	11.11%	62.4	0	2	3	0
Total Pending Units	45			8	23	14	0
Total Pending Volume	14,242,899	100%	67.4	1.44M	7.62M	5.18M	0.00B
Average Listing Price	\$316,509			\$180,537	\$331,243	\$370,000	\$0

December 2025



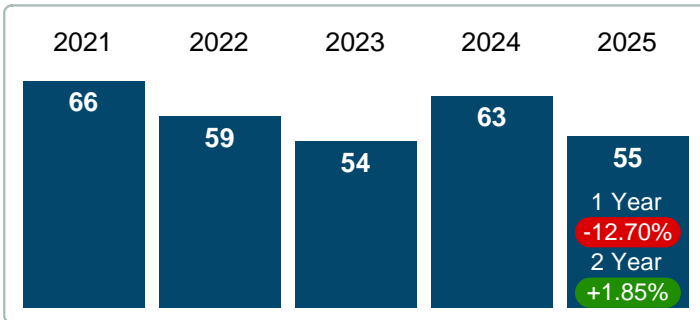
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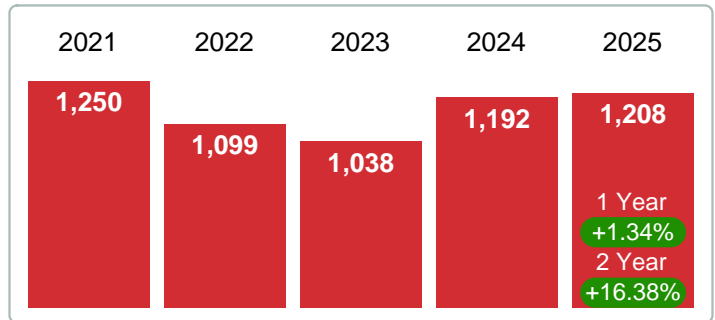
NEW LISTINGS

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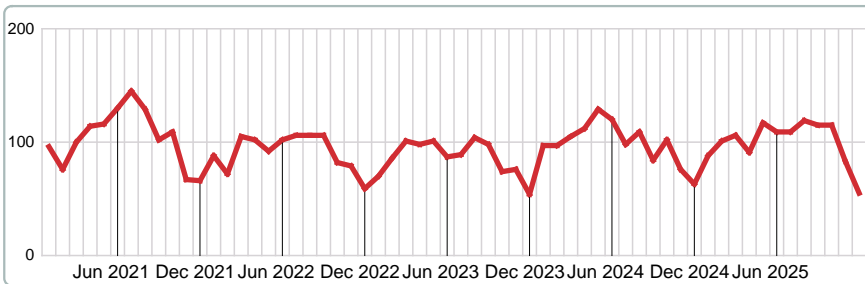
DECEMBER



YEAR TO DATE (YTD)

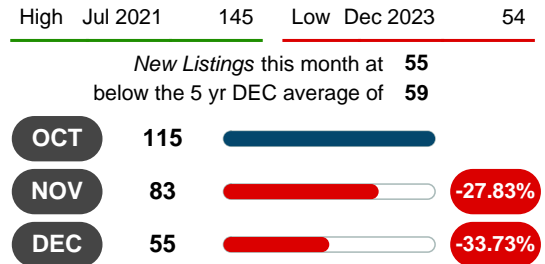


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 59



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	3.64%	0	2	0	0
\$50,001 - \$125,000	7	12.73%	3	4	0	0
\$125,001 - \$175,000	10	18.18%	6	3	1	0
\$175,001 - \$325,000	13	23.64%	2	9	2	0
\$325,001 - \$450,000	12	21.82%	1	8	2	1
\$450,001 - \$600,000	3	5.45%	1	1	0	1
\$600,001 and up	8	14.55%	1	2	5	0
Total New Listed Units	55		14	29	10	2
Total New Listed Volume	16,993,470	100%	3.32M	8.26M	4.51M	903.00K
Average New Listed Listing Price	\$308,972		\$237,329	\$284,855	\$450,707	\$451,500

December 2025



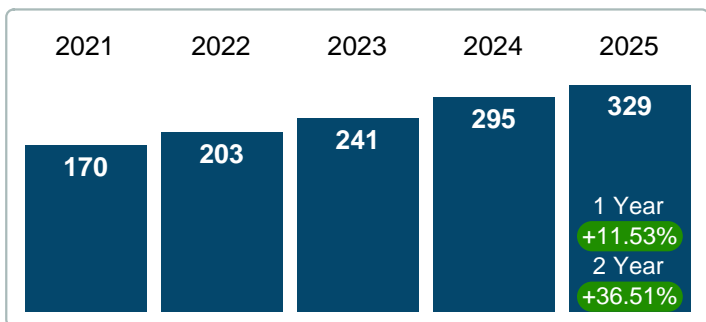
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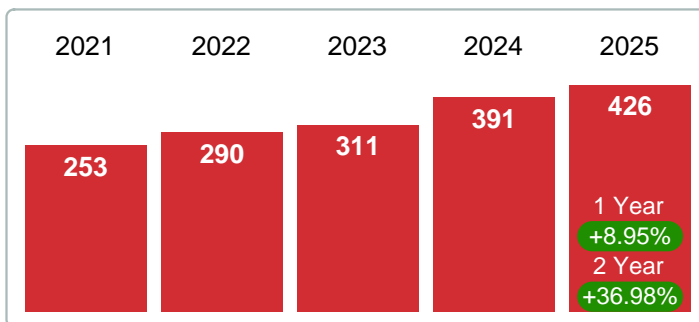
ACTIVE INVENTORY

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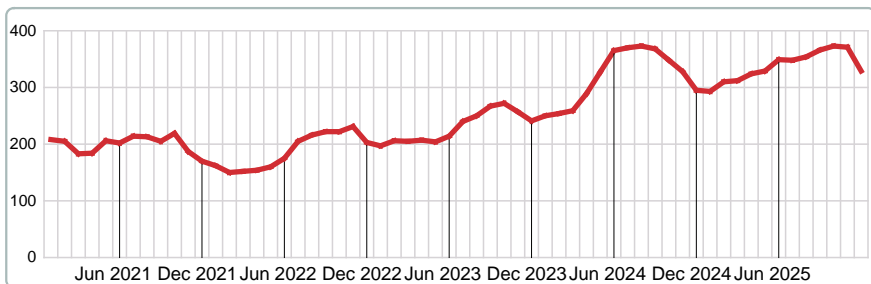
END OF DECEMBER



ACTIVE DURING DECEMBER

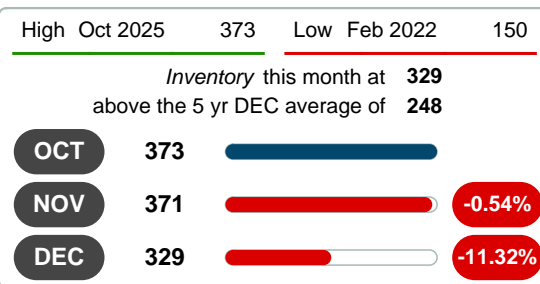


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 248



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	20	6.08%	109.4	8	12	0	0
\$75,001 - \$125,000	38	11.55%	89.2	19	18	1	0
\$125,001 - \$175,000	53	16.11%	88.9	15	30	8	0
\$175,001 - \$275,000	79	24.01%	102.1	7	53	19	0
\$275,001 - \$375,000	52	15.81%	99.4	2	30	20	0
\$375,001 - \$600,000	51	15.50%	115.3	5	26	13	7
\$600,001 and up	36	10.94%	134.4	5	13	15	3
Total Active Inventory by Units			329	61	182	76	10
Total Active Inventory by Volume			105,776,612	14.24M	51.52M	31.19M	8.82M
Average Active Inventory Listing Price			\$321,509	\$233,516	\$283,098	\$410,360	\$882,090

December 2025



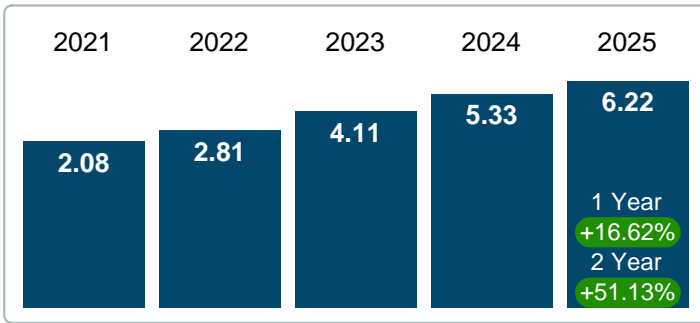
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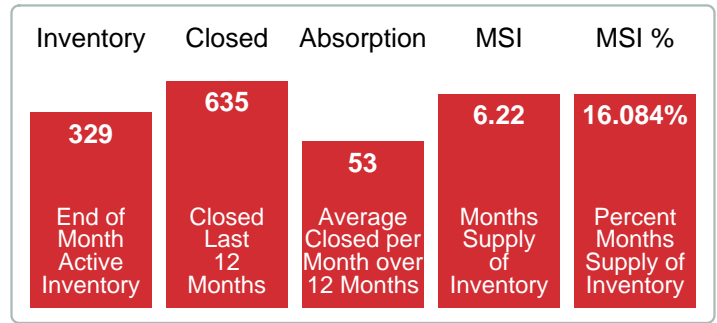
MONTHS SUPPLY of INVENTORY (MSI)

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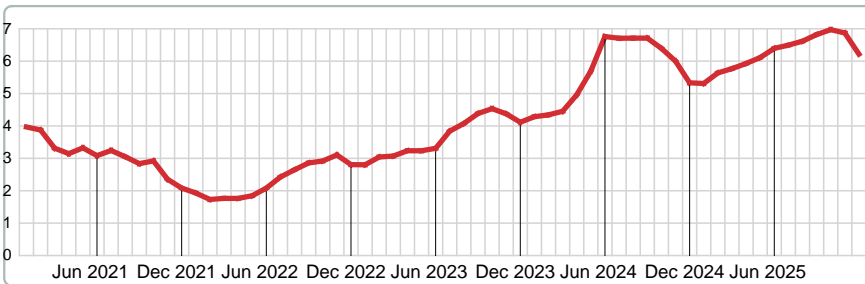
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025

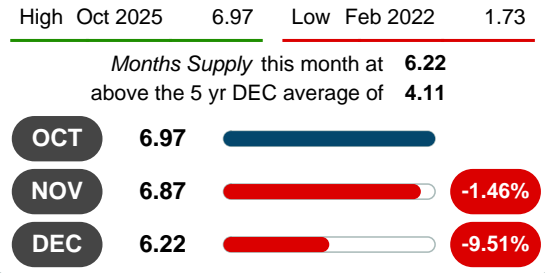


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 4.11



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
\$75,000 and less	20	6.08%	3.69	3.31	4.80	0.00	0.00
\$75,001 - \$125,000	38	11.55%	4.65	5.43	4.50	1.71	0.00
\$125,001 - \$175,000	53	16.11%	5.26	6.21	4.24	13.71	0.00
\$175,001 - \$275,000	79	24.01%	5.64	4.67	5.48	6.91	0.00
\$275,001 - \$375,000	52	15.81%	7.34	4.80	6.67	10.91	0.00
\$375,001 - \$600,000	51	15.50%	8.74	20.00	7.26	9.18	12.00
\$600,001 and up	36	10.94%	15.43	0.00	14.18	16.36	6.00
Market Supply of Inventory (MSI)			6.22	5.81	5.64	8.94	6.00
Total Active Inventory by Units		100%	6.22	61	182	76	10

December 2025



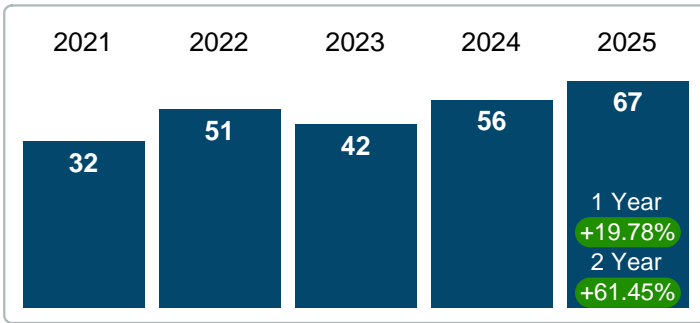
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



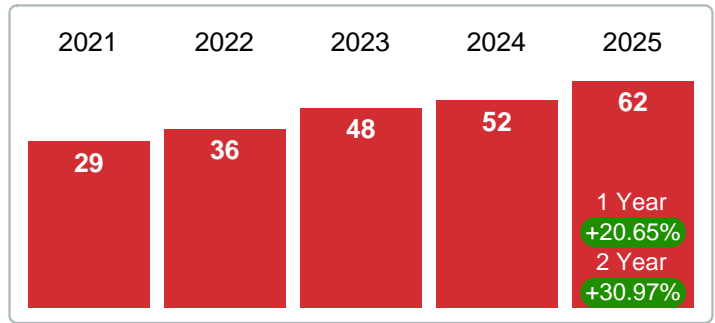
AVERAGE DAYS ON MARKET TO SALE

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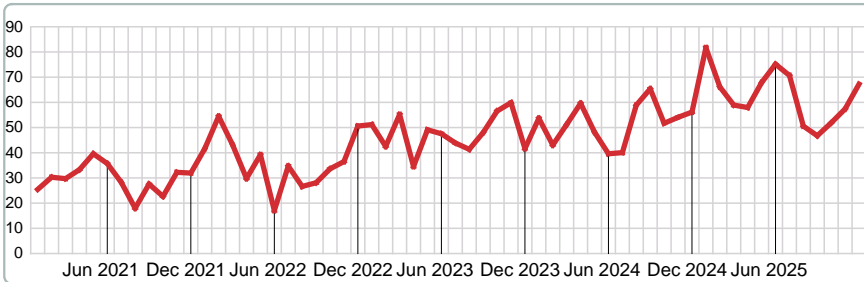
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 50

High Jan 2025 82 Low Jun 2022 17

Average Days on Market to Sale this month at 67 above the 5 yr DEC average of 50



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	8.70%	28	0	28	0	0
\$75,001 - \$125,000	13.04%	82	98	1	0	0
\$125,001 - \$150,000	13.04%	47	52	46	0	0
\$150,001 - \$250,000	26.09%	73	196	65	55	0
\$250,001 - \$350,000	13.04%	71	1	84	86	0
\$350,001 - \$525,000	15.22%	76	0	76	7	140
\$525,001 and up	10.87%	75	0	5	72	113
Average Closed DOM		67	92	55	64	122
Total Closed Units	100%	67	8	26	9	3
Total Closed Volume		12,667,050	1.17M	5.92M	3.11M	2.47M

December 2025



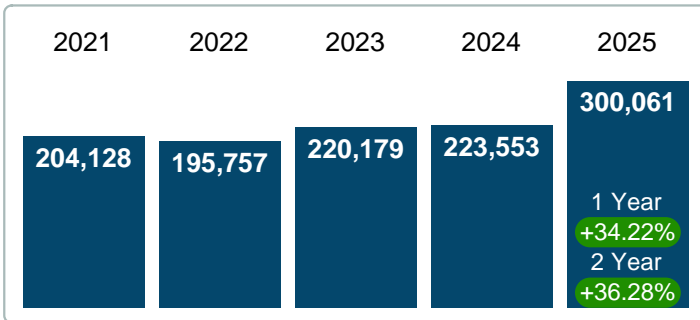
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



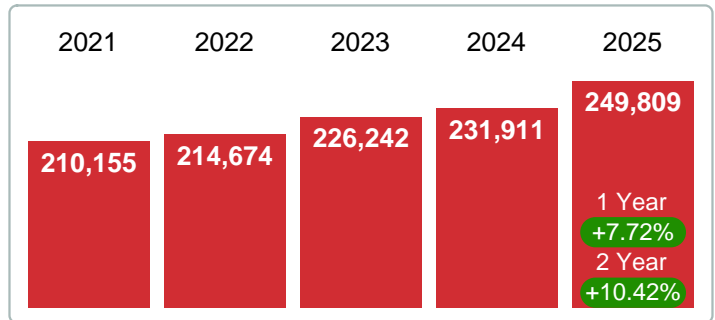
AVERAGE LIST PRICE AT CLOSING

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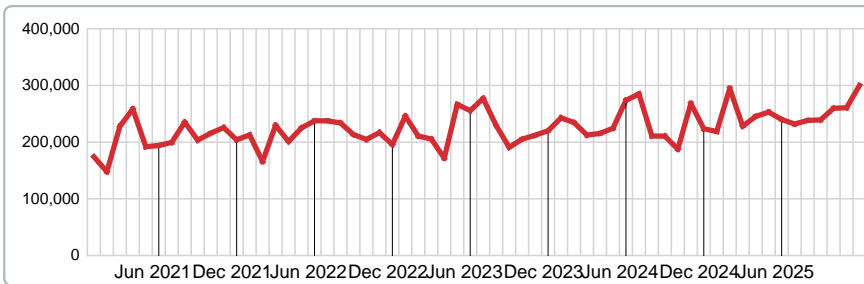
DECEMBER



YEAR TO DATE (YTD)

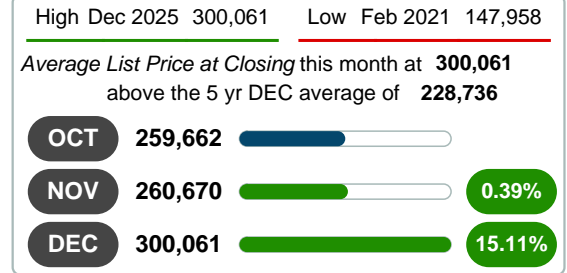


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 228,736



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	8.70%	58,625	0	58,625	0	0
\$75,001 - \$125,000	10.87%	105,480	113,280	100,000	0	0
\$125,001 - \$150,000	10.87%	139,000	142,000	151,600	0	0
\$150,001 - \$250,000	28.26%	195,623	174,900	209,663	200,633	0
\$250,001 - \$350,000	15.22%	304,429	350,000	314,500	315,633	0
\$350,001 - \$525,000	15.22%	423,413	0	428,398	397,000	375,000
\$525,001 and up	10.87%	941,580	0	700,000	668,950	1,335,000
Average List Price		300,061	154,163	240,030	364,856	1,015,000
Total Closed Units	100%	300,061	8	26	9	3
Total Closed Volume		13,802,789	1.23M	6.24M	3.28M	3.05M

December 2025



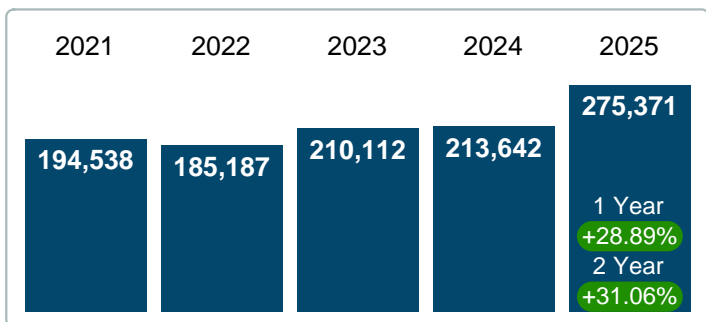
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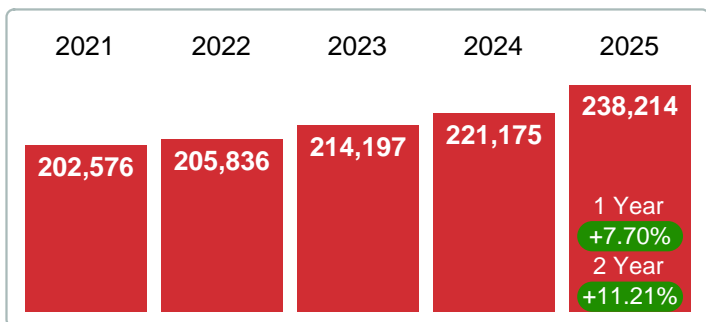
AVERAGE SOLD PRICE AT CLOSING

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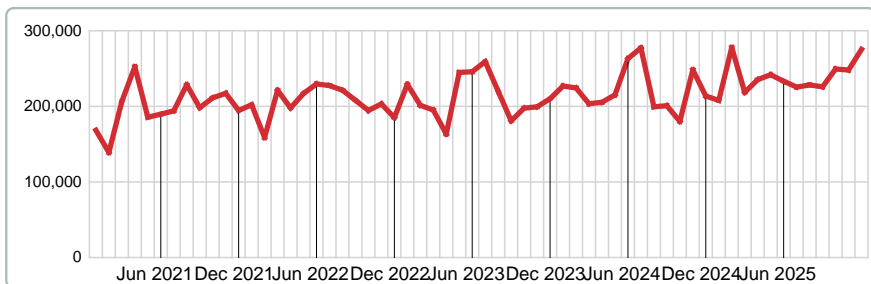
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 215,770

High Feb 2025 277,811 Low Feb 2021 139,023

Average Sold Price at Closing this month at **275,371**
above the 5 yr DEC average of **215,770**

- OCT** 249,452
- NOV** 248,034 -0.57%
- DEC** 275,371 11.02%

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	4	8.70%	58,250	0	58,250	0	0
\$75,001 - \$125,000	6	13.04%	102,833	103,400	100,000	0	0
\$125,001 - \$150,000	6	13.04%	137,750	138,000	137,700	0	0
\$150,001 - \$250,000	12	26.09%	199,233	169,900	204,863	194,000	0
\$250,001 - \$350,000	6	13.04%	303,667	350,000	299,500	291,000	0
\$350,001 - \$525,000	7	15.22%	392,714	0	401,200	375,000	368,000
\$525,001 and up	5	10.87%	805,750	0	650,000	639,375	1,050,000
Average Sold Price			275,371	146,863	227,515	345,417	822,667
Total Closed Units		100%	275,371	8	26	9	3
Total Closed Volume			12,667,050	1.17M	5.92M	3.11M	2.47M

December 2025



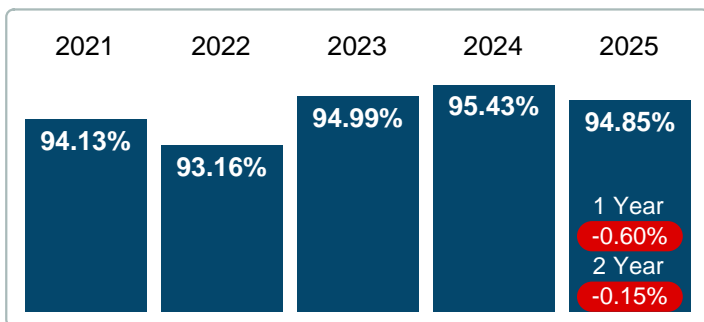
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



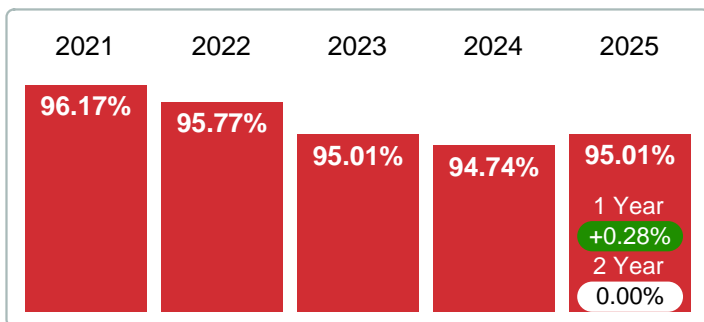
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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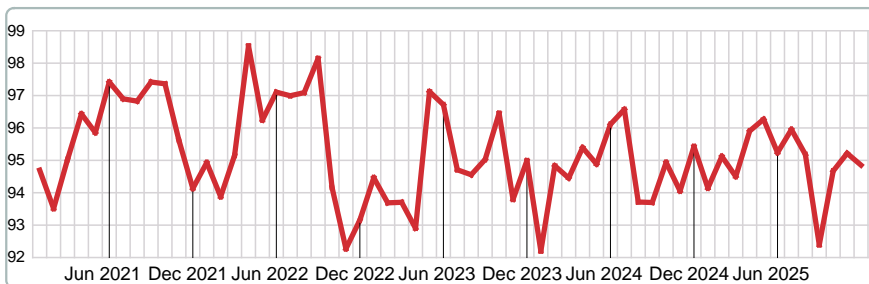
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

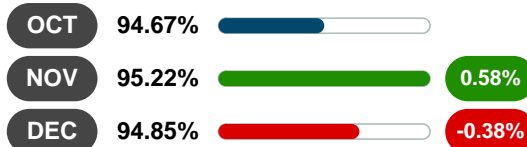


3 MONTHS

5 year DEC AVG = 94.51%

High Apr 2022 98.53% Low Jan 2024 92.20%

Average Sold/List Ratio this month at **94.85%** equal to 5 yr DEC average of **94.51%**



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	4	8.70%	99.44%	0.00%	99.44%	0.00%	0.00%	
\$75,001 - \$125,000	6	13.04%	92.80%	91.37%	100.00%	0.00%	0.00%	
\$125,001 - \$150,000	6	13.04%	92.80%	97.18%	91.92%	0.00%	0.00%	
\$150,001 - \$250,000	12	26.09%	97.61%	97.14%	97.80%	97.23%	0.00%	
\$250,001 - \$350,000	6	13.04%	95.02%	100.00%	95.45%	93.07%	0.00%	
\$350,001 - \$525,000	7	15.22%	94.85%	0.00%	94.27%	94.46%	98.13%	
\$525,001 and up	5	10.87%	89.29%	0.00%	92.86%	95.04%	81.77%	
Average Sold/List Ratio		94.90%		93.89%	95.96%	95.05%	87.22%	
Total Closed Units		46	100%	94.90%	8	26	9	3
Total Closed Volume		12,667,050			1.17M	5.92M	3.11M	2.47M

December 2025



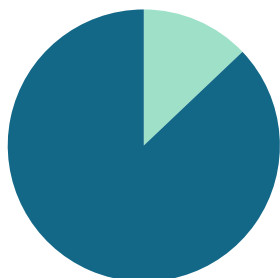
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



MARKET SUMMARY

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

INVENTORY

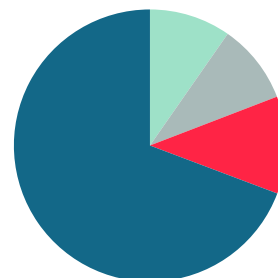


Inventory
 New Listings
55 = 12.91%
 Start Inventory
371
 Total Inventory Units
426
 Volume
\$142,020,910

Market Activity

Closed Sales
46 = 9.68%
 Pending Sales
45 = 9.47%
 Other Off Market
55 = 11.58%
 Active Inventory
329 = 69.26%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	59	46	-22.03%	664	635	-4.37%
Pending Sales	43	45	4.65%	674	671	-0.45%
New Listings	63	55	-12.70%	1,192	1,208	1.34%
Average List Price	223,553	300,061	34.22%	231,911	249,809	7.72%
Average Sale Price	213,642	275,371	28.89%	221,175	238,214	7.70%
Average Percent of Selling Price to List Price	95.43%	94.85%	-0.60%	94.74%	95.01%	0.28%
Average Days on Market to Sale	56.14	67.24	19.78%	51.72	62.40	20.65%
Monthly Inventory	295	329	11.53%	295	329	11.53%
Months Supply of Inventory	5.33	6.22	16.62%	5.33	6.22	16.62%

Absorption: Last 12 months, an Average of **53** Sales/Month

Inventory on December 31, 2025 = **329** 2024 2025

DECEMBER MARKET

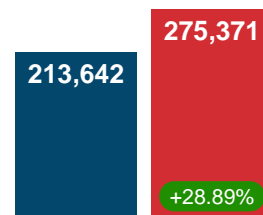
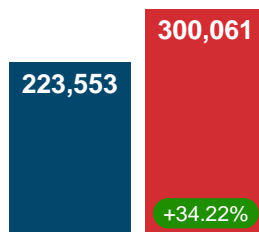
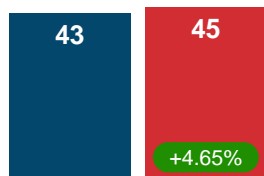
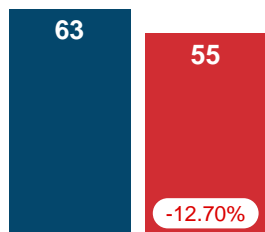
AVERAGE PRICES

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

