

December 2025



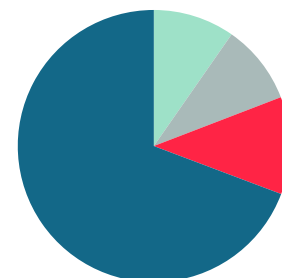
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



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%
Median List Price	189,000	214,000	13.23%
Median Sale Price	183,000	202,250	10.52%
Median Percent of Selling Price to List Price	96.80%	96.72%	-0.08%
Median Days on Market to Sale	42.00	51.00	21.43%
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.

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 **10.52%** in December 2025 to \$202,250 versus the previous year at \$183,000.

Median Days on Market Lengthens

The median number of **51.00** days that homes spent on the market before selling increased by 9.00 days or **21.43%** in December 2025 compared to last year's same month at **42.00** 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 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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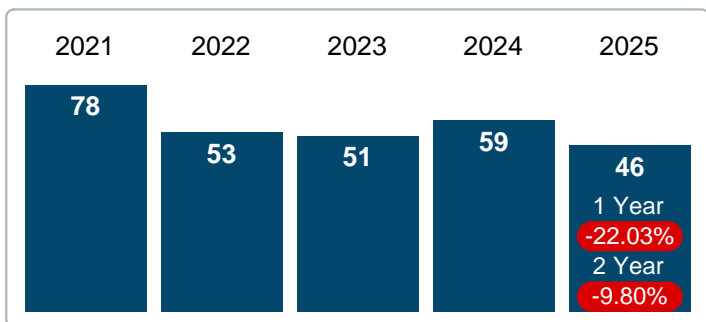
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



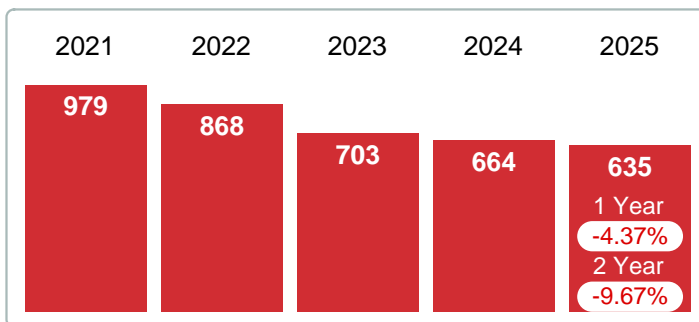
CLOSED LISTINGS

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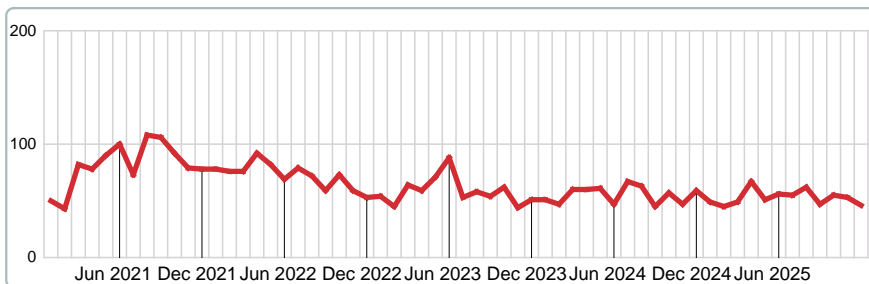
DECEMBER



YEAR TO DATE (YTD)

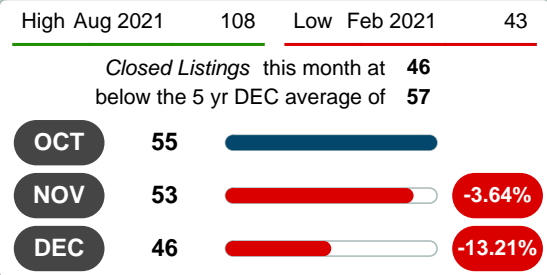


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 57



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	8.70%	1.0	0	4	0	0
\$75,001 - \$125,000	6	13.04%	35.5	5	1	0	0
\$125,001 - \$150,000	6	13.04%	52.5	1	5	0	0
\$150,001 - \$250,000	12	26.09%	53.0	1	8	3	0
\$250,001 - \$350,000	6	13.04%	75.0	1	2	3	0
\$350,001 - \$525,000	7	15.22%	42.0	0	5	1	1
\$525,001 and up	5	10.87%	110.0	0	1	2	2
Total Closed Units	46			8	26	9	3
Total Closed Volume	12,667,050	100%	51.0	1.17M	5.92M	3.11M	2.47M
Median Closed Price	\$202,250			\$121,500	\$199,750	\$265,000	\$800,000

December 2025



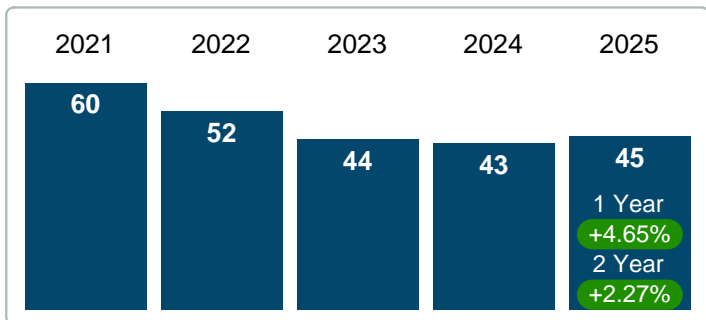
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



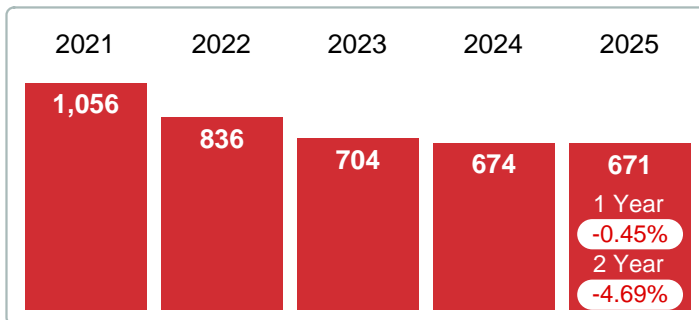
PENDING LISTINGS

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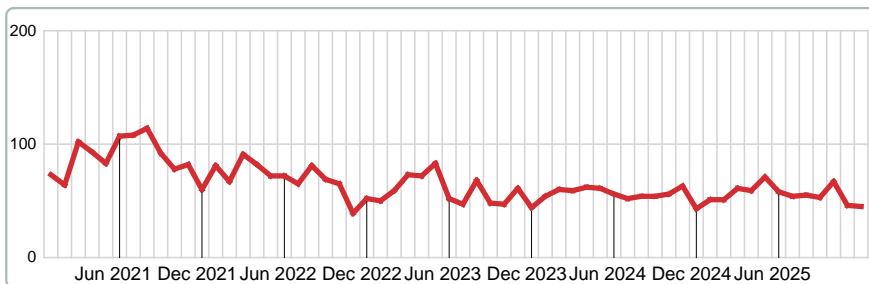
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

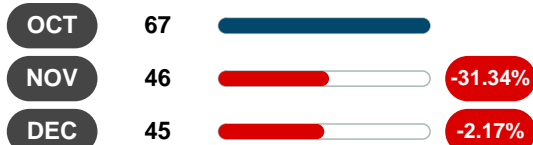


3 MONTHS

5 year DEC AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	6.67%	1.0	1	2	0	0
\$75,001 - \$150,000	7	15.56%	77.0	3	3	1	0
\$150,001 - \$175,000	3	6.67%	111.0	1	1	1	0
\$175,001 - \$275,000	14	31.11%	64.0	1	8	5	0
\$275,001 - \$375,000	7	15.56%	34.0	2	4	1	0
\$375,001 - \$575,000	6	13.33%	66.0	0	3	3	0
\$575,001 and up	5	11.11%	48.0	0	2	3	0
Total Pending Units	45			8	23	14	0
Total Pending Volume	14,242,899	100%	64.0	1.44M	7.62M	5.18M	0.00B
Median Listing Price	\$244,900			\$154,950	\$245,000	\$273,250	\$0

December 2025



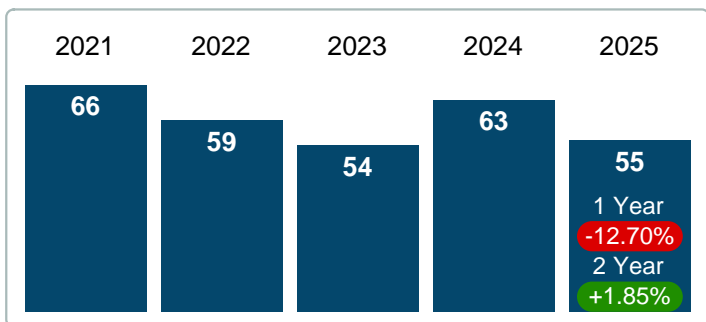
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



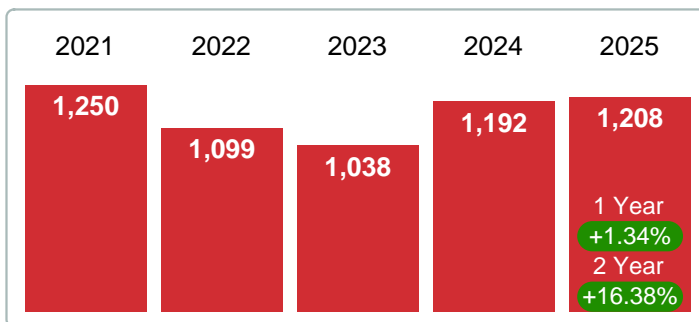
NEW LISTINGS

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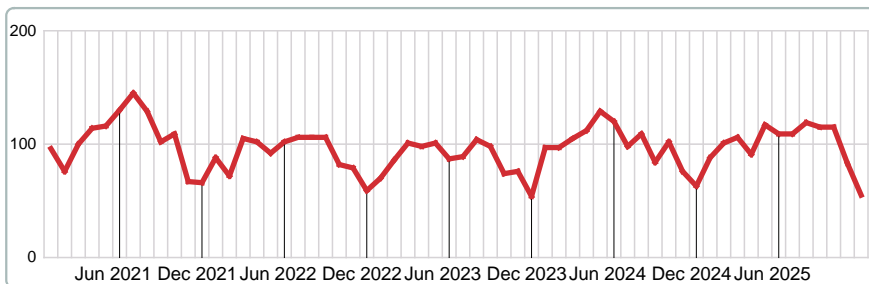
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 59

High Jul 2021 145 Low Dec 2023 54

New Listings this month at 55
below the 5 yr DEC average of 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
Median New Listed Listing Price	\$249,900		\$159,950	\$248,000	\$527,335	\$451,500

December 2025



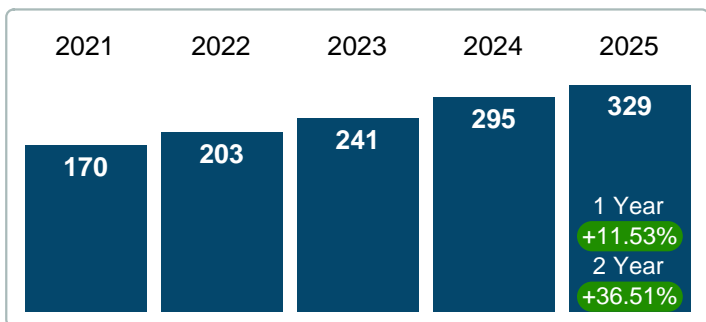
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



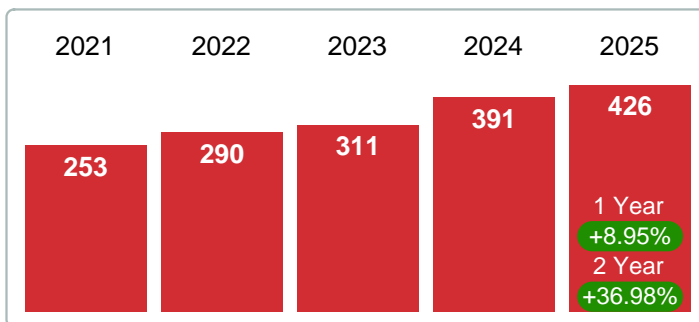
ACTIVE INVENTORY

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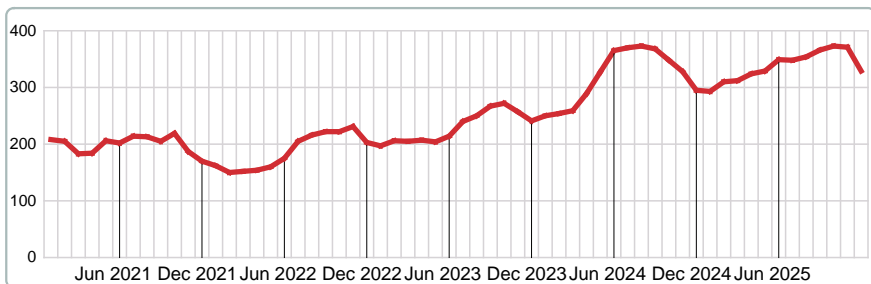
END OF DECEMBER



ACTIVE DURING DECEMBER

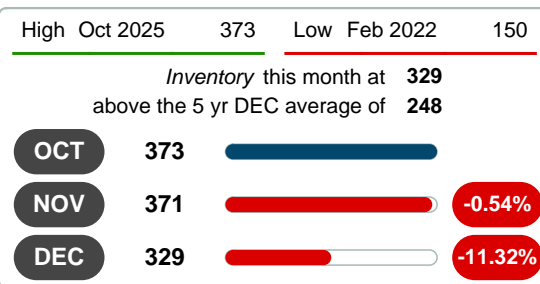


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 248



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	20	6.08%	89.5	8	12	0	0
\$75,001 - \$125,000	38	11.55%	82.0	19	18	1	0
\$125,001 - \$175,000	53	16.11%	82.0	15	30	8	0
\$175,001 - \$275,000	79	24.01%	95.0	7	53	19	0
\$275,001 - \$375,000	52	15.81%	92.0	2	30	20	0
\$375,001 - \$600,000	51	15.50%	104.0	5	26	13	7
\$600,001 and up	36	10.94%	113.5	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
Median Active Inventory Listing Price			\$234,500	\$129,900	\$227,200	\$299,999	\$530,000

December 2025



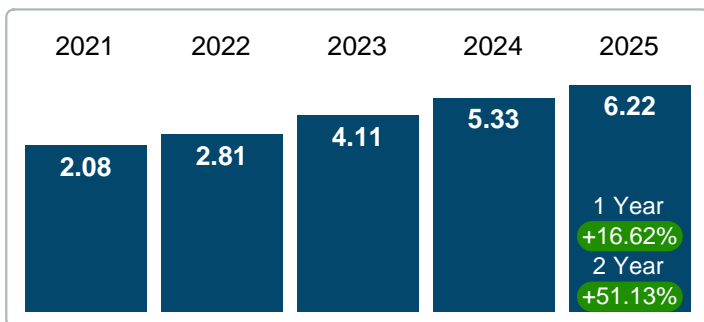
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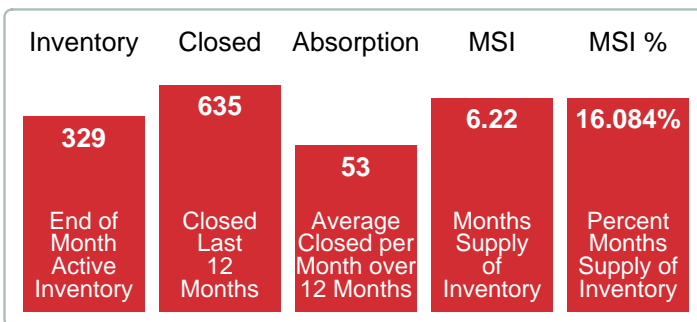
MONTHS SUPPLY of INVENTORY (MSI)

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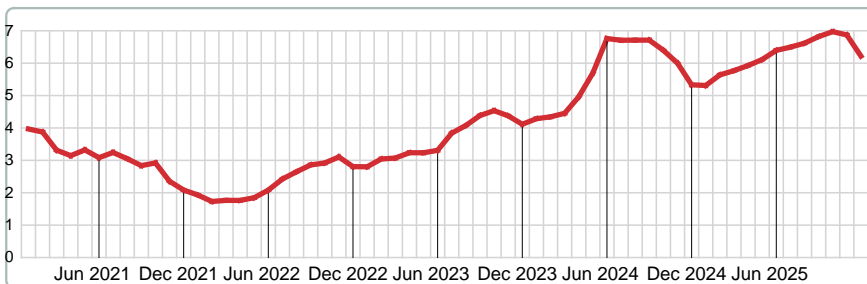
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025

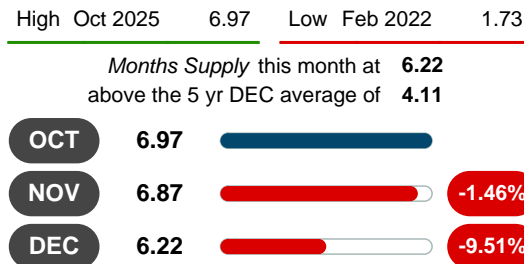


5 YEAR MARKET ACTIVITY TRENDS



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



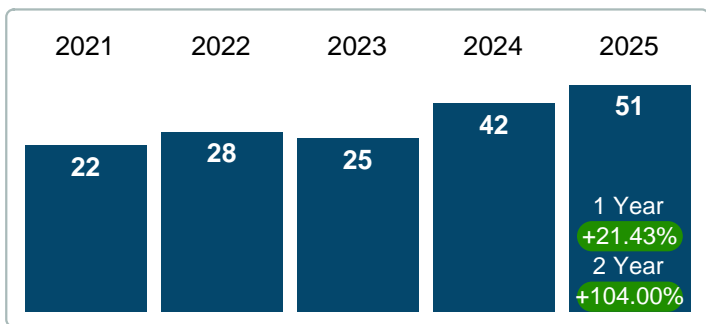
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



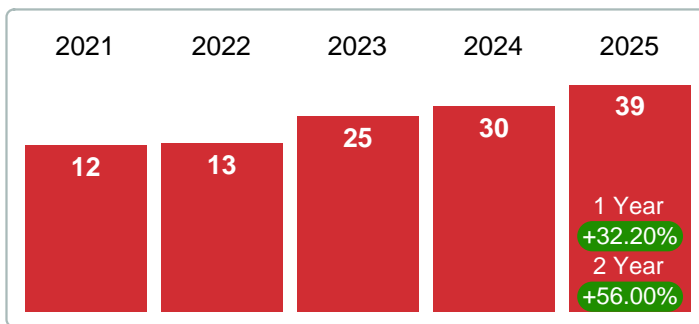
MEDIAN DAYS ON MARKET TO SALE

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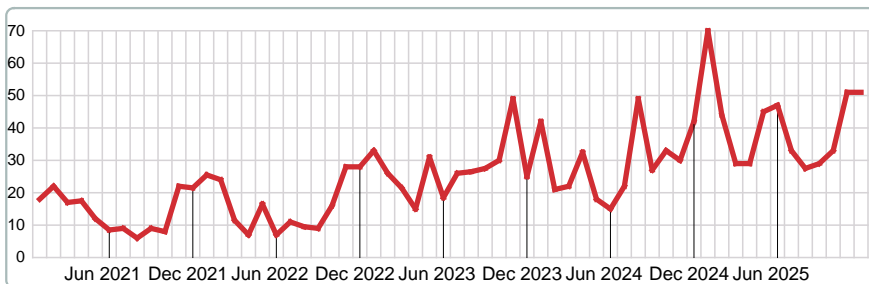
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

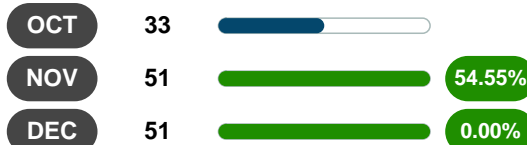


3 MONTHS

5 year DEC AVG = 34

High Jan 2025 70 Low Aug 2021 6

Median Days on Market to Sale this month at 51 above the 5 yr DEC average of 34



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	8.70%	1	0	1	0	0
\$75,001 - \$125,000	13.04%	36	42	1	0	0
\$125,001 - \$150,000	13.04%	53	52	53	0	0
\$150,001 - \$250,000	26.09%	53	196	53	50	0
\$250,001 - \$350,000	13.04%	75	1	84	108	0
\$350,001 - \$525,000	15.22%	42	0	42	7	140
\$525,001 and up	10.87%	110	0	5	72	113
Median Closed DOM		51	47	43	50	115
Total Closed Units	100%	46	8	26	9	3
Total Closed Volume		12,667,050	1.17M	5.92M	3.11M	2.47M

December 2025



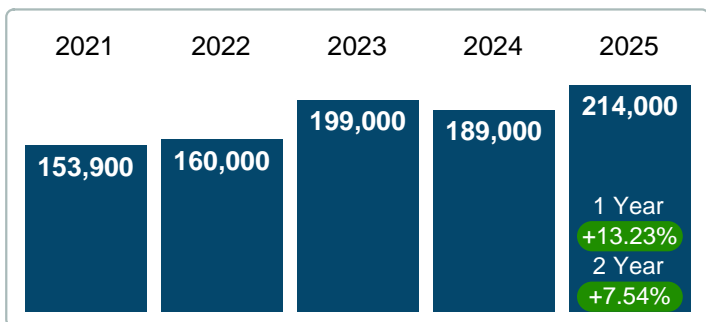
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



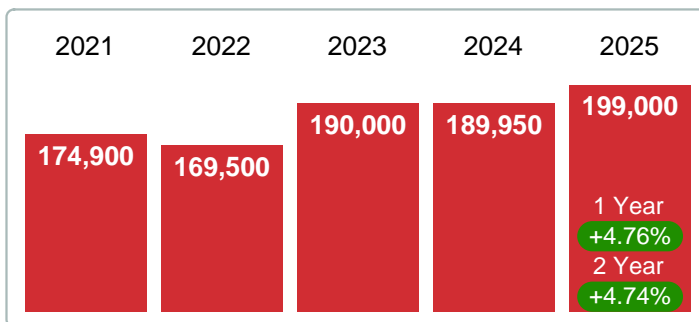
MEDIAN LIST PRICE AT CLOSING

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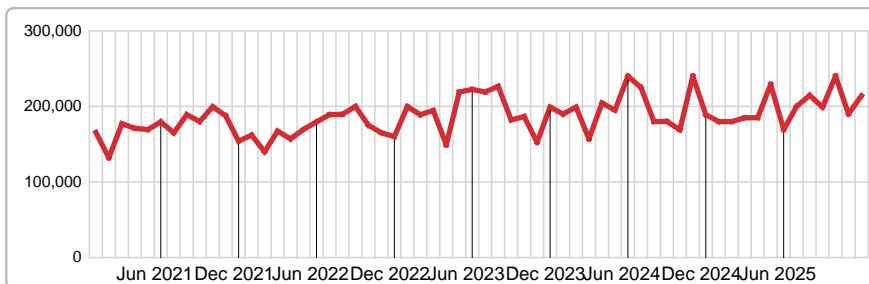
DECEMBER



YEAR TO DATE (YTD)

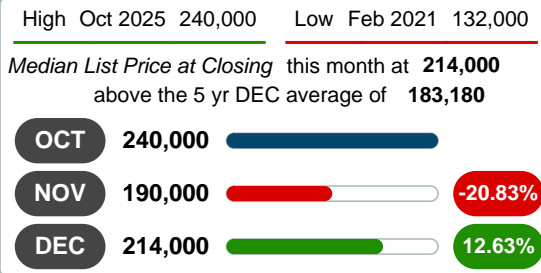


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 183,180



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	4	8.70%	70,750	0	70,750	0	0
\$75,001 - \$125,000	5	10.87%	100,000	106,250	100,000	0	0
\$125,001 - \$150,000	5	10.87%	139,000	140,500	139,000	0	0
\$150,001 - \$250,000	13	28.26%	199,900	174,900	204,750	199,900	0
\$250,001 - \$350,000	7	15.22%	299,000	350,000	314,500	273,500	0
\$350,001 - \$525,000	7	15.22%	399,900	0	451,500	398,450	375,000
\$525,001 and up	5	10.87%	748,000	0	700,000	668,950	1,335,000
Median List Price			214,000	132,000	204,875	289,000	880,000
Total Closed Units		100%	214,000	8	26	9	3
Total Closed Volume			13,802,789	1.23M	6.24M	3.28M	3.05M

December 2025



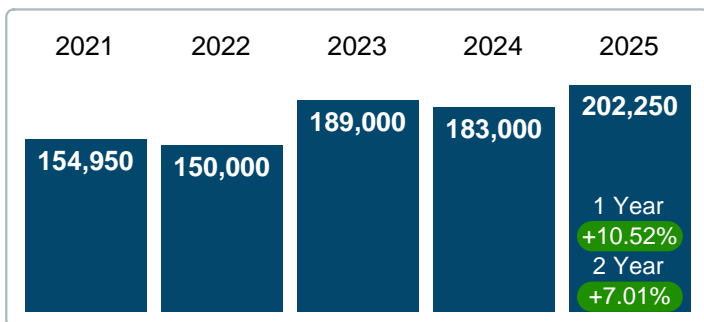
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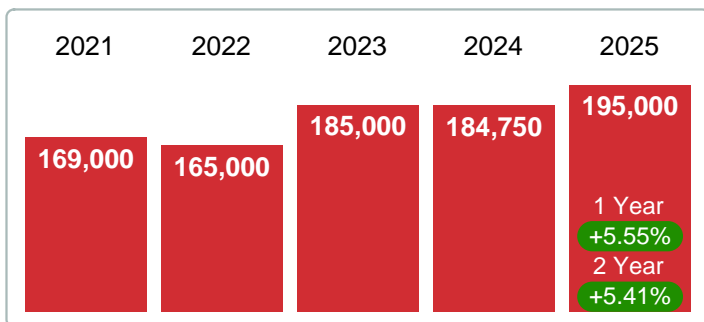
MEDIAN SOLD PRICE AT CLOSING

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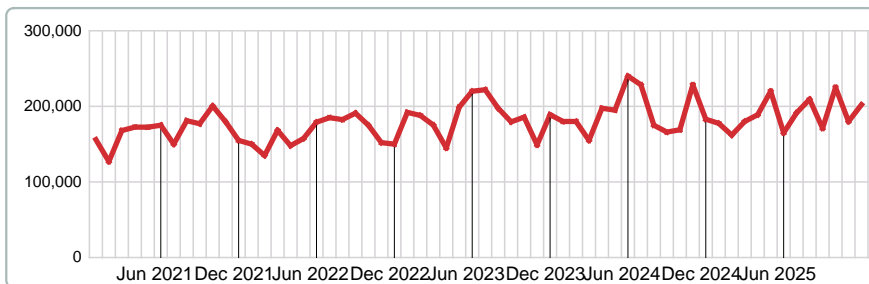
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

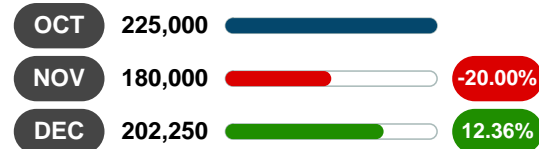


3 MONTHS

5 year DEC AVG = 175,840

High Jun 2024 240,000 Low Feb 2021 127,000

Median Sold Price at Closing this month at **202,250** above the 5 yr DEC average of **175,840**



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	8.70%	70,000	0	70,000	0	0
\$75,001 - \$125,000	13.04%	103,000	106,000	100,000	0	0
\$125,001 - \$150,000	13.04%	139,500	138,000	141,000	0	0
\$150,001 - \$250,000	26.09%	197,500	169,900	206,750	195,000	0
\$250,001 - \$350,000	13.04%	299,500	350,000	299,500	265,000	0
\$350,001 - \$525,000	15.22%	380,000	0	395,000	375,000	368,000
\$525,001 and up	10.87%	745,000	0	650,000	639,375	1,050,000
Median Sold Price		202,250	121,500	199,750	265,000	800,000
Total Closed Units	100%	202,250	8	26	9	3
Total Closed Volume		12,667,050	1.17M	5.92M	3.11M	2.47M

December 2025



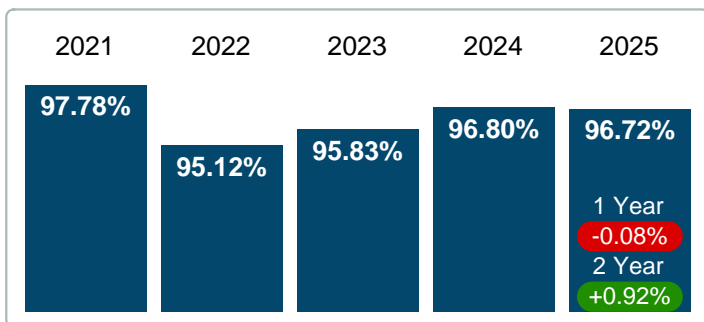
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



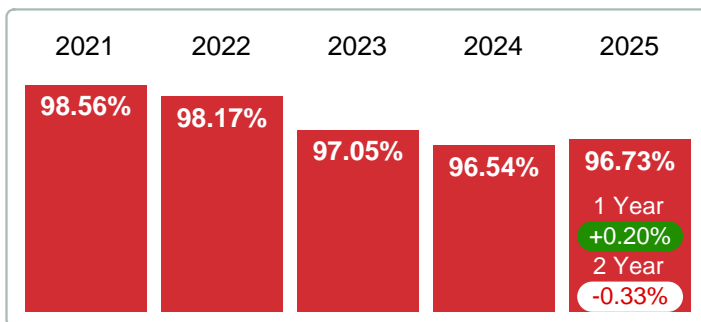
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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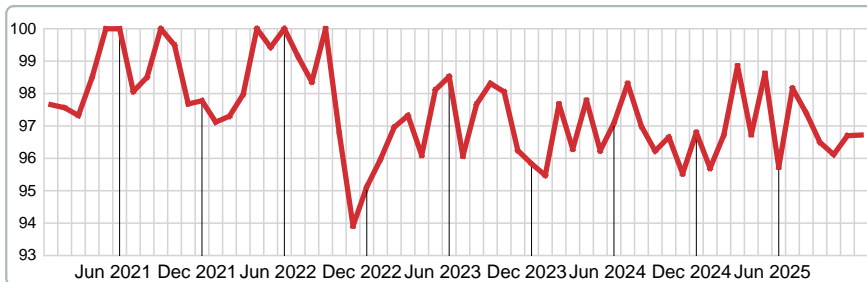
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

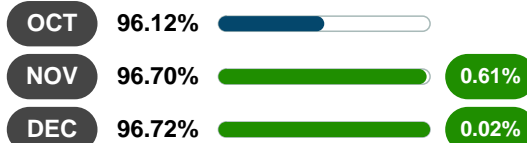


3 MONTHS

5 year DEC AVG = 96.45%

High Sep 2022 100.00% Low Nov 2022 93.91%

Median Sold/List Ratio this month at **96.72%**
above the 5 yr DEC average of **96.45%**



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	4	8.70%	100.00%	0.00%	100.00%	0.00%	0.00%	
\$75,001 - \$125,000	6	13.04%	92.16%	89.93%	100.00%	0.00%	0.00%	
\$125,001 - \$150,000	6	13.04%	96.74%	97.18%	96.30%	0.00%	0.00%	
\$150,001 - \$250,000	12	26.09%	97.93%	97.14%	98.31%	97.55%	0.00%	
\$250,001 - \$350,000	6	13.04%	95.85%	100.00%	95.45%	91.70%	0.00%	
\$350,001 - \$525,000	7	15.22%	94.46%	0.00%	90.32%	94.46%	98.13%	
\$525,001 and up	5	10.87%	90.91%	0.00%	92.86%	95.04%	81.77%	
Median Sold/List Ratio		96.72%		94.47%	97.93%	94.46%	90.91%	
Total Closed Units		46	100%	96.72%	8	26	9	3
Total Closed Volume		12,667,050			1.17M	5.92M	3.11M	2.47M

December 2025



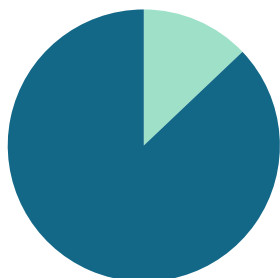
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



MARKET SUMMARY

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

INVENTORY

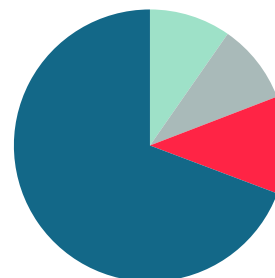


Inventory
 New Listings
55 = 12.91%
 Start Inventory
371
 Total Inventory Units
426
 Volume
\$142,020,910

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%
Median List Price	189,000	214,000	13.23%	189,950	199,000	4.76%
Median Sale Price	183,000	202,250	10.52%	184,750	195,000	5.55%
Median Percent of Selling Price to List Price	96.80%	96.72%	-0.08%	96.54%	96.73%	0.20%
Median Days on Market to Sale	42.00	51.00	21.43%	29.50	39.00	32.20%
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%

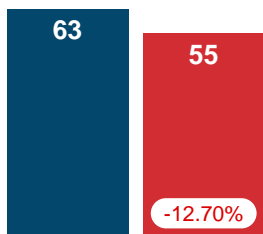
Absorption: Last 12 months, an Average of **53** Sales/Month

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

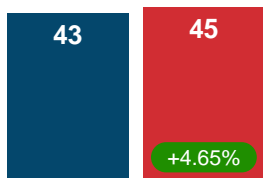
DECEMBER MARKET

MEDIAN PRICES

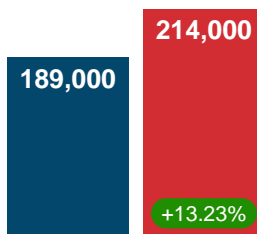
New Listings



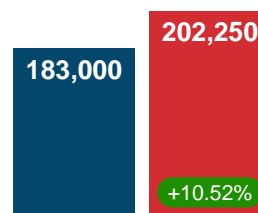
Pending Listings



List Price



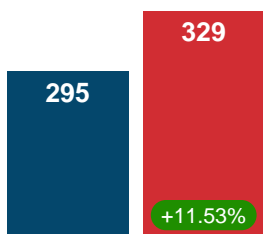
Sale Price



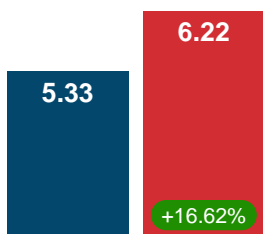
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

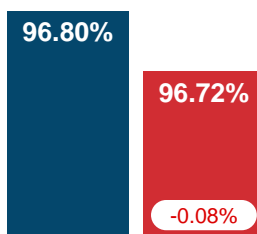
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

