

December 2025



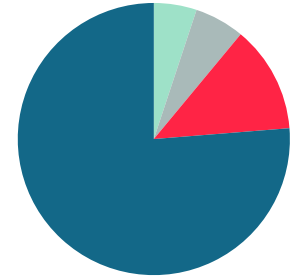
Area Delimited by County Of Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	December		
	2024	2025	+/-%
Closed Listings	11	6	-45.45%
Pending Listings	8	7	-12.50%
New Listings	12	19	58.33%
Average List Price	197,891	180,500	-8.79%
Average Sale Price	193,000	176,333	-8.64%
Average Percent of Selling Price to List Price	98.48%	98.74%	0.26%
Average Days on Market to Sale	38.36	28.33	-26.15%
End of Month Inventory	68	90	32.35%
Months Supply of Inventory	6.86	9.15	33.47%



- Closed (5.08%)
- Pending (5.93%)
- Other OffMarket (12.71%)
- Active (76.27%)

Absorption: Last 12 months, an Average of **10** Sales/Month
Active Inventory as of December 31, 2025 = **90**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2025 rose **32.35%** to 90 existing homes available for sale. Over the last 12 months this area has had an average of 10 closed sales per month. This represents an unsold inventory index of **9.15** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **8.64%** in December 2025 to \$176,333 versus the previous year at \$193,000.

Average Days on Market Shortens

The average number of **28.33** days that homes spent on the market before selling decreased by 10.03 days or **26.15%** in December 2025 compared to last year's same month at **38.36** DOM.

Sales Success for December 2025 is Positive

Overall, with Average Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 19 New Listings in December 2025, up **58.33%** from last year at 12. Furthermore, there were 6 Closed Listings this month versus last year at 11, a **-45.45%** decrease.

Closed versus Listed trends yielded a **31.6%** ratio, down from previous year's, December 2024, at **91.7%**, a **65.55%** 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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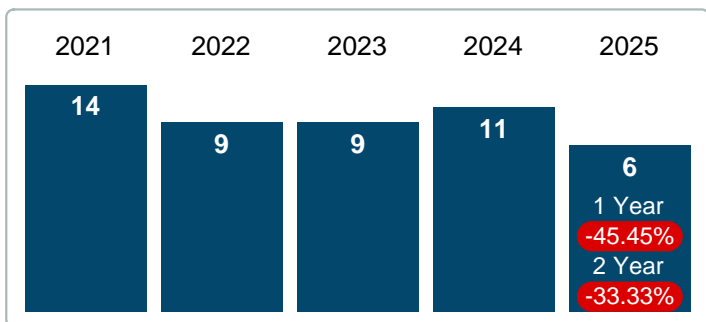
Area Delimited by County Of Sequoyah - Residential Property Type



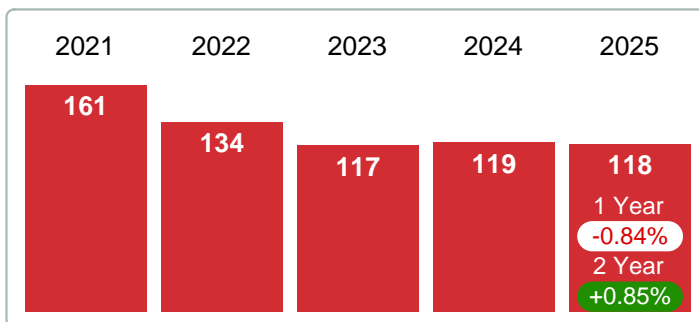
CLOSED LISTINGS

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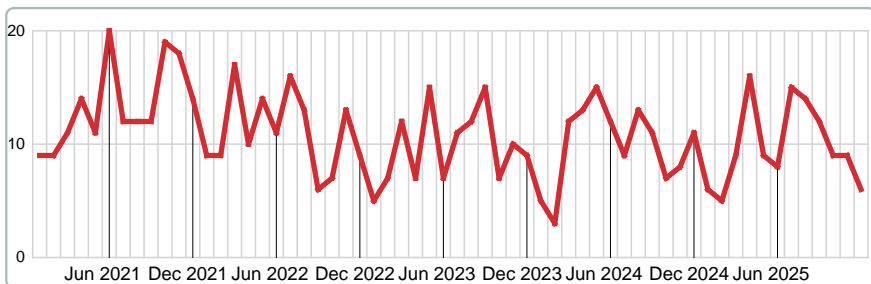
DECEMBER



YEAR TO DATE (YTD)

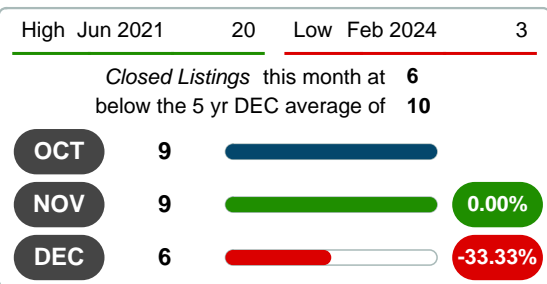


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 10



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1-\$50,000	1	16.67%	28.0	1	0	0	0
\$50,001-\$100,000	1	16.67%	51.0	1	0	0	0
\$100,001-\$175,000	2	33.33%	27.5	0	2	0	0
\$175,001-\$250,000	0	0.00%	0.0	0	0	0	0
\$250,001-\$425,000	1	16.67%	27.0	1	0	0	0
\$425,001 and up	1	16.67%	9.0	0	1	0	0
Total Closed Units	6			3	3	0	0
Total Closed Volume	1,058,000	100%	28.3	339.00K	719.00K	0.00B	0.00B
Average Closed Price	\$176,333			\$113,000	\$239,667	\$0	\$0

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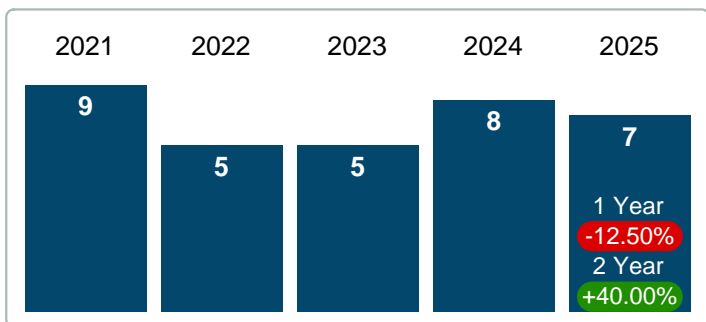
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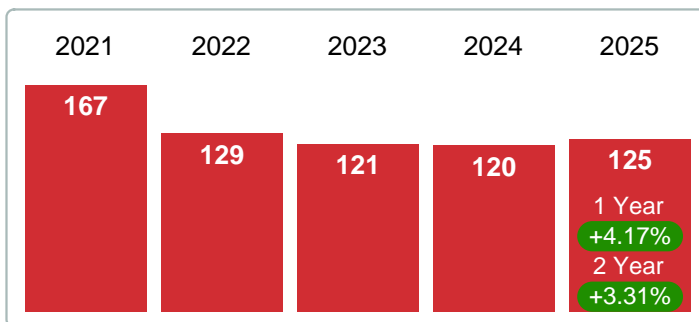
PENDING LISTINGS

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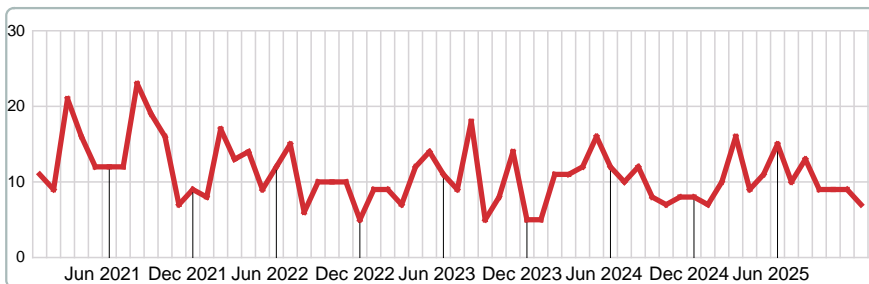
DECEMBER



YEAR TO DATE (YTD)

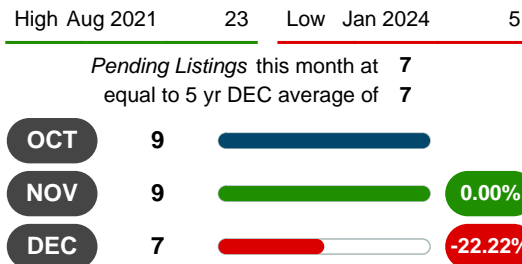


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 7



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1-\$75,000	1	14.29%	60.0	1	0	0	0
\$75,001-\$100,000	1	14.29%	13.0	0	1	0	0
\$100,001-\$150,000	3	42.86%	69.0	2	1	0	0
\$150,001-\$300,000	0	0.00%	0.0	0	0	0	0
\$300,001-\$1,150,000	2	28.57%	111.5	0	1	1	0
\$1,150,001 and up	0	0.00%	0.0	0	0	0	0
Total Pending Units	7			3	3	1	0
Total Pending Volume	1,973,500	100%	71.9	314.50K	1.34M	319.00K	0.00B
Average Listing Price	\$281,929			\$104,833	\$446,667	\$319,000	\$0

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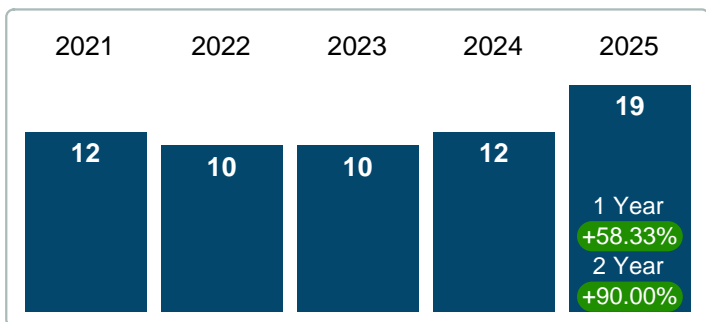
Area Delimited by County Of Sequoyah - Residential Property Type



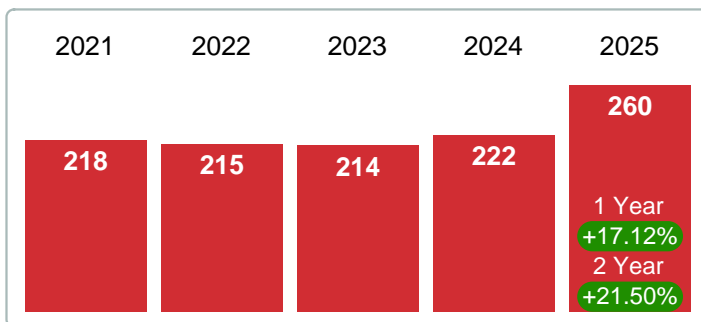
NEW LISTINGS

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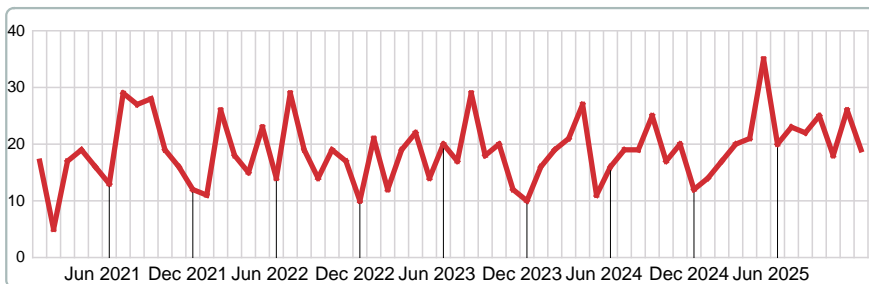
DECEMBER



YEAR TO DATE (YTD)

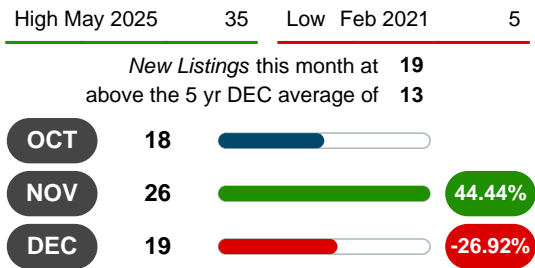


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 13



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	1	5.26%	1	0	0	0
\$50,001 - \$125,000	3	15.79%	0	3	0	0
\$125,001 - \$175,000	3	15.79%	0	2	1	0
\$175,001 - \$225,000	3	15.79%	0	3	0	0
\$225,001 - \$425,000	4	21.05%	1	0	2	1
\$425,001 - \$575,000	2	10.53%	0	0	2	0
\$575,001 and up	3	15.79%	1	1	1	0
Total New Listed Units	19		3	9	6	1
Total New Listed Volume	5,724,600	100%	894.80K	1.76M	2.84M	235.00K
Average New Listed Listing Price	\$301,295		\$298,267	\$195,044	\$473,233	\$235,000

December 2025



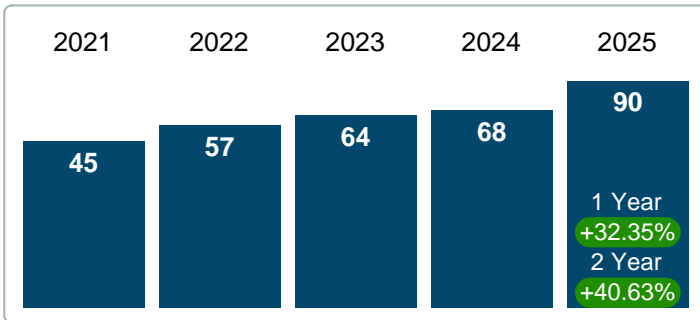
Area Delimited by County Of Sequoyah - Residential Property Type



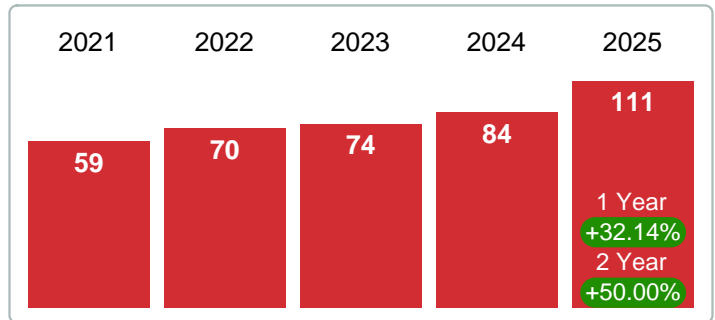
ACTIVE INVENTORY

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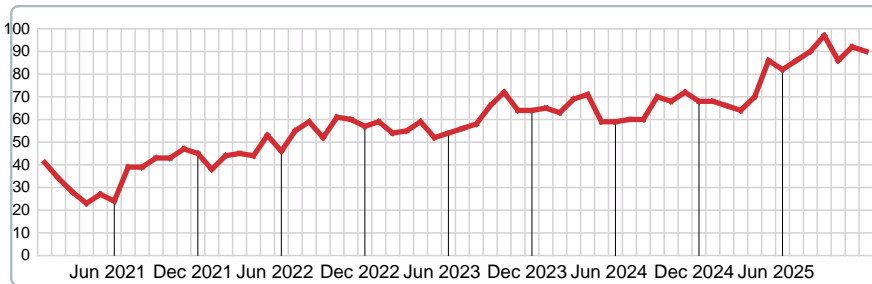
END OF DECEMBER



ACTIVE DURING DECEMBER

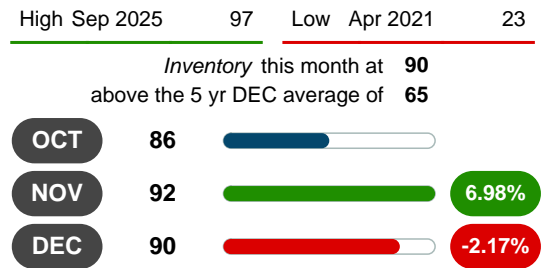


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 65



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	8.89%	69.5	5	3	0	0
\$100,001 - \$150,000	10	11.11%	74.4	3	6	1	0
\$150,001 - \$175,000	12	13.33%	104.2	1	6	5	0
\$175,001 - \$325,000	27	30.00%	88.0	6	16	4	1
\$325,001 - \$375,000	10	11.11%	99.2	2	5	3	0
\$375,001 - \$575,000	13	14.44%	103.2	2	7	3	1
\$575,001 and up	10	11.11%	103.4	2	4	3	1
Total Active Inventory by Units	90			21	47	19	3
Total Active Inventory by Volume	50,680,497	100%	92.2	5.04M	34.42M	9.88M	1.33M
Average Active Inventory Listing Price	\$563,117			\$240,095	\$732,436	\$520,000	\$444,666

December 2025



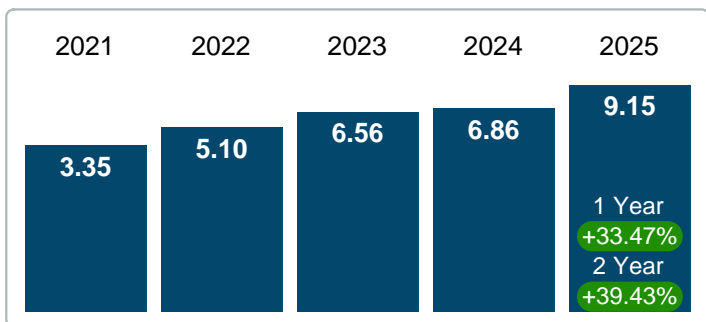
Area Delimited by County Of Sequoyah - Residential Property Type



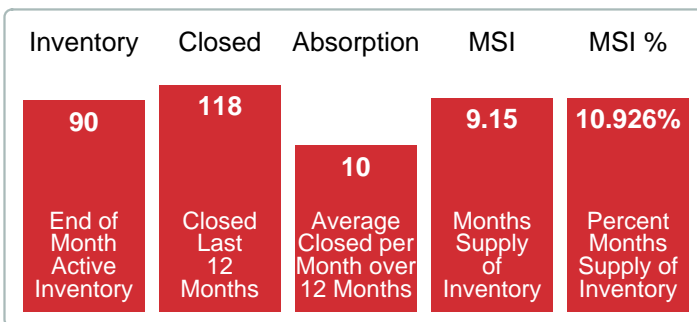
MONTHS SUPPLY of INVENTORY (MSI)

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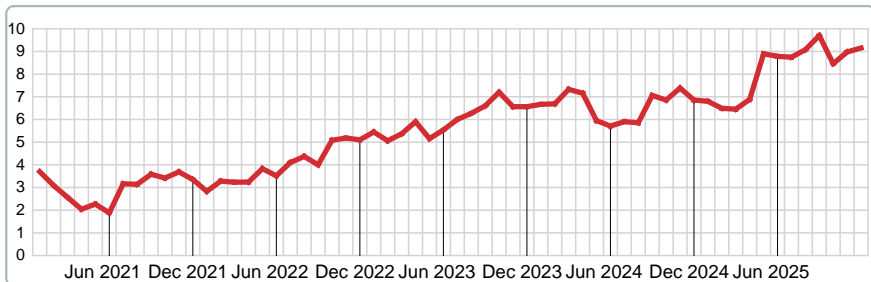
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025

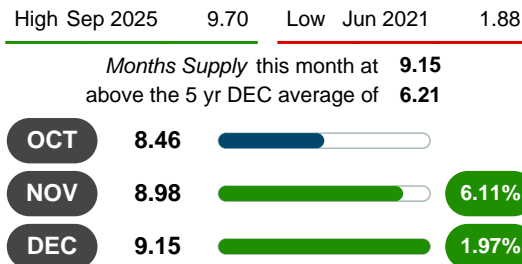


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 6.21



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
\$100,000 and less	8	8.89%	4.00	6.67	2.57	0.00	0.00
\$100,001 - \$150,000	10	11.11%	6.32	6.00	6.55	6.00	0.00
\$150,001 - \$175,000	12	13.33%	9.60	12.00	6.00	30.00	0.00
\$175,001 - \$325,000	27	30.00%	8.31	18.00	9.14	4.00	6.00
\$325,001 - \$375,000	10	11.11%	30.00	0.00	20.00	36.00	0.00
\$375,001 - \$575,000	13	14.44%	13.00	24.00	10.50	18.00	12.00
\$575,001 and up	10	11.11%	24.00	0.00	24.00	18.00	12.00
Market Supply of Inventory (MSI)			9.15	12.00	7.94	10.36	9.00
Total Active Inventory by Units		100%	9.15	21	47	19	3

December 2025



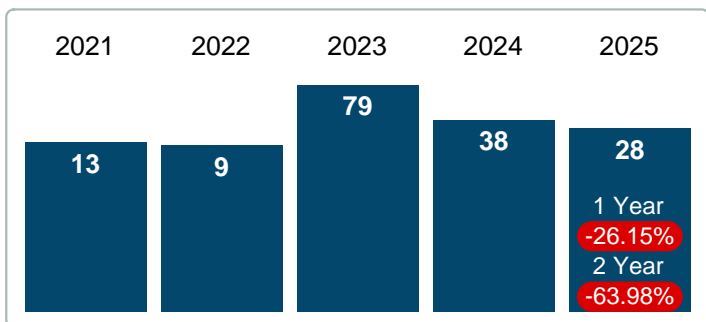
Area Delimited by County Of Sequoyah - Residential Property Type



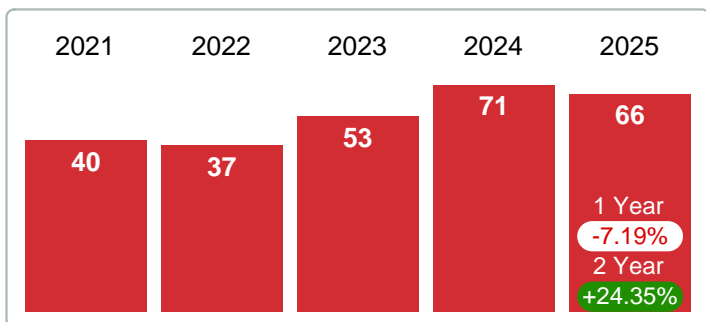
AVERAGE DAYS ON MARKET TO SALE

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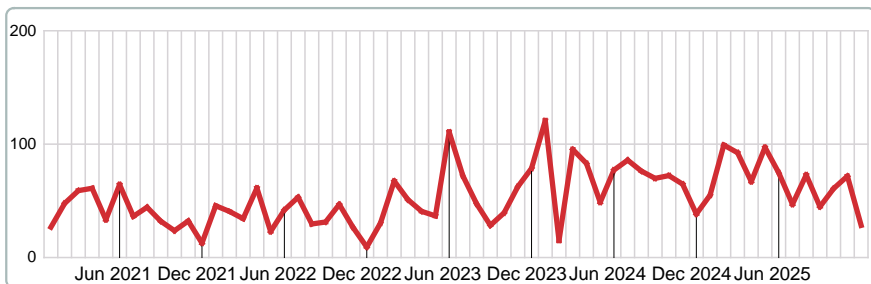
DECEMBER



YEAR TO DATE (YTD)

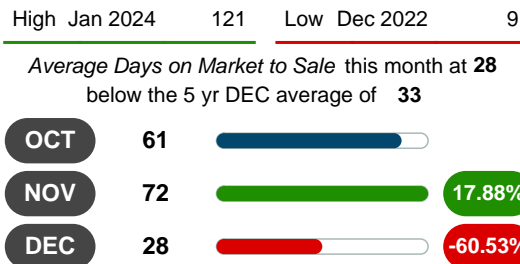


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 33



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
\$0 and less	0	0.00%	0	0	0	0	0
\$1-\$50,000	1	16.67%	28	28	0	0	0
\$50,001-\$100,000	1	16.67%	51	51	0	0	0
\$100,001-\$175,000	2	33.33%	28	0	28	0	0
\$175,001-\$250,000	0	0.00%	0	0	0	0	0
\$250,001-\$425,000	1	16.67%	27	27	0	0	0
\$425,001 and up	1	16.67%	9	0	9	0	0
Average Closed DOM			28	35	21	0	0
Total Closed Units		100%	28	3	3		
Total Closed Volume				339.00K	719.00K	0.00B	0.00B

December 2025



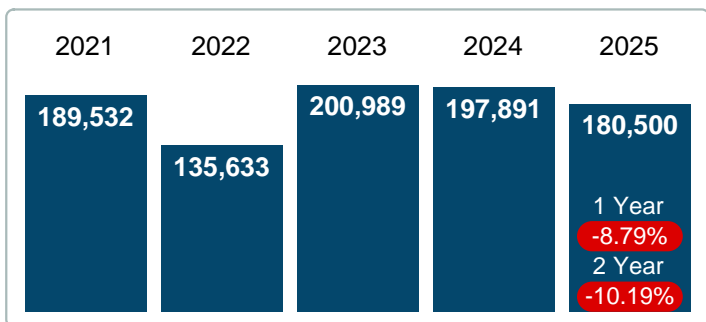
Area Delimited by County Of Sequoyah - Residential Property Type



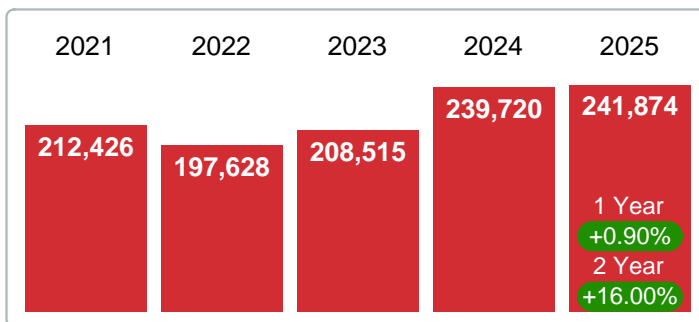
AVERAGE LIST PRICE AT CLOSING

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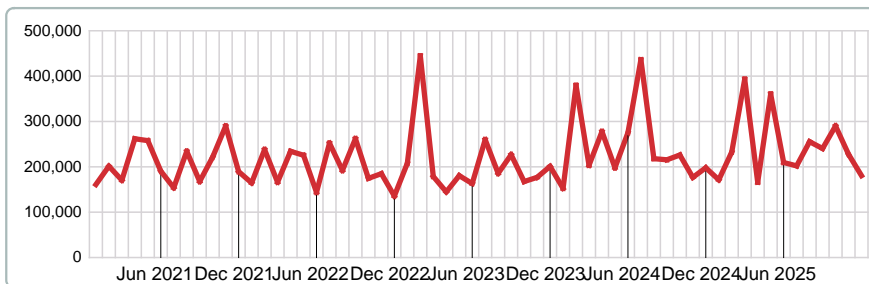
DECEMBER



YEAR TO DATE (YTD)

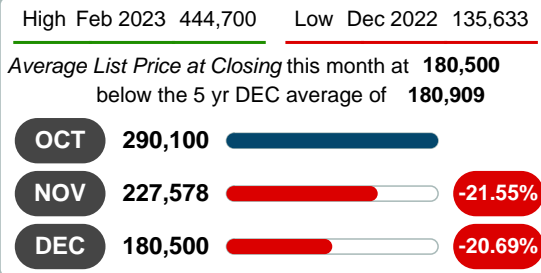


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 180,909



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
\$0 and less	0	0.00%	0	0	0	0	0
\$1 \$50,000	1	16.67%	15,000	15,000	0	0	0
\$50,001 \$100,000	1	16.67%	59,000	59,000	0	0	0
\$100,001 \$175,000	2	33.33%	140,000	0	140,000	0	0
\$175,001 \$250,000	0	0.00%	0	0	0	0	0
\$250,001 \$425,000	1	16.67%	280,000	280,000	0	0	0
\$425,001 and up	1	16.67%	449,000	0	449,000	0	0
Average List Price			180,500	118,000	243,000	0	0
Total Closed Units		100%	180,500	3	3		
Total Closed Volume			1,083,000	354.00K	729.00K	0.00B	0.00B

December 2025



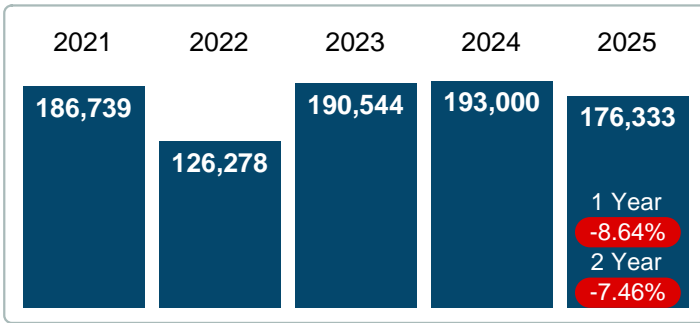
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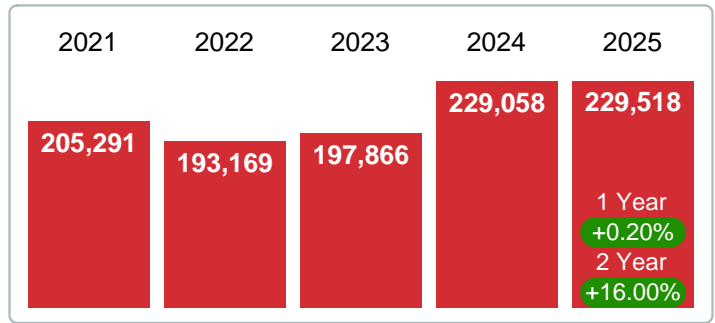
AVERAGE SOLD PRICE AT CLOSING

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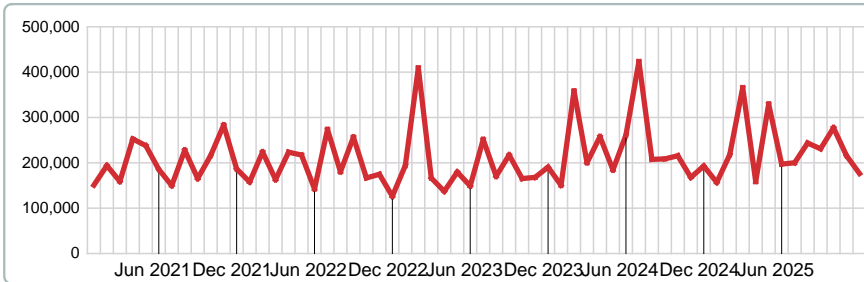
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

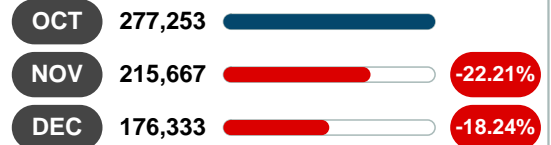


3 MONTHS

5 year DEC AVG = 174,579

High Jul 2024 423,164 Low Dec 2022 126,278

Average Sold Price at Closing this month at **176,333** above the 5 yr DEC average of **174,579**



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
\$0 and less	0	0.00%	0	0	0	0	0
\$1 \$50,000	1	16.67%	15,000	15,000	0	0	0
\$50,001 \$100,000	1	16.67%	59,000	59,000	0	0	0
\$100,001 \$175,000	2	33.33%	140,000	0	140,000	0	0
\$175,001 \$250,000	0	0.00%	0	0	0	0	0
\$250,001 \$425,000	1	16.67%	265,000	265,000	0	0	0
\$425,001 and up	1	16.67%	439,000	0	439,000	0	0
Average Sold Price			176,333	113,000	239,667	0	0
Total Closed Units		100%	176,333	3	3		
Total Closed Volume			1,058,000	339.00K	719.00K	0.00B	0.00B

December 2025



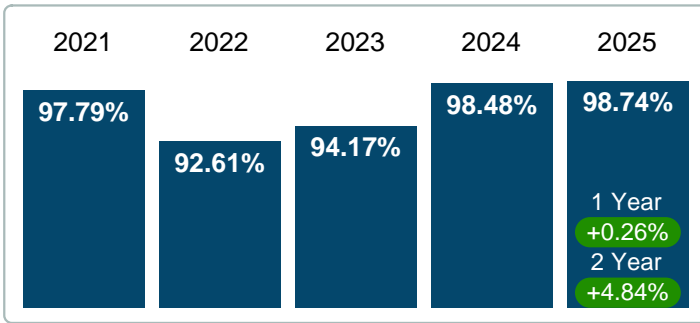
Area Delimited by County Of Sequoyah - Residential Property Type



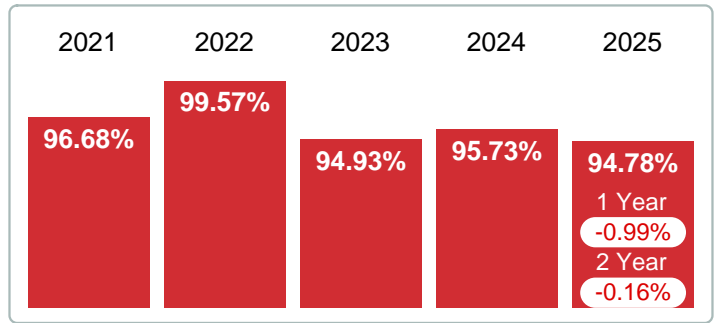
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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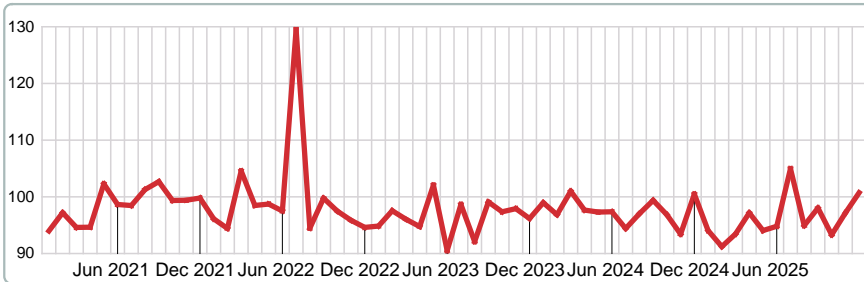
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 96.36%

High Jul 2022 127.50% Low Jun 2023 88.53%

Average Sold/List Ratio this month at **98.74%** above the 5 yr DEC average of **96.36%**



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
\$0 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$50,000	1	16.67%	100.00%	100.00%	0.00%	0.00%	0.00%
\$50,001 \$100,000	1	16.67%	100.00%	100.00%	0.00%	0.00%	0.00%
\$100,001 \$175,000	2	33.33%	100.00%	0.00%	100.00%	0.00%	0.00%
\$175,001 \$250,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$250,001 \$425,000	1	16.67%	94.64%	94.64%	0.00%	0.00%	0.00%
\$425,001 and up	1	16.67%	97.77%	0.00%	97.77%	0.00%	0.00%
Average Sold/List Ratio		98.70%		98.21%	99.26%	0.00%	0.00%
Total Closed Units		6	100%	3	3		
Total Closed Volume		1,058,000		339.00K	719.00K	0.00B	0.00B

December 2025



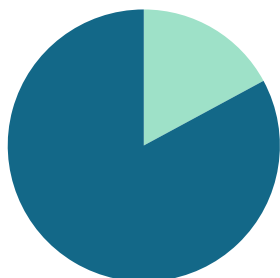
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

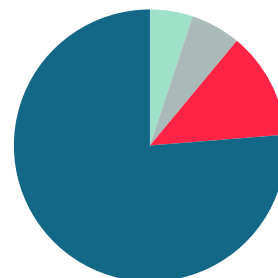


Inventory
 New Listings
19 = 17.12%
 Start Inventory
92
 Total Inventory Units
111
 Volume
\$62,285,797

Market Activity

Closed Sales
6 = 5.08%
 Pending Sales
7 = 5.93%
 Other Off Market
15 = 12.71%
 Active Inventory
90 = 76.27%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	11	6	-45.45%	119	118	-0.84%
Pending Sales	8	7	-12.50%	120	125	4.17%
New Listings	12	19	58.33%	222	260	17.12%
Average List Price	197,891	180,500	-8.79%	239,720	241,874	0.90%
Average Sale Price	193,000	176,333	-8.64%	229,058	229,518	0.20%
Average Percent of Selling Price to List Price	98.48%	98.74%	0.26%	95.73%	94.78%	-0.99%
Average Days on Market to Sale	38.36	28.33	-26.15%	71.48	66.34	-7.19%
Monthly Inventory	68	90	32.35%	68	90	32.35%
Months Supply of Inventory	6.86	9.15	33.47%	6.86	9.15	33.47%

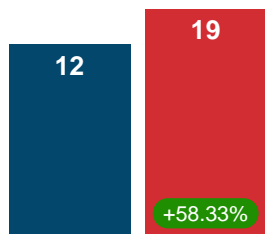
Absorption: Last 12 months, an Average of **10** Sales/Month

Inventory on December 31, 2025 = **90** 2024 2025

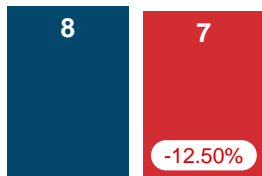
DECEMBER MARKET

AVERAGE PRICES

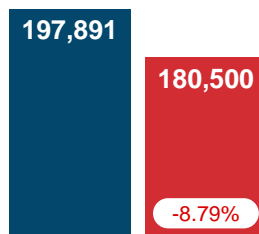
New Listings



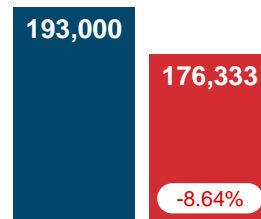
Pending Listings



List Price



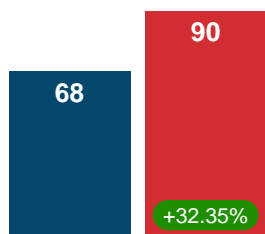
Sale Price



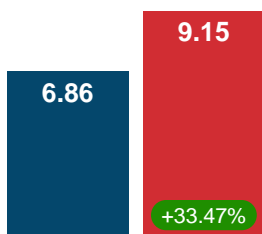
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

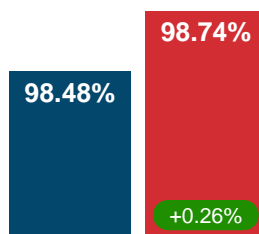
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

