

December 2025



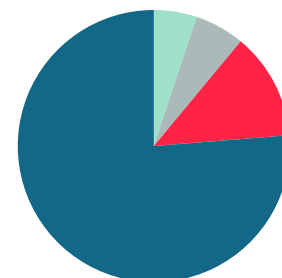
Area Delimited by County Of Sequoyah - Residential Property Type



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%
Median List Price	199,000	140,000	-29.65%
Median Sale Price	180,000	140,000	-22.22%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	49.00	27.50	-43.88%
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.

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 **22.22%** in December 2025 to \$140,000 versus the previous year at \$180,000.

Median Days on Market Shortens

The median number of **27.50** days that homes spent on the market before selling decreased by 21.50 days or **43.88%** in December 2025 compared to last year's same month at **49.00** DOM.

Sales Success for December 2025 is Positive

Overall, with Median Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished 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

December 2025



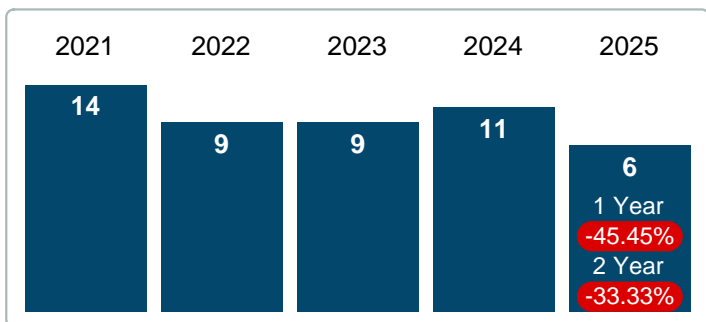
Area Delimited by County Of Sequoyah - Residential Property Type



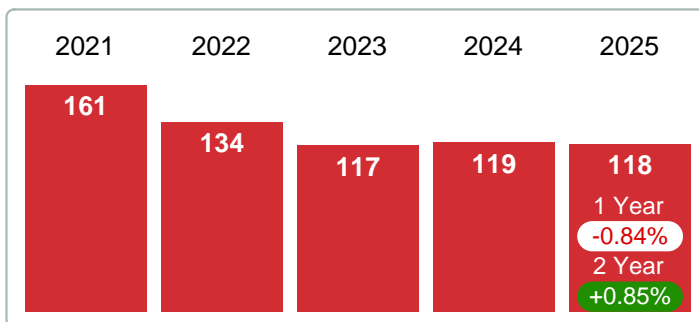
CLOSED LISTINGS

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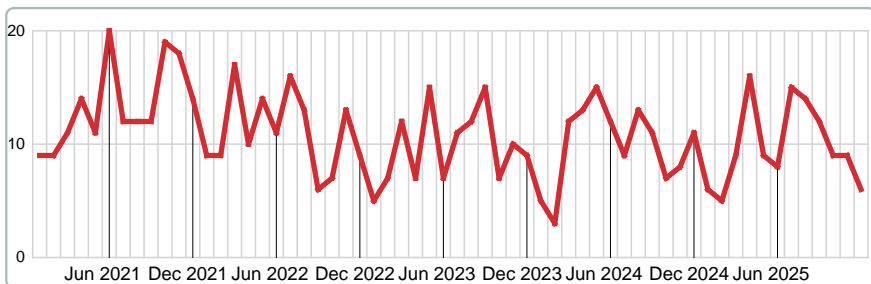
DECEMBER



YEAR TO DATE (YTD)

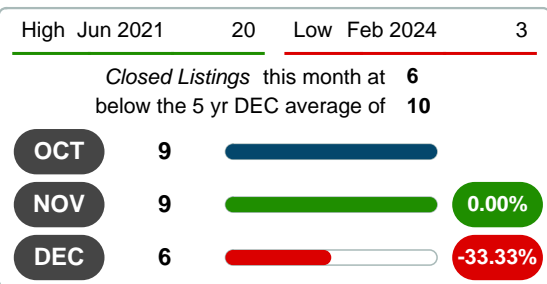


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 10



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$10,000 and less	0	0.00%	0.0	0	0	0	0
\$10,001 - \$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 - \$170,000	1	16.67%	1.0	0	1	0	0
\$170,001 - \$260,000	1	16.67%	54.0	0	1	0	0
\$260,001 - \$430,000	1	16.67%	27.0	1	0	0	0
\$430,001 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%	27.5	339.00K	719.00K	0.00B	0.00B
Median Closed Price	\$140,000			\$59,000	\$175,000	\$0	\$0

December 2025



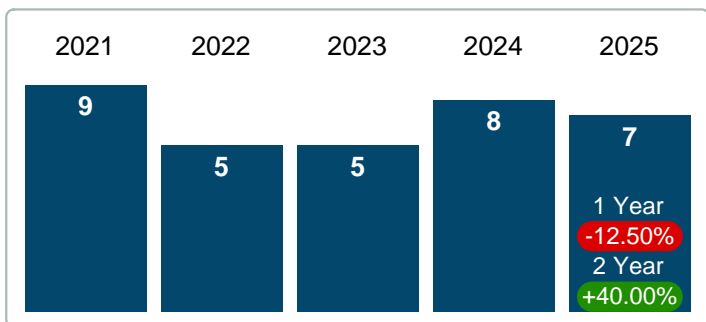
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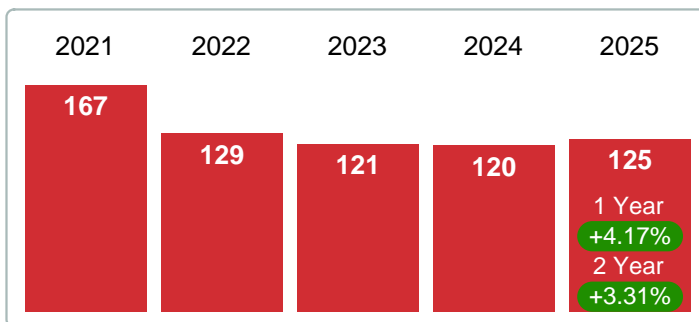
PENDING LISTINGS

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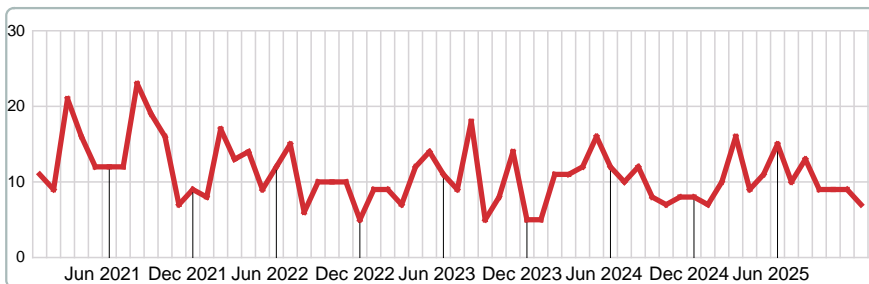
DECEMBER



YEAR TO DATE (YTD)

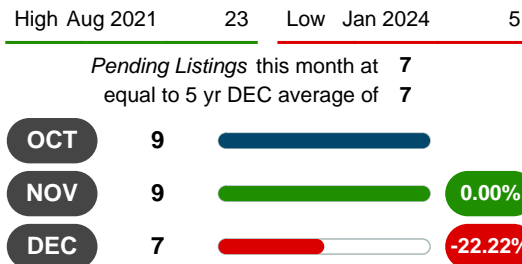


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 7



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$10,000 and less	0	0.00%	9.0	0	0	0	0
\$10,001 - \$80,000	1	14.29%	60.0	1	0	0	0
\$80,001 - \$100,000	1	14.29%	13.0	0	1	0	0
\$100,001 - \$150,000	3	42.86%	83.0	2	1	0	0
\$150,001 - \$310,000	0	0.00%	83.0	0	0	0	0
\$310,001 - \$1,150,000	2	28.57%	111.5	0	1	1	0
\$1,150,001 and up	0	0.00%	111.5	0	0	0	0
Total Pending Units	7			3	3	1	0
Total Pending Volume	1,973,500	100%	60.0	314.50K	1.34M	319.00K	0.00B
Median Listing Price	\$149,500			\$149,500	\$105,000	\$319,000	\$0

December 2025



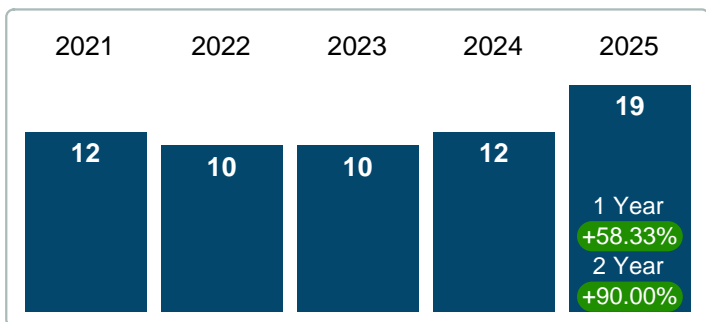
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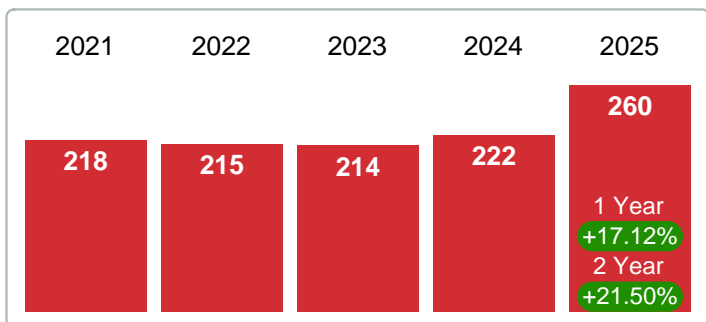
NEW LISTINGS

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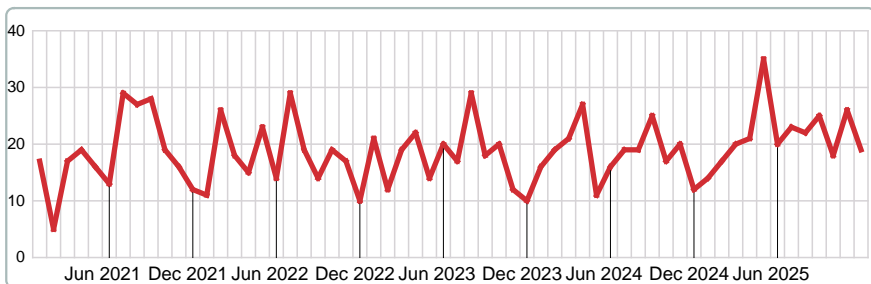
DECEMBER



YEAR TO DATE (YTD)

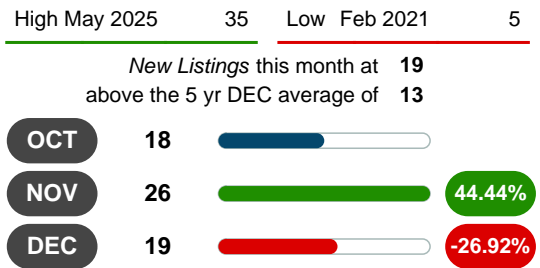


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 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
Median New Listed Listing Price	\$210,000		\$245,000	\$170,000	\$387,500	\$235,000

December 2025



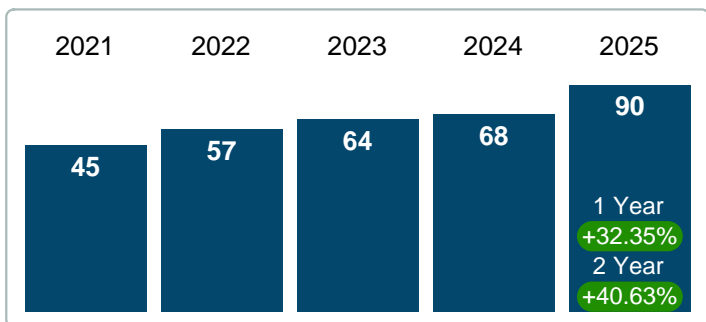
Area Delimited by County Of Sequoyah - Residential Property Type



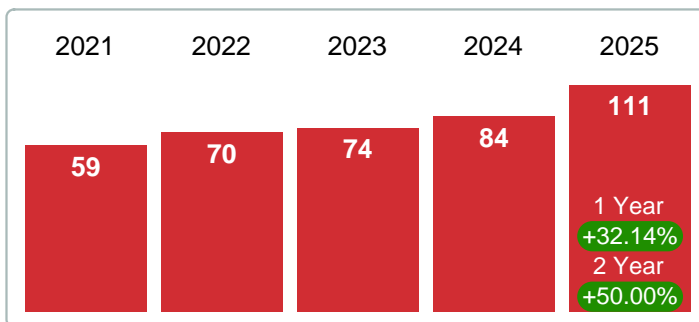
ACTIVE INVENTORY

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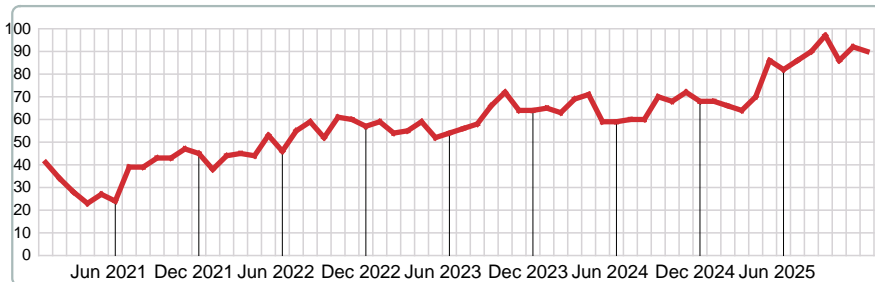
END OF DECEMBER



ACTIVE DURING DECEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 65

High Sep 2025 97 Low Apr 2021 23

Inventory this month at **90**
above the 5 yr DEC average of **65**

- OCT 86
- NOV 92 +6.98%
- DEC 90 -2.17%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	8.89%	52.0	5	3	0	0
\$100,001 - \$150,000	10	11.11%	52.0	3	6	1	0
\$150,001 - \$175,000	12	13.33%	101.5	1	6	5	0
\$175,001 - \$325,000	27	30.00%	70.0	6	16	4	1
\$325,001 - \$375,000	10	11.11%	74.0	2	5	3	0
\$375,001 - \$575,000	13	14.44%	113.0	2	7	3	1
\$575,001 and up	10	11.11%	127.5	2	4	3	1
Total Active Inventory by Units	90			21	47	19	3
Total Active Inventory by Volume	50,680,497	100%	76.5	5.04M	34.42M	9.88M	1.33M
Median Active Inventory Listing Price	\$233,600			\$185,000	\$225,000	\$299,999	\$399,000

December 2025



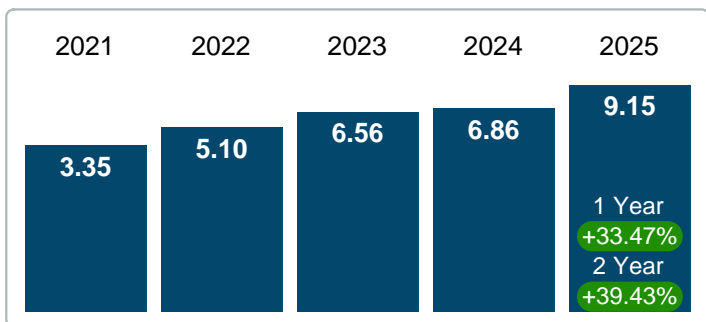
Area Delimited by County Of Sequoyah - Residential Property Type



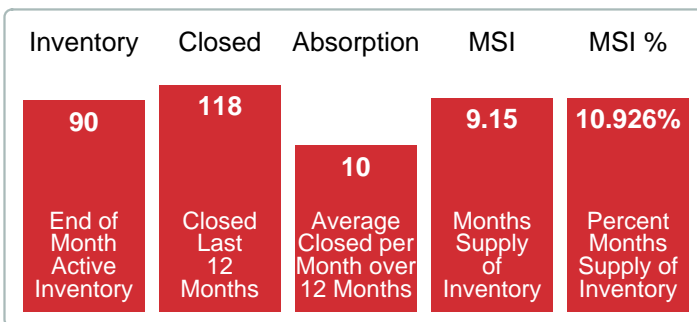
MONTHS SUPPLY of INVENTORY (MSI)

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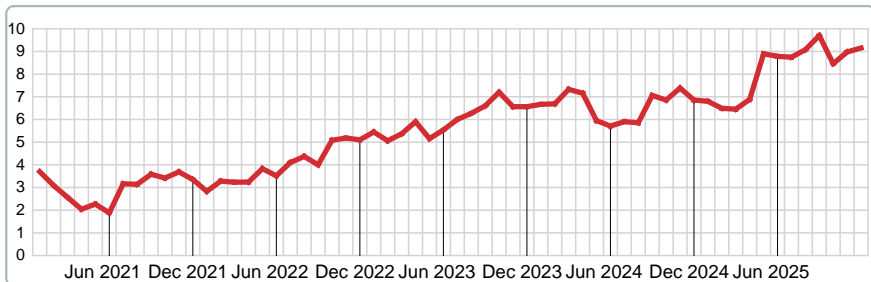
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025

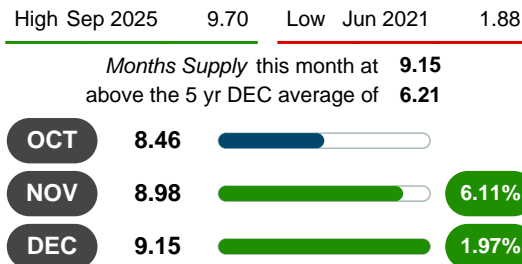


5 YEAR MARKET ACTIVITY TRENDS



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%	90	21	47	19	3

December 2025



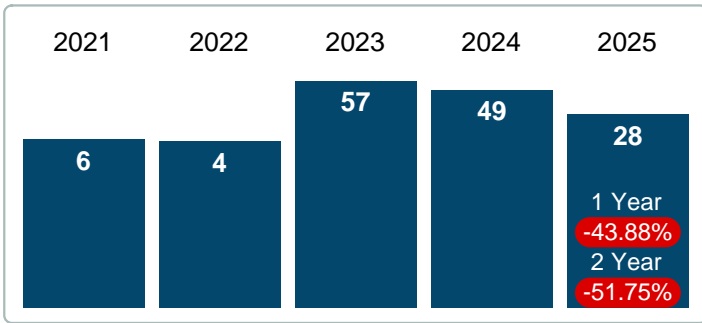
Area Delimited by County Of Sequoyah - Residential Property Type



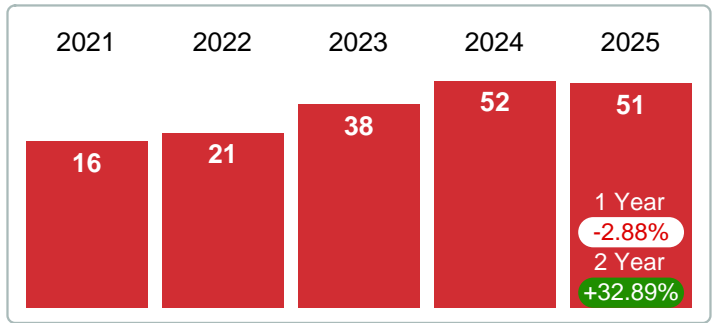
MEDIAN DAYS ON MARKET TO SALE

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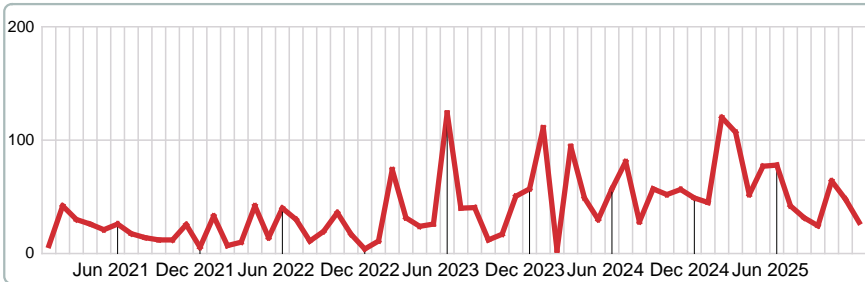
DECEMBER



YEAR TO DATE (YTD)

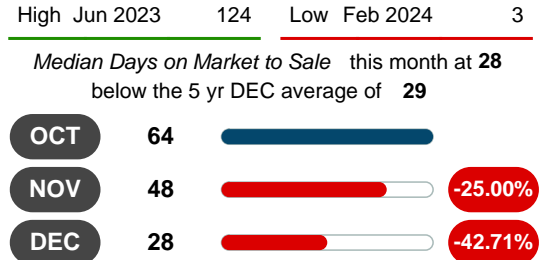


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 29



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
\$10,000 and less	0	0.00%	128	0	0	0	0
\$10,001 - \$50,000	1	16.67%	28	28	0	0	0
\$50,001 - \$100,000	1	16.67%	51	51	0	0	0
\$100,001 - \$170,000	1	16.67%	1	0	1	0	0
\$170,001 - \$260,000	1	16.67%	54	0	54	0	0
\$260,001 - \$430,000	1	16.67%	27	27	0	0	0
\$430,001 and up	1	16.67%	9	0	9	0	0
Median Closed DOM			28	28	9	0	0
Total Closed Units		100%	27.5	3	3		
Total Closed Volume				339.00K	719.00K	0.00B	0.00B

December 2025



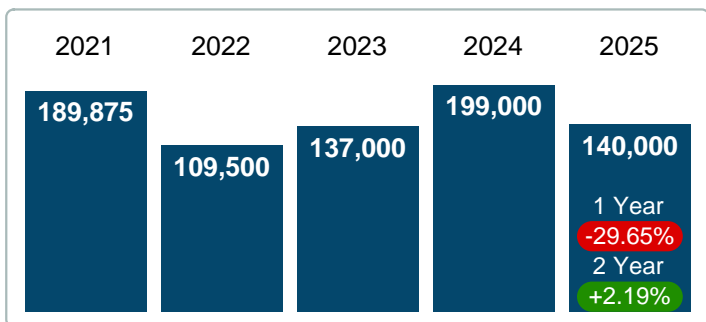
Area Delimited by County Of Sequoyah - Residential Property Type



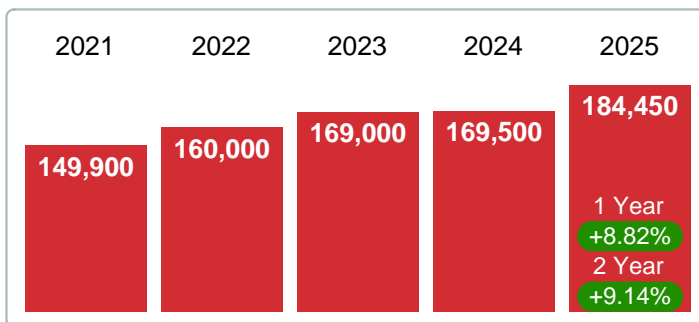
MEDIAN LIST PRICE AT CLOSING

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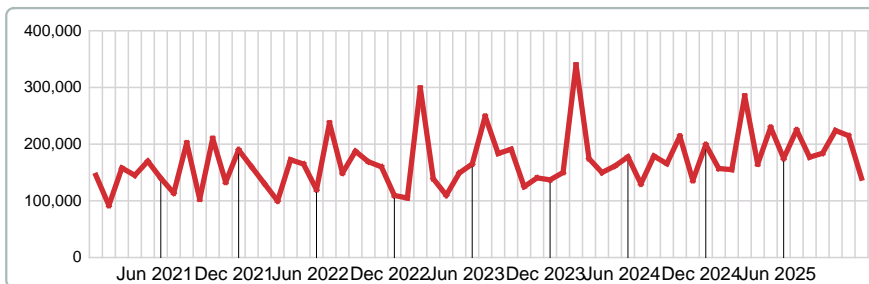
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 155,075

High Feb 2024 339,900 Low Feb 2021 92,000

Median List Price at Closing this month at **140,000**
below the 5 yr DEC average of **155,075**

- OCT** 224,000
- NOV** 215,000 (-4.02%)
- DEC** 140,000 (-34.88%)

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
\$10,000 and less	0	0.00%	9	0	0	0	0
\$10,001 - \$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 - \$170,000	1	16.67%	105,000	0	105,000	0	0
\$170,001 - \$260,000	1	16.67%	175,000	0	175,000	0	0
\$260,001 - \$430,000	1	16.67%	280,000	280,000	0	0	0
\$430,001 and up	1	16.67%	449,000	0	449,000	0	0
Median List Price			140,000	59,000	175,000	0	0
Total Closed Units		100%	140,000	3	3		
Total Closed Volume			1,083,000	354.00K	729.00K	0.00B	0.00B

December 2025



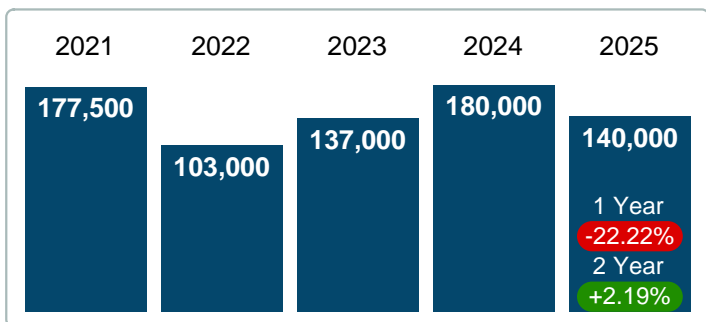
Area Delimited by County Of Sequoyah - Residential Property Type



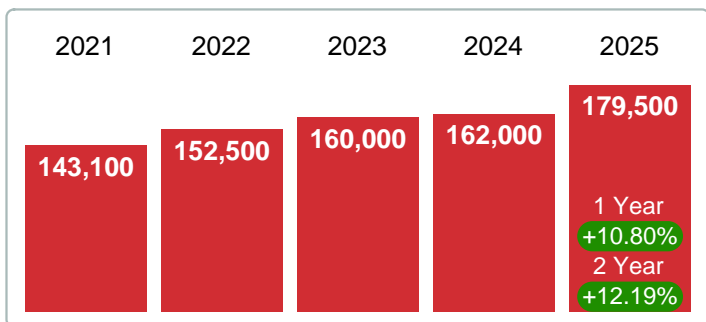
MEDIAN SOLD PRICE AT CLOSING

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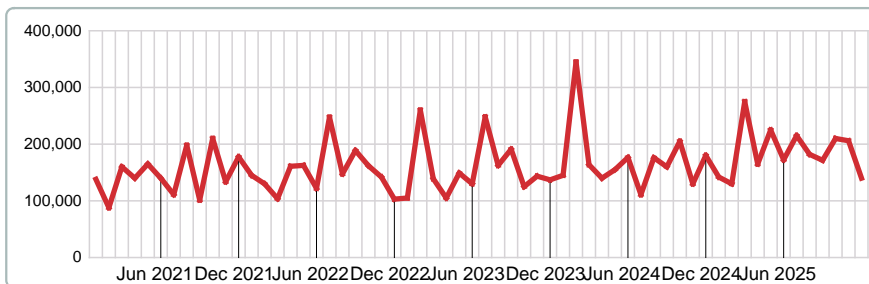
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

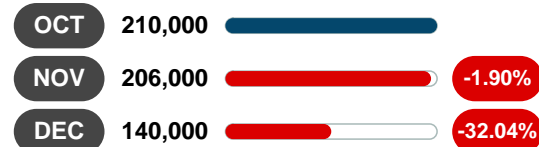


3 MONTHS

5 year DEC AVG = 147,500

High Feb 2024 344,900 Low Feb 2021 88,000

Median Sold Price at Closing this month at 140,000 below the 5 yr DEC average of 147,500



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
\$10,000 and less	0.00%	449,000	0	0	0	0
\$10,001 - \$50,000	16.67%	15,000	15,000	0	0	0
\$50,001 - \$100,000	16.67%	59,000	59,000	0	0	0
\$100,001 - \$170,000	16.67%	105,000	0	105,000	0	0
\$170,001 - \$260,000	16.67%	175,000	0	175,000	0	0
\$260,001 - \$430,000	16.67%	265,000	265,000	0	0	0
\$430,001 and up	16.67%	439,000	0	439,000	0	0
Median Sold Price		140,000	59,000	175,000	0	0
Total Closed Units		6	3	3		
Total Closed Volume		1,058,000	339.00K	719.00K	0.00B	0.00B

December 2025



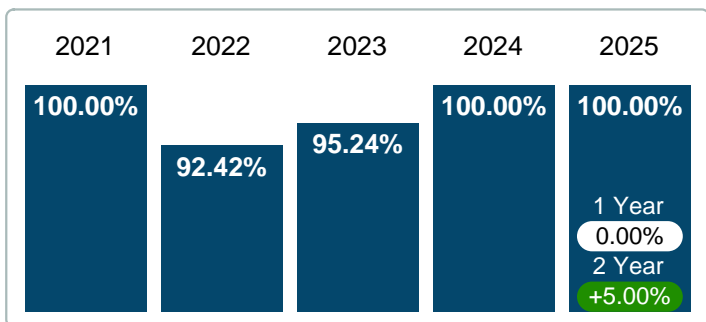
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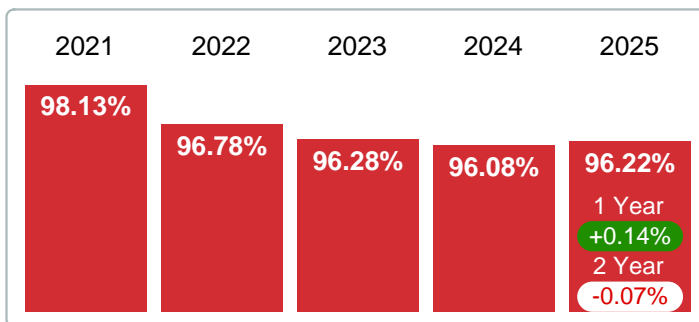
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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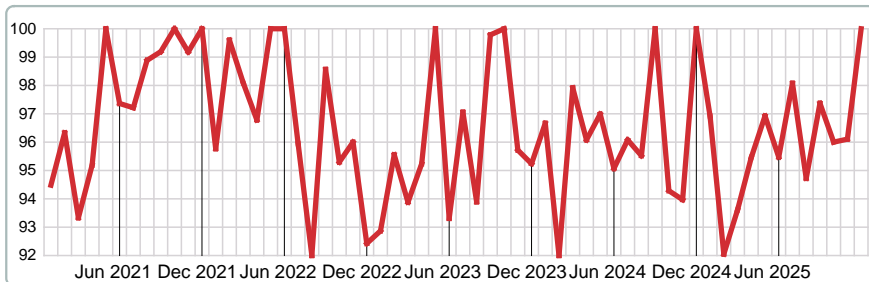
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

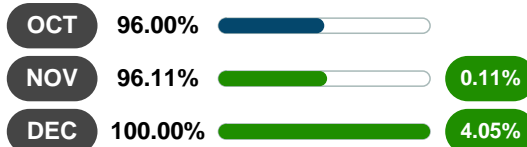


3 MONTHS

5 year DEC AVG = 97.53%

High Dec 2025 100.00% Low Feb 2024 92.00%

Median Sold/List Ratio this month at **100.00%** above the 5 yr DEC average of **97.53%**



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
\$10,000 and less	0	0.00%	39.00%	0.00%	0.00%	0.00%	0.00%
\$10,001 - \$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 - \$170,000	1	16.67%	100.00%	0.00%	100.00%	0.00%	0.00%
\$170,001 - \$260,000	1	16.67%	100.00%	0.00%	100.00%	0.00%	0.00%
\$260,001 - \$430,000	1	16.67%	94.64%	94.64%	0.00%	0.00%	0.00%
\$430,001 and up	1	16.67%	97.77%	0.00%	97.77%	0.00%	0.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	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



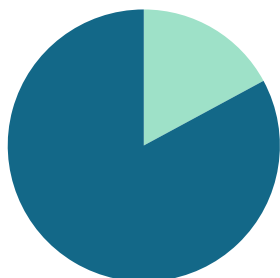
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

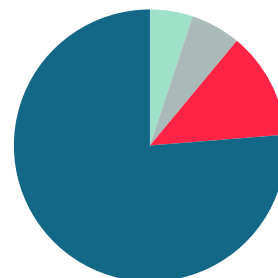


Inventory
 New Listings
19 = 17.12%
 Start Inventory
92
 Total Inventory Units
111
 Volume
\$62,285,797

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%
Median List Price	199,000	140,000	-29.65%	169,500	184,450	8.82%
Median Sale Price	180,000	140,000	-22.22%	162,000	179,500	10.80%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	96.08%	96.22%	0.14%
Median Days on Market to Sale	49.00	27.50	-43.88%	52.00	50.50	-2.88%
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%

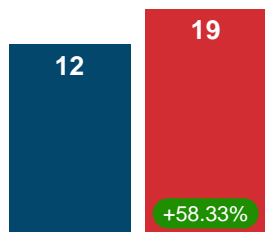
Absorption: Last 12 months, an Average of **10** Sales/Month

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

DECEMBER MARKET

MEDIAN PRICES

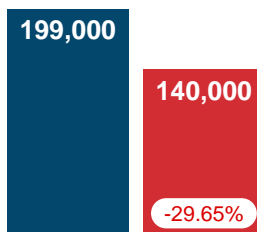
New Listings



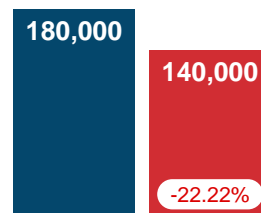
Pending Listings



List Price



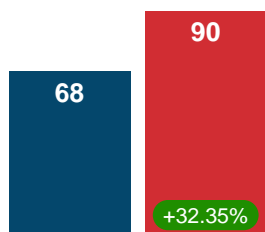
Sale Price



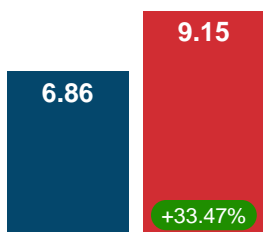
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

