

December 2025



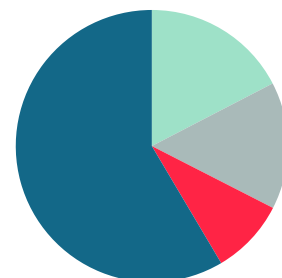
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	December		
	2024	2025	+/-%
Closed Listings	646	667	3.25%
Pending Listings	589	580	-1.53%
New Listings	657	707	7.61%
Average List Price	318,469	340,539	6.93%
Average Sale Price	310,801	332,287	6.91%
Average Percent of Selling Price to List Price	98.22%	98.02%	-0.21%
Average Days on Market to Sale	40.90	48.47	18.50%
End of Month Inventory	2,012	2,244	11.53%
Months Supply of Inventory	2.90	3.10	7.00%



- Closed (17.39%)
- Pending (15.12%)
- Other OffMarket (8.97%)
- Active (58.51%)

Absorption: Last 12 months, an Average of **724** Sales/Month
Active Inventory as of December 31, 2025 = **2,244**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2025 rose **11.53%** to 2,244 existing homes available for sale. Over the last 12 months this area has had an average of 724 closed sales per month. This represents an unsold inventory index of **3.10** 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 **6.91%** in December 2025 to \$332,287 versus the previous year at \$310,801.

Average Days on Market Lengthens

The average number of **48.47** days that homes spent on the market before selling increased by 7.57 days or **18.50%** in December 2025 compared to last year's same month at **40.90** 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 707 New Listings in December 2025, up **7.61%** from last year at 657. Furthermore, there were 667 Closed Listings this month versus last year at 646, a **3.25%** increase.

Closed versus Listed trends yielded a **94.3%** ratio, down from previous year's, December 2024, at **98.3%**, a **4.05%** 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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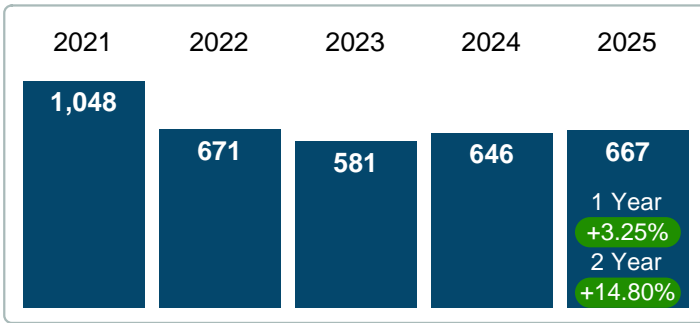
Area Delimited by County Of Tulsa - Residential Property Type



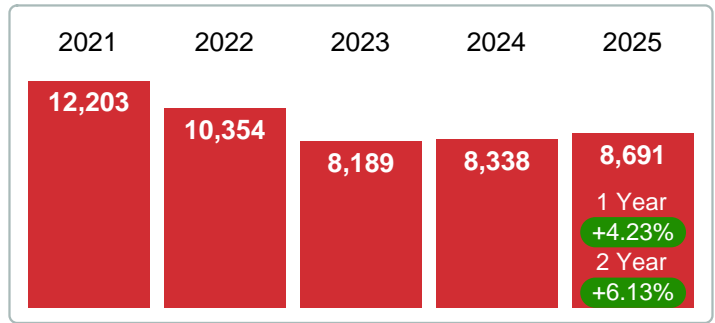
CLOSED LISTINGS

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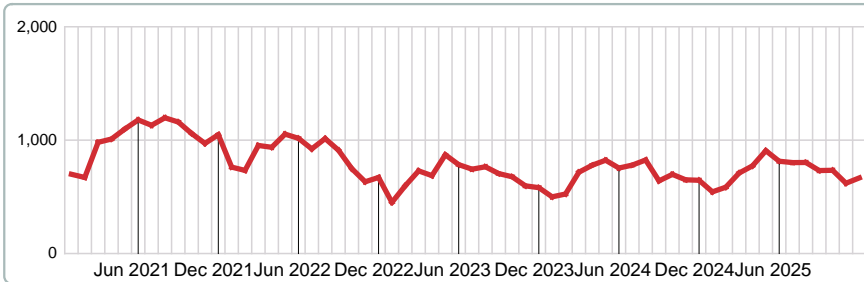
DECEMBER



YEAR TO DATE (YTD)

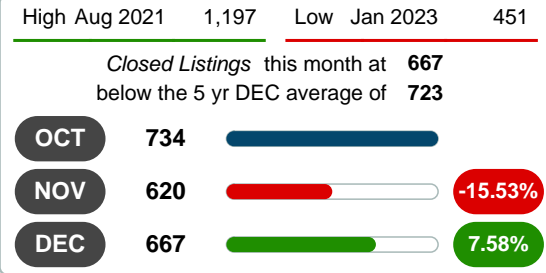


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 723



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	51	7.65%	38.4	30	17	4	0
\$125,001 - \$175,000	81	12.14%	29.0	19	53	9	0
\$175,001 - \$225,000	92	13.79%	34.8	16	67	7	2
\$225,001 - \$300,000	153	22.94%	45.2	13	101	37	2
\$300,001 - \$375,000	119	17.84%	55.4	5	45	58	11
\$375,001 - \$525,000	93	13.94%	62.8	5	35	44	9
\$525,001 and up	78	11.69%	70.0	0	17	42	19
Total Closed Units	667			88	335	201	43
Total Closed Volume	221,635,210	100%	48.5	15.92M	91.02M	85.66M	29.03M
Average Closed Price	\$332,287			\$180,961	\$271,708	\$426,175	\$675,054

December 2025



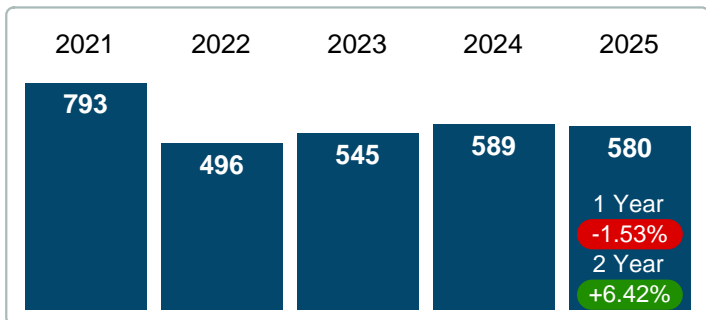
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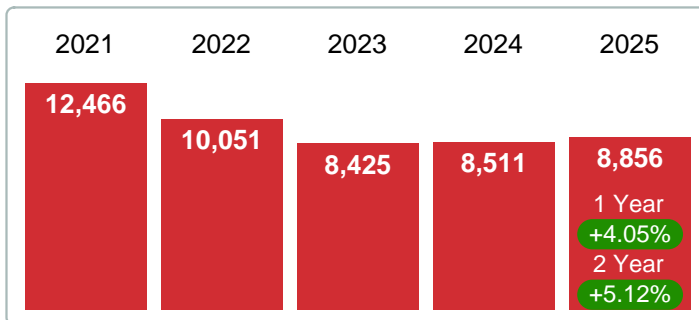
PENDING LISTINGS

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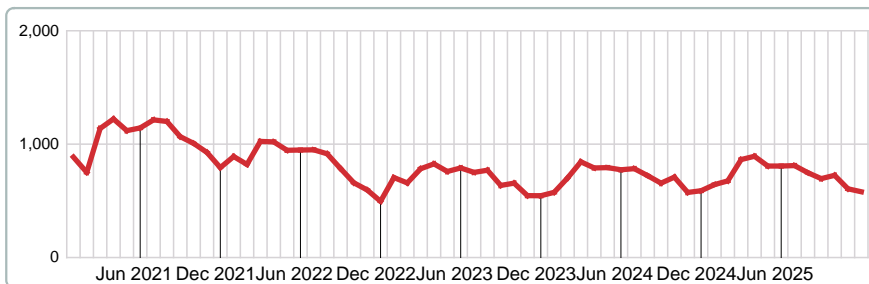
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 601

High Apr 2021 1,222 Low Dec 2022 496

Pending Listings this month at **580**
below the 5 yr DEC average of **601**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	49	8.45%	36.5	31	14	3	1
\$125,001 - \$175,000	66	11.38%	42.8	15	46	5	0
\$175,001 - \$225,000	83	14.31%	47.4	10	66	6	1
\$225,001 - \$300,000	137	23.62%	59.1	12	80	39	6
\$300,001 - \$400,000	116	20.00%	61.7	6	48	53	9
\$400,001 - \$575,000	73	12.59%	75.6	0	27	40	6
\$575,001 and up	56	9.66%	67.7	1	13	31	11
Total Pending Units	580			75	294	177	34
Total Pending Volume	197,288,093	100%	57.1	12.74M	82.80M	80.18M	21.57M
Average Listing Price	\$340,152			\$169,904	\$281,640	\$452,978	\$634,294

December 2025



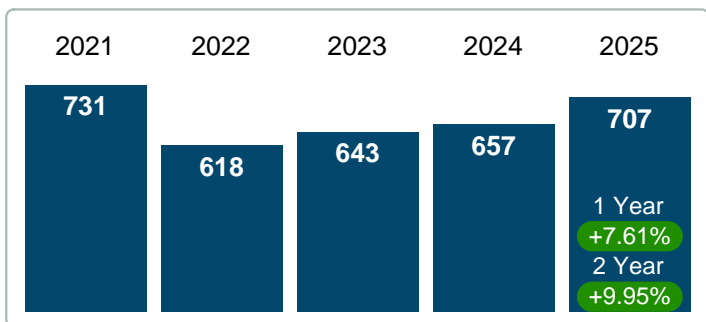
Area Delimited by County Of Tulsa - Residential Property Type



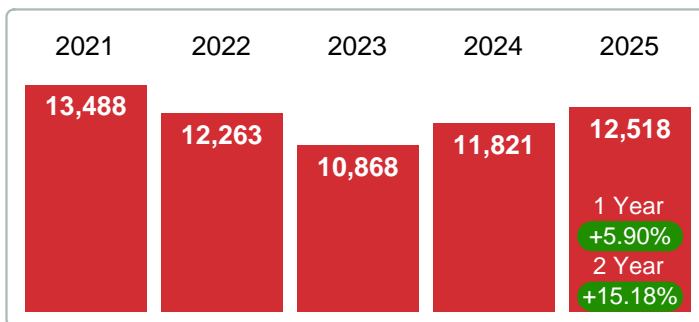
NEW LISTINGS

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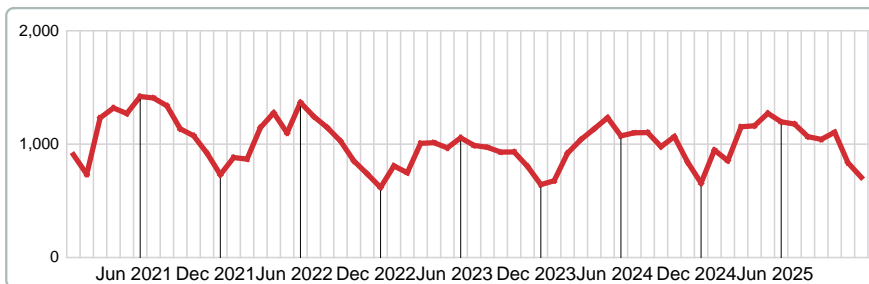
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 671

High Jun 2021 1,420 Low Dec 2022 618

New Listings this month at **707**
above the 5 yr DEC average of **671**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	66	9.34%	44	21	1	0
\$125,001 - \$175,000	77	10.89%	19	49	9	0
\$175,001 - \$225,000	109	15.42%	15	79	14	1
\$225,001 - \$325,000	187	26.45%	11	125	48	3
\$325,001 - \$425,000	115	16.27%	4	39	64	8
\$425,001 - \$600,000	78	11.03%	5	25	32	16
\$600,001 and up	75	10.61%	1	15	41	18
Total New Listed Units	707		99	353	209	46
Total New Listed Volume	248,026,161	100%	18.50M	98.32M	96.80M	34.41M
Average New Listed Listing Price	\$350,815		\$186,858	\$278,519	\$463,156	\$748,053

December 2025



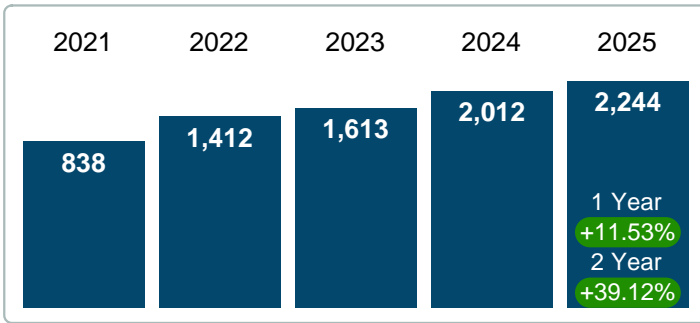
Area Delimited by County Of Tulsa - Residential Property Type



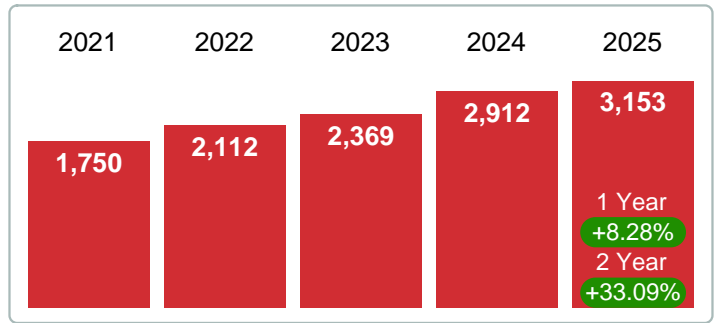
ACTIVE INVENTORY

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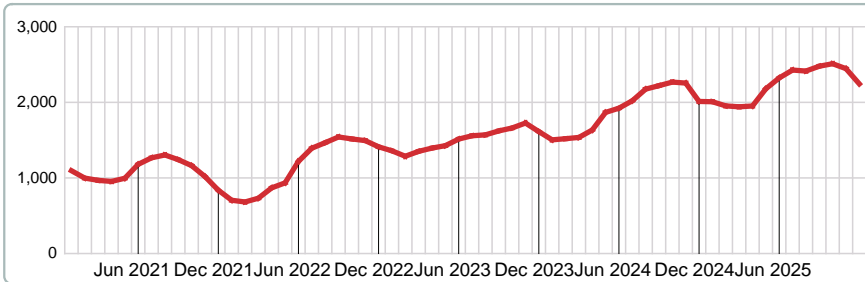
END OF DECEMBER



ACTIVE DURING DECEMBER



5 YEAR MARKET ACTIVITY TRENDS

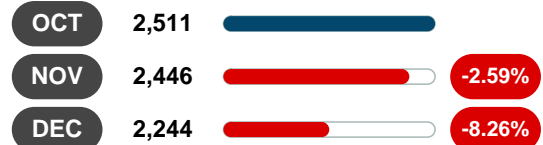


3 MONTHS

5 year DEC AVG = 1,624

High Oct 2025 2,511 Low Feb 2022 682

Inventory this month at 2,244 above the 5 yr DEC average of 1,624



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	157	7.00%	107.3	109	40	8	0
\$125,001 - \$200,000	299	13.32%	64.9	85	178	34	2
\$200,001 - \$275,000	377	16.80%	67.2	38	291	46	2
\$275,001 - \$375,000	522	23.26%	70.6	25	228	245	24
\$375,001 - \$500,000	380	16.93%	103.9	15	157	170	38
\$500,001 - \$675,000	276	12.30%	122.7	5	67	158	46
\$675,001 and up	233	10.38%	96.5	9	33	132	59
Total Active Inventory by Units	2,244			286	994	793	171
Total Active Inventory by Volume	895,974,547	100%	86.6	60.08M	311.38M	399.25M	125.26M
Average Active Inventory Listing Price	\$399,276			\$210,060	\$313,265	\$503,471	\$732,516

December 2025



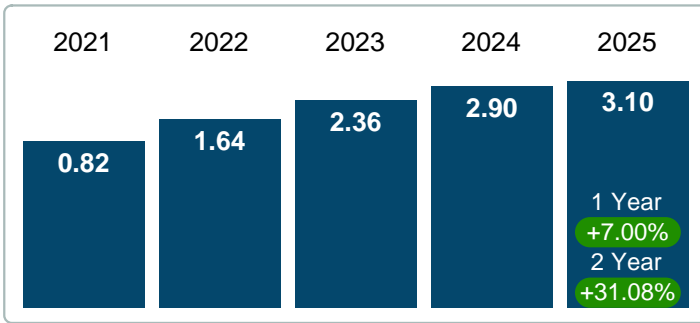
Area Delimited by County Of Tulsa - Residential Property Type



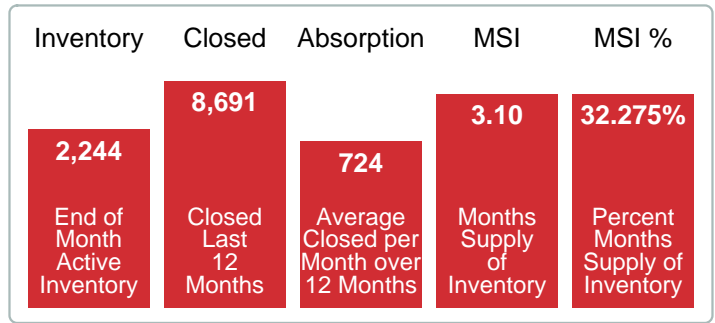
MONTHS SUPPLY of INVENTORY (MSI)

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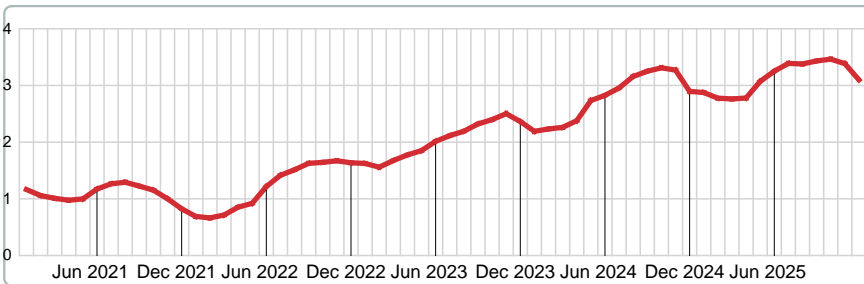
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025

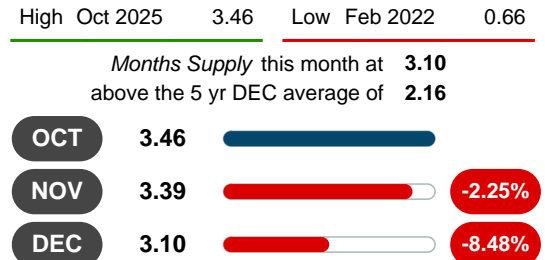


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 2.16



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	157	7.00%	2.87	3.98	1.62	3.31	0.00
\$125,001 - \$200,000	299	13.32%	2.46	3.10	2.17	2.98	4.00
\$200,001 - \$275,000	377	16.80%	2.10	2.33	2.16	1.70	1.20
\$275,001 - \$375,000	522	23.26%	2.98	3.03	2.68	3.38	2.53
\$375,001 - \$500,000	380	16.93%	3.87	3.75	4.86	3.30	3.65
\$500,001 - \$675,000	276	12.30%	4.88	6.00	5.22	4.55	5.63
\$675,001 and up	233	10.38%	6.12	21.60	5.58	6.98	4.60
Market Supply of Inventory (MSI)			3.10	3.38	2.63	3.63	3.96
Total Active Inventory by Units		100%	3.10	286	994	793	171

December 2025



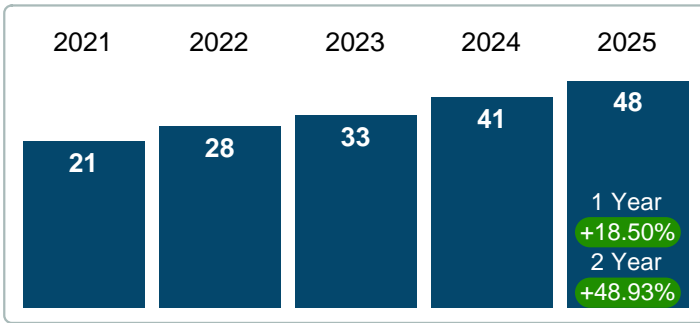
Area Delimited by County Of Tulsa - Residential Property Type



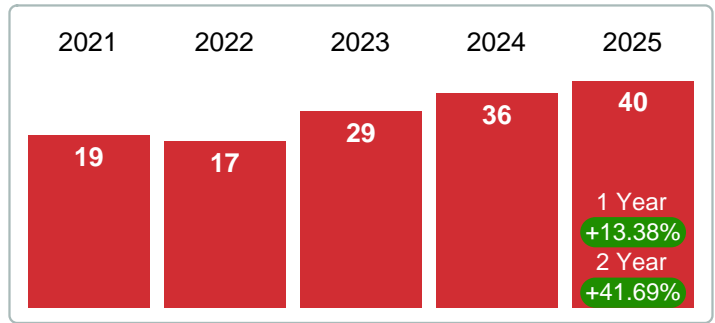
AVERAGE DAYS ON MARKET TO SALE

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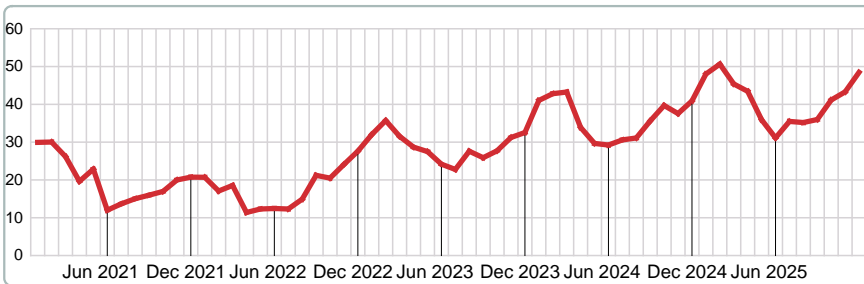
DECEMBER



YEAR TO DATE (YTD)

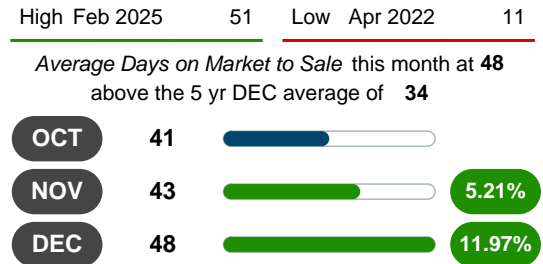


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 34



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
\$125,000 and less	7.65%	38	40	35	41	0
\$125,001 - \$175,000	12.14%	29	32	26	42	0
\$175,001 - \$225,000	13.79%	35	39	30	58	75
\$225,001 - \$300,000	22.94%	45	53	37	66	39
\$300,001 - \$375,000	17.84%	55	14	53	63	43
\$375,001 - \$525,000	13.94%	63	58	70	56	71
\$525,001 and up	11.69%	70	0	59	77	65
Average Closed DOM		48	40	40	63	60
Total Closed Units	100%	667	88	335	201	43
Total Closed Volume		221,635,210	15.92M	91.02M	85.66M	29.03M

December 2025



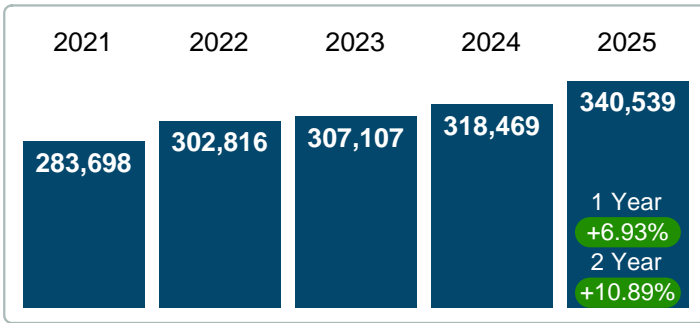
Area Delimited by County Of Tulsa - Residential Property Type



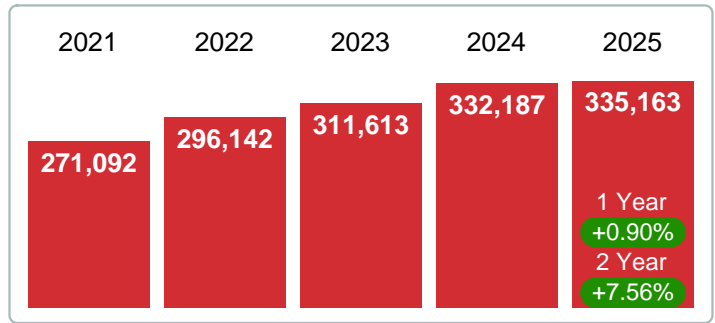
AVERAGE LIST PRICE AT CLOSING

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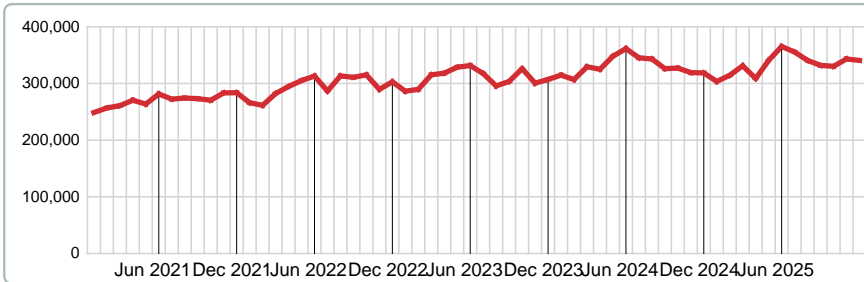
DECEMBER



YEAR TO DATE (YTD)

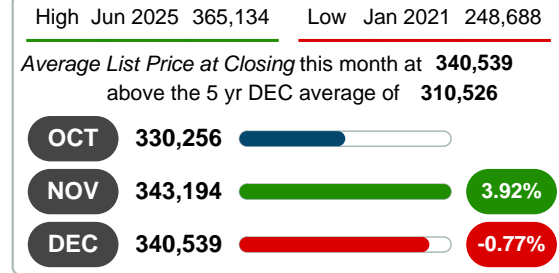


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 310,526



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		
\$125,000 and less	45	6.75%	92,560	94,300	106,576	110,400	0	
\$125,001 - \$175,000	87	13.04%	152,893	149,858	154,288	161,756	0	
\$175,001 - \$225,000	83	12.44%	202,857	200,969	205,235	216,500	217,450	
\$225,001 - \$300,000	157	23.54%	264,916	275,354	264,529	276,523	287,500	
\$300,001 - \$375,000	112	16.79%	336,077	337,000	337,724	342,761	359,209	
\$375,001 - \$525,000	103	15.44%	437,213	425,900	447,441	444,198	447,087	
\$525,001 and up	80	11.99%	857,126	0	691,359	822,887	1,114,200	
Average List Price		340,539		185,067	277,816	435,972	701,274	
Total Closed Units		667	100%	340,539	88	335	201	43
Total Closed Volume		227,139,420			16.29M	93.07M	87.63M	30.15M

December 2025



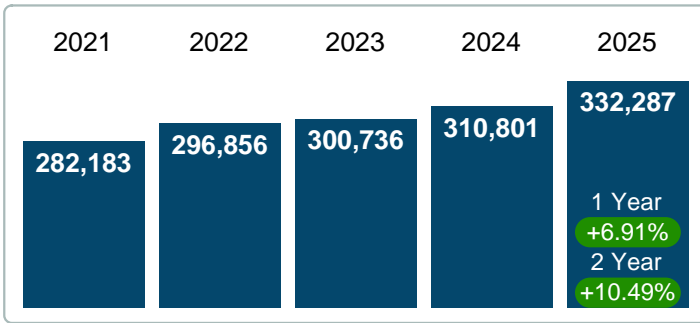
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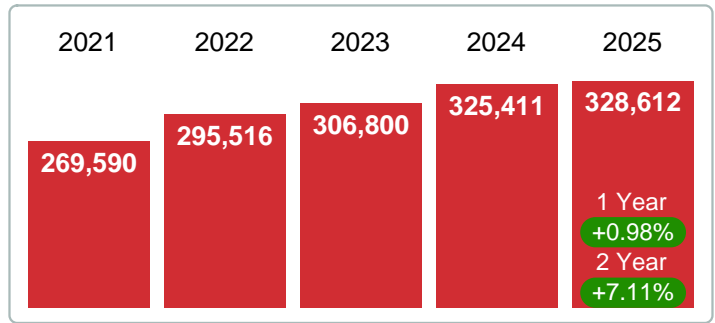
AVERAGE SOLD PRICE AT CLOSING

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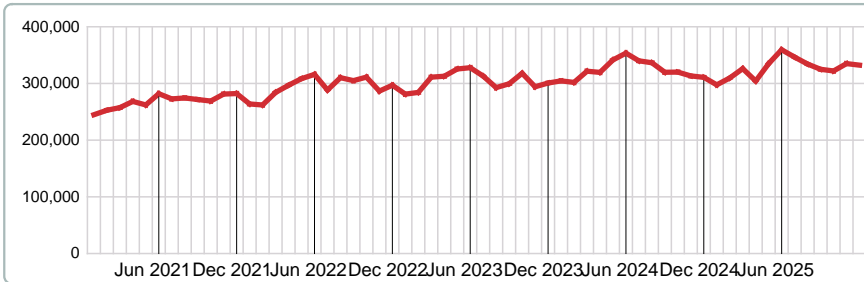
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

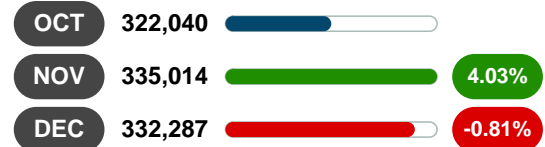


3 MONTHS

5 year DEC AVG = 304,572

High Jun 2025 359,431 Low Jan 2021 244,845

Average Sold Price at Closing this month at **332,287** above the 5 yr DEC average of **304,572**



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
\$125,000 and less	7.65%	91,508	88,305	95,303	99,400	0
\$125,001 - \$175,000	12.14%	152,873	148,395	153,355	159,489	0
\$175,001 - \$225,000	13.79%	201,905	198,550	201,715	208,786	211,000
\$225,001 - \$300,000	22.94%	264,923	266,905	261,471	272,673	283,000
\$300,001 - \$375,000	17.84%	334,413	337,000	329,748	334,572	351,477
\$375,001 - \$525,000	13.94%	437,699	424,878	438,146	438,293	440,186
\$525,001 and up	11.69%	833,025	0	657,459	799,709	1,063,758
Average Sold Price		332,287	180,961	271,708	426,175	675,054
Total Closed Units	100%	332,287	88	335	201	43
Total Closed Volume		221,635,210	15.92M	91.02M	85.66M	29.03M

December 2025



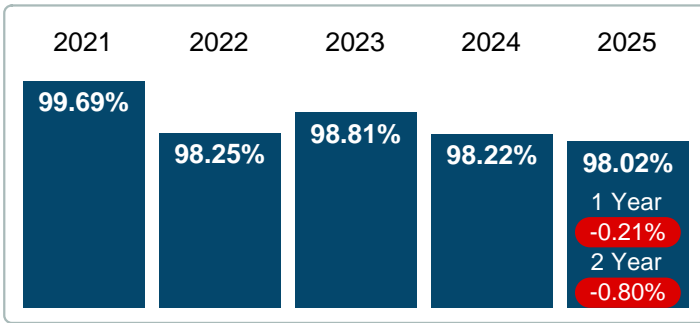
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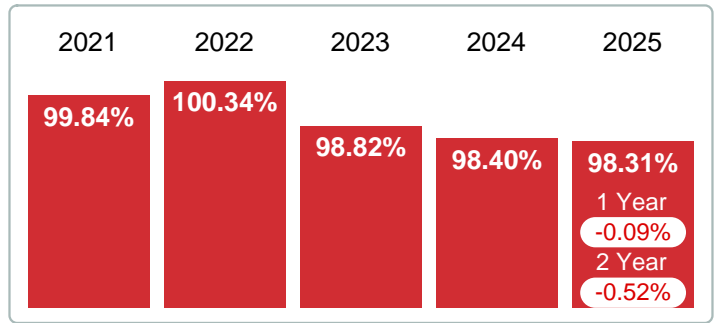
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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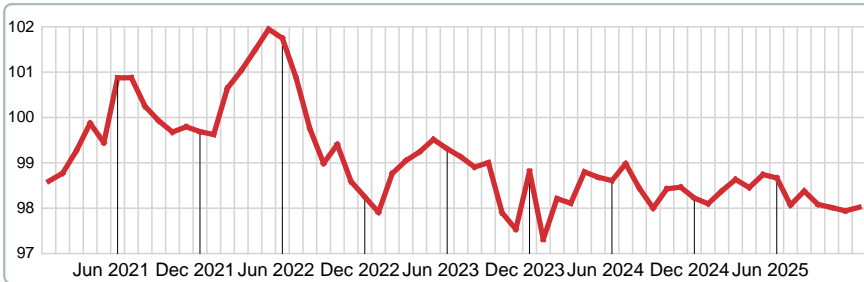
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

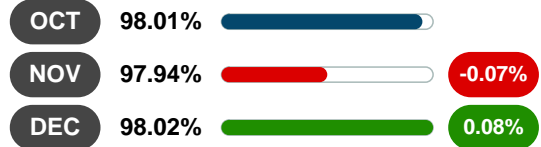


3 MONTHS

5 year DEC AVG = 98.60%

High May 2022 101.95% Low Jan 2024 97.31%

Average Sold/List Ratio this month at **98.02%**
below the 5 yr DEC average of **98.60%**



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
\$125,000 and less	51	7.65%	92.23%	93.92%	89.93%	89.28%	0.00%
\$125,001 - \$175,000	81	12.14%	99.59%	99.09%	99.91%	98.79%	0.00%
\$175,001 - \$225,000	92	13.79%	99.12%	98.94%	99.48%	96.57%	97.41%
\$225,001 - \$300,000	153	22.94%	98.77%	97.03%	99.03%	98.67%	98.44%
\$300,001 - \$375,000	119	17.84%	97.92%	100.05%	97.84%	97.78%	98.05%
\$375,001 - \$525,000	93	13.94%	98.47%	99.74%	97.96%	98.75%	98.44%
\$525,001 and up	78	11.69%	97.02%	0.00%	96.02%	97.75%	96.32%
Average Sold/List Ratio		98.00%		97.09%	98.37%	97.98%	97.36%
Total Closed Units		667	100%	88	335	201	43
Total Closed Volume		221,635,210		15.92M	91.02M	85.66M	29.03M

December 2025



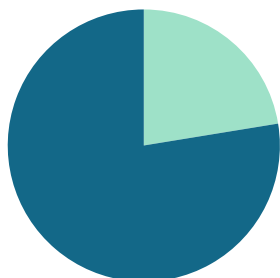
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

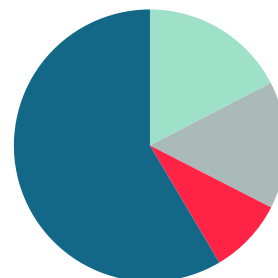


Inventory
 New Listings
707 = 22.42%
 Start Inventory
2,446
 Total Inventory Units
3,153
 Volume
\$1,220,059,372

Market Activity

Closed Sales
667 = 17.39%
 Pending Sales
580 = 15.12%
 Other Off Market
344 = 8.97%
 Active Inventory
2,244 = 58.51%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	646	667	3.25%	8,338	8,691	4.23%
Pending Sales	589	580	-1.53%	8,511	8,856	4.05%
New Listings	657	707	7.61%	11,821	12,518	5.90%
Average List Price	318,469	340,539	6.93%	332,187	335,163	0.90%
Average Sale Price	310,801	332,287	6.91%	325,411	328,612	0.98%
Average Percent of Selling Price to List Price	98.22%	98.02%	-0.21%	98.40%	98.31%	-0.09%
Average Days on Market to Sale	40.90	48.47	18.50%	35.71	40.49	13.38%
Monthly Inventory	2,012	2,244	11.53%	2,012	2,244	11.53%
Months Supply of Inventory	2.90	3.10	7.00%	2.90	3.10	7.00%

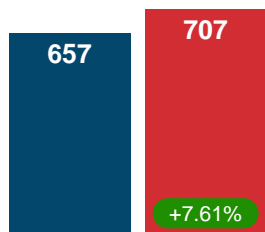
Absorption: Last 12 months, an Average of **724** Sales/Month

Inventory on December 31, 2025 = **2,244** 2024 2025

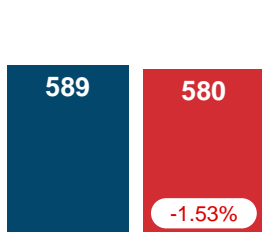
DECEMBER MARKET

AVERAGE PRICES

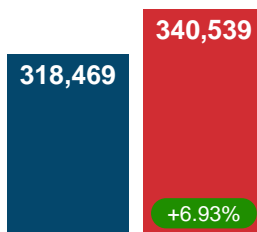
New Listings



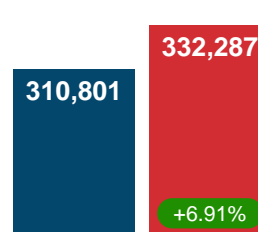
Pending Listings



List Price



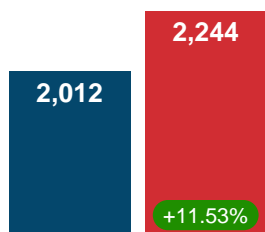
Sale Price



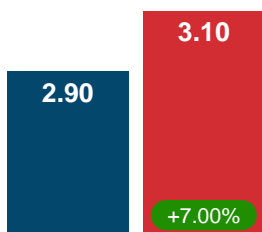
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

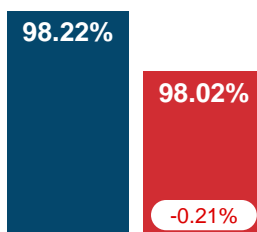
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

