

# December 2025



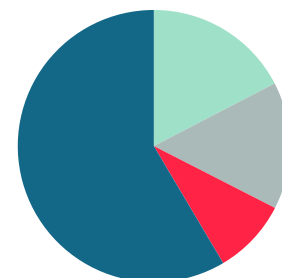
Area Delimited by County Of Tulsa - Residential Property Type



## 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%
Median List Price	265,000	285,000	7.55%
Median Sale Price	260,000	281,000	8.08%
Median Percent of Selling Price to List Price	98.93%	99.16%	0.23%
Median Days on Market to Sale	23.00	29.00	26.09%
End of Month Inventory	2,012	2,244	11.53%
Months Supply of Inventory	2.90	3.10	7.00%



**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.

#### 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 **8.08%** in December 2025 to \$281,000 versus the previous year at \$260,000.

#### Median Days on Market Lengthens

The median number of **29.00** days that homes spent on the market before selling increased by 6.00 days or **26.09%** in December 2025 compared to last year's same month at **23.00** 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 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.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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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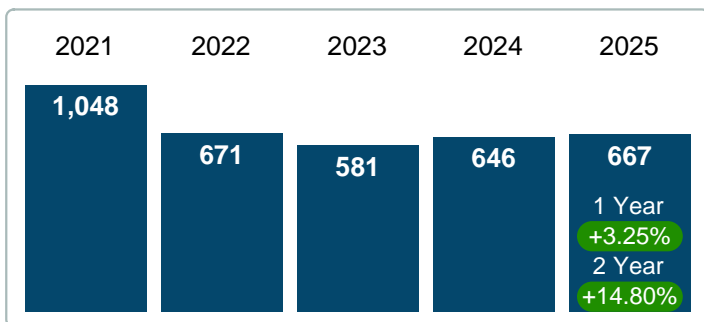
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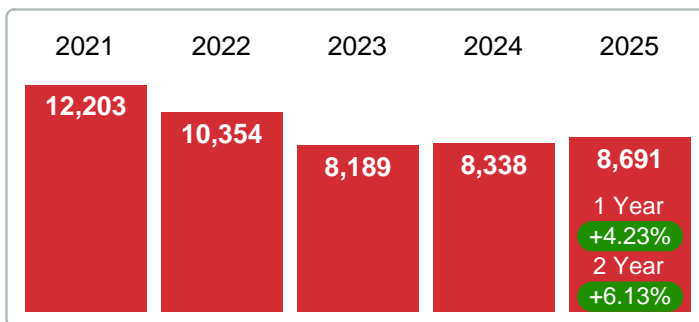
## CLOSED LISTINGS

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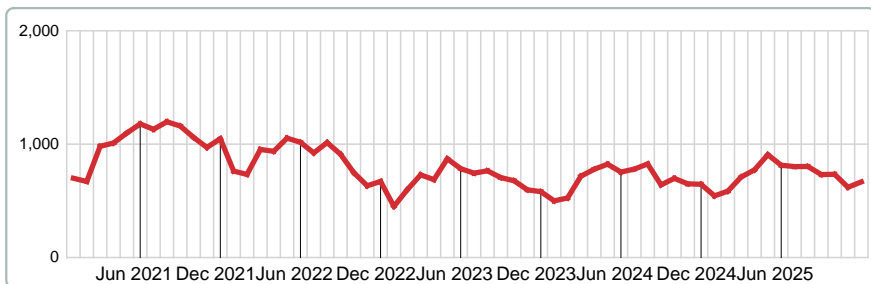
### DECEMBER



### YEAR TO DATE (YTD)

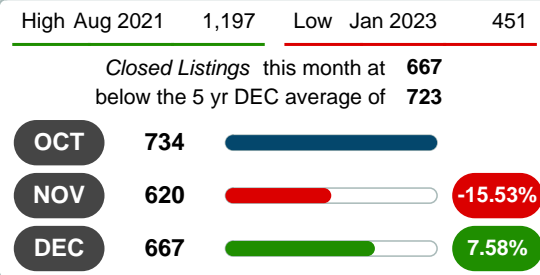


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 723



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	51	7.65%	26.0	30	17	4	0
\$125,001 - \$175,000	81	12.14%	23.0	19	53	9	0
\$175,001 - \$225,000	92	13.79%	20.0	16	67	7	2
\$225,001 - \$300,000	153	22.94%	28.0	13	101	37	2
\$300,001 - \$375,000	119	17.84%	38.0	5	45	58	11
\$375,001 - \$525,000	93	13.94%	45.0	5	35	44	9
\$525,001 and up	78	11.69%	48.5	0	17	42	19
<b>Total Closed Units</b>	<b>667</b>			<b>88</b>	<b>335</b>	<b>201</b>	<b>43</b>
<b>Total Closed Volume</b>	<b>221,635,210</b>	<b>100%</b>	<b>29.0</b>	<b>15.92M</b>	<b>91.02M</b>	<b>85.66M</b>	<b>29.03M</b>
<b>Median Closed Price</b>	<b>\$281,000</b>			<b>\$156,500</b>	<b>\$249,000</b>	<b>\$350,000</b>	<b>\$474,900</b>

# December 2025



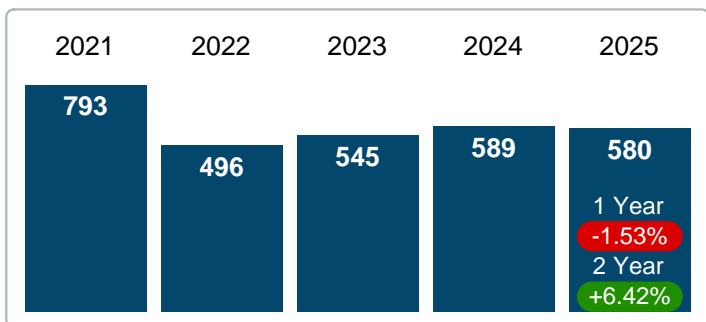
Area Delimited by County Of Tulsa - Residential Property Type



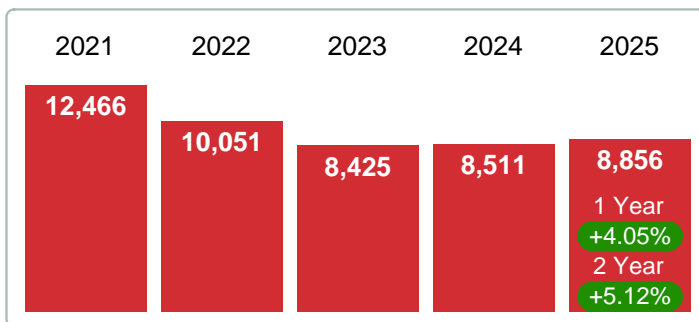
## PENDING LISTINGS

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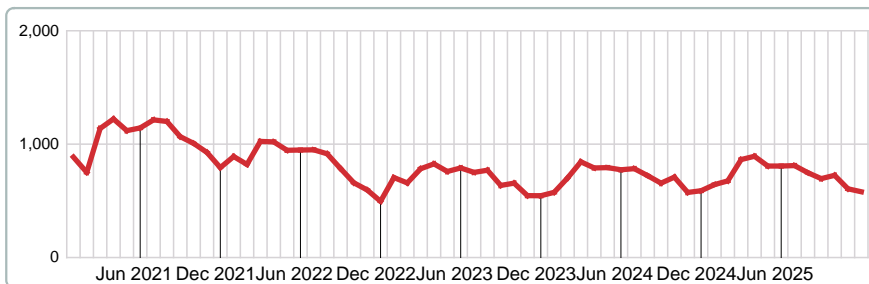
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	49	8.45%	27.0	31	14	3	1
\$125,001 - \$175,000	66	11.38%	29.0	15	46	5	0
\$175,001 - \$225,000	83	14.31%	35.0	10	66	6	1
\$225,001 - \$300,000	137	23.62%	51.0	12	80	39	6
\$300,001 - \$400,000	116	20.00%	44.5	6	48	53	9
\$400,001 - \$575,000	73	12.59%	53.0	0	27	40	6
\$575,001 and up	56	9.66%	48.5	1	13	31	11
<b>Total Pending Units</b>	<b>580</b>			<b>75</b>	<b>294</b>	<b>177</b>	<b>34</b>
<b>Total Pending Volume</b>	<b>197,288,093</b>	<b>100%</b>	<b>40.0</b>	<b>12.74M</b>	<b>82.80M</b>	<b>80.18M</b>	<b>21.57M</b>
<b>Median Listing Price</b>	<b>\$275,750</b>			<b>\$139,900</b>	<b>\$249,438</b>	<b>\$368,900</b>	<b>\$412,500</b>

# December 2025



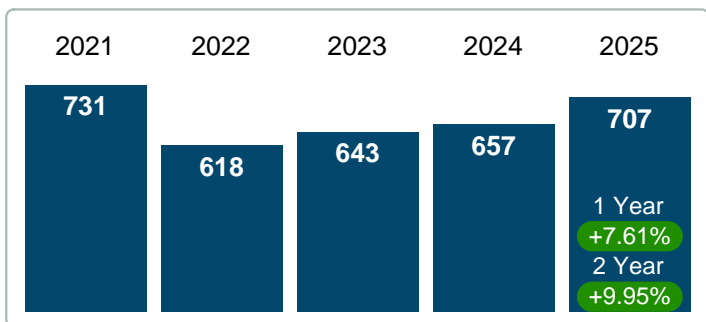
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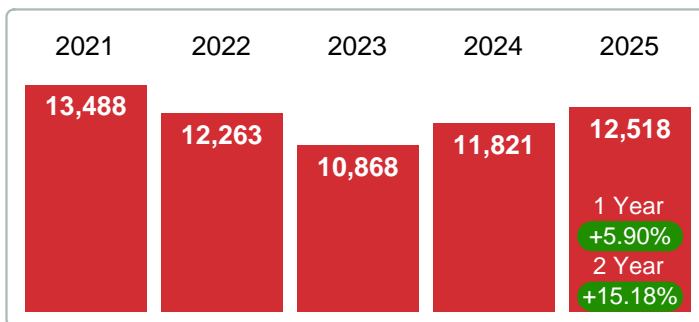
## NEW LISTINGS

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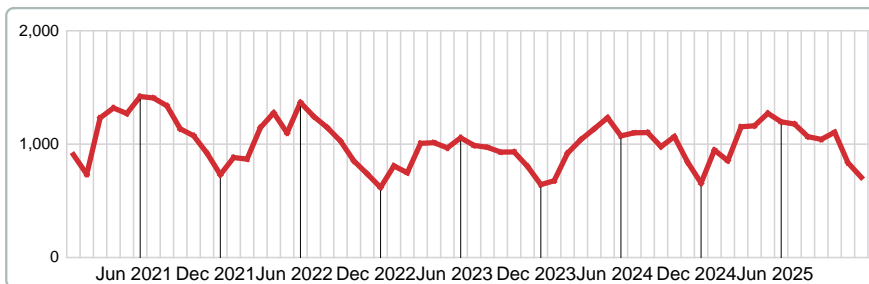
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 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
<b>Total New Listed Units</b>	<b>707</b>		<b>99</b>	<b>353</b>	<b>209</b>	<b>46</b>
<b>Total New Listed Volume</b>	<b>248,026,161</b>	<b>100%</b>	<b>18.50M</b>	<b>98.32M</b>	<b>96.80M</b>	<b>34.41M</b>
<b>Median New Listed Listing Price</b>	<b>\$279,000</b>		<b>\$145,000</b>	<b>\$245,000</b>	<b>\$365,000</b>	<b>\$568,450</b>

# December 2025



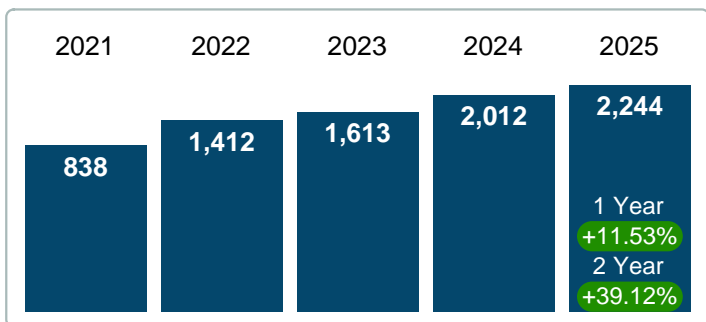
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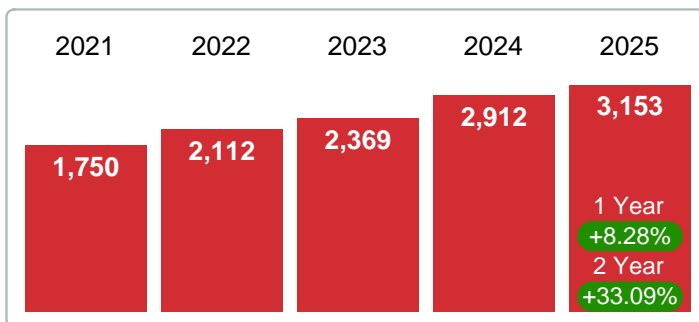
## ACTIVE INVENTORY

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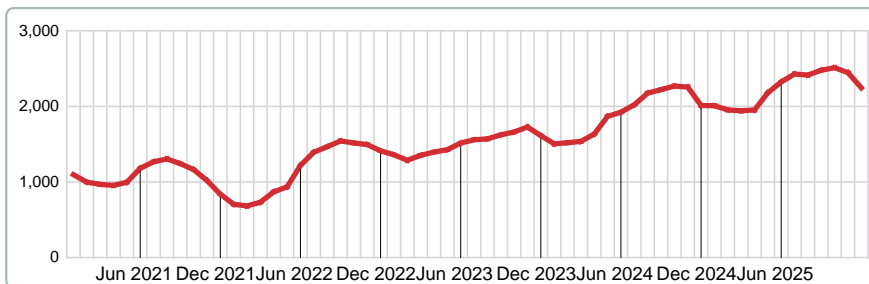
### END OF DECEMBER



### ACTIVE DURING DECEMBER



### 5 YEAR MARKET ACTIVITY TRENDS

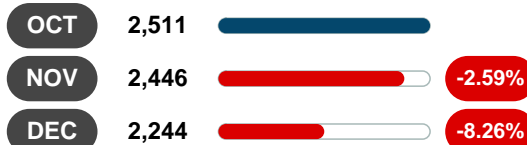


### 3 MONTHS

5 year DEC AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	157	7.00%	68.0	109	40	8	0
\$125,001 - \$200,000	299	13.32%	53.0	85	178	34	2
\$200,001 - \$275,000	377	16.80%	55.0	38	291	46	2
\$275,001 - \$375,000	522	23.26%	59.0	25	228	245	24
\$375,001 - \$500,000	380	16.93%	78.5	15	157	170	38
\$500,001 - \$675,000	276	12.30%	99.5	5	67	158	46
\$675,001 and up	233	10.38%	84.0	9	33	132	59
<b>Total Active Inventory by Units</b>	<b>2,244</b>			<b>286</b>	<b>994</b>	<b>793</b>	<b>171</b>
<b>Total Active Inventory by Volume</b>	<b>895,974,547</b>	<b>100%</b>	<b>68.0</b>	<b>60.08M</b>	<b>311.38M</b>	<b>399.25M</b>	<b>125.26M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$325,000</b>			<b>\$150,000</b>	<b>\$273,000</b>	<b>\$414,900</b>	<b>\$571,900</b>

# December 2025



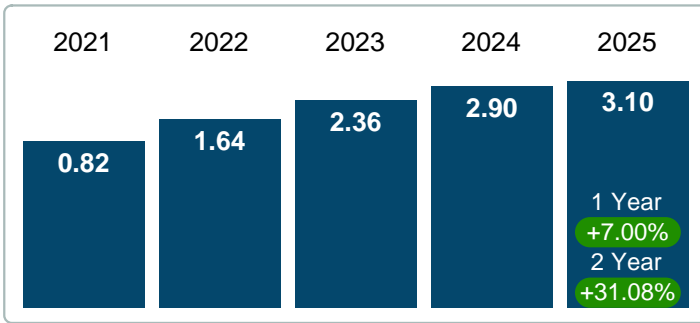
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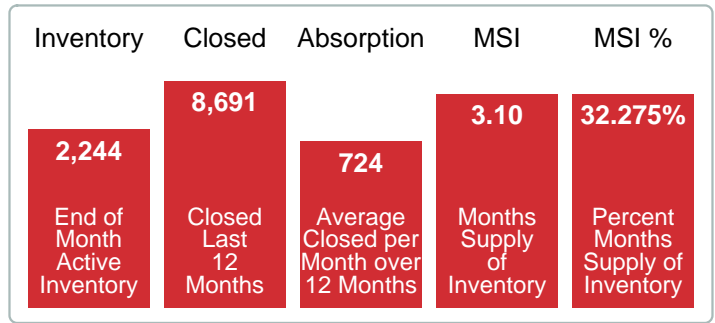
## MONTHS SUPPLY of INVENTORY (MSI)

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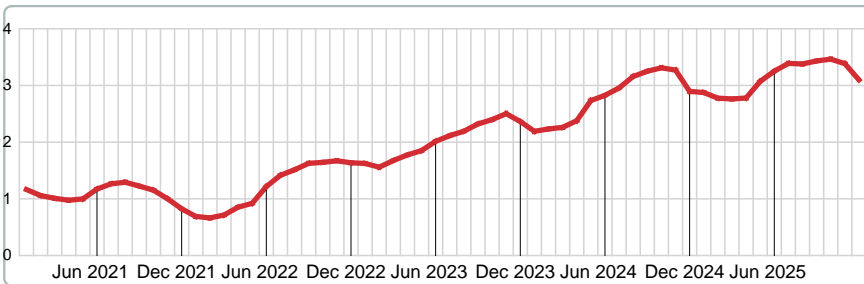
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2025

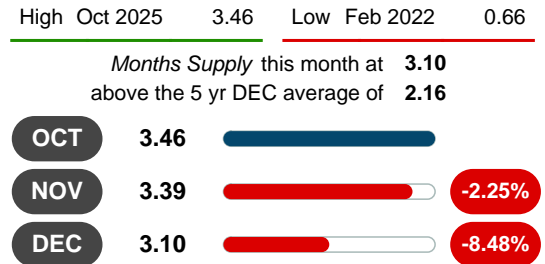


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 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



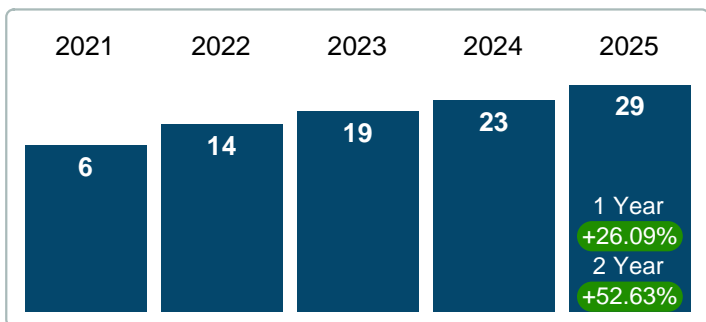
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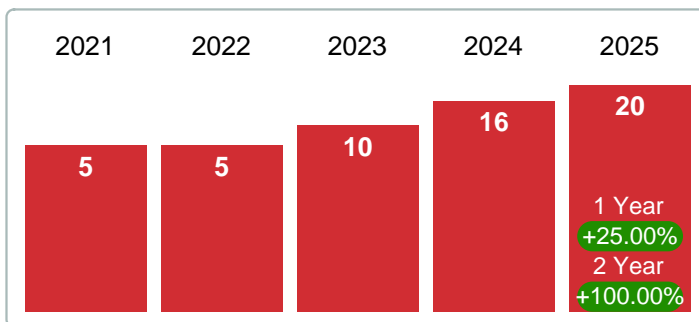
## MEDIAN DAYS ON MARKET TO SALE

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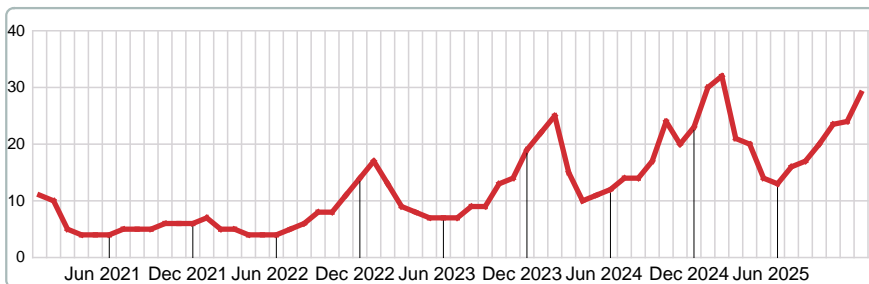
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

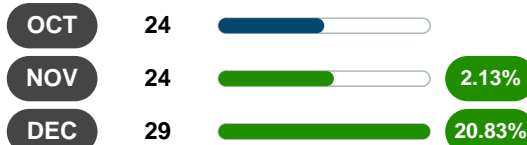


### 3 MONTHS

5 year DEC AVG = 18

High Feb 2025 32 Low Jun 2022 4

Median Days on Market to Sale this month at 29 above the 5 yr DEC average of 18



### 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
\$125,000 and less	7.65%	26	23	28	24	0
\$125,001 - \$175,000	12.14%	23	29	15	26	0
\$175,001 - \$225,000	13.79%	20	15	21	5	75
\$225,001 - \$300,000	22.94%	28	26	20	48	39
\$300,001 - \$375,000	17.84%	38	7	44	50	19
\$375,001 - \$525,000	13.94%	45	2	56	45	52
\$525,001 and up	11.69%	49	0	29	55	49
Median Closed DOM		29	22	26	46	49
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



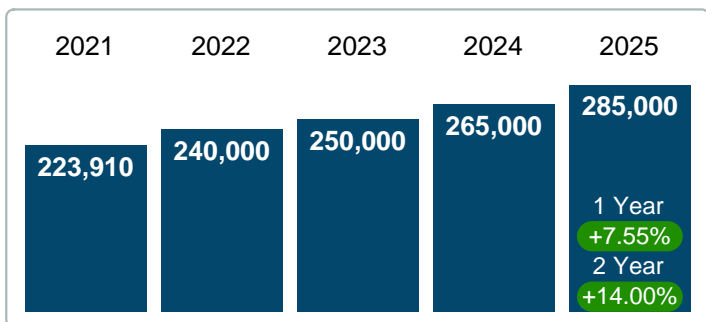
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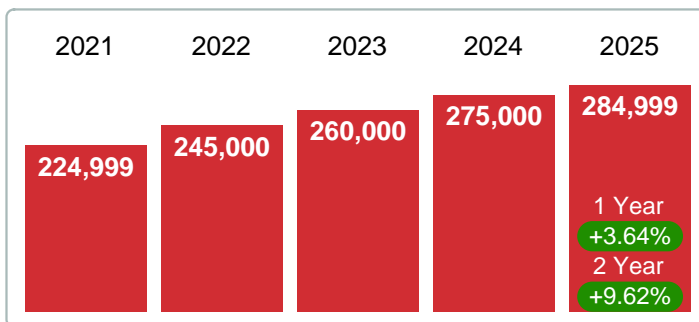
## MEDIAN LIST PRICE AT CLOSING

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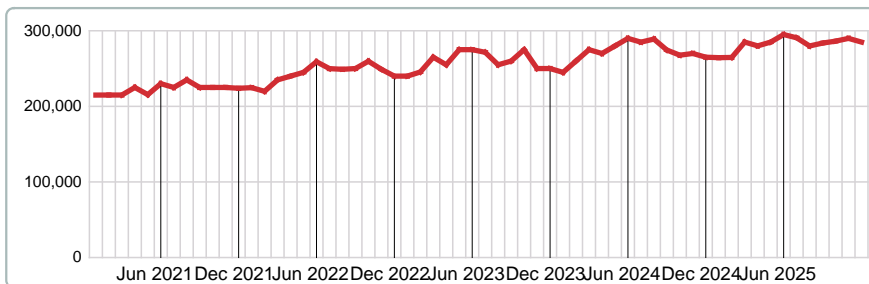
### DECEMBER



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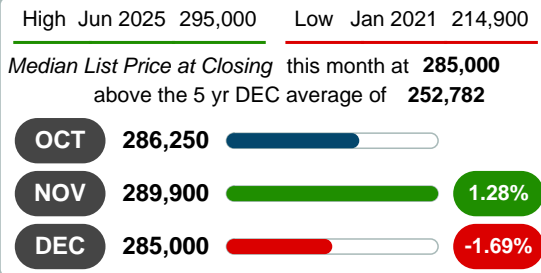


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 252,782



### 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
\$125,000 and less	45	6.75%	99,900	92,000	100,000	86,900	0
\$125,001 - \$175,000	87	13.04%	152,500	149,000	154,000	159,950	0
\$175,001 - \$225,000	83	12.44%	202,500	195,000	205,000	207,000	199,900
\$225,001 - \$300,000	157	23.54%	263,715	259,900	259,900	275,000	287,500
\$300,001 - \$375,000	112	16.79%	332,000	325,000	328,200	336,250	350,000
\$375,001 - \$525,000	103	15.44%	427,900	423,500	439,000	429,000	425,000
\$525,001 and up	80	11.99%	639,450	0	639,400	598,645	849,000
Median List Price			285,000	159,450	249,900	360,000	479,900
Total Closed Units		100%	285,000	88	335	201	43
Total Closed Volume			227,139,420	16.29M	93.07M	87.63M	30.15M

# December 2025



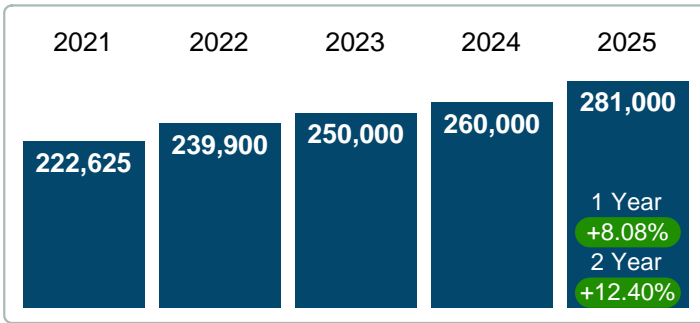
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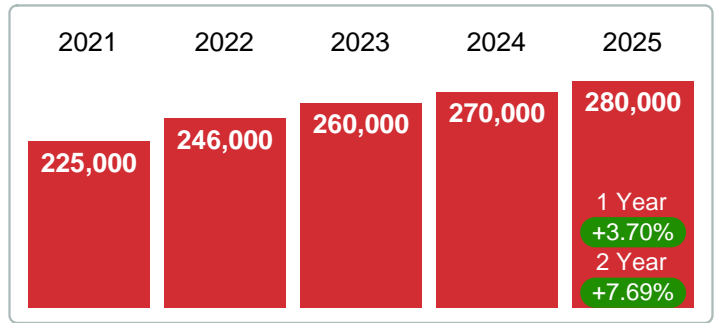
## MEDIAN SOLD PRICE AT CLOSING

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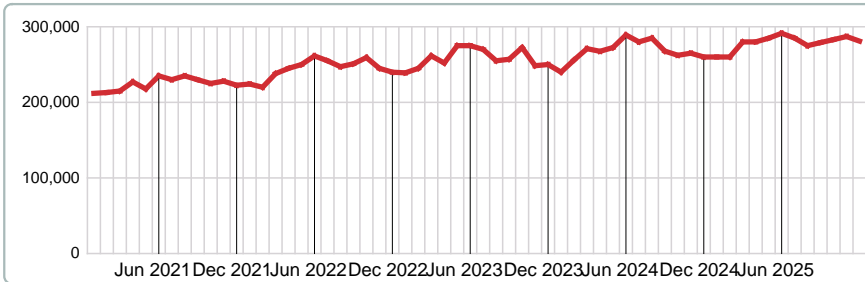
### DECEMBER



### YEAR TO DATE (YTD)

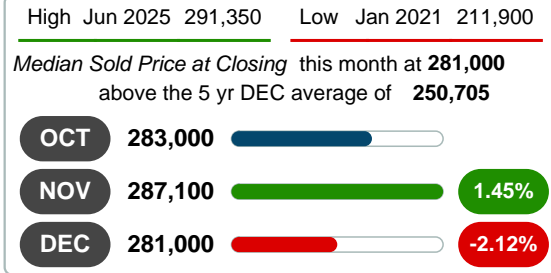


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 250,705



### 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
\$125,000 and less	51	7.65%	100,000	93,500	100,000	115,300	0
\$125,001 - \$175,000	81	12.14%	153,700	148,500	154,000	160,000	0
\$175,001 - \$225,000	92	13.79%	203,000	195,000	203,000	210,000	211,000
\$225,001 - \$300,000	153	22.94%	265,000	265,000	260,000	270,000	283,000
\$300,001 - \$375,000	119	17.84%	332,500	335,000	325,000	335,500	363,000
\$375,001 - \$525,000	93	13.94%	435,000	432,392	439,900	435,000	425,000
\$525,001 and up	78	11.69%	642,500	0	640,000	605,200	815,000
Median Sold Price			281,000	156,500	249,000	350,000	474,900
Total Closed Units		100%	281,000	88	335	201	43
Total Closed Volume			221,635,210	15.92M	91.02M	85.66M	29.03M

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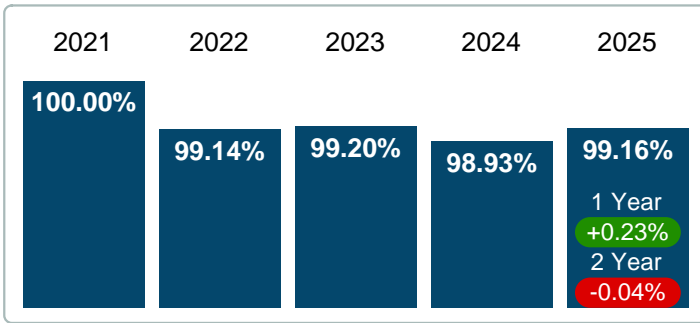
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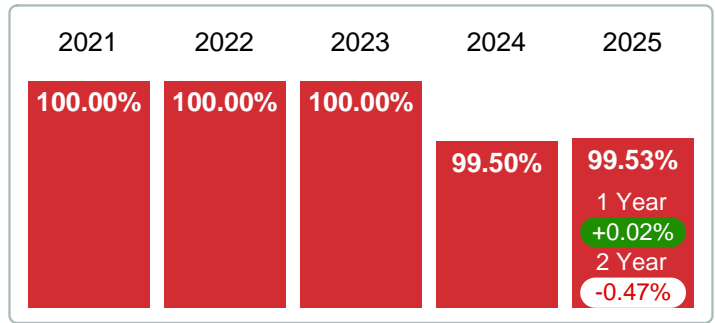
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

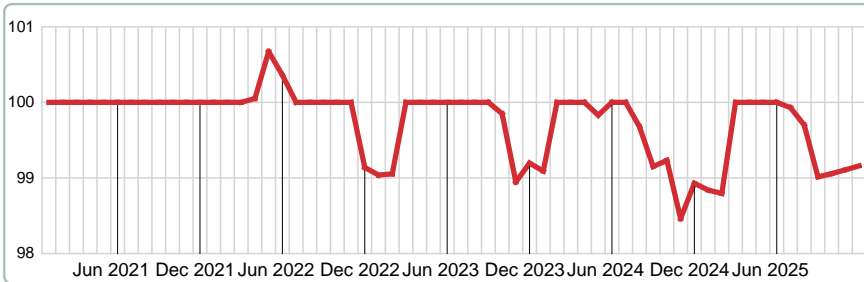
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

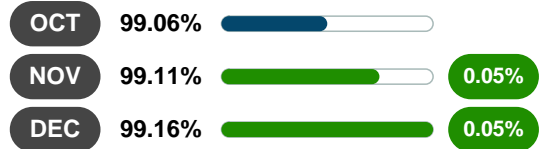


### 3 MONTHS

5 year DEC AVG = 99.28%

High May 2022 100.67% Low Nov 2024 98.46%

Median Sold/List Ratio this month at **99.16%**  
 equal to 5 yr DEC average of **99.28%**



### 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
\$125,000 and less	51	7.65%	94.96%	95.64%	91.33%	88.87%	0.00%
\$125,001 - \$175,000	81	12.14%	100.00%	100.00%	100.00%	100.00%	0.00%
\$175,001 - \$225,000	92	13.79%	100.00%	100.00%	99.11%	95.65%	97.41%
\$225,001 - \$300,000	153	22.94%	100.00%	98.33%	100.00%	99.67%	98.44%
\$300,001 - \$375,000	119	17.84%	98.71%	100.00%	98.71%	98.54%	99.48%
\$375,001 - \$525,000	93	13.94%	99.04%	100.00%	98.77%	98.92%	98.98%
\$525,001 and up	78	11.69%	98.25%	0.00%	98.48%	99.35%	96.46%
Median Sold/List Ratio		99.16%		99.19%	100.00%	98.90%	98.10%
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



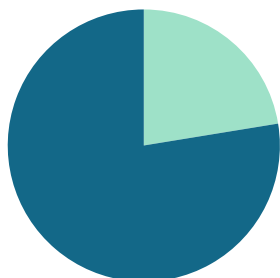
Area Delimited by County Of Tulsa - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

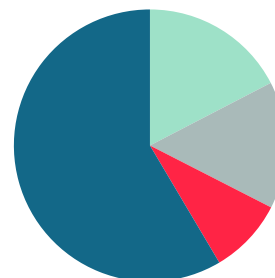


**Inventory**  
 New Listings  
**707 = 22.42%**  
 Start Inventory  
**2,446**  
 Total Inventory Units  
**3,153**  
 Volume  
**\$1,220,059,372**

### 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%
Median List Price	265,000	285,000	7.55%	275,000	284,999	3.64%
Median Sale Price	260,000	281,000	8.08%	270,000	280,000	3.70%
Median Percent of Selling Price to List Price	98.93%	99.16%	0.23%	99.50%	99.53%	0.02%
Median Days on Market to Sale	23.00	29.00	26.09%	16.00	20.00	25.00%
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%

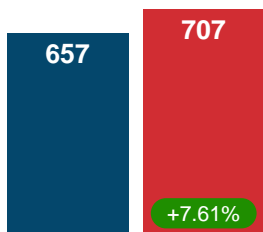
**Absorption:** Last 12 months, an Average of **724** Sales/Month

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

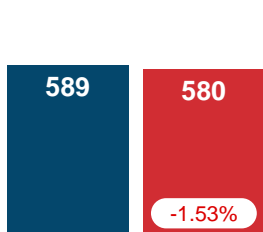
### DECEMBER MARKET

### MEDIAN PRICES

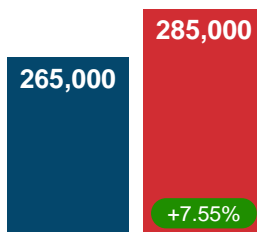
#### New Listings



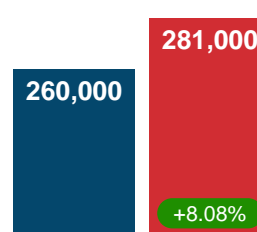
#### Pending Listings



#### List Price



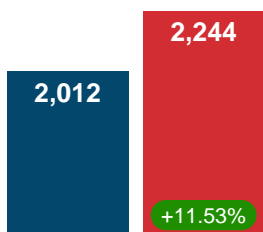
#### Sale Price



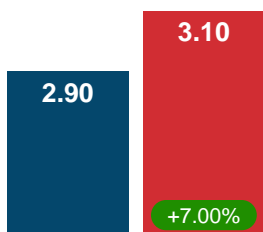
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

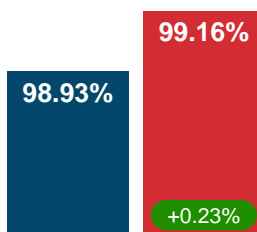
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

