

# December 2025



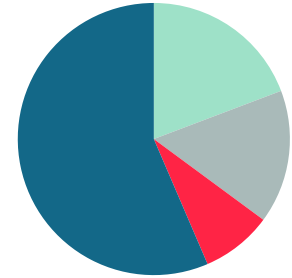
Area Delimited by County Of Wagoner - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	December		
	2024	2025	+/-%
Closed Listings	91	137	50.55%
Pending Listings	79	113	43.04%
New Listings	119	103	-13.45%
Average List Price	335,624	311,069	-7.32%
Average Sale Price	326,612	306,372	-6.20%
Average Percent of Selling Price to List Price	98.45%	97.65%	-0.81%
Average Days on Market to Sale	46.57	48.98	5.17%
End of Month Inventory	367	402	9.54%
Months Supply of Inventory	3.04	3.21	5.89%



**Absorption:** Last 12 months, an Average of **125** Sales/Month  
**Active Inventory** as of December 31, 2025 = **402**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2025 rose **9.54%** to 402 existing homes available for sale. Over the last 12 months this area has had an average of 125 closed sales per month. This represents an unsold inventory index of **3.21** 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 **6.20%** in December 2025 to \$306,372 versus the previous year at \$326,612.

#### Average Days on Market Lengthens

The average number of **48.98** days that homes spent on the market before selling increased by 2.41 days or **5.17%** in December 2025 compared to last year's same month at **46.57** DOM.

#### Sales Success for December 2025 is Positive

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

There were 103 New Listings in December 2025, down **13.45%** from last year at 119. Furthermore, there were 137 Closed Listings this month versus last year at 91, a **50.55%** increase.

Closed versus Listed trends yielded a **133.0%** ratio, up from previous year's, December 2024, at **76.5%**, a **73.94%** upswing. 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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

# December 2025



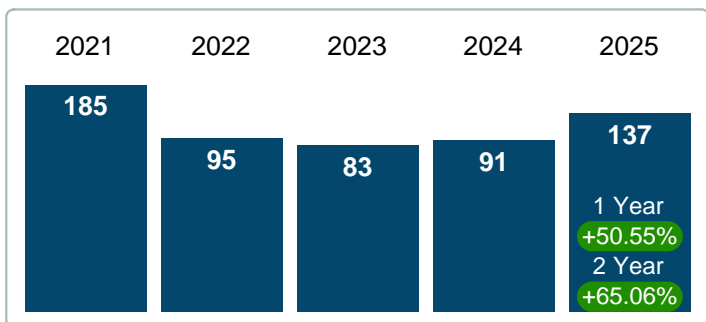
Area Delimited by County Of Wagoner - Residential Property Type



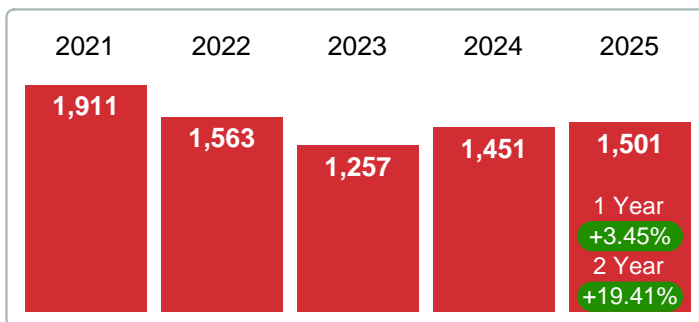
## CLOSED LISTINGS

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

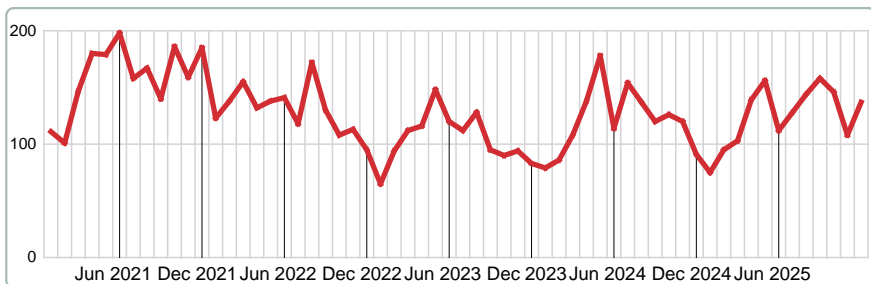
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 118

High Jun 2021 198 Low Jan 2023 65

Closed Listings this month at 137 above the 5 yr DEC average of 118

- OCT 146
- NOV 108 (-26.03%)
- DEC 137 (26.85%)

### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	12	8.76%	46.1	5	6	1	0
\$150,001 - \$200,000	12	8.76%	43.3	2	10	0	0
\$200,001 - \$250,000	26	18.98%	36.8	3	19	4	0
\$250,001 - \$300,000	29	21.17%	43.5	0	20	9	0
\$300,001 - \$375,000	25	18.25%	54.9	1	15	8	1
\$375,001 - \$450,000	19	13.87%	56.8	0	9	9	1
\$450,001 and up	14	10.22%	69.1	1	3	7	3
<b>Total Closed Units</b>	<b>137</b>			<b>12</b>	<b>82</b>	<b>38</b>	<b>5</b>
<b>Total Closed Volume</b>	<b>41,972,915</b>	<b>100%</b>	<b>49.0</b>	<b>2.18M</b>	<b>22.27M</b>	<b>14.34M</b>	<b>3.18M</b>
<b>Average Closed Price</b>	<b>\$306,372</b>			<b>\$181,729</b>	<b>\$271,591</b>	<b>\$377,361</b>	<b>\$636,401</b>

# December 2025



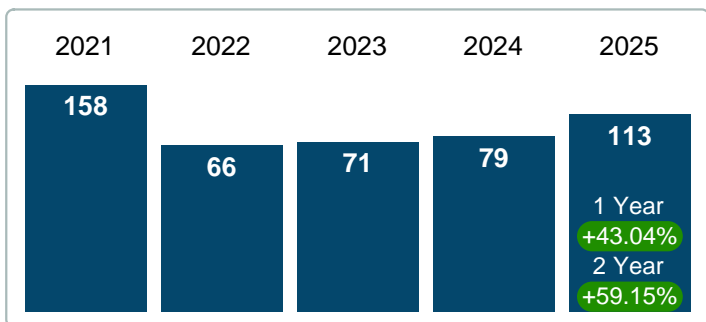
Area Delimited by County Of Wagoner - Residential Property Type



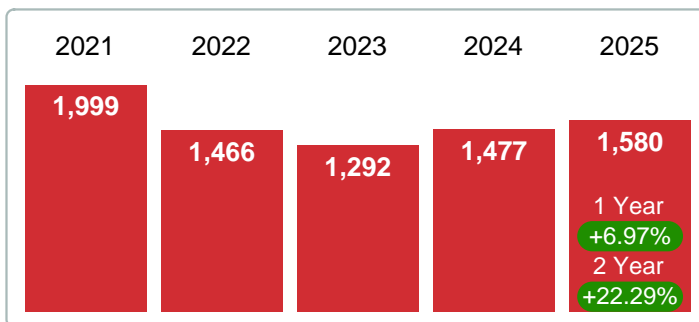
## PENDING LISTINGS

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

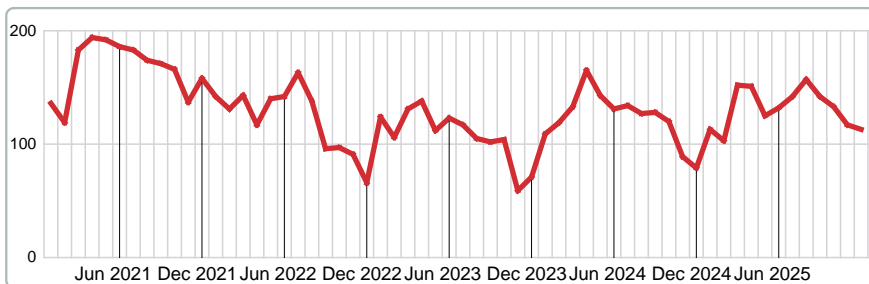
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

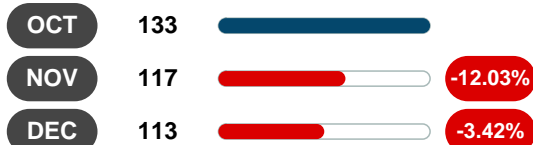


### 3 MONTHS

5 year DEC AVG = 97

High Apr 2021 194 Low Nov 2023 59

Pending Listings this month at 113 above the 5 yr DEC average of 97



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	12	10.62%	63.0	7	3	1	1
\$175,001 - \$200,000	10	8.85%	40.3	0	9	1	0
\$200,001 - \$225,000	6	5.31%	40.7	1	4	1	0
\$225,001 - \$300,000	35	30.97%	45.7	0	25	9	1
\$300,001 - \$350,000	24	21.24%	78.2	0	12	10	2
\$350,001 - \$375,000	7	6.19%	47.0	0	4	3	0
\$375,001 and up	19	16.81%	107.7	0	6	11	2
<b>Total Pending Units</b>	<b>113</b>			<b>8</b>	<b>63</b>	<b>36</b>	<b>6</b>
<b>Total Pending Volume</b>	<b>33,212,170</b>	<b>100%</b>	<b>64.2</b>	<b>1.03M</b>	<b>17.81M</b>	<b>12.15M</b>	<b>2.22M</b>
<b>Average Listing Price</b>	<b>\$293,913</b>			<b>\$128,674</b>	<b>\$282,762</b>	<b>\$337,571</b>	<b>\$369,367</b>

# December 2025



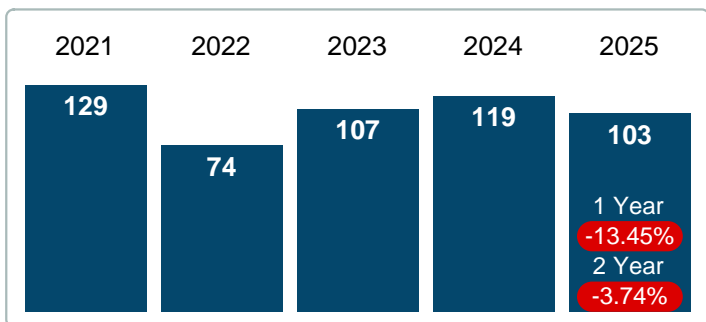
Area Delimited by County Of Wagoner - Residential Property Type



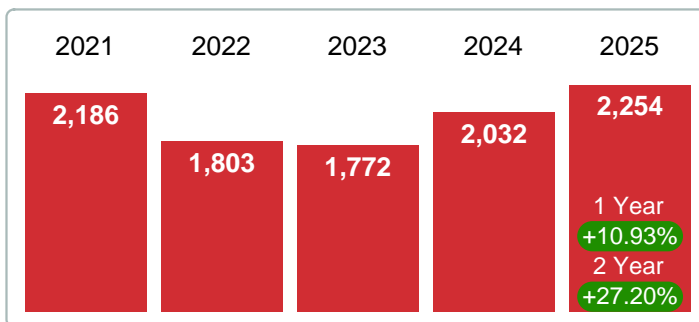
## NEW LISTINGS

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

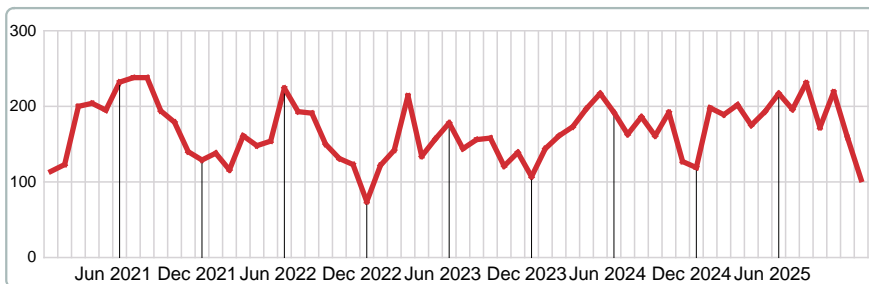
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 106

High Aug 2021 238 Low Dec 2022 74

New Listings this month at 103  
below the 5 yr DEC average of 106



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds   3 Beds   4 Beds   5+ Beds			
\$150,000 and less	10	9.71%	3	5	1	1
\$150,001 - \$200,000	12	11.65%	2	8	2	0
\$200,001 - \$225,000	9	8.74%	1	6	2	0
\$225,001 - \$300,000	34	33.01%	0	23	10	1
\$300,001 - \$375,000	14	13.59%	0	8	6	0
\$375,001 - \$625,000	13	12.62%	0	7	6	0
\$625,001 and up	11	10.68%	0	1	7	3
<b>Total New Listed Units</b>	<b>103</b>		<b>6</b>	<b>58</b>	<b>34</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>36,759,468</b>	<b>100%</b>	<b>881.31K</b>	<b>16.32M</b>	<b>13.80M</b>	<b>5.75M</b>
<b>Average New Listed Listing Price</b>	<b>\$356,888</b>		<b>\$146,884</b>	<b>\$281,392</b>	<b>\$405,957</b>	<b>\$1,150,980</b>

# December 2025



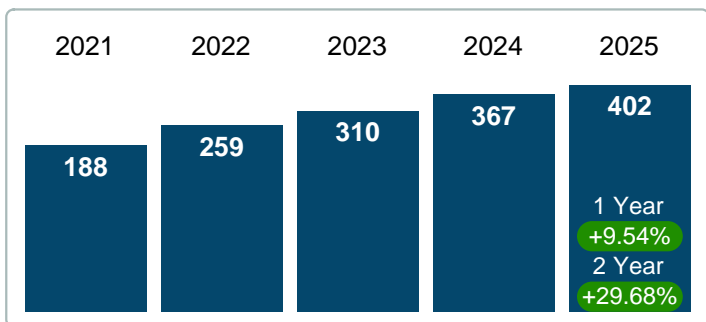
Area Delimited by County Of Wagoner - Residential Property Type



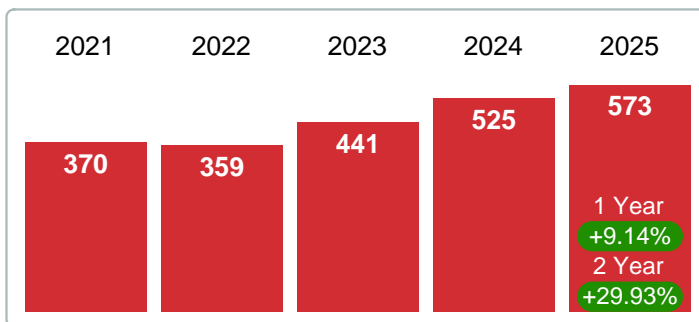
## ACTIVE INVENTORY

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

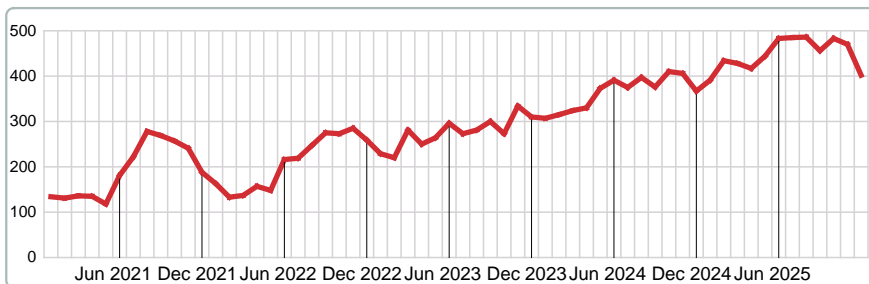
### END OF DECEMBER



### ACTIVE DURING DECEMBER

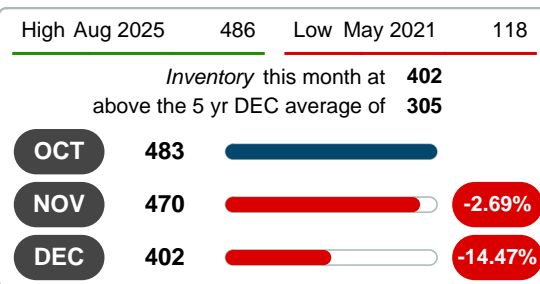


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 305



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	34	8.46%	93.4	12	16	6	0
\$175,001 - \$225,000	33	8.21%	60.2	2	25	6	0
\$225,001 - \$300,000	84	20.90%	63.6	0	60	23	1
\$300,001 - \$400,000	95	23.63%	91.6	0	50	40	5
\$400,001 - \$550,000	62	15.42%	94.6	3	20	33	6
\$550,001 - \$725,000	51	12.69%	137.5	1	10	36	4
\$725,001 and up	43	10.70%	89.4	1	6	19	17
<b>Total Active Inventory by Units</b>	<b>402</b>			<b>19</b>	<b>187</b>	<b>163</b>	<b>33</b>
<b>Total Active Inventory by Volume</b>	<b>176,887,045</b>	<b>100%</b>	<b>89.4</b>	<b>4.42M</b>	<b>62.98M</b>	<b>79.68M</b>	<b>29.82M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$440,018</b>			<b>\$232,429</b>	<b>\$336,783</b>	<b>\$488,806</b>	<b>\$903,548</b>

# December 2025



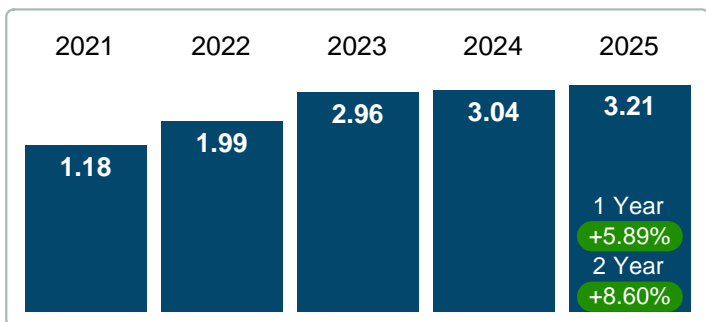
Area Delimited by County Of Wagoner - Residential Property Type



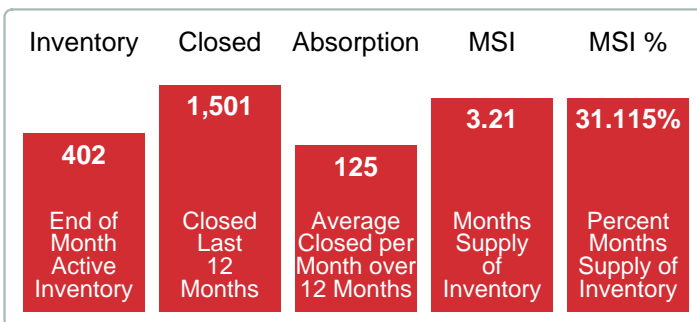
## MONTHS SUPPLY of INVENTORY (MSI)

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

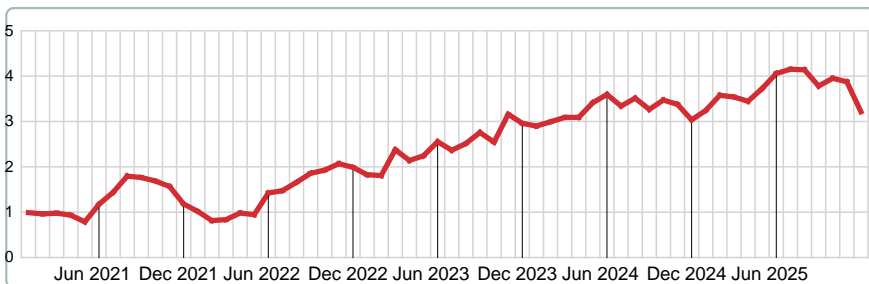
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2025



### 5 YEAR MARKET ACTIVITY TRENDS

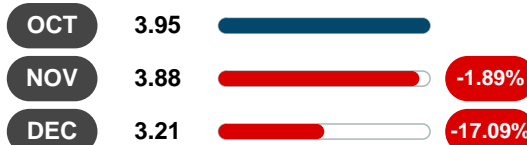


### 3 MONTHS

5 year DEC AVG = 2.48

High Jul 2025 4.15 Low May 2021 0.79

Months Supply this month at **3.21**  
above the 5 yr DEC average of **2.48**



### 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
\$175,000 and less	34	8.46%	2.53	3.27	1.88	5.14	0.00
\$175,001 - \$225,000	33	8.21%	2.08	1.71	1.95	3.27	0.00
\$225,001 - \$300,000	84	20.90%	2.10	0.00	2.09	2.21	3.00
\$300,001 - \$400,000	95	23.63%	3.05	0.00	3.03	3.04	3.75
\$400,001 - \$550,000	62	15.42%	4.04	18.00	3.48	4.08	4.50
\$550,001 - \$725,000	51	12.69%	8.74	6.00	6.00	11.37	4.80
\$725,001 and up	43	10.70%	12.00	0.00	12.00	10.36	13.60
Market Supply of Inventory (MSI)	3.21			3.26	2.51	4.11	6.39
Total Active Inventory by Units	402	100%	3.21	19	187	163	33

# December 2025



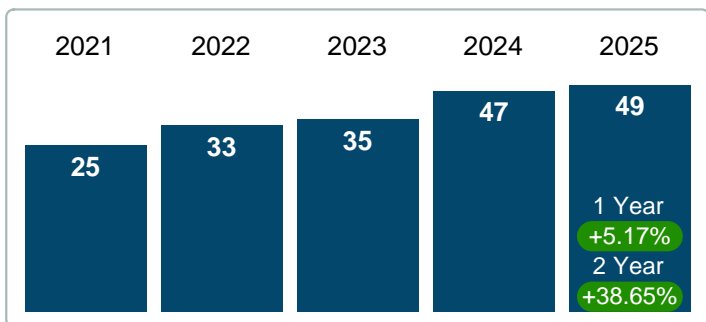
Area Delimited by County Of Wagoner - Residential Property Type



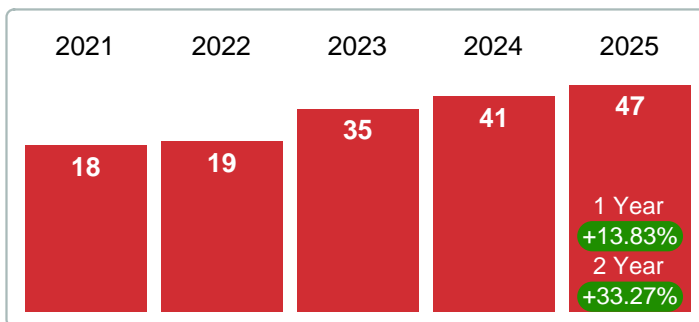
## AVERAGE DAYS ON MARKET TO SALE

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

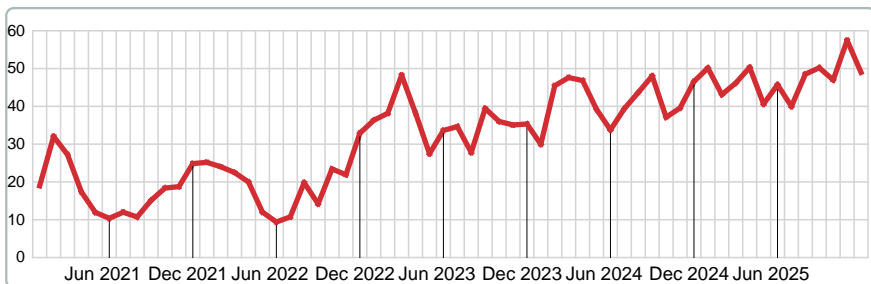
### DECEMBER



### YEAR TO DATE (YTD)

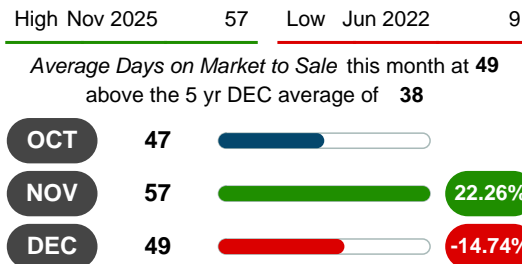


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 38



### 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
\$150,000 and less	8.76%	46	53	48	1	0
\$150,001 - \$200,000	8.76%	43	84	35	0	0
\$200,001 - \$250,000	18.98%	37	51	37	25	0
\$250,001 - \$300,000	21.17%	44	0	46	38	0
\$300,001 - \$375,000	18.25%	55	142	68	26	7
\$375,001 - \$450,000	13.87%	57	0	43	77	1
\$450,001 and up	10.22%	69	56	77	62	84
Average Closed DOM		49	65	48	46	52
Total Closed Units	100%	49	12	82	38	5
Total Closed Volume		41,972,915	2.18M	22.27M	14.34M	3.18M

# December 2025



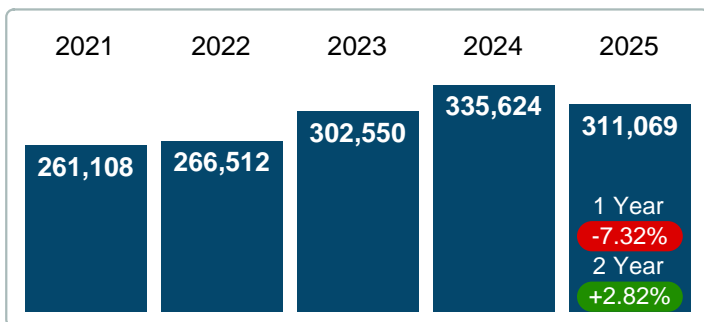
Area Delimited by County Of Wagoner - Residential Property Type



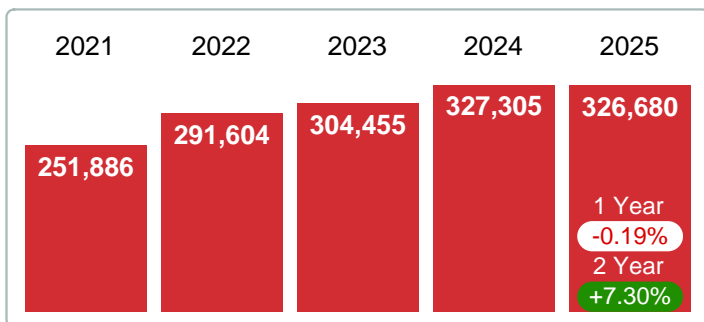
## AVERAGE LIST PRICE AT CLOSING

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

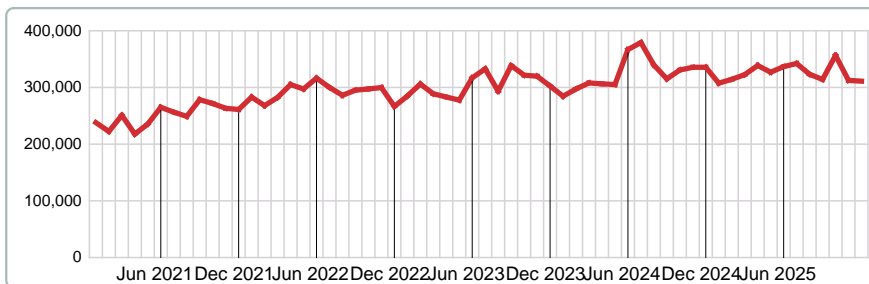
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

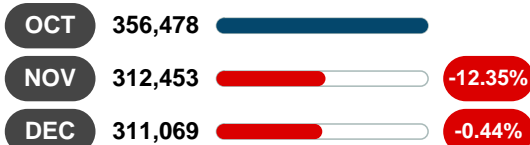


### 3 MONTHS

5 year DEC AVG = 295,373

High Jul 2024 379,168 Low Apr 2021 217,758

Average List Price at Closing this month at **311,069**  
above the 5 yr DEC average of **295,373**



### 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
\$150,000 and less	8.76%	80,648	59,898	94,797	99,500	0
\$150,001 - \$200,000	9.49%	184,092	186,950	181,930	0	0
\$200,001 - \$250,000	18.25%	236,150	237,102	235,519	231,648	0
\$250,001 - \$300,000	23.36%	282,694	0	279,817	283,108	0
\$300,001 - \$375,000	16.06%	332,144	334,900	330,273	330,335	325,000
\$375,001 - \$450,000	13.14%	400,932	0	414,200	389,721	394,872
\$450,001 and up	10.95%	652,107	579,000	523,000	647,814	876,300
<b>Average List Price</b>		<b>311,069</b>	<b>191,550</b>	<b>276,954</b>	<b>375,235</b>	<b>669,754</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>311,069</b>	<b>12</b>	<b>82</b>	<b>38</b>	<b>5</b>
<b>Total Closed Volume</b>		<b>42,616,490</b>	<b>2.30M</b>	<b>22.71M</b>	<b>14.26M</b>	<b>3.35M</b>

# December 2025



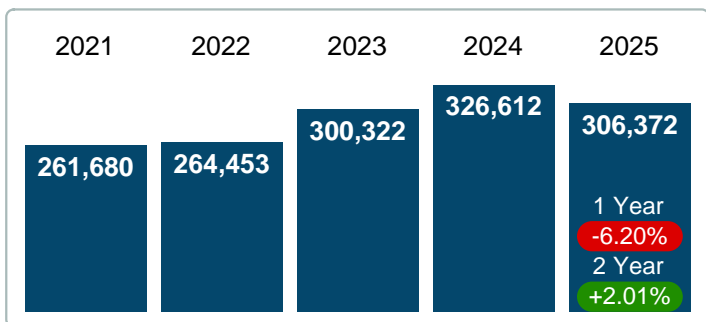
Area Delimited by County Of Wagoner - Residential Property Type



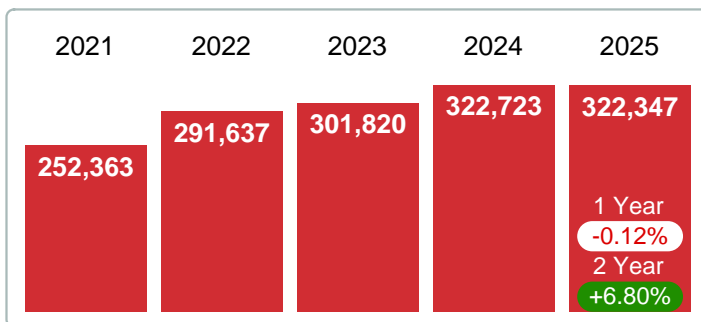
## AVERAGE SOLD PRICE AT CLOSING

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

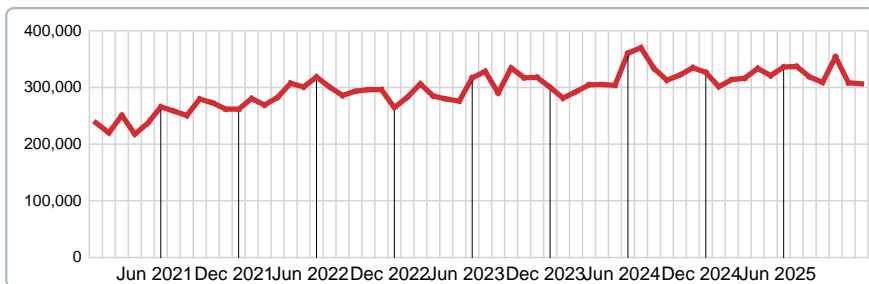
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

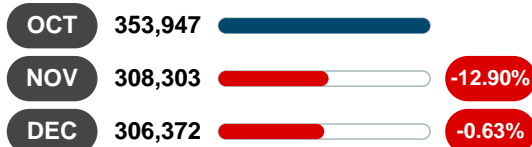


### 3 MONTHS

5 year DEC AVG = 291,888

High Jul 2024 370,060 Low Apr 2021 217,589

Average Sold Price at Closing this month at **306,372** above the 5 yr DEC average of **291,888**



### 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
\$150,000 and less	8.76%	71,624	58,598	82,333	72,500	0
\$150,001 - \$200,000	8.76%	176,458	175,000	176,750	0	0
\$200,001 - \$250,000	18.98%	230,823	217,252	232,269	234,135	0
\$250,001 - \$300,000	21.17%	276,694	0	274,576	281,400	0
\$300,001 - \$375,000	18.25%	328,135	315,000	326,893	332,872	322,000
\$375,001 - \$450,000	13.87%	402,753	0	406,211	400,171	394,872
\$450,001 and up	10.22%	651,050	571,000	515,000	647,653	821,711
<b>Average Sold Price</b>		<b>306,372</b>	<b>181,729</b>	<b>271,591</b>	<b>377,361</b>	<b>636,401</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>306,372</b>	<b>12</b>	<b>82</b>	<b>38</b>	<b>5</b>
<b>Total Closed Volume</b>		<b>41,972,915</b>	<b>2.18M</b>	<b>22.27M</b>	<b>14.34M</b>	<b>3.18M</b>

# December 2025



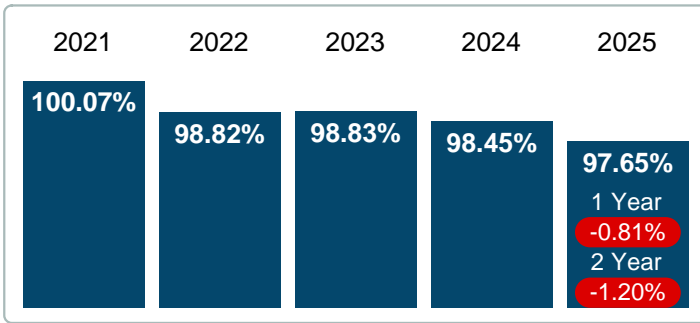
Area Delimited by County Of Wagoner - Residential Property Type



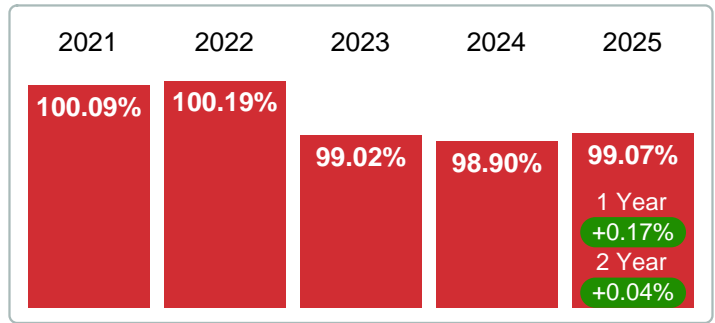
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

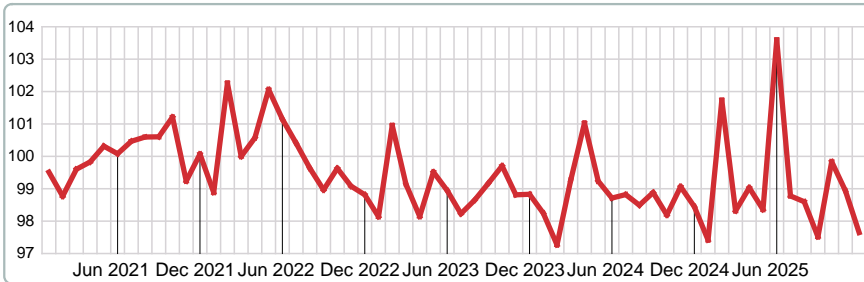
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

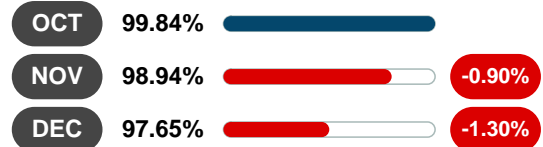


### 3 MONTHS

5 year DEC AVG = 98.76%

High Jun 2025 103.59% Low Feb 2024 97.27%

Average Sold/List Ratio this month at **97.65%**  
below the 5 yr DEC average of **98.76%**



### 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
\$150,000 and less	12	8.76%	85.40%	89.47%	84.11%	72.86%	0.00%
\$150,001 - \$200,000	12	8.76%	96.55%	93.64%	97.13%	0.00%	0.00%
\$200,001 - \$250,000	26	18.98%	98.30%	92.06%	98.65%	101.28%	0.00%
\$250,001 - \$300,000	29	21.17%	98.60%	0.00%	98.23%	99.43%	0.00%
\$300,001 - \$375,000	25	18.25%	99.42%	94.06%	99.07%	100.79%	99.08%
\$375,001 - \$450,000	19	13.87%	100.64%	0.00%	98.23%	103.11%	100.00%
\$450,001 and up	14	10.22%	98.66%	98.62%	98.57%	100.11%	95.37%
Average Sold/List Ratio		97.60%		91.96%	97.33%	100.21%	97.04%
Total Closed Units		137	100%	12	82	38	5
Total Closed Volume		41,972,915		2.18M	22.27M	14.34M	3.18M

# December 2025



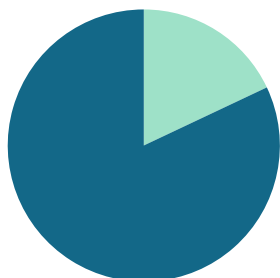
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

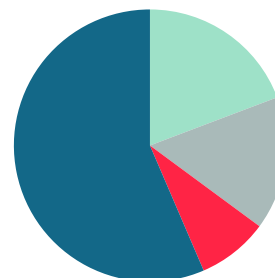


**Inventory**  
 New Listings  
**103 = 17.98%**  
 Start Inventory  
**470**  
 Total Inventory Units  
**573**  
 Volume  
**\$234,423,758**

### Market Activity

Closed Sales  
**137 = 19.24%**  
 Pending Sales  
**113 = 15.87%**  
 Other Off Market  
**60 = 8.43%**  
 Active Inventory  
**402 = 56.46%**

### MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	91	137	50.55%	1,451	1,501	3.45%
Pending Sales	79	113	43.04%	1,477	1,580	6.97%
New Listings	119	103	-13.45%	2,032	2,254	10.93%
Average List Price	335,624	311,069	-7.32%	327,305	326,680	-0.19%
Average Sale Price	326,612	306,372	-6.20%	322,723	322,347	-0.12%
Average Percent of Selling Price to List Price	98.45%	97.65%	-0.81%	98.90%	99.07%	0.17%
Average Days on Market to Sale	46.57	48.98	5.17%	41.48	47.22	13.83%
Monthly Inventory	367	402	9.54%	367	402	9.54%
Months Supply of Inventory	3.04	3.21	5.89%	3.04	3.21	5.89%

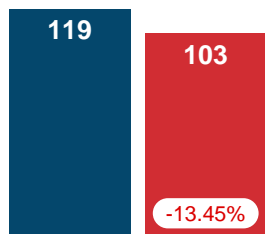
**Absorption:** Last 12 months, an Average of **125** Sales/Month

**Inventory** on December 31, 2025 = **402** 2024 2025

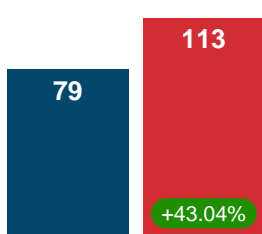
### DECEMBER MARKET

### AVERAGE PRICES

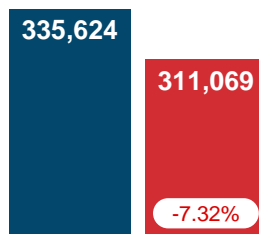
#### New Listings



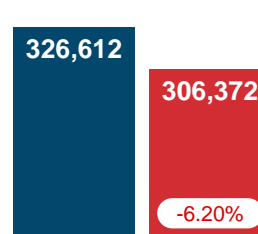
#### Pending Listings



#### List Price



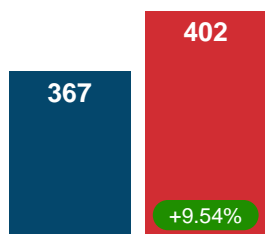
#### Sale Price



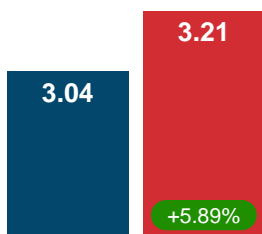
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

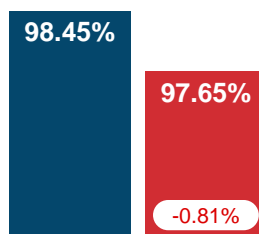
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

