

December 2025



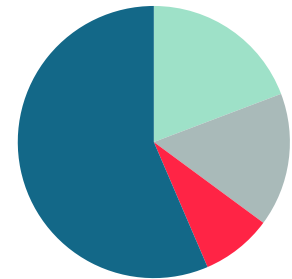
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	297,500	289,000	-2.86%
Median Sale Price	290,000	283,000	-2.41%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	27.00	34.00	25.93%
End of Month Inventory	367	402	9.54%
Months Supply of Inventory	3.04	3.21	5.89%



■ Closed (19.24%)
■ Pending (15.87%)
■ Other OffMarket (8.43%)
■ Active (56.46%)

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.

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 **2.41%** in December 2025 to \$283,000 versus the previous year at \$290,000.

Median Days on Market Lengthens

The median number of **34.00** days that homes spent on the market before selling increased by 7.00 days or **25.93%** in December 2025 compared to last year's same month at **27.00** DOM.

Sales Success for December 2025 is Positive

Overall, with Median 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.

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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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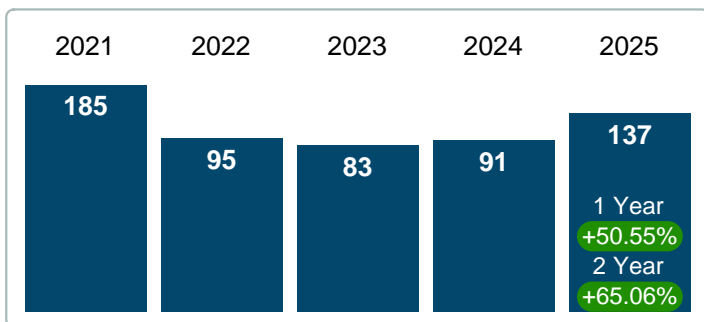
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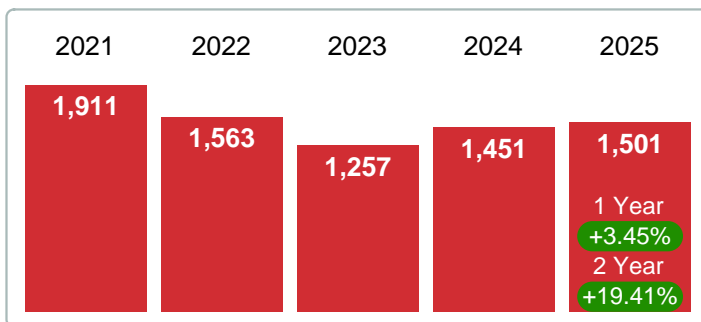
CLOSED LISTINGS

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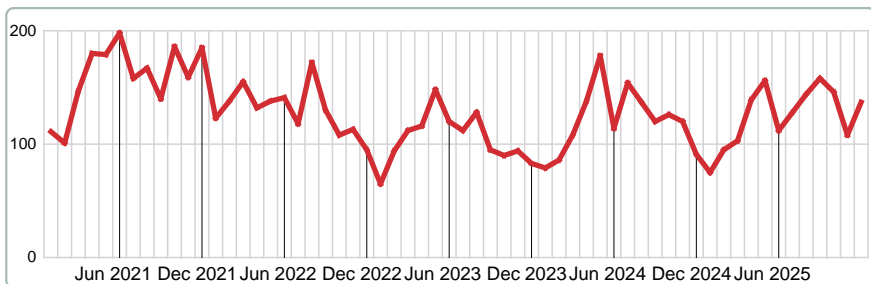
DECEMBER



YEAR TO DATE (YTD)

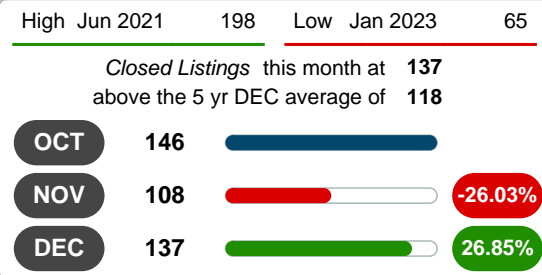


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 118



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	12	8.76%	24.0	5	6	1	0
\$150,001 - \$200,000	12	8.76%	36.5	2	10	0	0
\$200,001 - \$250,000	26	18.98%	29.5	3	19	4	0
\$250,001 - \$300,000	29	21.17%	19.0	0	20	9	0
\$300,001 - \$375,000	25	18.25%	33.0	1	15	8	1
\$375,001 - \$450,000	19	13.87%	48.0	0	9	9	1
\$450,001 and up	14	10.22%	66.5	1	3	7	3
Total Closed Units	137			12	82	38	5
Total Closed Volume	41,972,915	100%	34.0	2.18M	22.27M	14.34M	3.18M
Median Closed Price	\$283,000			\$175,000	\$265,850	\$341,750	\$549,900

December 2025



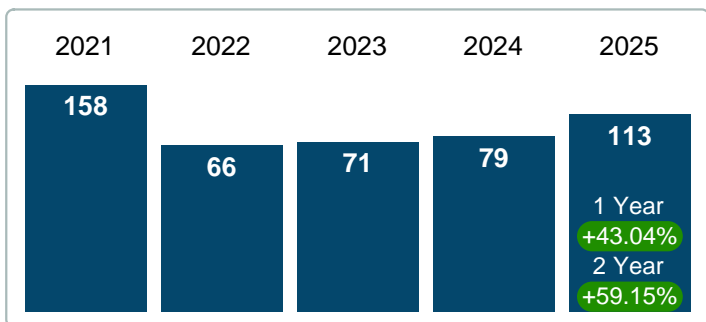
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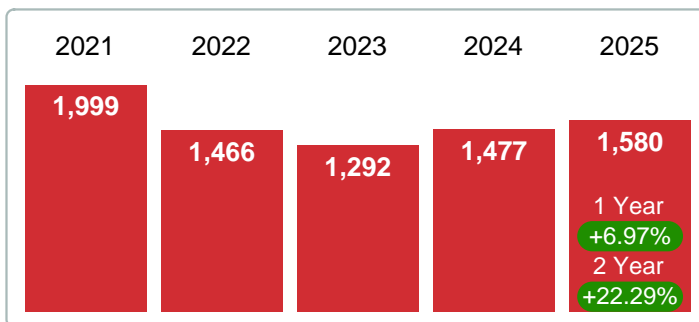
PENDING LISTINGS

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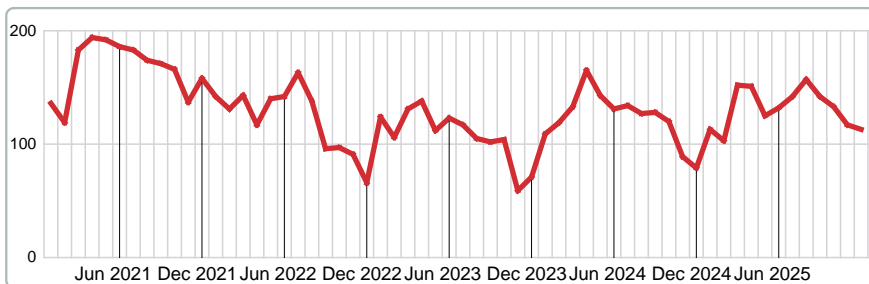
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

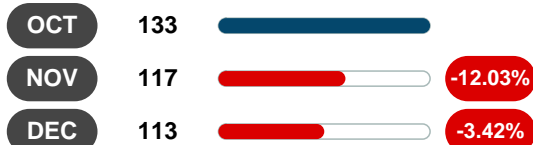


3 MONTHS

5 year DEC AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	12	10.62%	18.5	7	3	1	1
\$175,001 - \$200,000	10	8.85%	18.0	0	9	1	0
\$200,001 - \$225,000	6	5.31%	6.5	1	4	1	0
\$225,001 - \$300,000	35	30.97%	35.0	0	25	9	1
\$300,001 - \$350,000	24	21.24%	46.5	0	12	10	2
\$350,001 - \$375,000	7	6.19%	50.0	0	4	3	0
\$375,001 and up	19	16.81%	101.0	0	6	11	2
Total Pending Units	113			8	63	36	6
Total Pending Volume	33,212,170	100%	44.0	1.03M	17.81M	12.15M	2.22M
Median Listing Price	\$290,000			\$147,500	\$250,000	\$329,950	\$329,900

December 2025



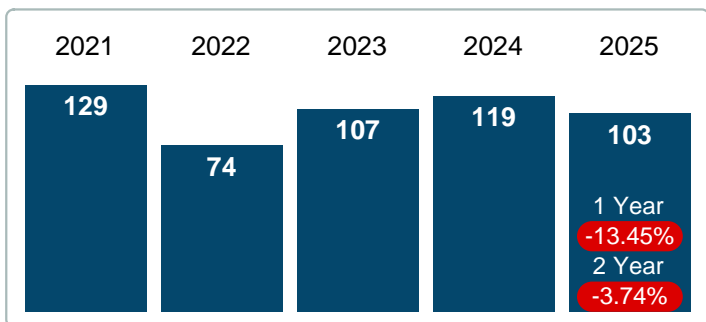
Area Delimited by County Of Wagoner - Residential Property Type



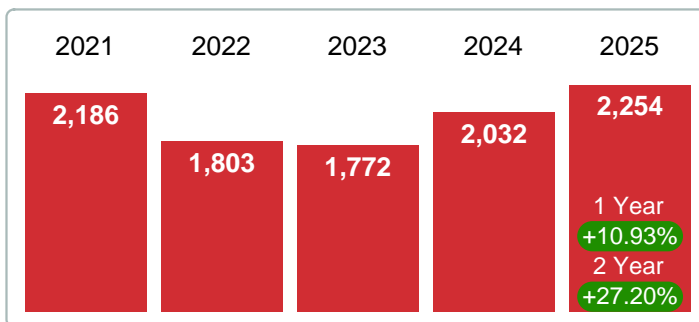
NEW LISTINGS

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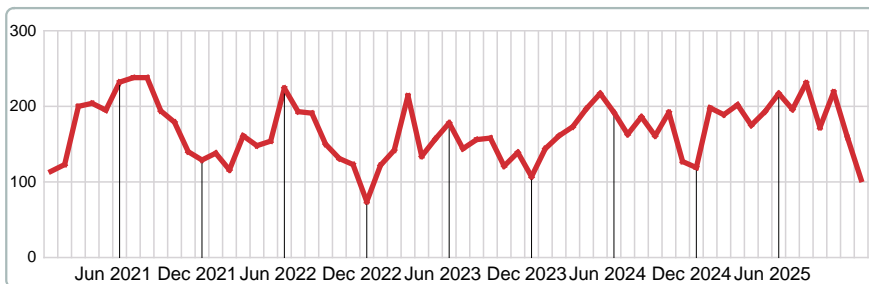
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 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
Total New Listed Units	103		6	58	34	5
Total New Listed Volume	36,759,468	100%	881.31K	16.32M	13.80M	5.75M
Median New Listed Listing Price	\$269,000		\$140,750	\$251,995	\$330,750	\$950,000

December 2025



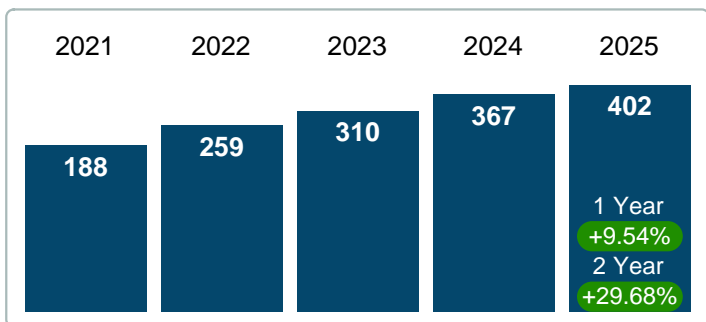
Area Delimited by County Of Wagoner - Residential Property Type



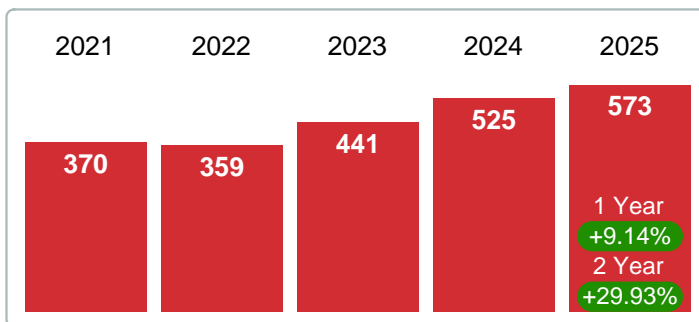
ACTIVE INVENTORY

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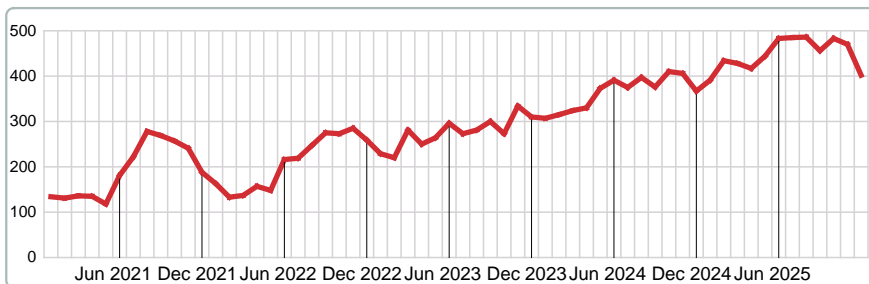
END OF DECEMBER



ACTIVE DURING DECEMBER

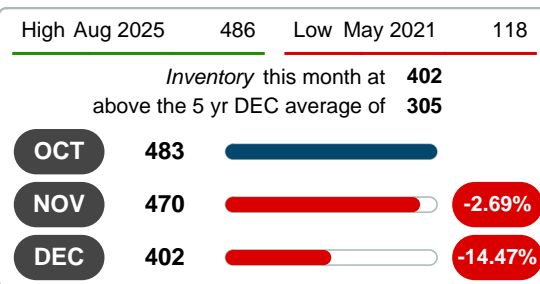


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 305



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	34	8.46%	68.0	12	16	6	0
\$175,001 - \$225,000	33	8.21%	44.0	2	25	6	0
\$225,001 - \$300,000	84	20.90%	57.5	0	60	23	1
\$300,001 - \$400,000	95	23.63%	75.0	0	50	40	5
\$400,001 - \$550,000	62	15.42%	76.0	3	20	33	6
\$550,001 - \$725,000	51	12.69%	138.0	1	10	36	4
\$725,001 and up	43	10.70%	82.0	1	6	19	17
Total Active Inventory by Units	402			19	187	163	33
Total Active Inventory by Volume	176,887,045	100%	71.5	4.42M	62.98M	79.68M	29.82M
Median Active Inventory Listing Price	\$345,000			\$139,000	\$289,900	\$429,900	\$759,999

December 2025



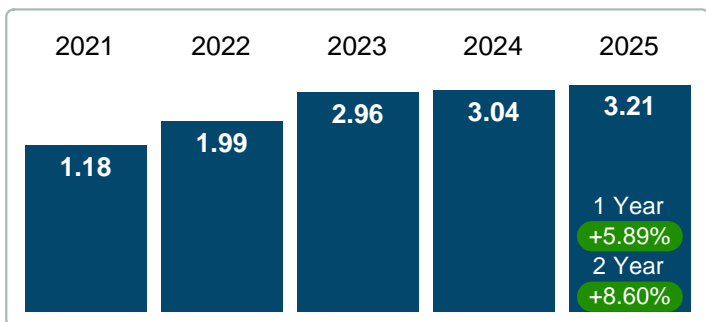
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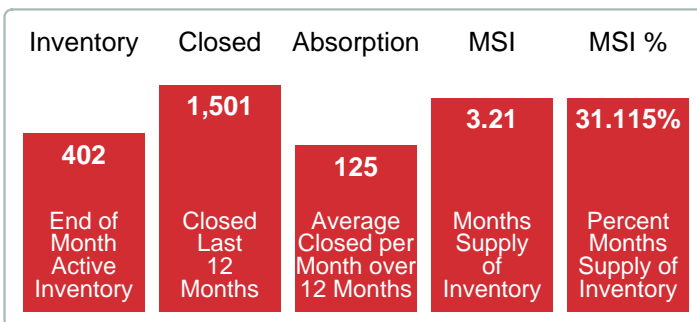
MONTHS SUPPLY of INVENTORY (MSI)

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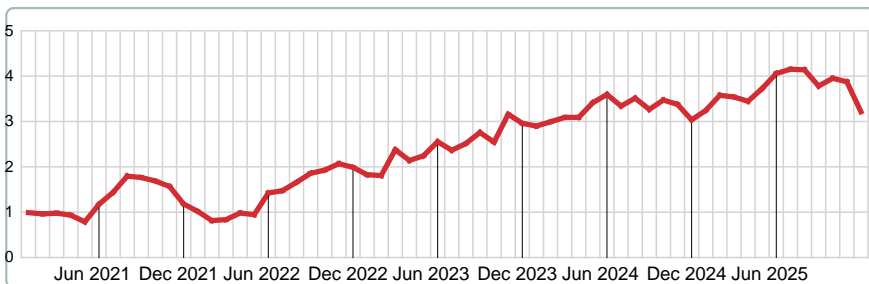
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025

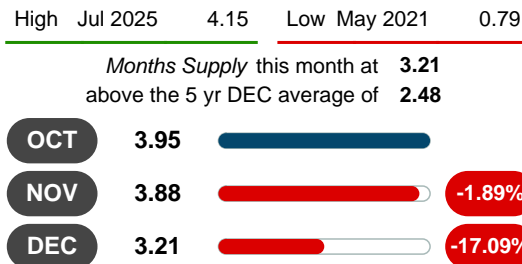


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 2.48



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



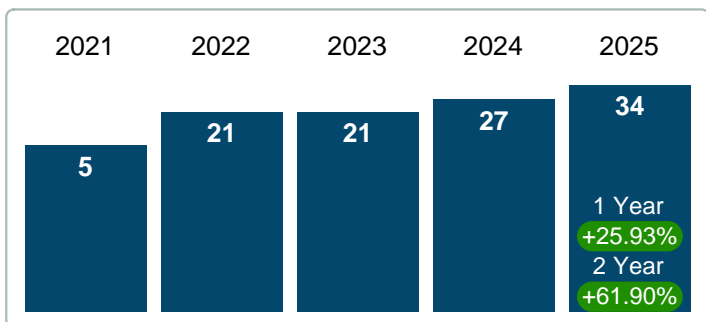
Area Delimited by County Of Wagoner - Residential Property Type



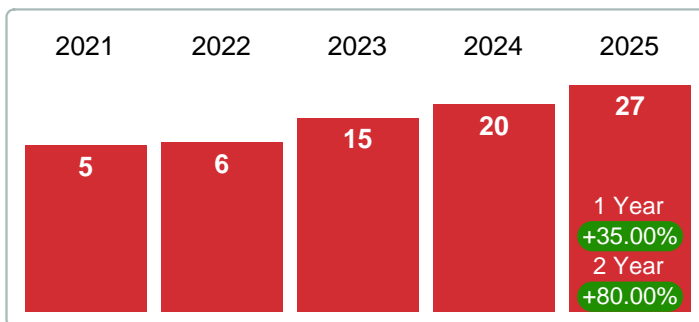
MEDIAN DAYS ON MARKET TO SALE

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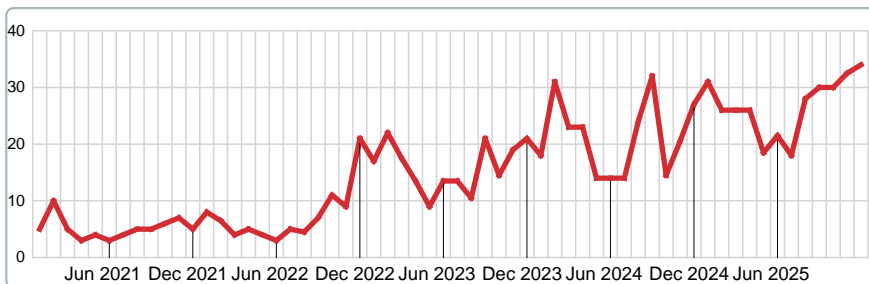
DECEMBER



YEAR TO DATE (YTD)

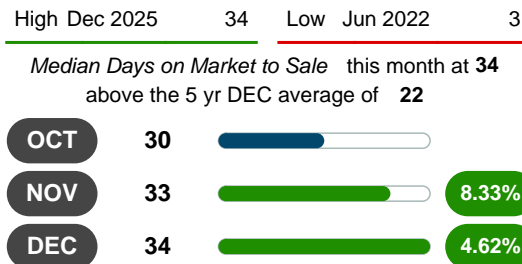


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 22



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
\$150,000 and less	8.76%	24	12	29	1	0
\$150,001 - \$200,000	8.76%	37	84	37	0	0
\$200,001 - \$250,000	18.98%	30	32	30	15	0
\$250,001 - \$300,000	21.17%	19	0	18	28	0
\$300,001 - \$375,000	18.25%	33	142	55	19	7
\$375,001 - \$450,000	13.87%	48	0	38	64	1
\$450,001 and up	10.22%	67	56	55	81	77
Median Closed DOM		34	44	36	28	7
Total Closed Units	100%	137	12	82	38	5
Total Closed Volume		41,972,915	2.18M	22.27M	14.34M	3.18M

December 2025



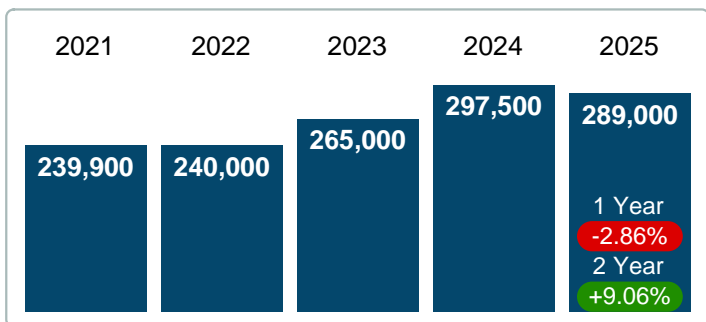
Area Delimited by County Of Wagoner - Residential Property Type



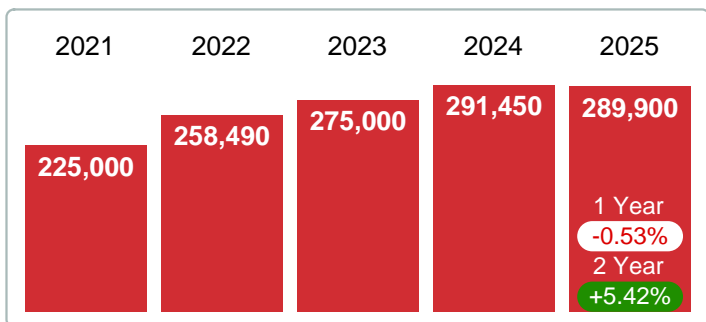
MEDIAN LIST PRICE AT CLOSING

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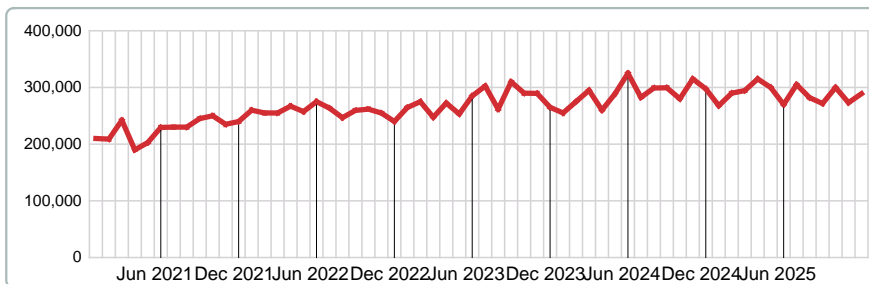
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 266,280

High Jun 2024 325,000 Low Apr 2021 189,950
 Median List Price at Closing this month at **289,000**
 above the 5 yr DEC average of **266,280**

- OCT** 299,950
- NOV** 273,205 -8.92%
- DEC** 289,000 5.78%

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
\$150,000 and less	8.76%	82,250	19,990	82,250	99,500	0
\$150,001 - \$200,000	9.49%	179,900	186,950	178,700	200,000	0
\$200,001 - \$250,000	18.25%	237,000	249,900	234,000	241,690	0
\$250,001 - \$300,000	23.36%	283,103	0	283,103	287,409	0
\$300,001 - \$375,000	16.06%	331,699	334,900	334,500	330,949	325,000
\$375,001 - \$450,000	13.14%	395,000	0	405,000	392,229	394,872
\$450,001 and up	10.95%	585,000	579,000	492,500	615,000	899,000
Median List Price		289,000	186,950	270,000	330,949	549,900
Total Closed Units	100%	289,000	12	82	38	5
Total Closed Volume		42,616,490	2.30M	22.71M	14.26M	3.35M

December 2025



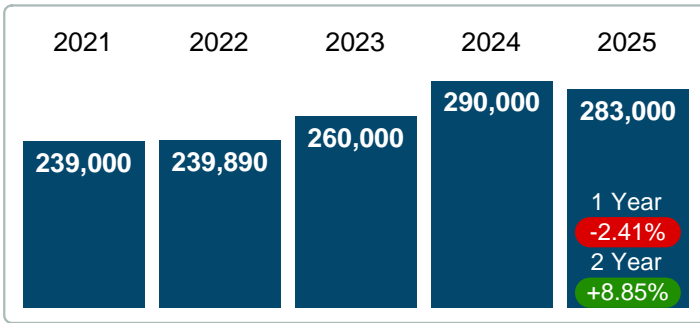
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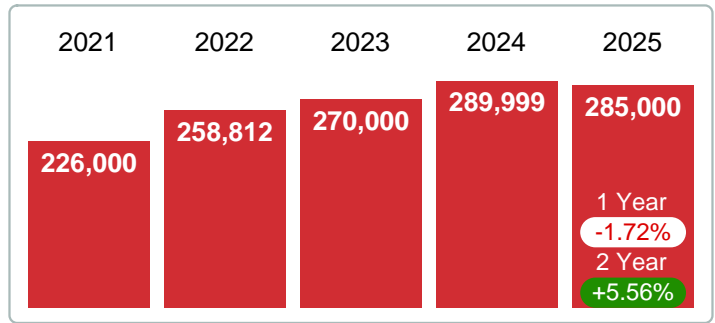
MEDIAN SOLD PRICE AT CLOSING

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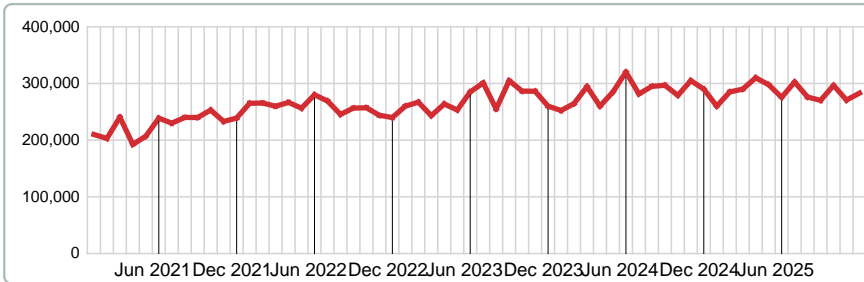
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

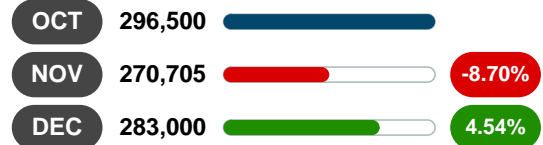


3 MONTHS

5 year DEC AVG = 262,378

High Jun 2024 319,995 Low Apr 2021 192,500

Median Sold Price at Closing this month at **283,000** above the 5 yr DEC average of **262,378**



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
\$150,000 and less	8.76%	71,000	19,990	71,000	72,500	0
\$150,001 - \$200,000	8.76%	176,000	175,000	176,000	0	0
\$200,001 - \$250,000	18.98%	229,586	212,000	230,000	241,020	0
\$250,001 - \$300,000	21.17%	277,500	0	273,750	279,990	0
\$300,001 - \$375,000	18.25%	322,000	315,000	318,500	326,750	322,000
\$375,001 - \$450,000	13.87%	399,000	0	400,000	395,000	394,872
\$450,001 and up	10.22%	587,500	571,000	505,000	610,000	899,000
Median Sold Price		283,000	175,000	265,850	341,750	549,900
Total Closed Units	100%	283,000	12	82	38	5
Total Closed Volume		41,972,915	2.18M	22.27M	14.34M	3.18M

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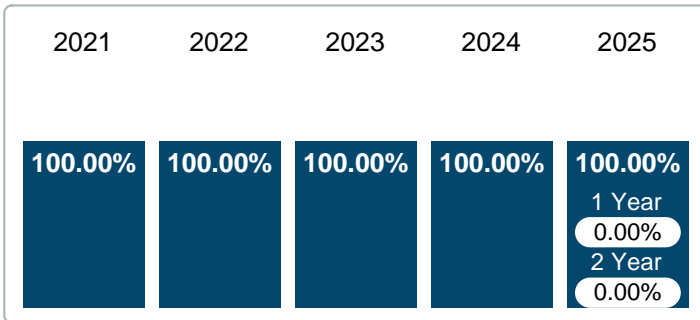
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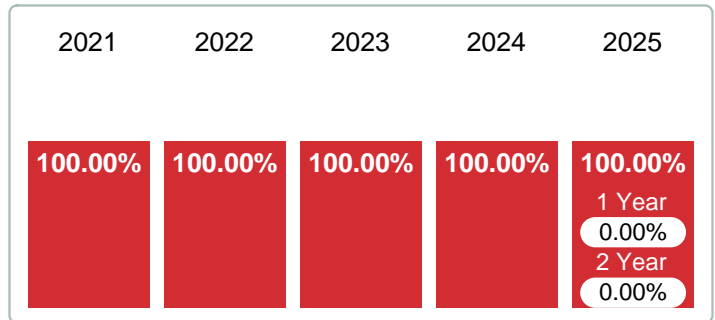
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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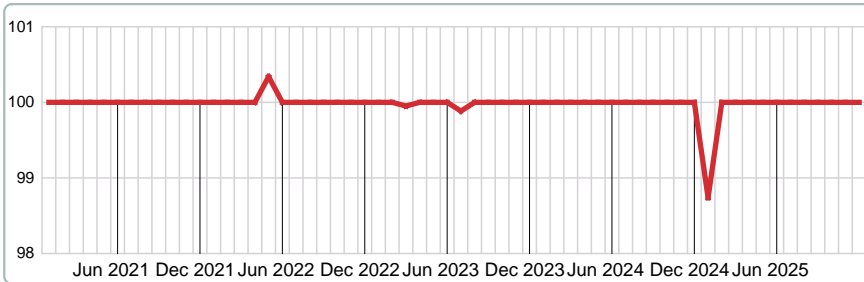
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

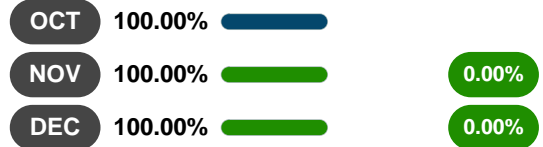


3 MONTHS

5 year DEC AVG = 100.00%

High May 2022 100.34% Low Jan 2025 98.74%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr DEC average of **100.00%**



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
\$150,000 and less	12	8.76%	86.95%	100.00%	86.46%	72.86%	0.00%
\$150,001 - \$200,000	12	8.76%	97.89%	93.64%	99.30%	0.00%	0.00%
\$200,001 - \$250,000	26	18.98%	100.00%	91.38%	100.00%	101.14%	0.00%
\$250,001 - \$300,000	29	21.17%	100.00%	0.00%	98.79%	100.00%	0.00%
\$300,001 - \$375,000	25	18.25%	100.00%	94.06%	98.82%	100.00%	99.08%
\$375,001 - \$450,000	19	13.87%	100.00%	0.00%	100.00%	100.00%	100.00%
\$450,001 and up	14	10.22%	99.13%	98.62%	98.06%	99.19%	100.00%
Median Sold/List Ratio		100.00%		94.28%	99.52%	100.00%	100.00%
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



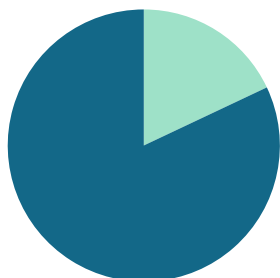
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

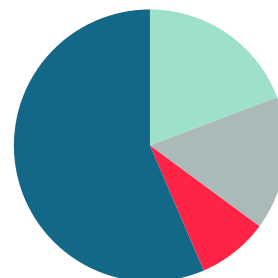


Inventory
 New Listings
103 = 17.98%
 Start Inventory
470
 Total Inventory Units
573
 Volume
\$234,423,758

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%
Median List Price	297,500	289,000	-2.86%	291,450	289,900	-0.53%
Median Sale Price	290,000	283,000	-2.41%	289,999	285,000	-1.72%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	27.00	34.00	25.93%	20.00	27.00	35.00%
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

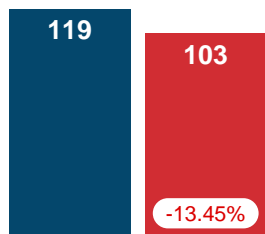
Inventory on December 31, 2025 = **402**

2024 **2025**

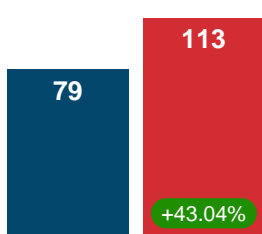
DECEMBER MARKET

MEDIAN PRICES

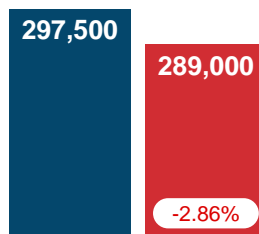
New Listings



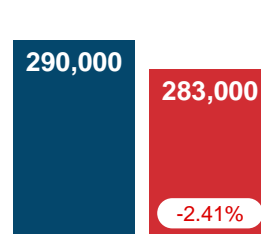
Pending Listings



List Price



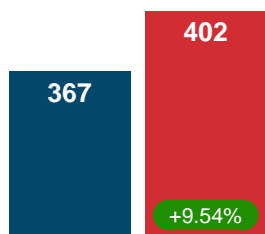
Sale Price



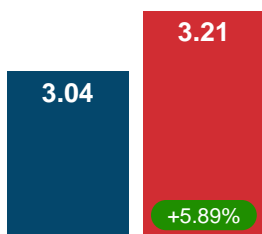
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

