

December 2025



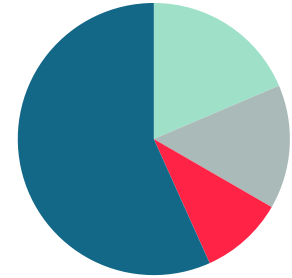
Area Delimited by County Of Washington - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	December		
	2024	2025	+/-%
Closed Listings	59	58	-1.69%
Pending Listings	36	46	27.78%
New Listings	48	56	16.67%
Average List Price	215,958	265,871	23.11%
Average Sale Price	211,287	259,635	22.88%
Average Percent of Selling Price to List Price	97.15%	97.51%	0.37%
Average Days on Market to Sale	44.93	50.21	11.74%
End of Month Inventory	124	177	42.74%
Months Supply of Inventory	2.08	3.00	44.56%



Absorption: Last 12 months, an Average of **59** Sales/Month
Active Inventory as of December 31, 2025 = **177**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2025 rose **42.74%** to 177 existing homes available for sale. Over the last 12 months this area has had an average of 59 closed sales per month. This represents an unsold inventory index of **3.00** 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 **22.88%** in December 2025 to \$259,635 versus the previous year at \$211,287.

Average Days on Market Lengthens

The average number of **50.21** days that homes spent on the market before selling increased by 5.27 days or **11.74%** in December 2025 compared to last year's same month at **44.93** 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 56 New Listings in December 2025, up **16.67%** from last year at 48. Furthermore, there were 58 Closed Listings this month versus last year at 59, a **-1.69%** decrease.

Closed versus Listed trends yielded a **103.6%** ratio, down from previous year's, December 2024, at **122.9%**, a **15.74%** 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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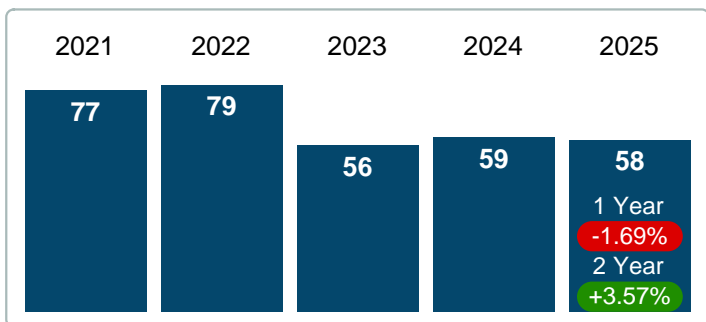
Area Delimited by County Of Washington - Residential Property Type



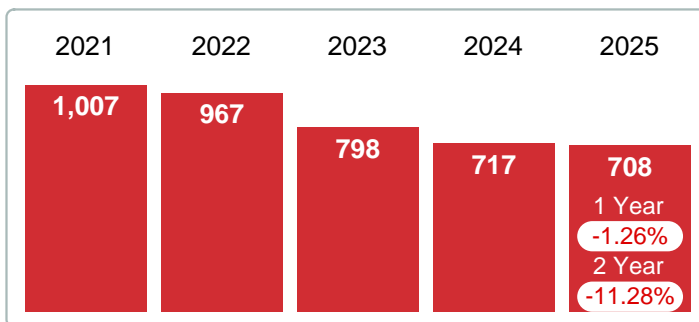
CLOSED LISTINGS

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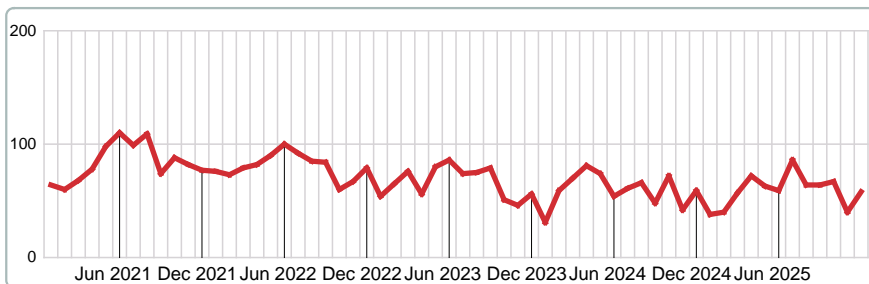
DECEMBER



YEAR TO DATE (YTD)

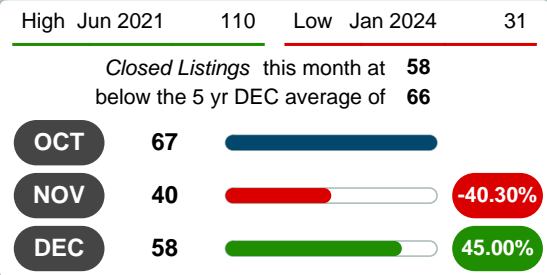


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 66



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	10.34%	44.2	3	3	0	0
\$100,001 - \$100,000	0	0.00%	0.0	0	0	0	0
\$100,001 - \$125,000	8	13.79%	71.9	3	3	2	0
\$125,001 - \$200,000	22	37.93%	39.5	4	14	4	0
\$200,001 - \$250,000	5	8.62%	60.0	0	3	2	0
\$250,001 - \$525,000	11	18.97%	46.1	0	6	4	1
\$525,001 and up	6	10.34%	65.8	0	0	6	0
Total Closed Units	58			10	29	18	1
Total Closed Volume	15,058,840	100%	50.2	1.02M	5.29M	8.33M	419.95K
Average Closed Price	\$259,635			\$101,920	\$182,424	\$462,744	\$419,950

December 2025



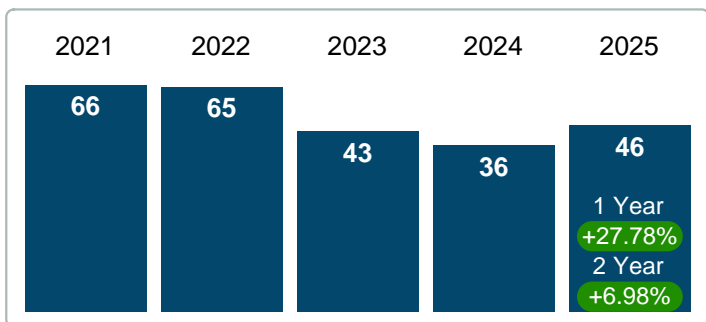
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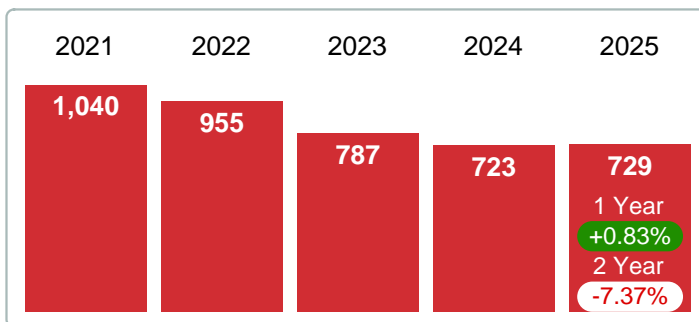
PENDING LISTINGS

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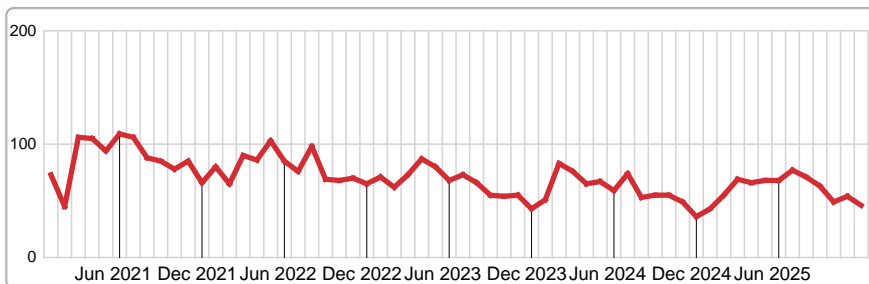
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

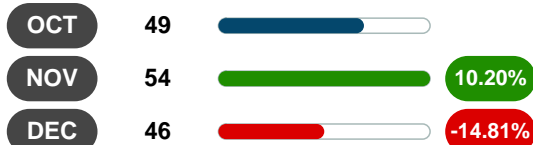


3 MONTHS

5 year DEC AVG = 51

High Jun 2021 109 Low Dec 2024 36

Pending Listings this month at 46 below the 5 yr DEC average of 51



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	4.35%	53.0	1	1	0	0
\$75,001 - \$125,000	8	17.39%	53.4	5	3	0	0
\$125,001 - \$150,000	6	13.04%	26.7	3	3	0	0
\$150,001 - \$225,000	10	21.74%	66.7	1	8	1	0
\$225,001 - \$300,000	10	21.74%	59.7	0	6	4	0
\$300,001 - \$375,000	5	10.87%	81.4	0	3	2	0
\$375,001 and up	5	10.87%	52.0	0	1	4	0
Total Pending Units	46			10	25	11	0
Total Pending Volume	12,311,479	100%	57.0	1.12M	5.33M	5.86M	0.00B
Average Listing Price	\$267,641			\$112,439	\$213,120	\$532,644	\$0

December 2025



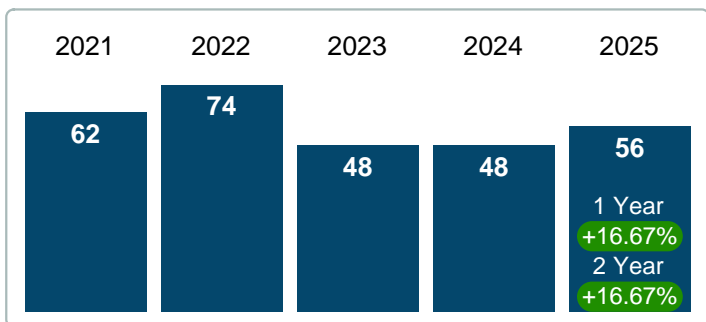
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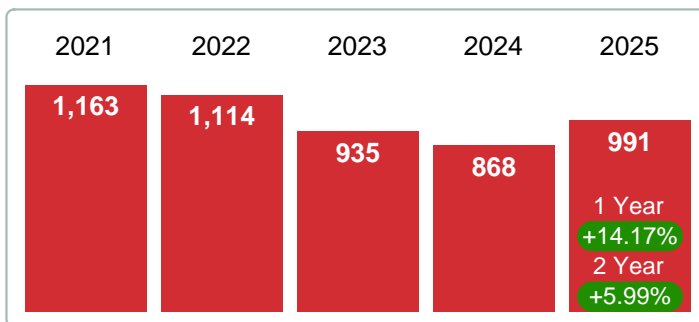
NEW LISTINGS

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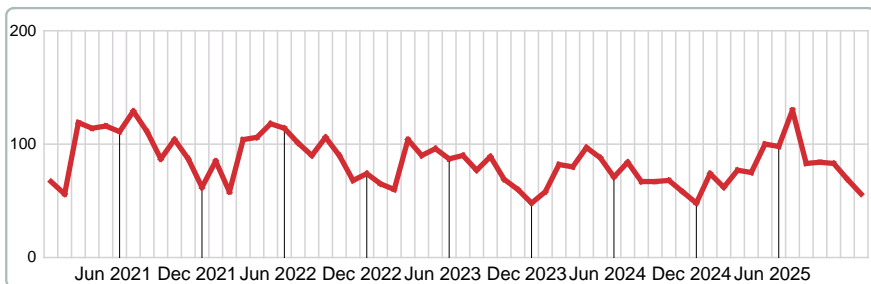
DECEMBER



YEAR TO DATE (YTD)

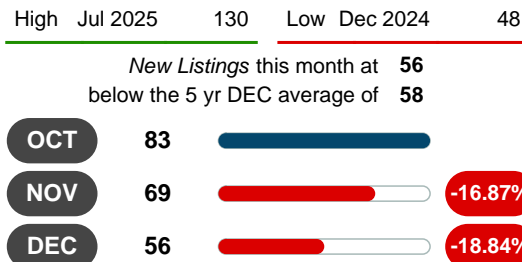


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 58



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	7.14%	0	1	3	0
\$75,001 - \$125,000	10	17.86%	5	4	1	0
\$125,001 - \$125,000	0	0.00%	0	0	0	0
\$125,001 - \$200,000	16	28.57%	2	10	4	0
\$200,001 - \$250,000	12	21.43%	3	7	1	1
\$250,001 - \$450,000	8	14.29%	0	2	6	0
\$450,001 and up	6	10.71%	0	2	3	1
Total New Listed Units	56		10	26	18	2
Total New Listed Volume	14,629,880	100%	1.41M	5.66M	6.36M	1.20M
Average New Listed Listing Price	\$261,248		\$141,120	\$217,523	\$353,505	\$600,000

December 2025



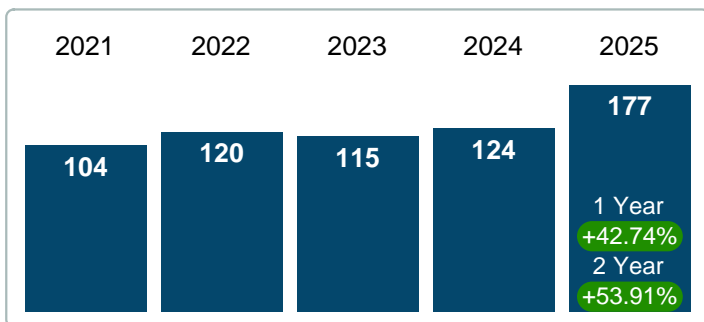
Area Delimited by County Of Washington - Residential Property Type



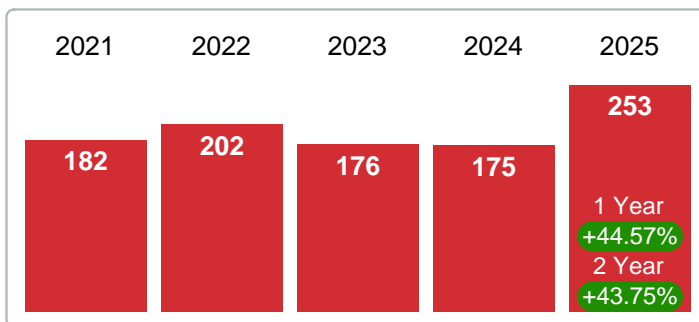
ACTIVE INVENTORY

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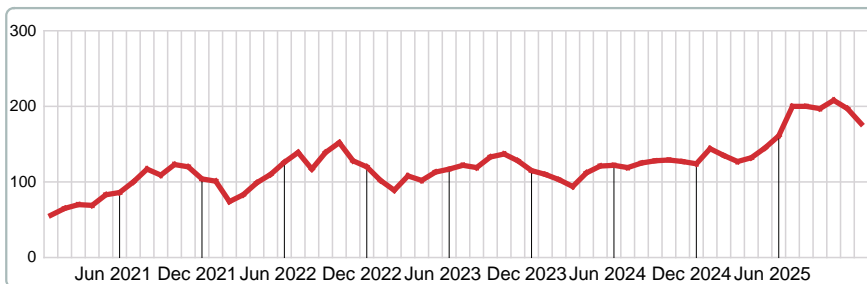
END OF DECEMBER



ACTIVE DURING DECEMBER

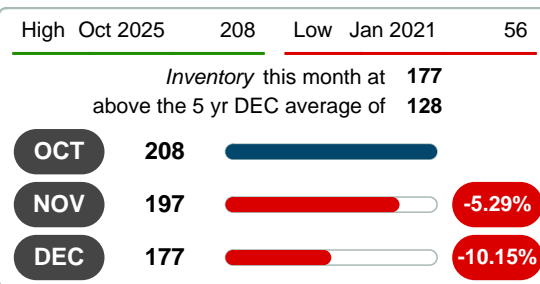


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 128



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9	5.08%	79.3	3	3	3	0
\$75,001 - \$125,000	20	11.30%	68.1	8	10	2	0
\$125,001 - \$175,000	33	18.64%	78.0	3	23	7	0
\$175,001 - \$275,000	48	27.12%	72.1	7	29	11	1
\$275,001 - \$325,000	27	15.25%	106.9	2	10	14	1
\$325,001 - \$475,000	21	11.86%	84.0	2	5	14	0
\$475,001 and up	19	10.73%	88.2	1	5	10	3
Total Active Inventory by Units	177			26	85	61	5
Total Active Inventory by Volume	51,345,900	100%	81.5	5.06M	20.63M	19.96M	5.69M
Average Active Inventory Listing Price	\$290,090			\$194,602	\$242,721	\$327,270	\$1,138,300

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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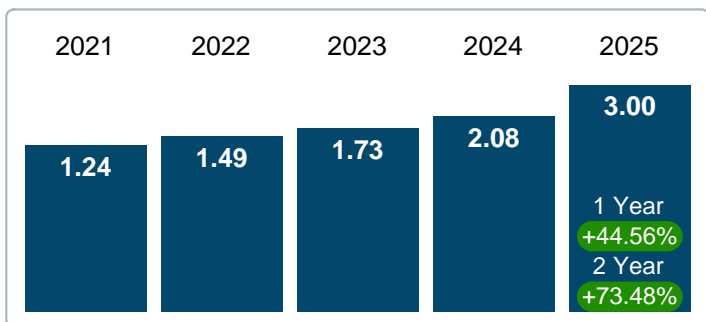
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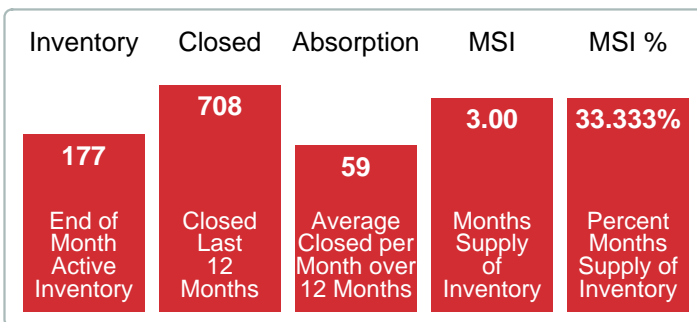
MONTHS SUPPLY of INVENTORY (MSI)

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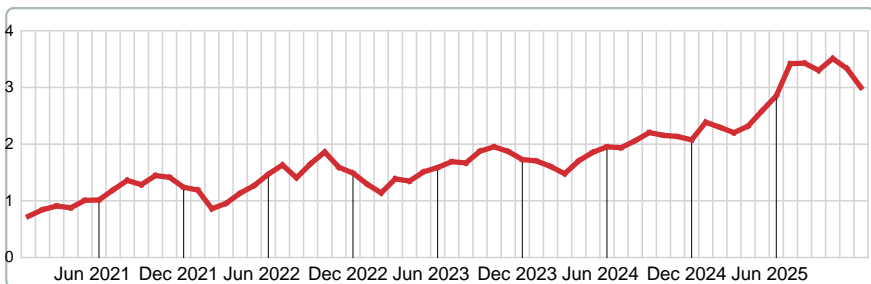
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025



5 YEAR MARKET ACTIVITY TRENDS

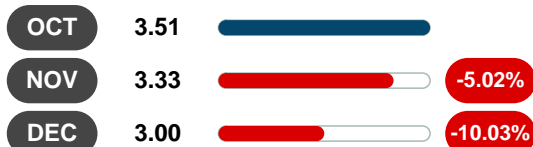


3 MONTHS

5 year DEC AVG = 1.91

High Oct 2025 3.51 Low Jan 2021 0.73

Months Supply this month at **3.00**
above the 5 yr DEC average of **1.91**



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
\$75,000 and less	9	5.08%	1.83	1.24	1.29	18.00	0.00
\$75,001 - \$125,000	20	11.30%	2.67	4.17	1.94	4.80	0.00
\$125,001 - \$175,000	33	18.64%	3.12	1.80	2.88	7.64	0.00
\$175,001 - \$275,000	48	27.12%	2.43	7.00	2.52	1.59	3.00
\$275,001 - \$325,000	27	15.25%	5.68	0.00	6.00	4.80	6.00
\$325,001 - \$475,000	21	11.86%	2.68	12.00	2.31	2.95	0.00
\$475,001 and up	19	10.73%	5.18	0.00	6.00	5.71	2.77
Market Supply of Inventory (MSI)			3.00	3.63	2.68	3.42	2.14
Total Active Inventory by Units		100%	3.00	26	85	61	5

December 2025



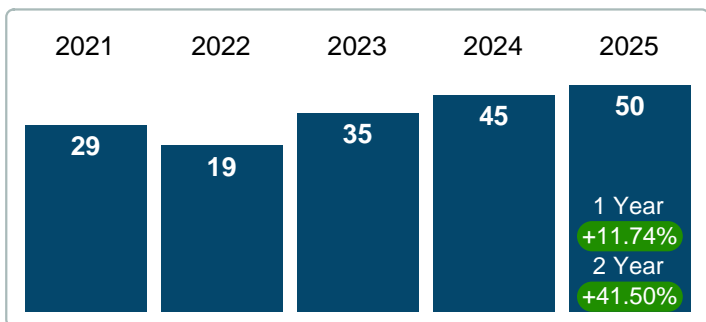
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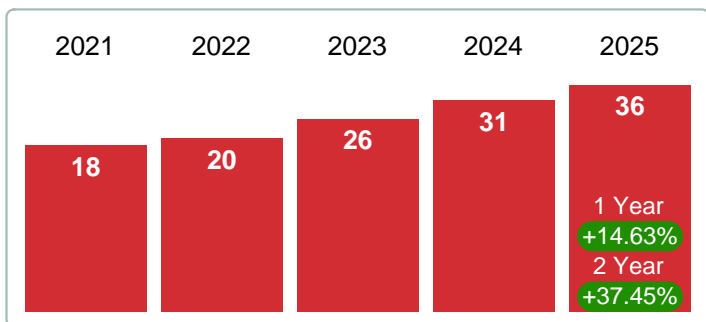
AVERAGE DAYS ON MARKET TO SALE

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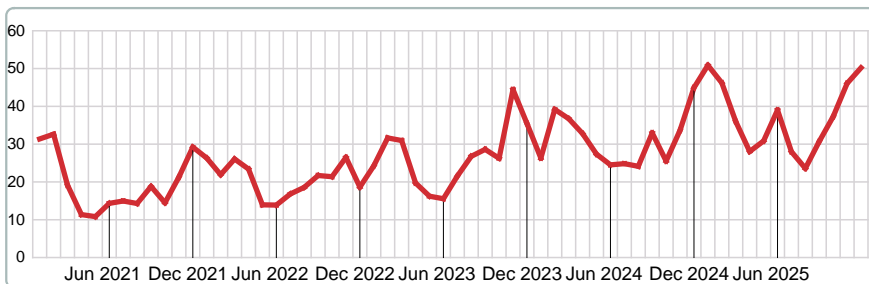
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 36

High Jan 2025 51 Low May 2021 11

Average Days on Market to Sale this month at 50 above the 5 yr DEC average of 36

- OCT 37
- NOV 46 23.53%
- DEC 50 8.97%

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
\$100,000 and less 6	10.34%	44	57	31	0	0
\$100,001 - \$100,000 0	0.00%	0	0	0	0	0
\$100,001 - \$125,000 8	13.79%	72	13	39	210	0
\$125,001 - \$200,000 22	37.93%	40	36	42	37	0
\$200,001 - \$250,000 5	8.62%	60	0	65	53	0
\$250,001 - \$525,000 11	18.97%	46	0	39	33	144
\$525,001 and up 6	10.34%	66	0	0	66	0
Average Closed DOM		50	35	42	66	144
Total Closed Units	100%	50	10	29	18	1
Total Closed Volume		15,058,840	1.02M	5.29M	8.33M	419.95K

December 2025



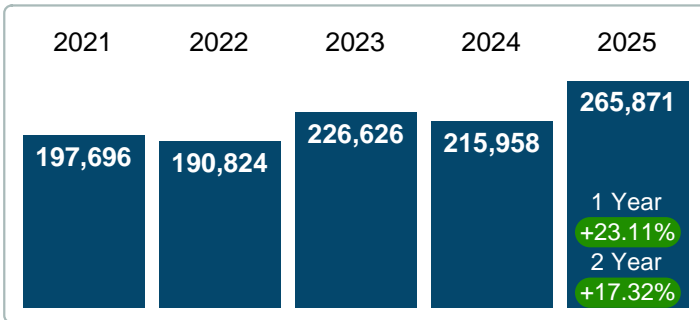
Area Delimited by County Of Washington - Residential Property Type



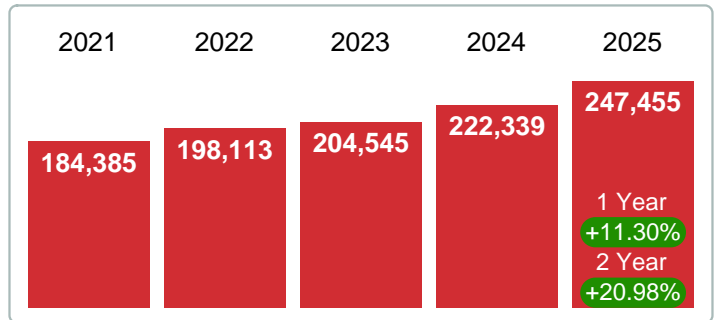
AVERAGE LIST PRICE AT CLOSING

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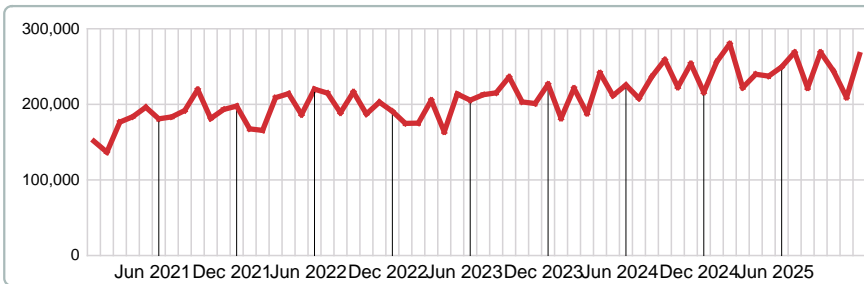
DECEMBER



YEAR TO DATE (YTD)

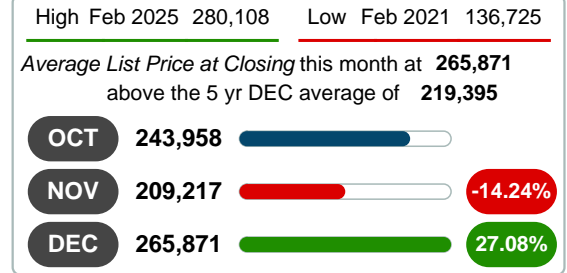


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 219,395



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
\$100,000 and less	10.34%	71,983	62,000	90,800	0	0
\$100,001 - \$100,000	0.00%	0	0	0	0	0
\$100,001 - \$125,000	17.24%	115,280	102,833	111,633	116,450	0
\$125,001 - \$200,000	34.48%	162,575	134,125	159,300	183,700	0
\$200,001 - \$250,000	6.90%	230,250	0	230,667	246,950	0
\$250,001 - \$525,000	20.69%	304,287	0	308,442	276,498	429,900
\$525,001 and up	10.34%	1,001,983	0	0	01,001,983	0
Average List Price		265,871	103,100	185,522	476,638	429,900
Total Closed Units	100%	265,871	10	29	18	1
Total Closed Volume		15,420,539	1.03M	5.38M	8.58M	429.90K

December 2025



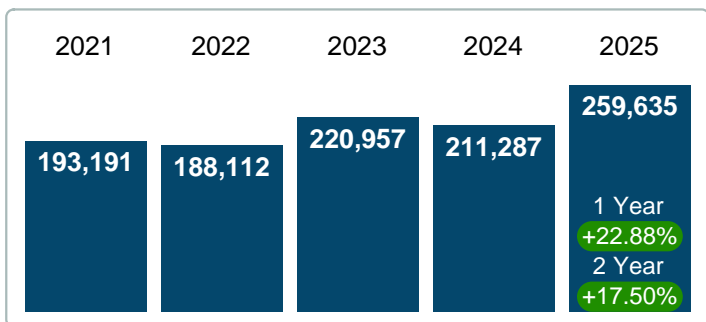
Area Delimited by County Of Washington - Residential Property Type



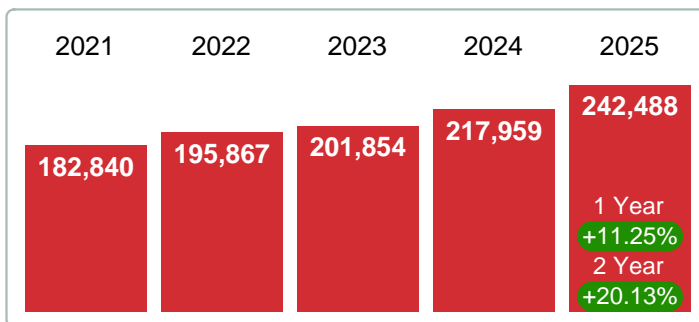
AVERAGE SOLD PRICE AT CLOSING

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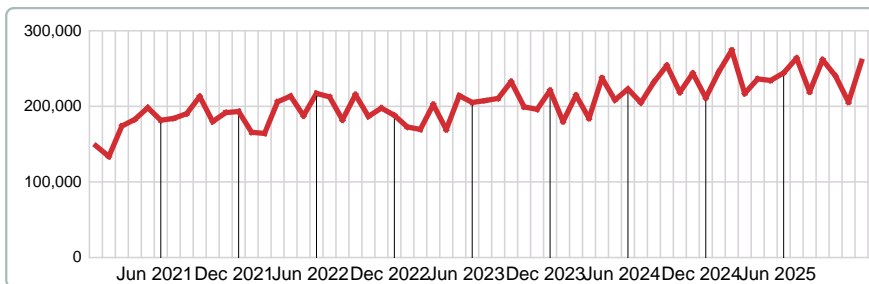
DECEMBER



YEAR TO DATE (YTD)

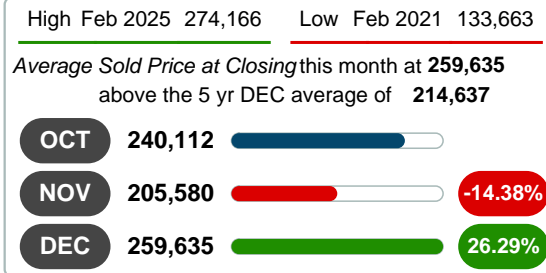


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 214,637



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
\$100,000 and less 6	10.34%	66,750	51,833	81,667	0	0
\$100,001 - \$100,000 0	0.00%	0	0	0	0	0
\$100,001 - \$125,000 8	13.79%	111,263	109,733	111,633	113,000	0
\$125,001 - \$200,000 22	37.93%	156,809	133,625	156,314	181,725	0
\$200,001 - \$250,000 5	8.62%	234,700	0	233,000	237,250	0
\$250,001 - \$525,000 11	18.97%	303,404	0	303,833	273,623	419,950
\$525,001 and up 6	10.34%	967,917	0	0	967,917	0
Average Sold Price		259,635	101,920	182,424	462,744	419,950
Total Closed Units		58	10	29	18	1
Total Closed Volume		15,058,840	1.02M	5.29M	8.33M	419.95K

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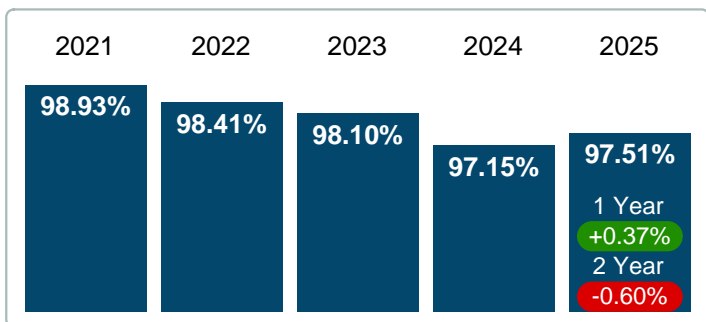
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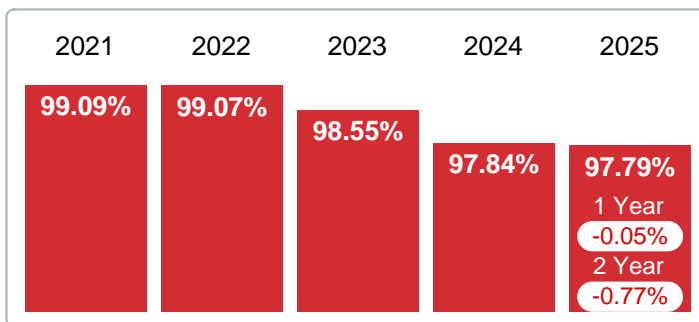
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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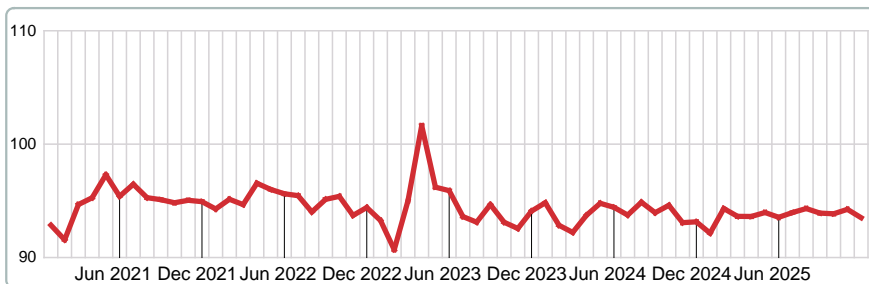
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

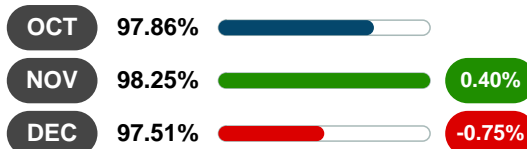


3 MONTHS

5 year DEC AVG = 98.02%

High Apr 2023 105.63% Low Feb 2023 94.69%

Average Sold/List Ratio this month at **97.51%** equal to 5 yr DEC average of **98.02%**



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	
\$100,000 and less	6	10.34%	85.83%	79.45%	92.20%	0.00%	0.00%	
\$100,001 - \$100,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
\$100,001 - \$125,000	8	13.79%	101.80%	106.75%	100.00%	97.07%	0.00%	
\$125,001 - \$200,000	22	37.93%	98.76%	99.71%	98.46%	98.85%	0.00%	
\$200,001 - \$250,000	5	8.62%	99.12%	0.00%	101.05%	96.22%	0.00%	
\$250,001 - \$525,000	11	18.97%	98.62%	0.00%	98.45%	99.10%	97.69%	
\$525,001 and up	6	10.34%	95.54%	0.00%	0.00%	95.54%	0.00%	
Average Sold/List Ratio		97.50%		95.75%	98.24%	97.31%	97.69%	
Total Closed Units		58	100%	97.50%	10	29	18	1
Total Closed Volume		15,058,840			1.02M	5.29M	8.33M	419.95K

December 2025



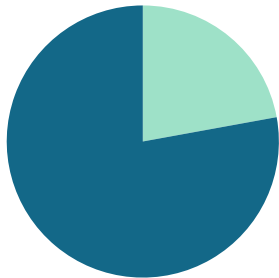
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY

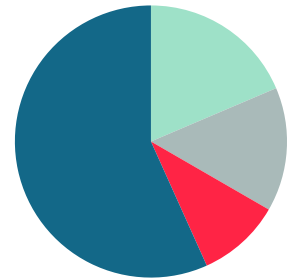


Inventory
 New Listings
56 = 22.13%
 Start Inventory
197
 Total Inventory Units
253
 Volume
\$73,060,178

Market Activity

Closed Sales
58 = 18.59%
 Pending Sales
46 = 14.74%
 Other Off Market
31 = 9.94%
 Active Inventory
177 = 56.73%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	59	58	-1.69%	717	708	-1.26%
Pending Sales	36	46	27.78%	723	729	0.83%
New Listings	48	56	16.67%	868	991	14.17%
Average List Price	215,958	265,871	23.11%	222,339	247,455	11.30%
Average Sale Price	211,287	259,635	22.88%	217,959	242,488	11.25%
Average Percent of Selling Price to List Price	97.15%	97.51%	0.37%	97.84%	97.79%	-0.05%
Average Days on Market to Sale	44.93	50.21	11.74%	31.09	35.64	14.63%
Monthly Inventory	124	177	42.74%	124	177	42.74%
Months Supply of Inventory	2.08	3.00	44.56%	2.08	3.00	44.56%

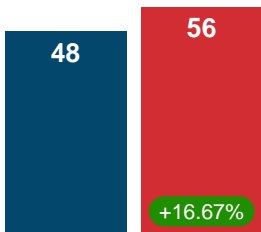
Absorption: Last 12 months, an Average of **59** Sales/Month

Inventory on December 31, 2025 = **177** 2024 2025

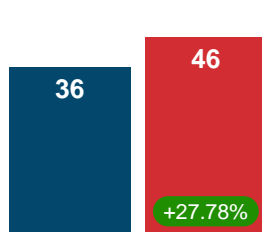
DECEMBER MARKET

AVERAGE PRICES

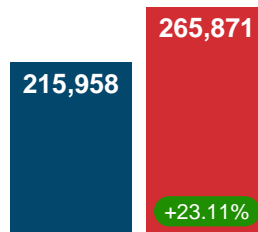
New Listings



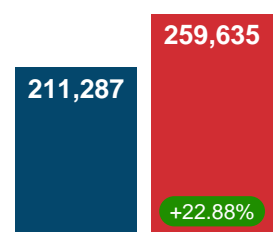
Pending Listings



List Price



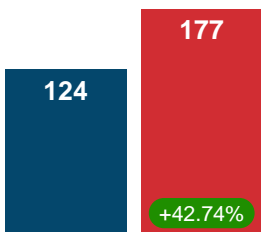
Sale Price



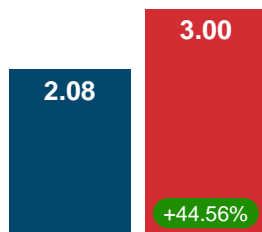
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

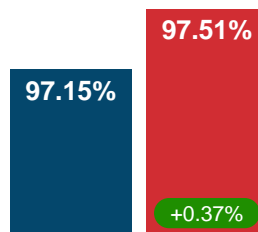
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

