

December 2025



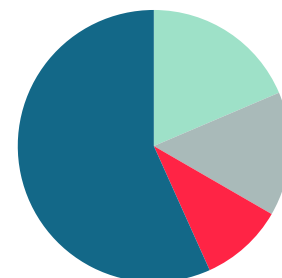
Area Delimited by County Of Washington - Residential Property Type



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%
Median List Price	209,900	179,700	-14.39%
Median Sale Price	214,500	173,000	-19.35%
Median Percent of Selling Price to List Price	98.68%	99.18%	0.51%
Median Days on Market to Sale	28.00	32.00	14.29%
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.

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 **19.35%** in December 2025 to \$173,000 versus the previous year at \$214,500.

Median Days on Market Lengthens

The median number of **32.00** days that homes spent on the market before selling increased by 4.00 days or **14.29%** in December 2025 compared to last year's same month at **28.00** DOM.

Sales Success for December 2025 is Positive

Overall, with Median Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished 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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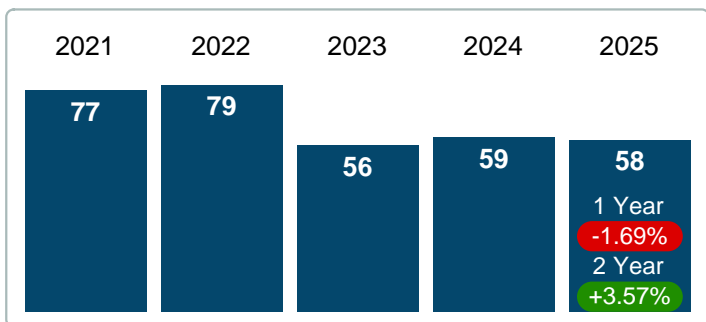
Area Delimited by County Of Washington - Residential Property Type



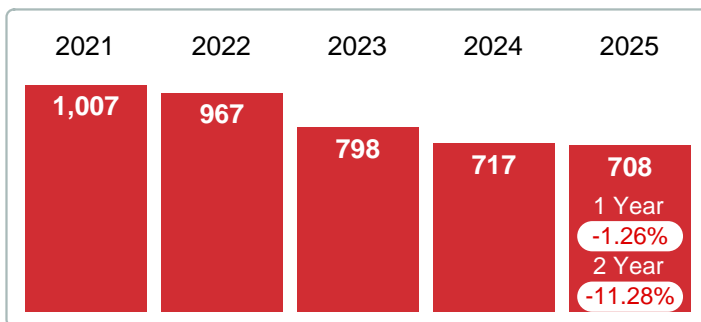
CLOSED LISTINGS

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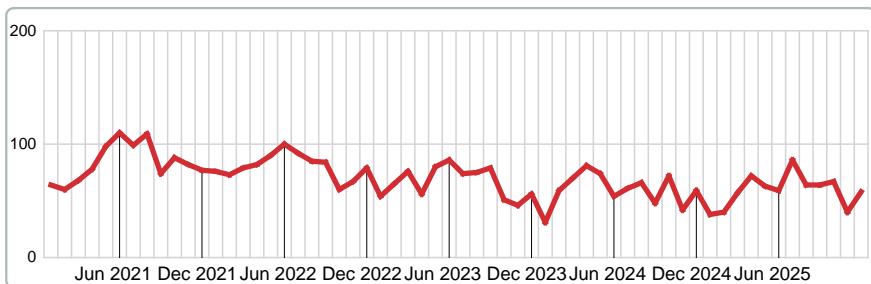
DECEMBER



YEAR TO DATE (YTD)

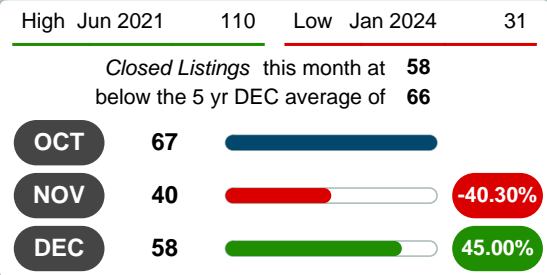


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 66



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	10.34%	35.0	3	3	0	0
\$100,001 - \$100,000	0	0.00%	35.0	0	0	0	0
\$100,001 - \$125,000	8	13.79%	16.5	3	3	2	0
\$125,001 - \$200,000	22	37.93%	25.0	4	14	4	0
\$200,001 - \$250,000	5	8.62%	56.0	0	3	2	0
\$250,001 - \$525,000	11	18.97%	32.0	0	6	4	1
\$525,001 and up	6	10.34%	51.5	0	0	6	0
Total Closed Units	58			10	29	18	1
Total Closed Volume	15,058,840	100%	32.0	1.02M	5.29M	8.33M	419.95K
Median Closed Price	\$173,000			\$111,100	\$172,000	\$263,495	\$419,950

December 2025



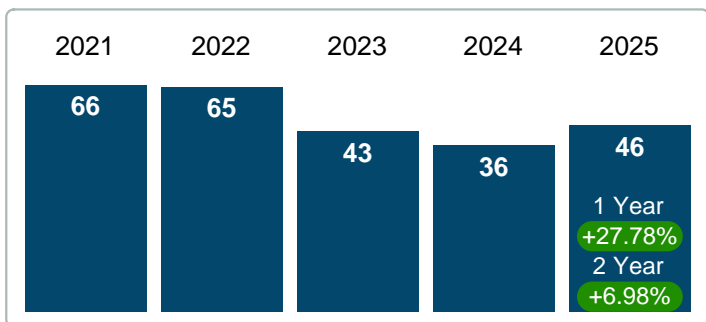
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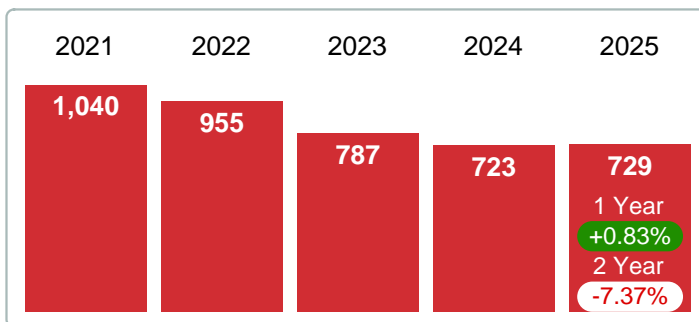
PENDING LISTINGS

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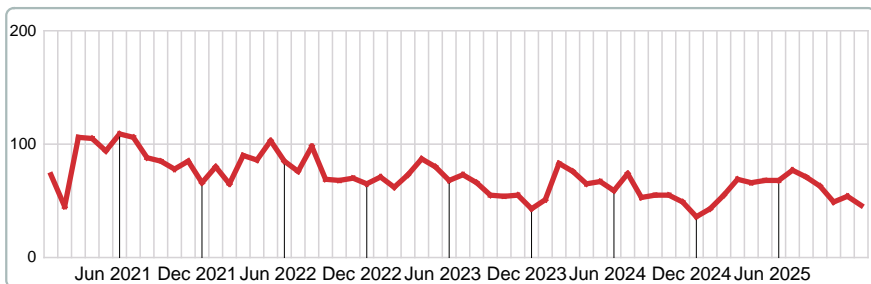
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

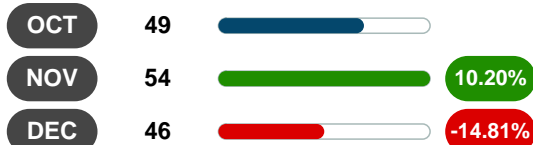


3 MONTHS

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		%	MDOM	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%	44.5	5	3	0	0
\$125,001 - \$150,000	6	13.04%	24.5	3	3	0	0
\$150,001 - \$225,000	10	21.74%	52.0	1	8	1	0
\$225,001 - \$300,000	10	21.74%	47.5	0	6	4	0
\$300,001 - \$375,000	5	10.87%	54.0	0	3	2	0
\$375,001 and up	5	10.87%	32.0	0	1	4	0
Total Pending Units	46			10	25	11	0
Total Pending Volume	12,311,479	100%	44.5	1.12M	5.33M	5.86M	0.00B
Median Listing Price	\$210,143			\$105,000	\$215,000	\$345,000	\$0

December 2025



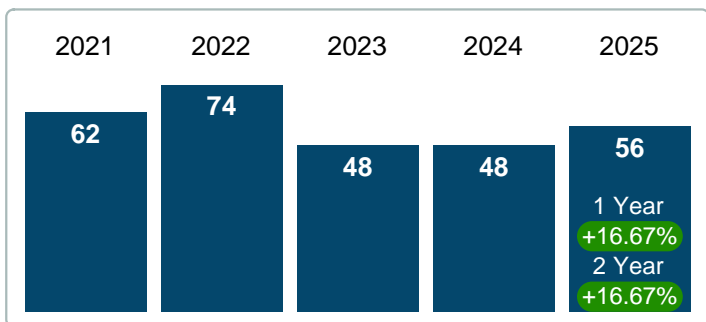
Area Delimited by County Of Washington - Residential Property Type



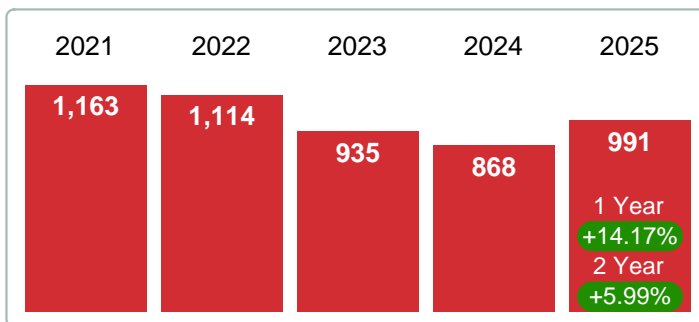
NEW LISTINGS

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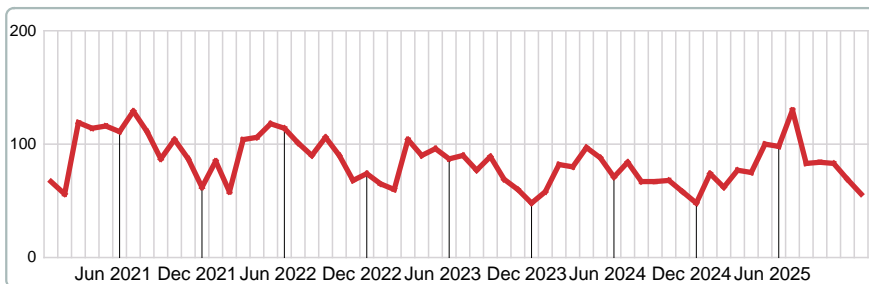
DECEMBER



YEAR TO DATE (YTD)

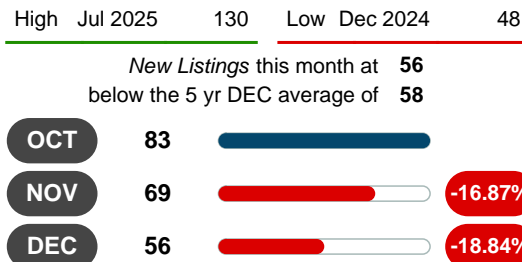


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 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
Median New Listed Listing Price	\$192,450		\$113,750	\$184,950	\$234,893	\$600,000

December 2025



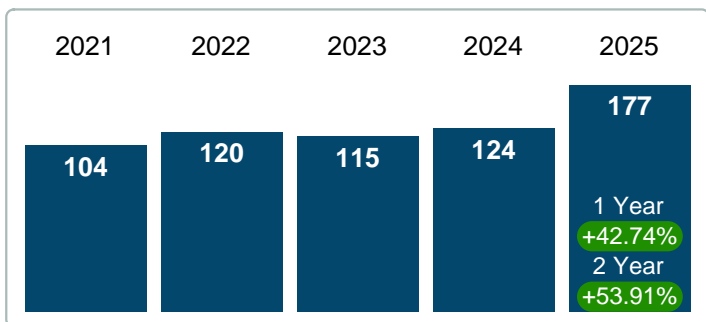
Area Delimited by County Of Washington - Residential Property Type



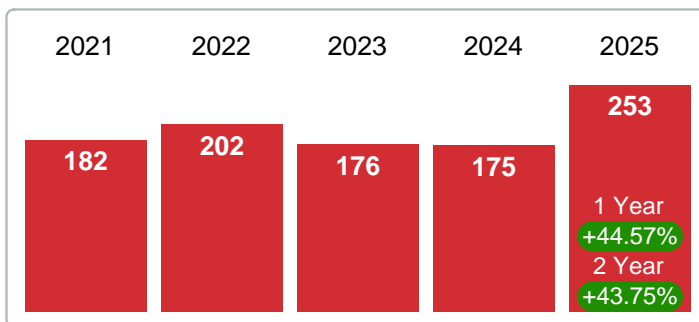
ACTIVE INVENTORY

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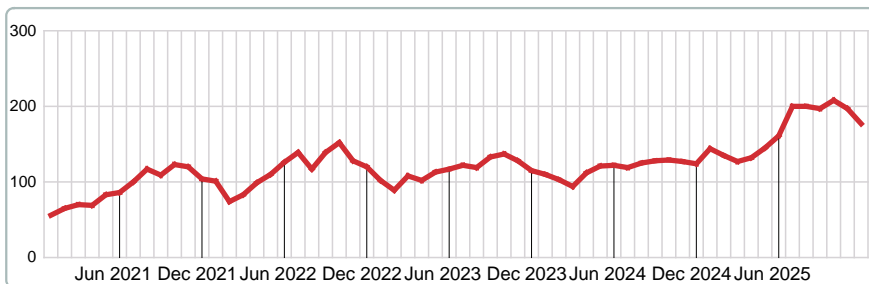
END OF DECEMBER



ACTIVE DURING DECEMBER

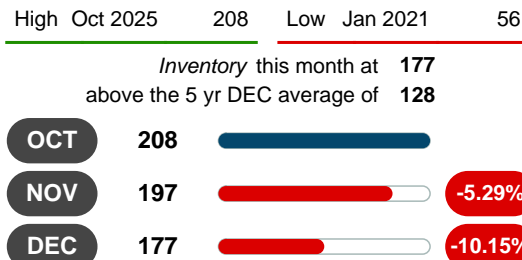


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 128



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9	5.08%	42.0	3	3	3	0
\$75,001 - \$125,000	20	11.30%	48.5	8	10	2	0
\$125,001 - \$175,000	33	18.64%	82.0	3	23	7	0
\$175,001 - \$275,000	48	27.12%	55.0	7	29	11	1
\$275,001 - \$325,000	27	15.25%	90.0	2	10	14	1
\$325,001 - \$475,000	21	11.86%	70.0	2	5	14	0
\$475,001 and up	19	10.73%	82.0	1	5	10	3
Total Active Inventory by Units	177			26	85	61	5
Total Active Inventory by Volume	51,345,900	100%	70.0	5.06M	20.63M	19.96M	5.69M
Median Active Inventory Listing Price	\$225,000			\$142,450	\$195,000	\$298,000	\$650,000

December 2025



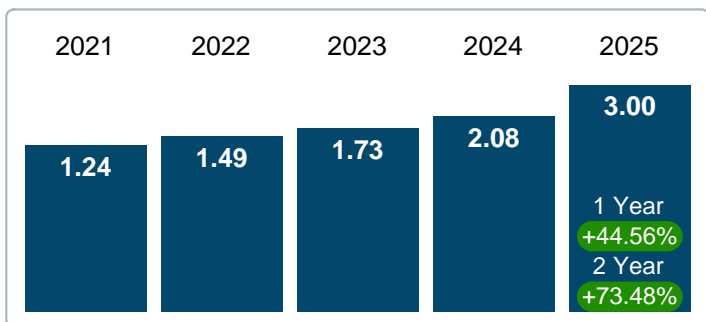
Area Delimited by County Of Washington - Residential Property Type



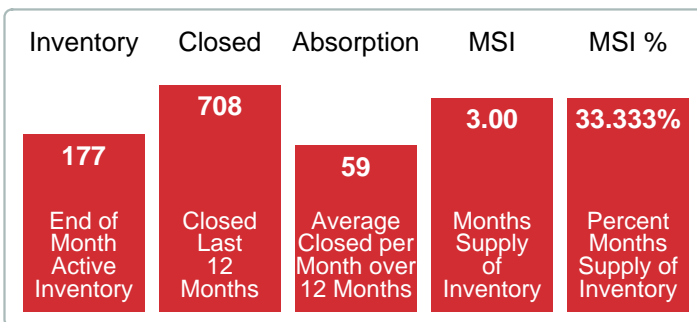
MONTHS SUPPLY of INVENTORY (MSI)

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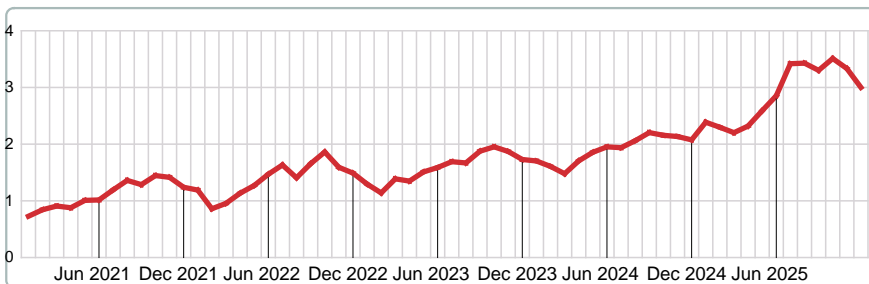
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 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	100%	3.00	3.63	2.68	3.42	2.14
Total Active Inventory by Units	177			26	85	61	5

December 2025



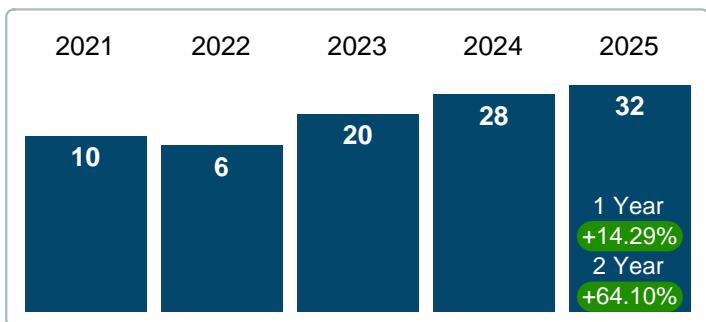
Area Delimited by County Of Washington - Residential Property Type



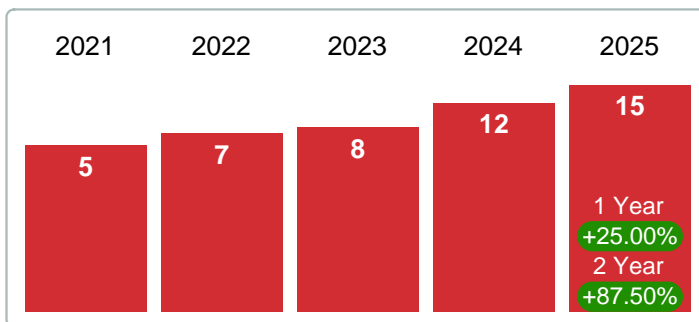
MEDIAN DAYS ON MARKET TO SALE

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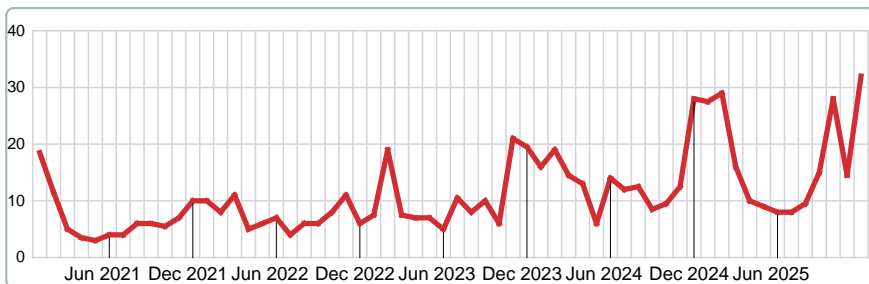
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 19

High Dec 2025 32 Low May 2021 3

Median Days on Market to Sale this month at 32 above the 5 yr DEC average of 19



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
\$100,000 and less	10.34%	35	59	30	0	0
\$100,001 - \$100,000	0.00%	35	0	0	0	0
\$100,001 - \$125,000	13.79%	17	12	9	210	0
\$125,001 - \$200,000	37.93%	25	7	25	41	0
\$200,001 - \$250,000	8.62%	56	0	56	53	0
\$250,001 - \$525,000	18.97%	32	0	21	20	144
\$525,001 and up	10.34%	52	0	0	52	0
Median Closed DOM		32	15	29	45	144
Total Closed Units	100%	32.0	10	29	18	1
Total Closed Volume		15,058,840	1.02M	5.29M	8.33M	419.95K

December 2025



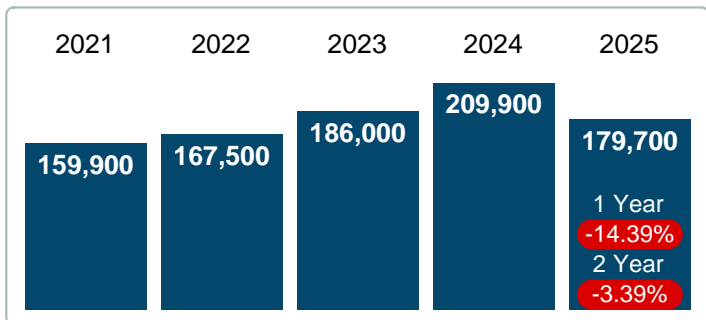
Area Delimited by County Of Washington - Residential Property Type



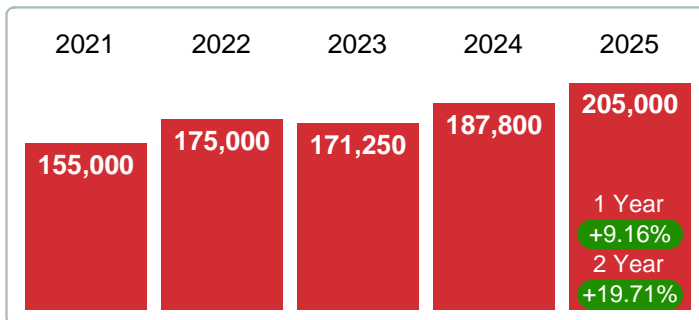
MEDIAN LIST PRICE AT CLOSING

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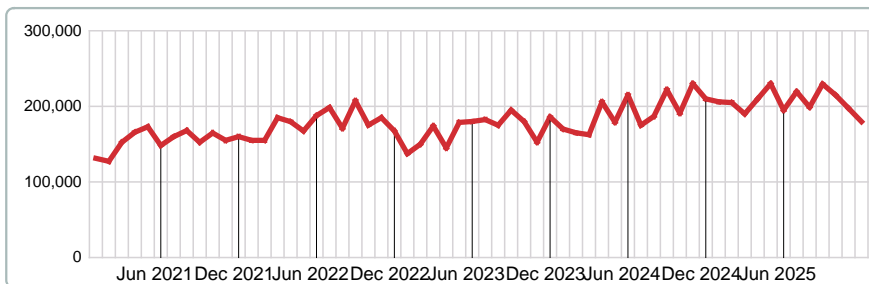
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 180,600

High May 2025 230,000 Low Feb 2021 127,250

Median List Price at Closing this month at 179,700 below the 5 yr DEC average of 180,600



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
\$100,000 and less	10.34%	70,500	70,500	73,700	0	0
\$100,001 - \$100,000	0.00%	70,500	0	0	0	0
\$100,001 - \$125,000	17.24%	116,450	105,000	119,900	116,450	0
\$125,001 - \$200,000	34.48%	166,500	139,000	168,000	184,950	0
\$200,001 - \$250,000	6.90%	227,000	0	225,000	229,000	0
\$250,001 - \$525,000	20.69%	289,500	0	301,950	264,900	429,900
\$525,001 and up	10.34%	694,950	0	0	694,950	0
Median List Price		179,700	105,000	174,000	264,445	429,900
Total Closed Units	100%	179,700	10	29	18	1
Total Closed Volume		15,420,539	1.03M	5.38M	8.58M	429.90K

December 2025



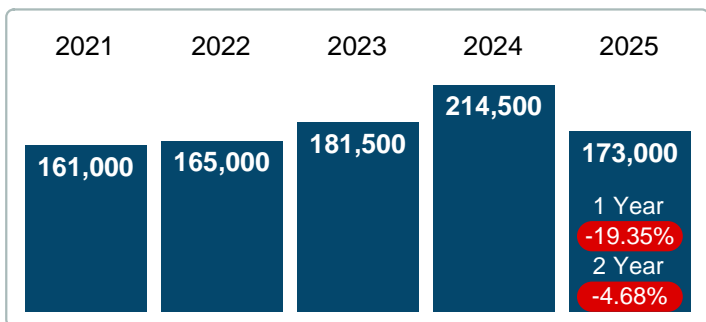
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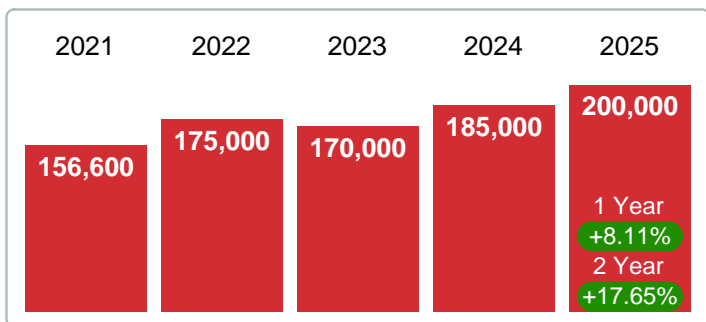
MEDIAN SOLD PRICE AT CLOSING

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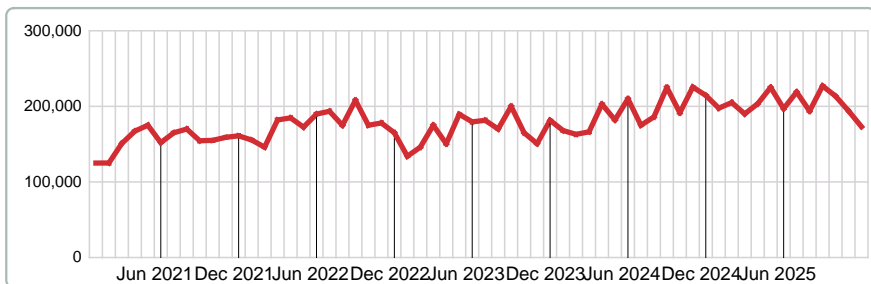
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

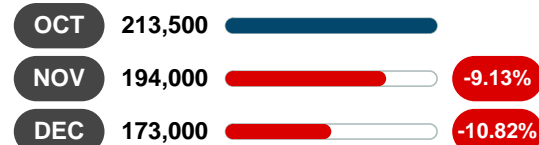


3 MONTHS

5 year DEC AVG = 179,000

High Sep 2025 227,000 Low Jan 2021 125,000

Median Sold Price at Closing this month at 173,000 below the 5 yr DEC average of 179,000



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
\$100,000 and less	10.34%	66,500	60,000	95,000	0	0
\$100,001 - \$100,000	0.00%	66,500	0	0	0	0
\$100,001 - \$125,000	13.79%	111,100	110,900	110,000	113,000	0
\$125,001 - \$200,000	37.93%	153,500	133,750	153,500	184,950	0
\$200,001 - \$250,000	8.62%	225,000	0	225,000	237,250	0
\$250,001 - \$525,000	18.97%	285,000	0	298,000	273,245	419,950
\$525,001 and up	10.34%	660,000	0	0	660,000	0
Median Sold Price		173,000	111,100	172,000	263,495	419,950
Total Closed Units		58	10	29	18	1
Total Closed Volume		15,058,840	1.02M	5.29M	8.33M	419.95K

December 2025



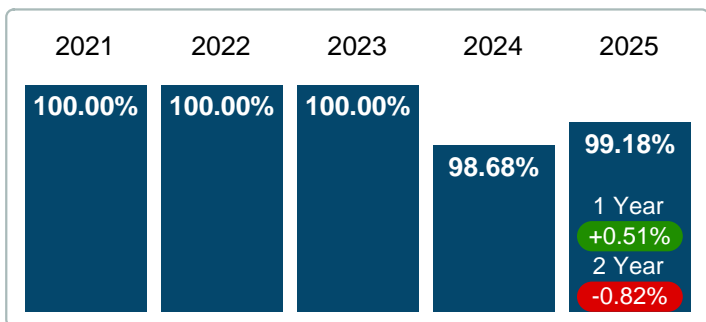
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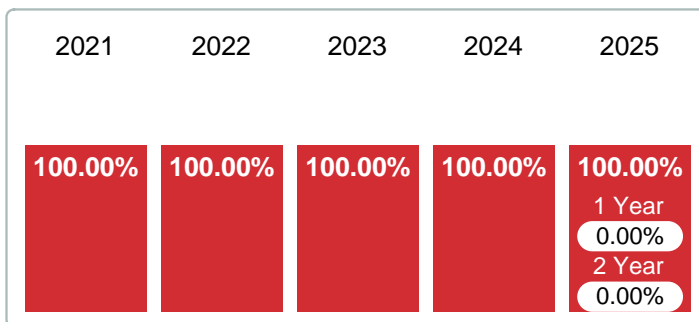
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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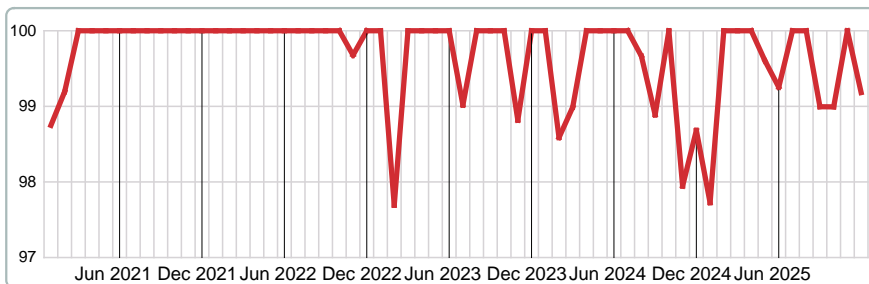
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

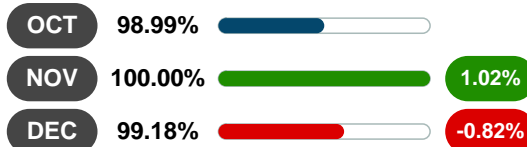


3 MONTHS

5 year DEC AVG = 99.57%

High Nov 2025 100.00% Low Feb 2023 97.69%

Median Sold/List Ratio this month at **99.18%**
below the 5 yr DEC average of **99.57%**



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
\$100,000 and less	6	10.34%	93.77%	92.31%	95.24%	0.00%	0.00%
\$100,001 - \$100,000	0	0.00%	93.77%	0.00%	0.00%	0.00%	0.00%
\$100,001 - \$125,000	8	13.79%	100.00%	106.00%	100.00%	97.07%	0.00%
\$125,001 - \$200,000	22	37.93%	99.57%	100.36%	98.77%	99.52%	0.00%
\$200,001 - \$250,000	5	8.62%	100.00%	0.00%	100.40%	96.22%	0.00%
\$250,001 - \$525,000	11	18.97%	98.11%	0.00%	97.93%	100.00%	97.69%
\$525,001 and up	6	10.34%	94.98%	0.00%	0.00%	94.98%	0.00%
Median Sold/List Ratio		99.18%		100.36%	99.71%	98.65%	97.69%
Total Closed Units		58	100%	10	29	18	1
Total Closed Volume		15,058,840		1.02M	5.29M	8.33M	419.95K

December 2025



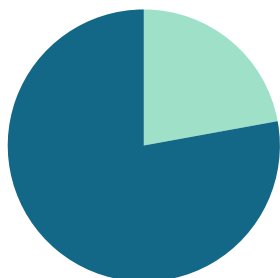
Area Delimited by County Of Washington - Residential Property Type



MARKET SUMMARY

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

INVENTORY

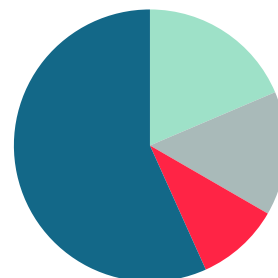


Inventory
 New Listings
56 = 22.13%
 Start Inventory
197
 Total Inventory Units
253
 Volume
\$73,060,178

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%
Median List Price	209,900	179,700	-14.39%	187,800	205,000	9.16%
Median Sale Price	214,500	173,000	-19.35%	185,000	200,000	8.11%
Median Percent of Selling Price to List Price	98.68%	99.18%	0.51%	100.00%	100.00%	0.00%
Median Days on Market to Sale	28.00	32.00	14.29%	12.00	15.00	25.00%
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%

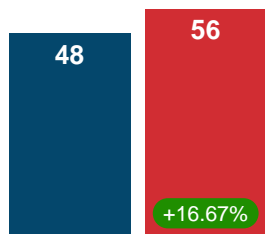
Absorption: Last 12 months, an Average of **59** Sales/Month

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

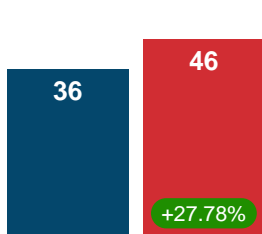
DECEMBER MARKET

MEDIAN PRICES

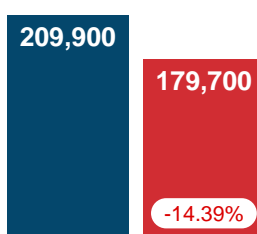
New Listings



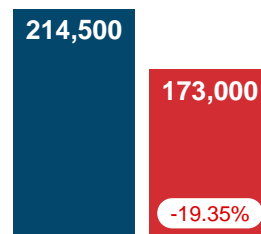
Pending Listings



List Price



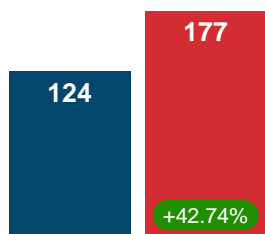
Sale Price



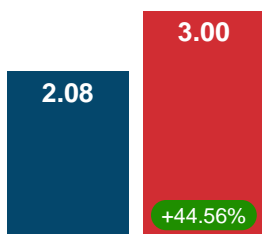
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

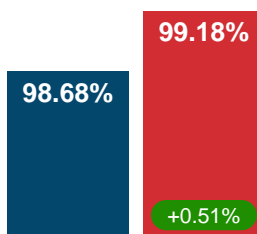
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

