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**More sales, more homes, steadier prices:  
Oklahoma City metro real estate begins to balance**

**OKLAHOMA CITY, Okla.** – December 2025 was an unusually active winter month for real estate in the Oklahoma City metro, marked by a large increase in closed sales. Experts believe the data shows early signals of a healthy balancing of the real estate market between buyers and sellers, particularly as inventory grows.

Along with higher than average number of home sales, the number of residential listings increased, as did the number of days on the market, compared to 2024. Combined with solid median home prices, this could point to sustainable growth of the OKC metro real estate market.

“Those first few weeks of winter are typically a slower time for real estate sales, but that wasn’t the case in December,” said MLSOK President Barry Whittington. “Buyers are getting more comfortable with the market. Houses were on the market a little longer and inventory is quite high, giving buyers more power and evening out the playing field after what has felt like a sellers market for a while.”

In December, there were 2,077 closings across the OKC metro, compared to 1,885 in December 2024. Median house prices increased some, but did not spike, signaling stability, not volatility.

Despite all this, the average selling price to list price hovered above 96%, as it has for the last year. Sellers aren’t discounting properties significantly, even amidst longer stretches on the market, again indicating stability in the market.

The OKC metro continues to be [a benchmark for national averages](#), mirroring trends like an overall increase in inventory, with [the South and West exceeding pre-pandemic norms](#). All this points to a rebalancing not only in the OKC metro, but across the country.

*\*[December data](#) is current as of Jan. 15.*

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Oklahoma City Metropolitan Association of REALTORS®

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