

March 2025



Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type

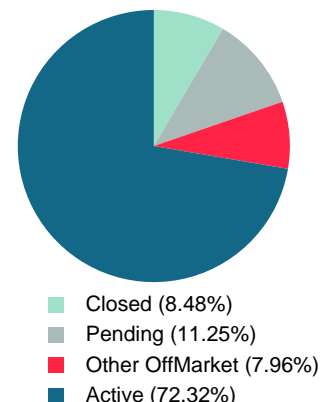


MONTHLY INVENTORY ANALYSIS

Report produced on Apr 11, 2025 for MLS Technology Inc.

Compared Metrics	2024	March 2025	+/- %
Closed Listings	57	49	-14.04%
Pending Listings	58	65	12.07%
New Listings	88	146	65.91%
Median List Price	259,000	250,000	-3.47%
Median Sale Price	246,000	245,000	-0.41%
Median Percent of Selling Price to List Price	97.03%	96.85%	-0.19%
Median Days on Market to Sale	21.00	24.00	14.29%
End of Month Inventory	325	418	28.62%
Months Supply of Inventory	5.16	6.62	28.28%

Absorption: Last 12 months, an Average of **63** Sales/Month
Active Inventory as of March 31, 2025 = **418**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2025 rose **28.62%** to 418 existing homes available for sale. Over the last 12 months this area has had an average of 63 closed sales per month. This represents an unsold inventory index of **6.62** 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 **0.41%** in March 2025 to \$245,000 versus the previous year at \$246,000.

Median Days on Market Lengthens

The median number of **24.00** days that homes spent on the market before selling increased by 3.00 days or **14.29%** in March 2025 compared to last year's same month at **21.00** DOM.

Sales Success for March 2025 is Positive

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

There were 146 New Listings in March 2025, up **65.91%** from last year at 88. Furthermore, there were 49 Closed Listings this month versus last year at 57, a **-14.04%** decrease.

Closed versus Listed trends yielded a **33.6%** ratio, down from previous year's, March 2024, at **64.8%**, a **48.19%** 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 Counties Atoka, Bryan, Choctaw, Marshall - Residential
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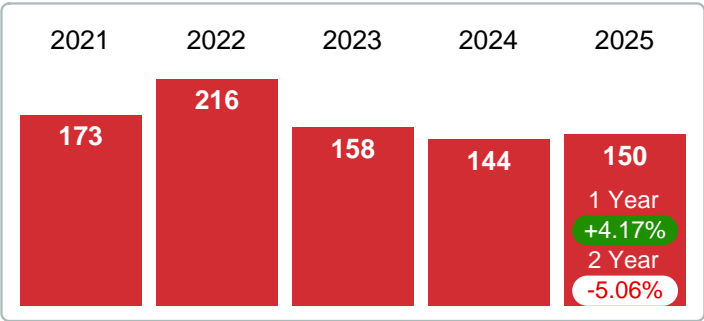
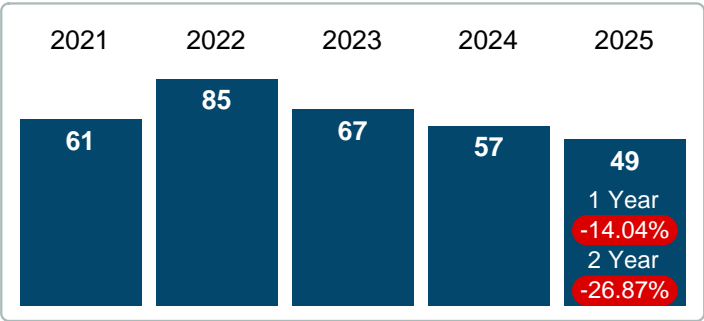


CLOSED LISTINGS

Report produced on Apr 11, 2025 for MLS Technology Inc.

MARCH

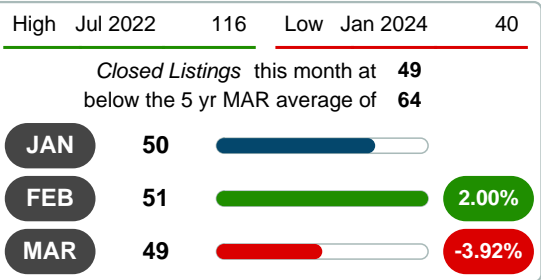
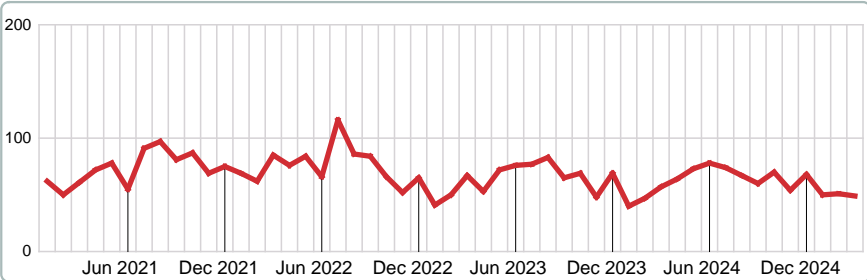
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 64



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	4.08%	4.0	1	1	0	0
\$75,001 - \$125,000	8	16.33%	10.5	5	1	1	1
\$125,001 - \$200,000	8	16.33%	48.5	1	6	1	0
\$200,001 - \$275,000	10	20.41%	17.5	0	10	0	0
\$275,001 - \$325,000	8	16.33%	42.5	0	5	3	0
\$325,001 - \$500,000	8	16.33%	77.0	0	5	2	1
\$500,001 and up	5	10.20%	13.0	0	3	2	0
Total Closed Units	49			7	31	9	2
Total Closed Volume	13,030,671	100%	24.0	732.00K	8.81M	3.05M	436.00K
Median Closed Price	\$245,000			\$96,000	\$250,000	\$315,000	\$218,000

March 2025



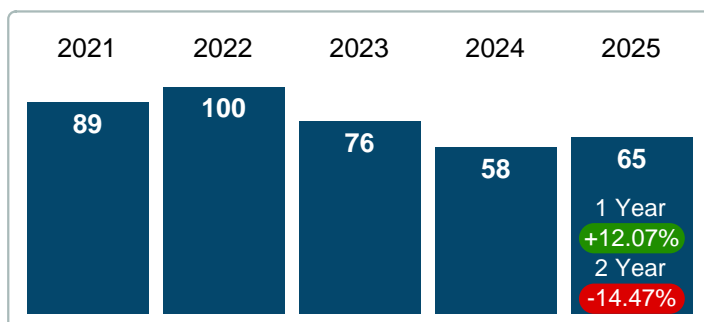
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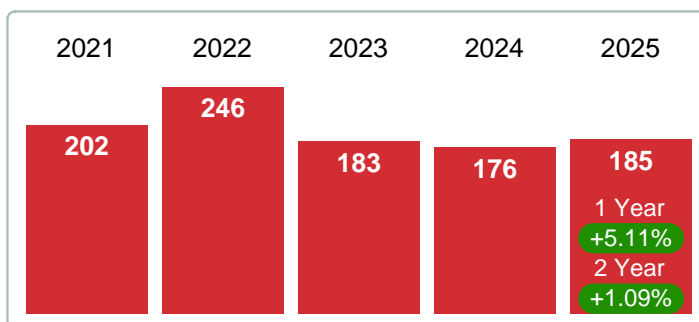
PENDING LISTINGS

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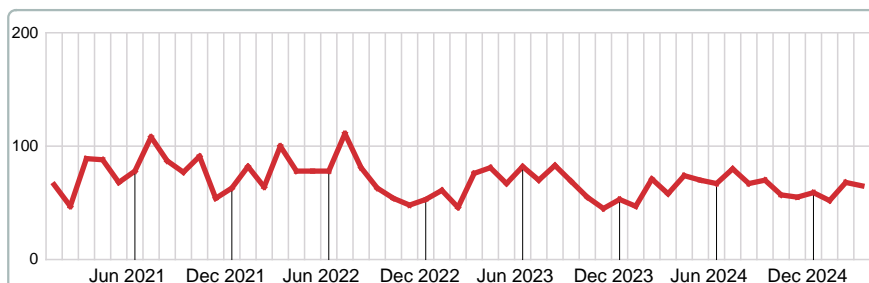
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 78

High Jul 2022 111 Low Nov 2023 45

Pending Listings this month at **65**
below the 5 yr MAR average of **78**

JAN	52	
FEB	68	30.77%
MAR	65	-4.41%

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7	10.77%	24.0	4	3	0	0
\$100,001 - \$150,000	6	9.23%	23.5	3	3	0	0
\$150,001 - \$200,000	10	15.38%	55.0	3	5	1	1
\$200,001 - \$275,000	17	26.15%	21.0	2	10	5	0
\$275,001 - \$325,000	8	12.31%	19.0	0	6	2	0
\$325,001 - \$500,000	9	13.85%	55.0	0	5	4	0
\$500,001 and up	8	12.31%	67.0	1	3	3	1
Total Pending Units	65			13	35	15	2
Total Pending Volume	19,301,459	100%	36.0	2.74M	9.39M	6.44M	729.90K
Median Listing Price	\$240,000			\$124,900	\$235,000	\$299,900	\$364,950

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

March 2025



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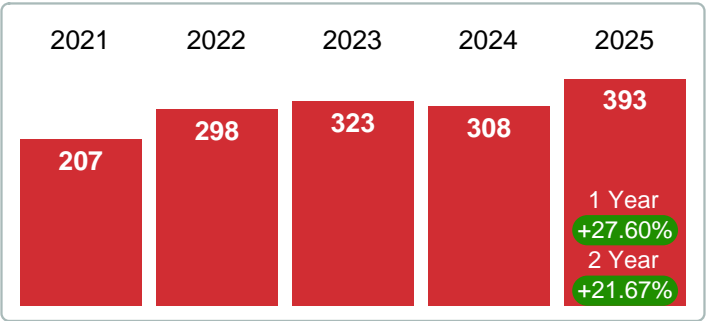
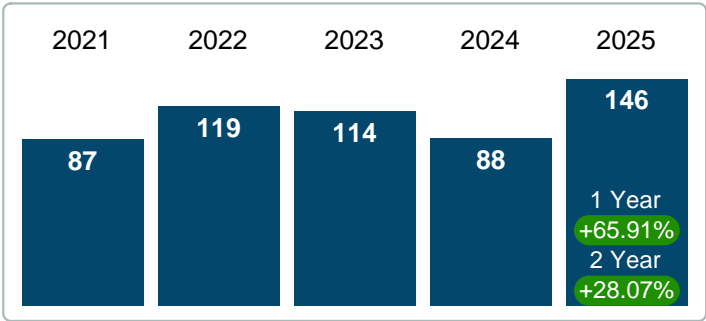


NEW LISTINGS

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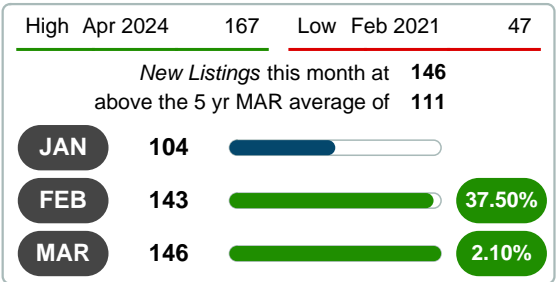
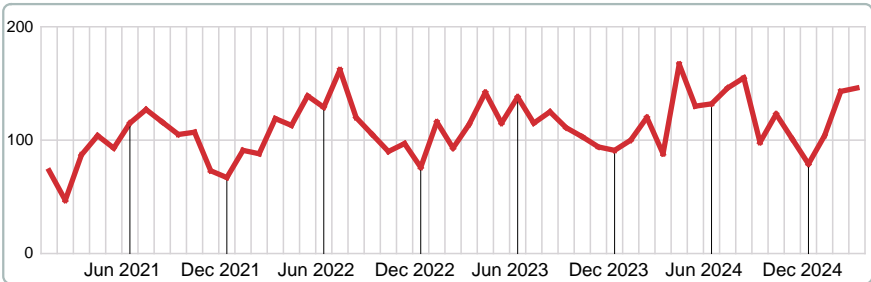
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 111



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			%
\$125,000 and less	15		10.27%
\$125,001 - \$175,000	9		6.16%
\$175,001 - \$225,000	24		16.44%
\$225,001 - \$325,000	42		28.77%
\$325,001 - \$425,000	19		13.01%
\$425,001 - \$600,000	21		14.38%
\$600,001 and up	16		10.96%
Total New Listed Units	146		
Total New Listed Volume	56,388,166		100%
Median New Listed Listing Price	\$289,000		

1-2 Beds	3 Beds	4 Beds	5+ Beds
11	4	0	0
3	5	1	0
2	18	4	0
2	26	13	1
0	10	8	1
3	9	6	3
0	10	0	6
21	82	32	11
4.06M	28.12M	10.96M	13.24M
\$125,000	\$288,900	\$315,450	\$625,000

March 2025



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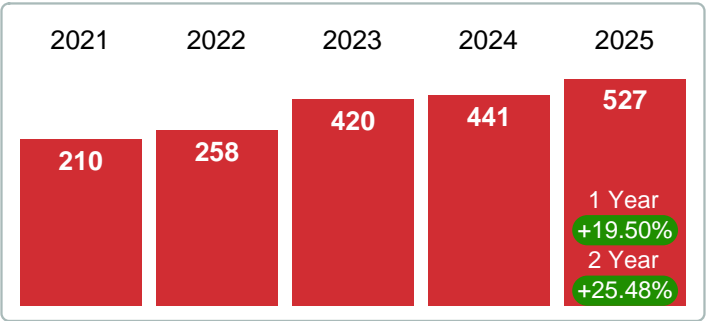
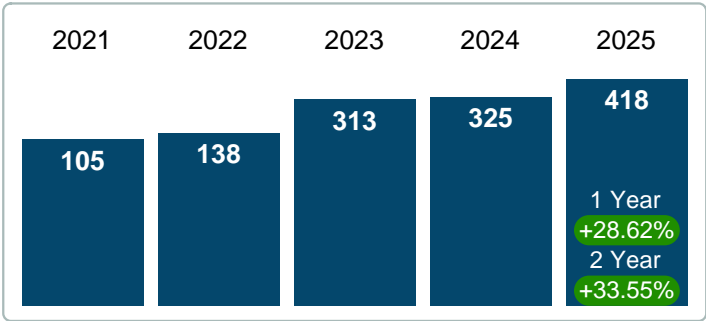


ACTIVE INVENTORY

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END OF MARCH

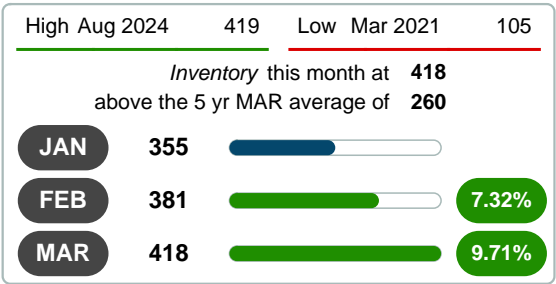
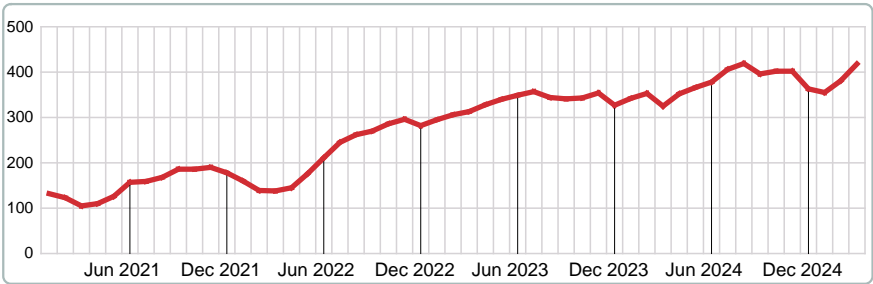
ACTIVE DURING MARCH



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 260



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range			%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	33		7.89%	47.0	19	14	0	0
\$125,001 - \$175,000	33		7.89%	73.0	7	23	2	1
\$175,001 - \$250,000	77		18.42%	45.0	9	56	12	0
\$250,001 - \$375,000	117		27.99%	53.0	6	67	37	7
\$375,001 - \$500,000	64		15.31%	57.0	7	36	16	5
\$500,001 - \$750,000	53		12.68%	50.0	4	19	22	8
\$750,001 and up	41		9.81%	149.0	1	16	12	12
Total Active Inventory by Units				418	53	231	101	33
Total Active Inventory by Volume				202,158,478	13.38M	102.51M	57.05M	29.22M
Median Active Inventory Listing Price				\$300,000	\$180,000	\$288,800	\$362,000	\$599,000

March 2025



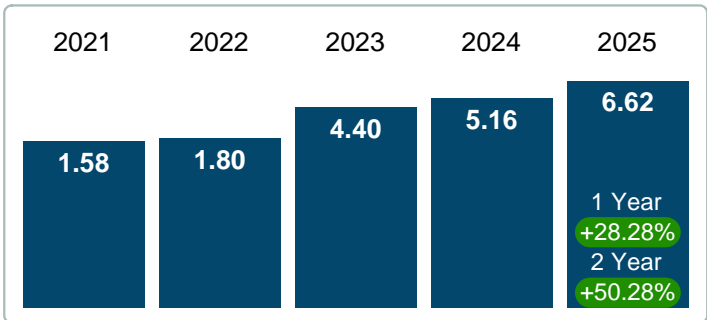
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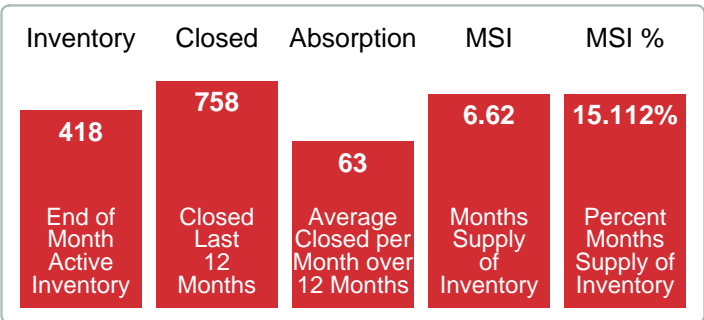
MONTHS SUPPLY of INVENTORY (MSI)

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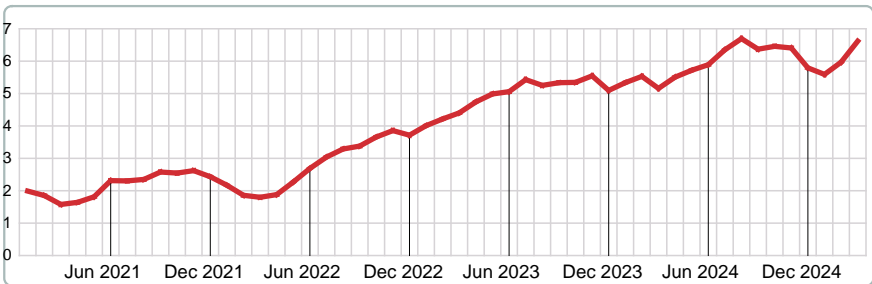
MSI FOR MARCH



INDICATORS FOR MARCH 2025

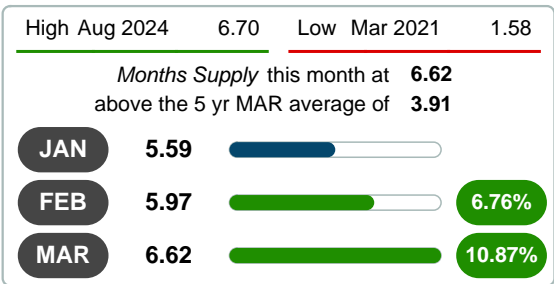


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 3.91



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
\$125,000 and less	33		7.89%	3.70	4.47	3.65	0.00	0.00
\$125,001 - \$175,000	33		7.89%	3.17	3.11	3.25	2.00	12.00
\$175,001 - \$250,000	77		18.42%	4.94	6.35	4.60	6.55	0.00
\$250,001 - \$375,000	117		27.99%	6.47	6.00	5.58	8.07	14.00
\$375,001 - \$500,000	64		15.31%	12.00	21.00	13.09	9.14	10.00
\$500,001 - \$750,000	53		12.68%	16.31	48.00	13.41	15.53	24.00
\$750,001 and up	41		9.81%	25.89	12.00	24.00	24.00	36.00
Market Supply of Inventory (MSI)				6.62	5.63	5.79	8.60	15.84
Total Active Inventory by Units			100%	6.62	53	231	101	33

March 2025



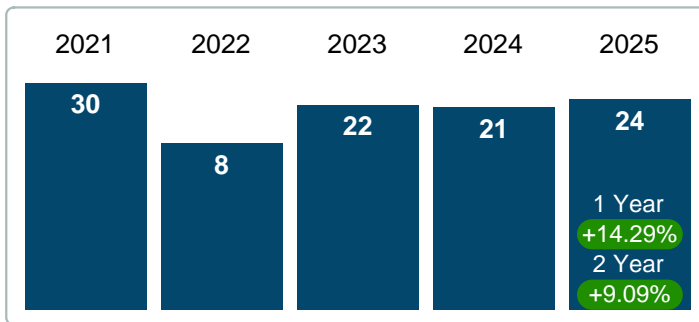
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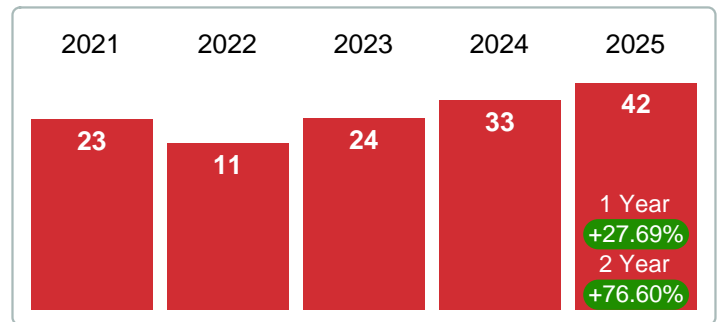
MEDIAN DAYS ON MARKET TO SALE

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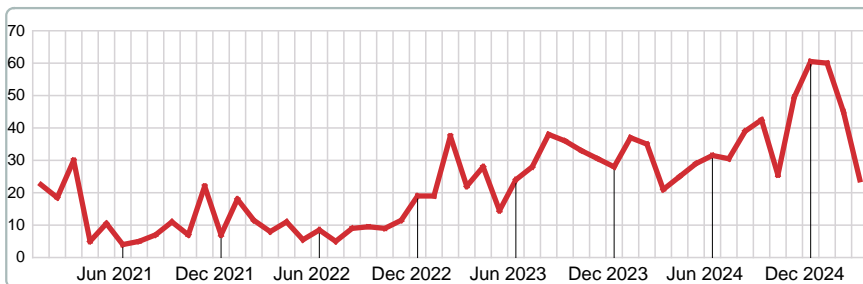
MARCH



YEAR TO DATE (YTD)

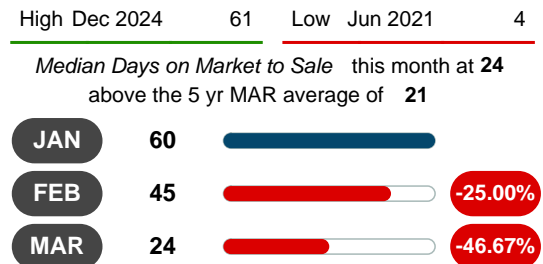


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 21



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
\$75,000 and less	2	4.08%	4	5	3	0	0
\$75,001 - \$125,000	8	16.33%	11	1	6	23	15
\$125,001 - \$200,000	8	16.33%	49	214	49	4	0
\$200,001 - \$275,000	10	20.41%	18	0	18	0	0
\$275,001 - \$325,000	8	16.33%	43	0	31	54	0
\$325,001 - \$500,000	8	16.33%	77	0	25	146	78
\$500,001 and up	5	10.20%	13	0	17	8	0
Median Closed DOM	24			5	25	23	47
Total Closed Units	49		100%	7	31	9	2
Total Closed Volume	13,030,671			732.00K	8.81M	3.05M	436.00K

March 2025



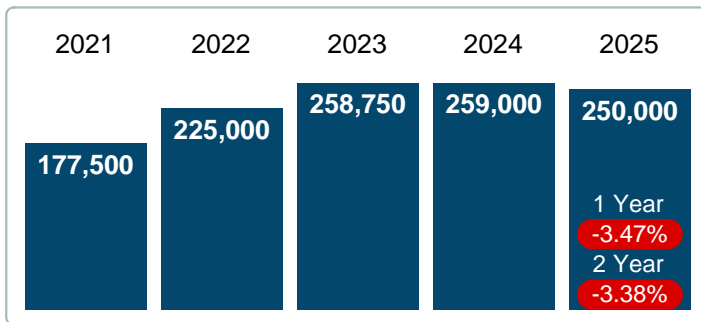
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Property Type



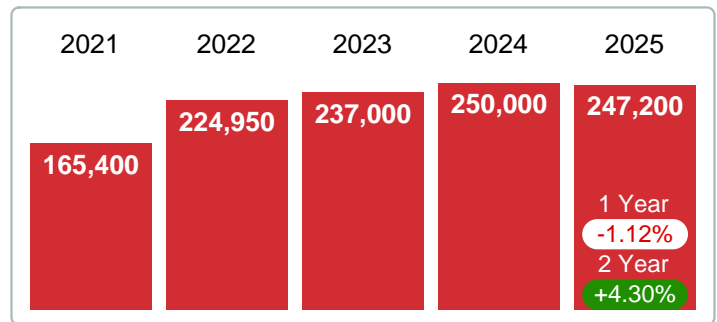
MEDIAN LIST PRICE AT CLOSING

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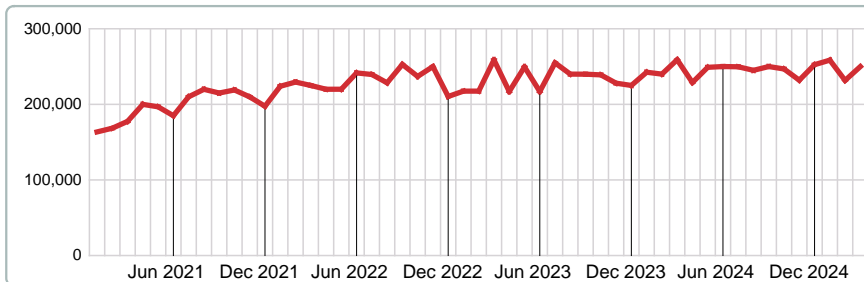
MARCH



YEAR TO DATE (YTD)

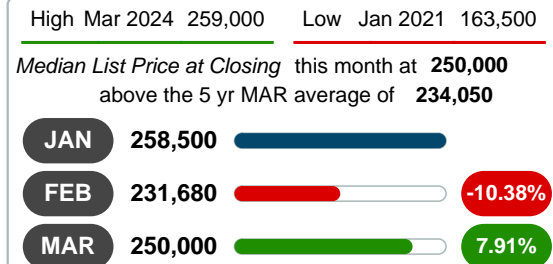


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 234,050



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
\$75,000 and less	2	4.08%	66,500	75,000	58,000	0	0
\$75,001 - \$125,000	4	8.16%	104,500	104,500	0	0	0
\$125,001 - \$200,000	11	22.45%	154,500	164,250	159,500	150,000	139,000
\$200,001 - \$275,000	11	22.45%	232,160	0	232,160	0	0
\$275,001 - \$325,000	6	12.24%	307,500	0	310,000	299,900	0
\$325,001 - \$500,000	10	20.41%	358,250	0	369,000	347,250	349,900
\$500,001 and up	5	10.20%	625,000	0	649,000	612,000	0
Median List Price			250,000	110,000	250,000	330,000	244,450
Total Closed Units		100%	250,000	7	31	9	2
Total Closed Volume			13,680,675	818.50K	9.13M	3.25M	488.90K

March 2025



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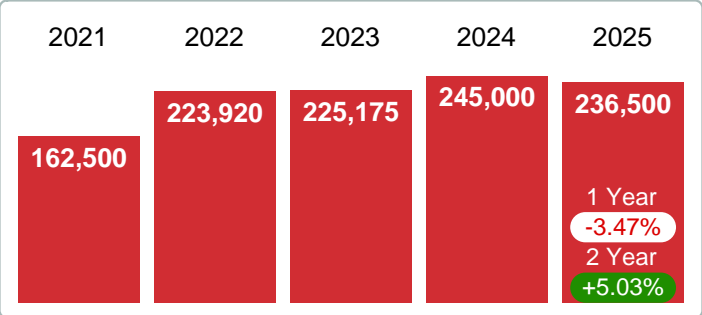
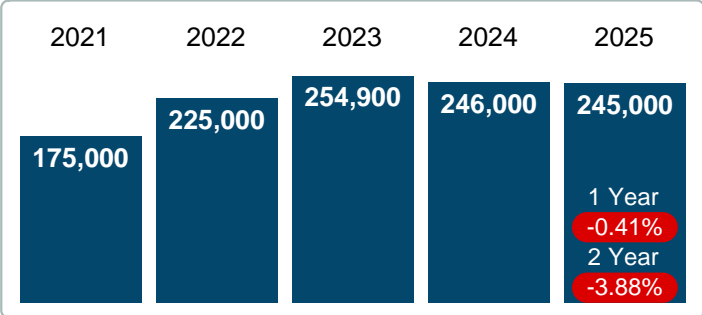


MEDIAN SOLD PRICE AT CLOSING

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MARCH

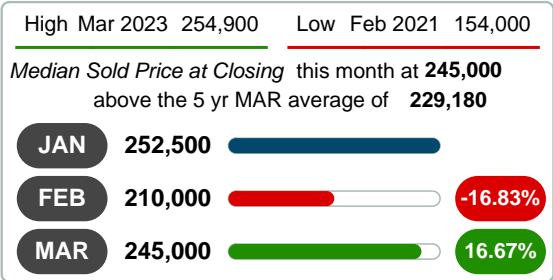
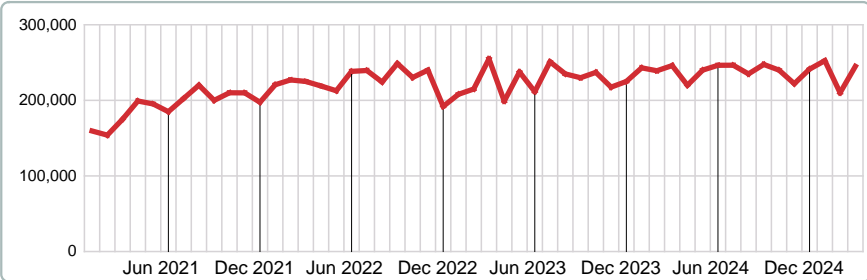
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 229,180



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
\$75,000 and less	2	4.08%	67,870	75,000	60,740	0	0
\$75,001 - \$125,000	8	16.33%	102,500	96,000	120,000	120,000	100,000
\$125,001 - \$200,000	8	16.33%	160,000	165,000	162,250	143,000	0
\$200,001 - \$275,000	10	20.41%	229,720	0	229,720	0	0
\$275,001 - \$325,000	8	16.33%	305,000	0	304,000	310,000	0
\$325,001 - \$500,000	8	16.33%	356,125	0	355,000	371,125	336,000
\$500,001 and up	5	10.20%	570,000	0	590,000	560,000	0
Median Sold Price			245,000	96,000	250,000	315,000	218,000
Total Closed Units		100%	245,000	7	31	9	2
Total Closed Volume			13,030,671	732.00K	8.81M	3.05M	436.00K

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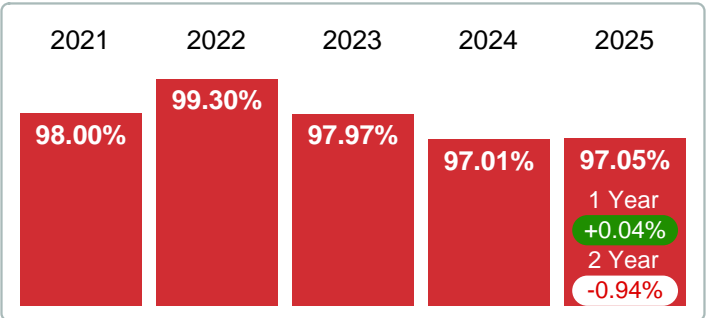
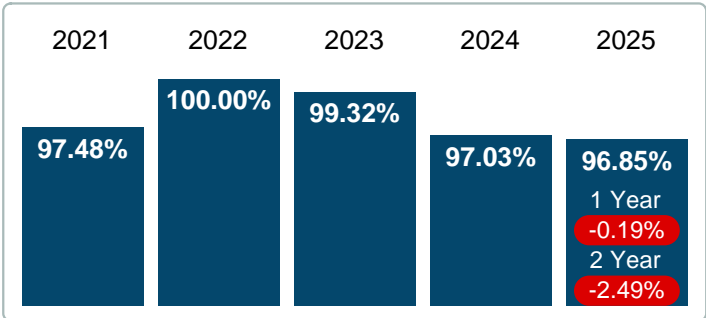


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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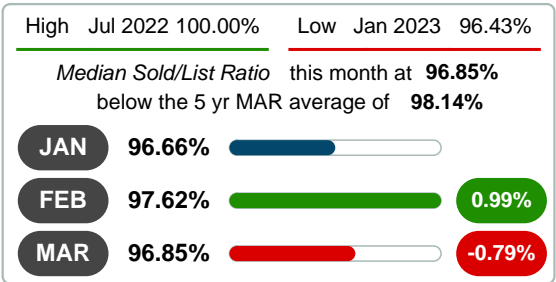
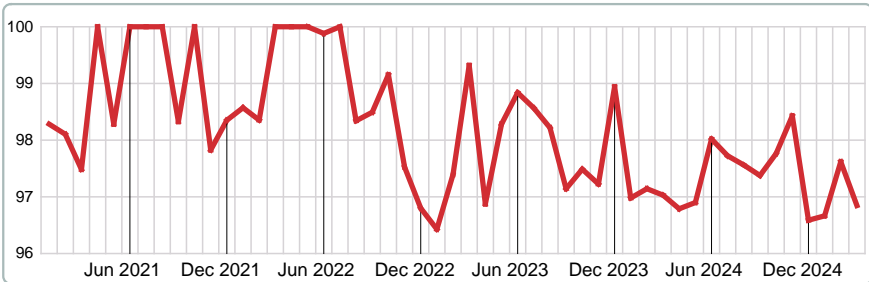
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 98.14%



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
\$75,000 and less	2	4.08%	102.36%	100.00%	104.72%	0.00%	0.00%
\$75,001 - \$125,000	8	16.33%	84.24%	94.16%	85.71%	82.76%	71.94%
\$125,001 - \$200,000	8	16.33%	96.30%	82.50%	98.68%	92.26%	0.00%
\$200,001 - \$275,000	10	20.41%	100.00%	0.00%	100.00%	0.00%	0.00%
\$275,001 - \$325,000	8	16.33%	96.51%	0.00%	97.27%	95.74%	0.00%
\$325,001 - \$500,000	8	16.33%	96.69%	0.00%	96.90%	97.25%	96.03%
\$500,001 and up	5	10.20%	91.63%	0.00%	91.63%	91.51%	0.00%
Median Sold/List Ratio		96.85%		94.16%	98.38%	93.94%	83.98%
Total Closed Units		49	100%	7	31	9	2
Total Closed Volume		13,030,671		732.00K	8.81M	3.05M	436.00K

March 2025



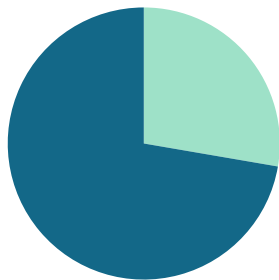
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type



MARKET SUMMARY

Report produced on Apr 11, 2025 for MLS Technology Inc.

INVENTORY



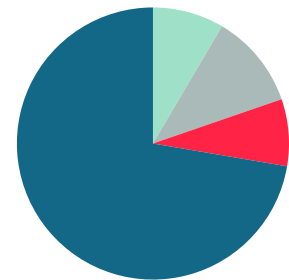
Inventory

New Listings
146 = 27.70%
Start Inventory
381
Total Inventory
Units
527
Volume
\$239,455,156

Market Activity

Closed Sales
49 = 8.48%
Pending Sales
65 = 11.25%
Other Off Market
46 = 7.96%
Active Inventory
418 = 72.32%

MARKET ACTIVITY



Compared Metrics	2024	March 2025	+/-%	Year to Date 2024	Year to Date 2025	+/-%
Closed Sales	57	49	-14.04%	144	150	4.17%
Pending Sales	58	65	12.07%	176	185	5.11%
New Listings	88	146	65.91%	308	393	27.60%
Median List Price	259,000	250,000	-3.47%	250,000	247,200	-1.12%
Median Sale Price	246,000	245,000	-0.41%	245,000	236,500	-3.47%
Median Percent of Selling Price to List Price	97.03%	96.85%	-0.19%	97.01%	97.05%	0.04%
Median Days on Market to Sale	21.00	24.00	14.29%	32.50	41.50	27.69%
Monthly Inventory	325	418	28.62%	325	418	28.62%
Months Supply of Inventory	5.16	6.62	28.28%	5.16	6.62	28.28%

Absorption: Last 12 months, an Average of **63** Sales/Month

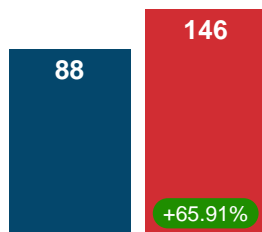
Inventory on March 31, 2025 = **418**

2024 **2025**

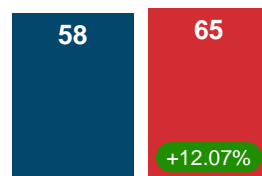
MARCH MARKET

MEDIAN PRICES

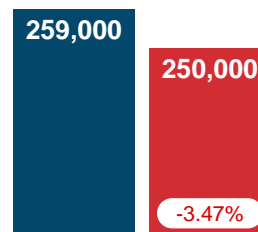
New Listings



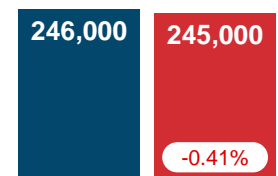
Pending Listings



List Price



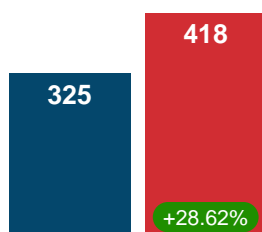
Sale Price



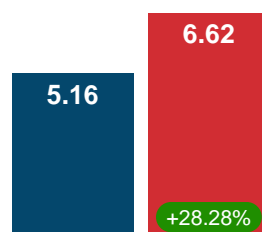
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

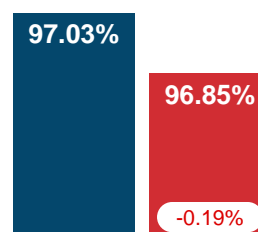
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

