

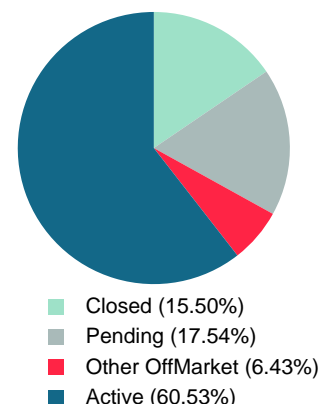
April 2025

Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential
Property Type

**MONTHLY INVENTORY ANALYSIS**

Report produced on May 13, 2025 for MLS Technology Inc.

Compared Metrics	2024	April 2025	+/- %
Closed Listings	55	53	-3.64%
Pending Listings	44	60	36.36%
New Listings	97	98	1.03%
Median List Price	184,900	185,000	0.05%
Median Sale Price	184,900	190,500	3.03%
Median Percent of Selling Price to List Price	99.31%	98.25%	-1.06%
Median Days on Market to Sale	13.00	17.00	30.77%
End of Month Inventory	187	207	10.70%
Months Supply of Inventory	3.65	4.48	22.46%



Absorption: Last 12 months, an Average of **46** Sales/Month
Active Inventory as of April 30, 2025 = **207**

Analysis Wrap-Up**Months Supply of Inventory (MSI) Increases**

The total housing inventory at the end of April 2025 rose **10.70%** to 207 existing homes available for sale. Over the last 12 months this area has had an average of 46 closed sales per month. This represents an unsold inventory index of **4.48** MSI for this period.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **3.03%** in April 2025 to \$190,500 versus the previous year at \$184,900.

Median Days on Market Lengthens

The median number of **17.00** days that homes spent on the market before selling increased by 4.00 days or **30.77%** in April 2025 compared to last year's same month at **13.00** DOM.

Sales Success for April 2025 is Positive

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

There were 98 New Listings in April 2025, up **1.03%** from last year at 97. Furthermore, there were 53 Closed Listings this month versus last year at 55, a **-3.64%** decrease.

Closed versus Listed trends yielded a **54.1%** ratio, down from previous year's, April 2024, at **56.7%**, a **4.62%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

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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

April 2025



Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential
Property Type

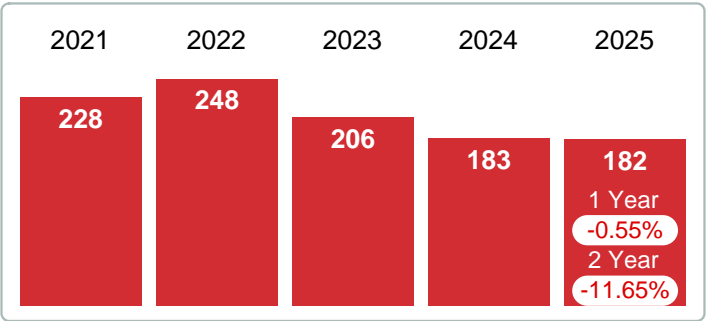
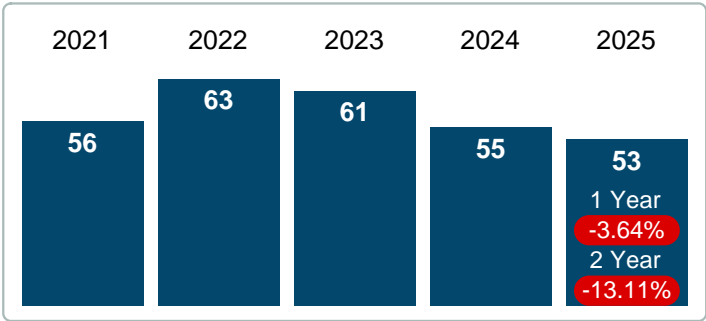


CLOSED LISTINGS

Report produced on May 13, 2025 for MLS Technology Inc.

APRIL

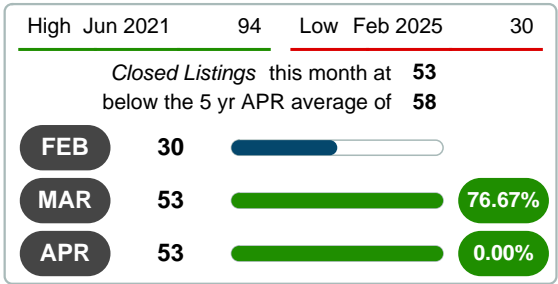
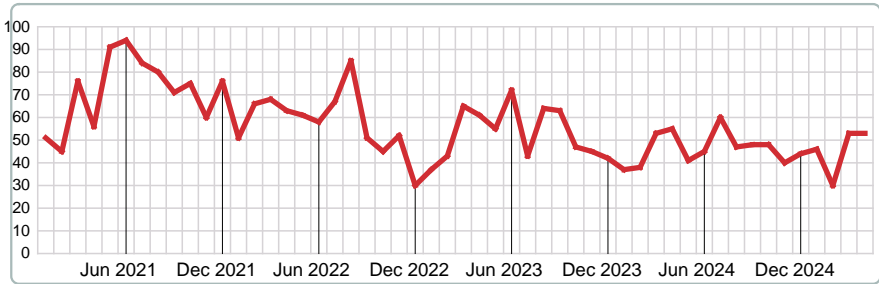
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 58



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

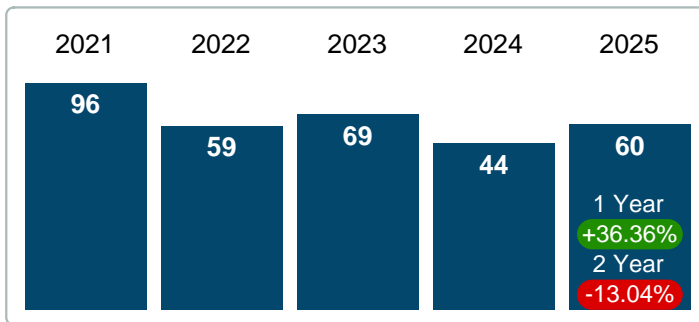
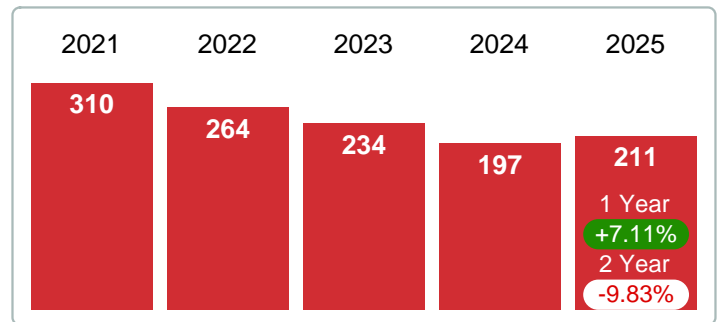
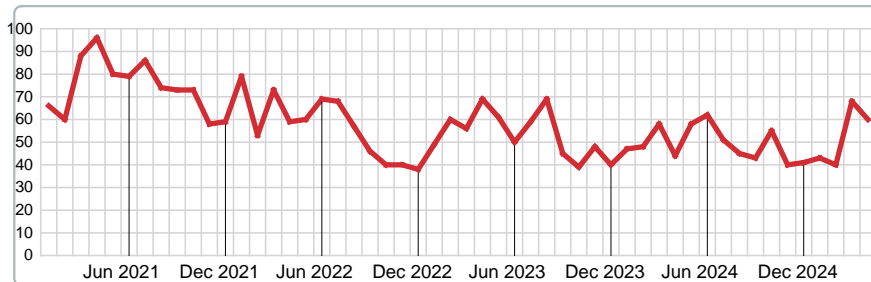
Distribution of Closed Listings by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4			7.55%	20.0	3	1	0	0
\$50,001 - \$100,000	6			11.32%	4.5	4	2	0	0
\$100,001 - \$150,000	7			13.21%	16.0	4	3	0	0
\$150,001 - \$225,000	18			33.96%	15.5	3	11	3	1
\$225,001 - \$275,000	5			9.43%	20.0	0	4	0	1
\$275,001 - \$350,000	6			11.32%	33.5	0	4	2	0
\$350,001 and up	7			13.21%	43.0	0	5	1	1
Total Closed Units				53		14	30	6	3
Total Closed Volume				11,398,330	100%	1.52M	7.00M	1.57M	1.31M
Median Closed Price				\$190,500		\$104,500	\$202,250	\$261,015	\$235,000

April 2025

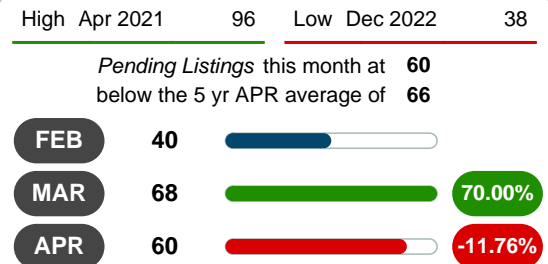
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential
Property Type

**PENDING LISTINGS**

Report produced on May 13, 2025 for MLS Technology Inc.

APRIL**YEAR TO DATE (YTD)****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS**

5 year APR AVG = 66

**PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE**

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	8.33%	17.0	3	1	1	0
\$50,001 - \$100,000	7	11.67%	17.0	1	4	2	0
\$100,001 - \$150,000	8	13.33%	8.0	2	6	0	0
\$150,001 - \$250,000	15	25.00%	3.0	2	11	1	1
\$250,001 - \$325,000	9	15.00%	70.0	0	6	2	1
\$325,001 - \$375,000	9	15.00%	12.0	0	4	4	1
\$375,001 and up	7	11.67%	38.0	0	4	2	1
Total Pending Units	60			8	36	12	4
Total Pending Volume	13,692,335	100%	13.0	754.60K	8.26M	3.24M	1.44M
Median Listing Price	\$194,450			\$95,750	\$194,450	\$332,450	\$336,950

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

April 2025



Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential
Property Type

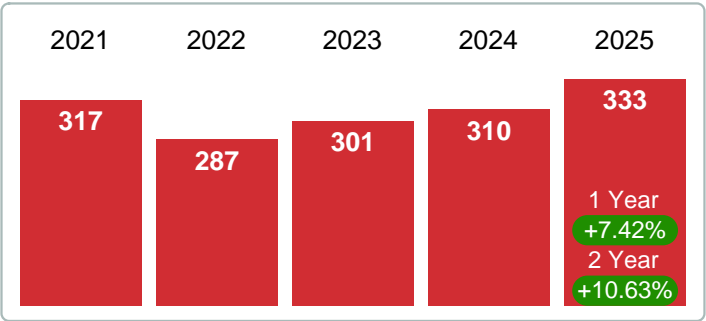
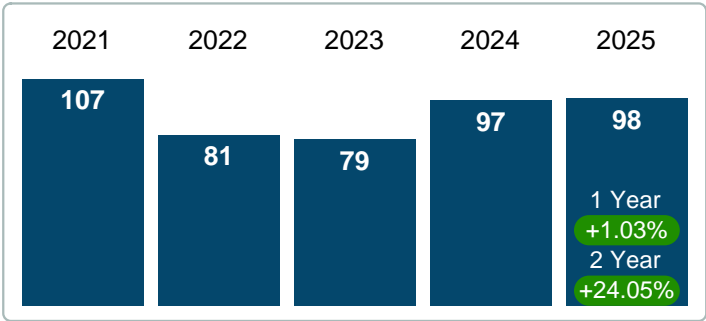


NEW LISTINGS

Report produced on May 13, 2025 for MLS Technology Inc.

APRIL

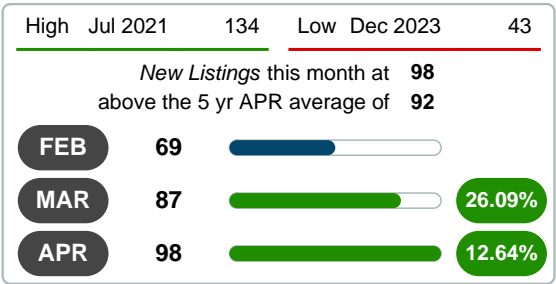
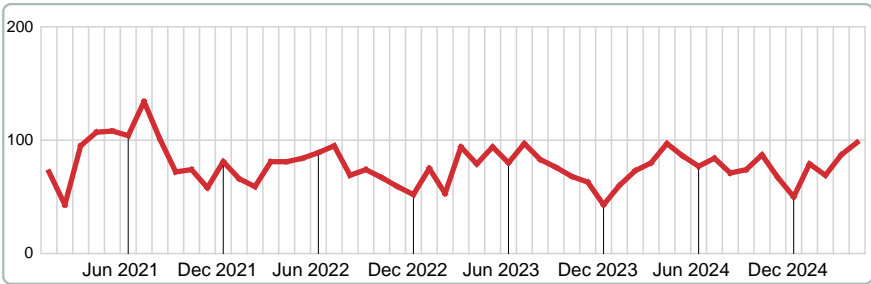
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 92



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$50,000 and less	8	8.16%
\$50,001 - \$125,000	15	15.31%
\$125,001 - \$175,000	13	13.27%
\$175,001 - \$275,000	24	24.49%
\$275,001 - \$350,000	15	15.31%
\$350,001 - \$550,000	13	13.27%
\$550,001 and up	10	10.20%
Total New Listed Units	98	
Total New Listed Volume	26,712,685	100%
Median New Listed Listing Price	\$222,000	

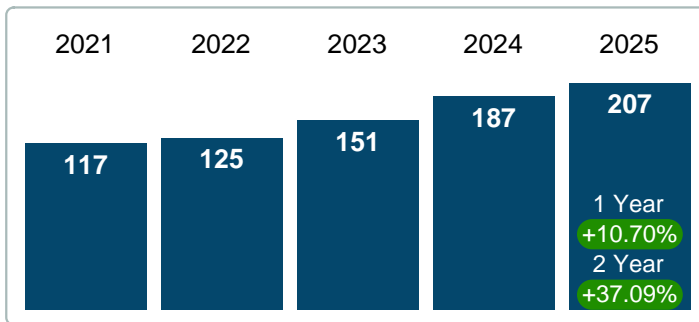
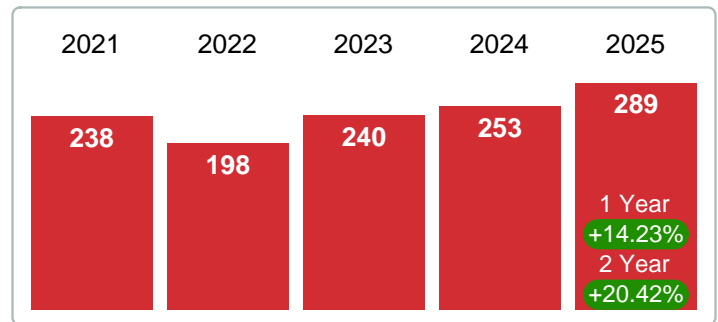
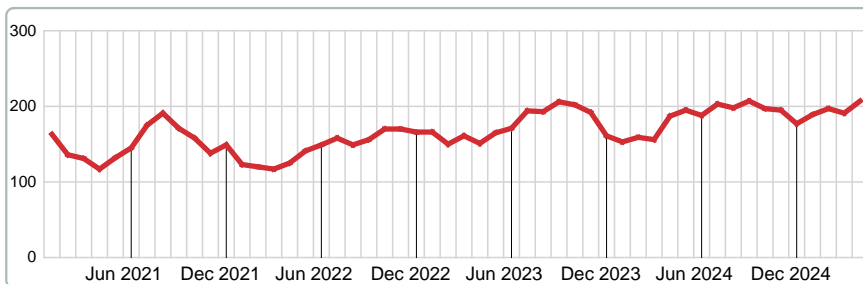
1-2 Beds	3 Beds	4 Beds	5+ Beds
5	3	0	0
4	7	4	0
3	10	0	0
1	16	7	0
1	7	5	2
0	7	4	2
0	3	6	1
14	53	26	5
1.51M	12.96M	9.88M	2.36M
\$88,750	\$210,000	\$318,700	\$355,000

April 2025

Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential
Property Type

**ACTIVE INVENTORY**

Report produced on May 13, 2025 for MLS Technology Inc.

END OF APRIL**ACTIVE DURING APRIL****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year APR AVG = 157**

High Apr 2025 207 Low Mar 2022 117

Inventory this month at **207**
above the 5 yr APR average of **157**

**INVENTORY & BEDROOMS DISTRIBUTION BY PRICE**

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	17	8.21%	47.0	6	8	2	1
\$50,001 - \$125,000	30	14.49%	75.0	14	10	6	0
\$125,001 - \$175,000	23	11.11%	62.0	6	14	3	0
\$175,001 - \$275,000	54	26.09%	52.0	7	38	9	0
\$275,001 - \$375,000	32	15.46%	51.5	3	13	13	3
\$375,001 - \$650,000	33	15.94%	44.0	0	17	12	4
\$650,001 and up	18	8.70%	58.5	4	5	6	3
Total Active Inventory by Units		207		40	105	51	11
Total Active Inventory by Volume		64,570,440	100%	9.21M	29.40M	18.84M	7.12M
Median Active Inventory Listing Price		\$237,000		\$124,000	\$229,000	\$309,000	\$399,000

Contact: MLS Technology Inc.

Phone: 918-663-7500

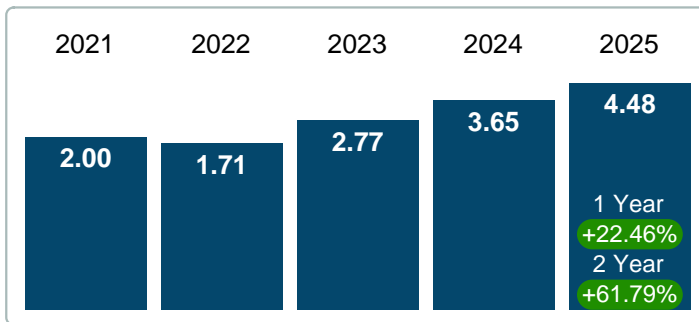
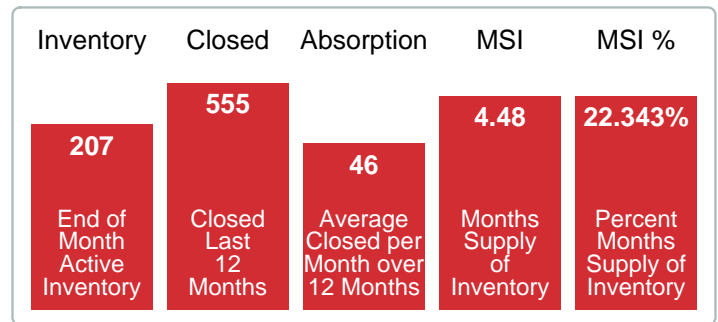
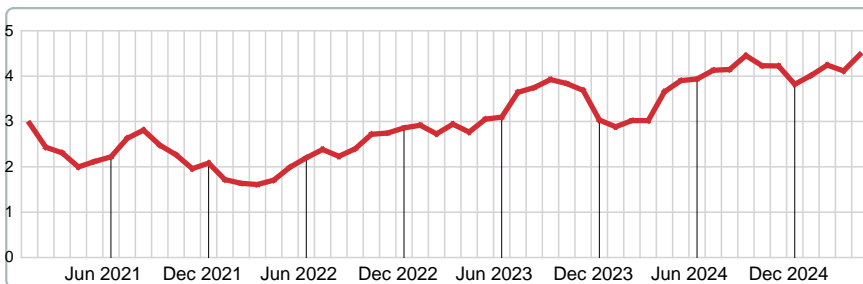
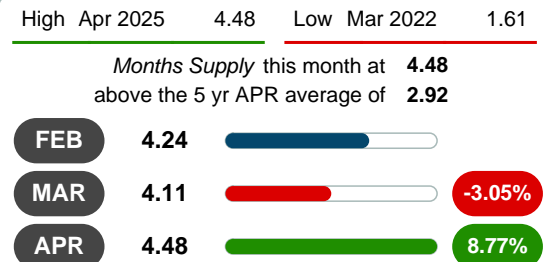
Email: support@mlstechnology.com

April 2025

Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential
Property Type

**MONTHS SUPPLY of INVENTORY (MSI)**

Report produced on May 13, 2025 for MLS Technology Inc.

MSI FOR APRIL**INDICATORS FOR APRIL 2025****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year APR AVG = 2.92****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
\$50,000 and less	17		8.21%	6.58	4.24	7.38	24.00	0.00
\$50,001 - \$125,000	30		14.49%	3.40	3.36	2.45	10.29	0.00
\$125,001 - \$175,000	23		11.11%	2.49	2.57	2.21	6.00	0.00
\$175,001 - \$275,000	54		26.09%	4.50	7.64	4.15	6.00	0.00
\$275,001 - \$375,000	32		15.46%	4.47	36.00	3.18	4.46	36.00
\$375,001 - \$650,000	33		15.94%	6.39	0.00	7.56	6.00	9.60
\$650,001 and up	18		8.70%	14.40	48.00	10.00	24.00	7.20
Market Supply of Inventory (MSI)				4.48	4.21	3.82	6.51	7.76
Total Active Inventory by Units			100%	4.48	40	105	51	11

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April 2025



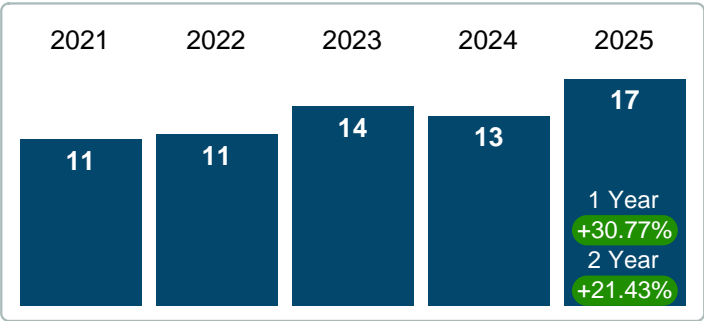
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential
Property Type



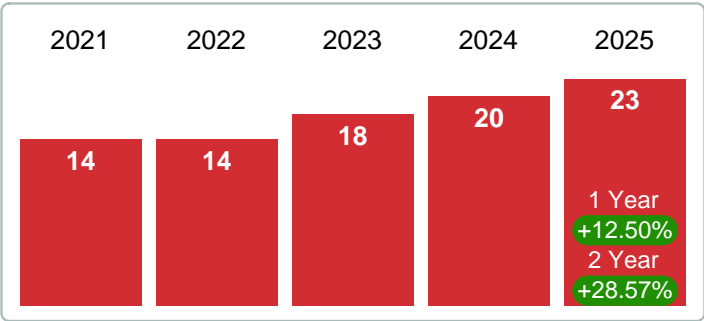
MEDIAN DAYS ON MARKET TO SALE

Report produced on May 13, 2025 for MLS Technology Inc.

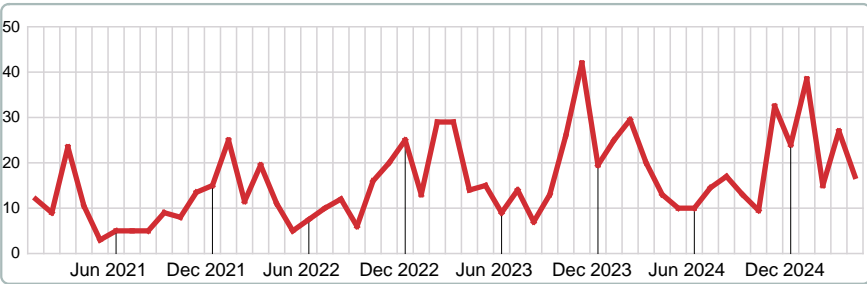
APRIL



YEAR TO DATE (YTD)

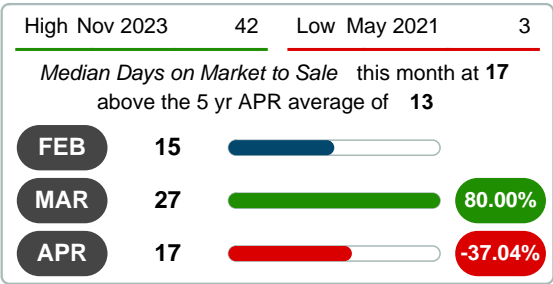


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 13



MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

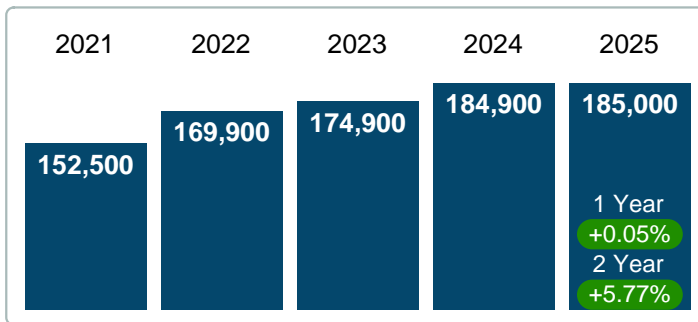
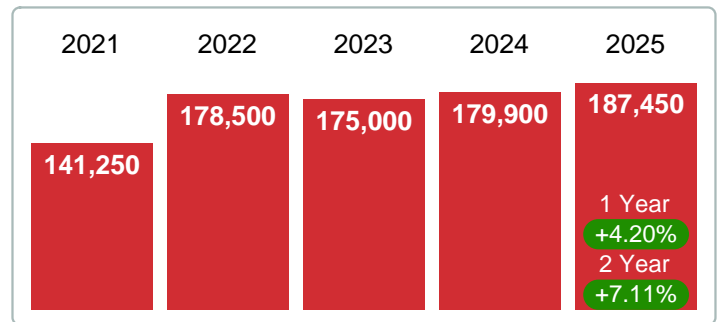
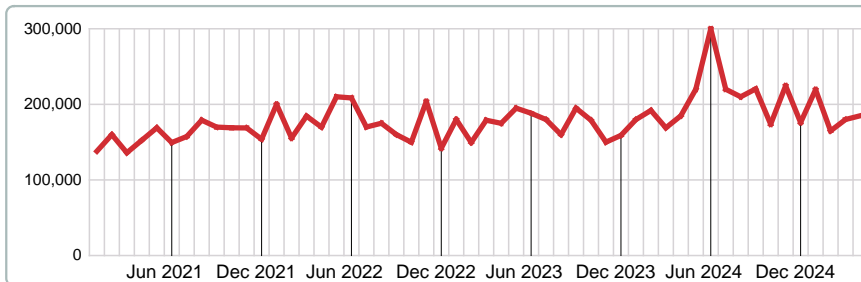
Distribution of Median Days on Market to Sale by Price Range			%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4		7.55%	20	1	55	0	0
\$50,001 - \$100,000	6		11.32%	5	13	4	0	0
\$100,001 - \$150,000	7		13.21%	16	14	21	0	0
\$150,001 - \$225,000	18		33.96%	16	17	33	1	8
\$225,001 - \$275,000	5		9.43%	20	0	21	0	14
\$275,001 - \$350,000	6		11.32%	34	0	31	68	0
\$350,001 and up	7		13.21%	43	0	12	152	71
Median Closed DOM		17			14	22	11	14
Total Closed Units		53	100%	17.0	14	30	6	3
Total Closed Volume		11,398,330			1.52M	7.00M	1.57M	1.31M

April 2025

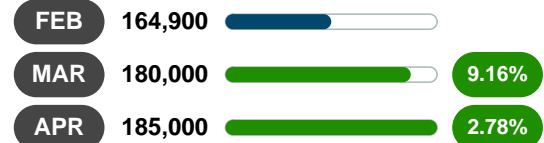
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential
Property Type

**MEDIAN LIST PRICE AT CLOSING**

Report produced on May 13, 2025 for MLS Technology Inc.

APRIL**YEAR TO DATE (YTD)****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year APR AVG = 173,440**

High Jun 2024 299,900 Low Mar 2021 136,000
Median List Price at Closing this month at **185,000**
above the 5 yr APR average of **173,440**

**MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE**

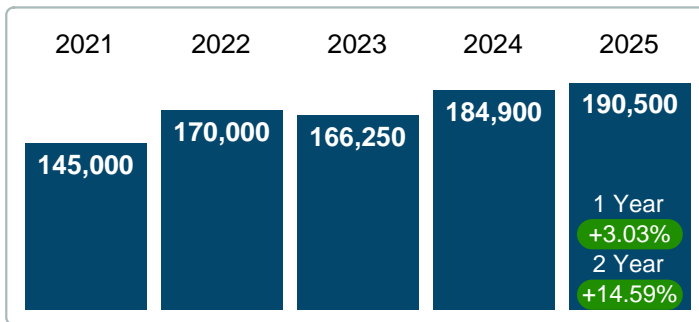
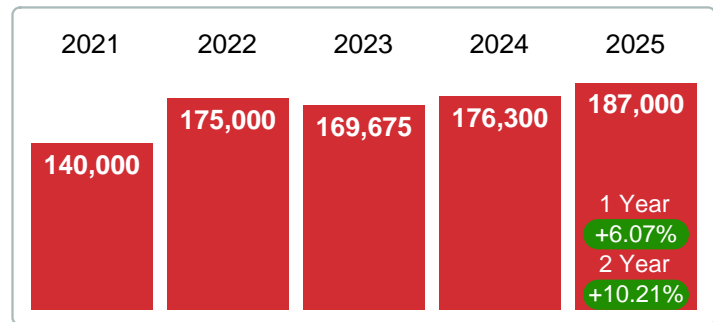
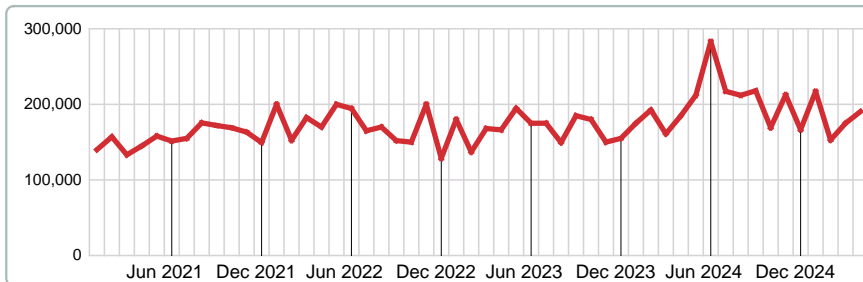
Distribution of Median List Price at Closing by Price Range		%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	7.55%	34,950	45,000	15,000	0	0
\$50,001 - \$100,000	6	11.32%	77,950	77,950	72,500	0	0
\$100,001 - \$150,000	9	16.98%	139,000	139,500	134,750	149,999	0
\$150,001 - \$225,000	13	24.53%	176,500	183,250	176,500	182,950	0
\$225,001 - \$275,000	8	15.09%	243,750	237,500	260,000	0	239,500
\$275,001 - \$350,000	6	11.32%	305,950	0	299,900	340,815	0
\$350,001 and up	7	13.21%	479,000	0	479,000	385,000	899,999
Median List Price			185,000	104,700	206,950	261,765	250,000
Total Closed Units		100%	185,000	14	30	6	3
Total Closed Volume			11,666,628	1.59M	7.12M	1.58M	1.38M

April 2025

Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential
Property Type

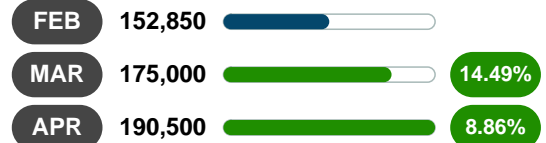
**MEDIAN SOLD PRICE AT CLOSING**

Report produced on May 13, 2025 for MLS Technology Inc.

APRIL**YEAR TO DATE (YTD)****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year APR AVG = 171,330**

High Jun 2024 283,000 Low Dec 2022 128,700

Median Sold Price at Closing this month at **190,500**
above the 5 yr APR average of **171,330**

**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
\$50,000 and less	4	7.55%	25,000	30,000	16,800	0	0
\$50,001 - \$100,000	6	11.32%	75,500	75,500	72,250	0	0
\$100,001 - \$150,000	7	13.21%	128,000	134,750	122,500	0	0
\$150,001 - \$225,000	18	33.96%	186,250	198,000	168,000	182,000	215,000
\$225,001 - \$275,000	5	9.43%	250,000	0	256,000	0	235,000
\$275,001 - \$350,000	6	11.32%	293,750	0	290,200	338,065	0
\$350,001 and up	7	13.21%	469,700	0	469,700	360,000	860,000
Median Sold Price			190,500	104,500	202,250	261,015	235,000
Total Closed Units		100%	190,500	14	30	6	3
Total Closed Volume			11,398,330	1.52M	7.00M	1.57M	1.31M

Contact: MLS Technology Inc.

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Email: support@mlstechnology.com

April 2025



Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential
Property Type

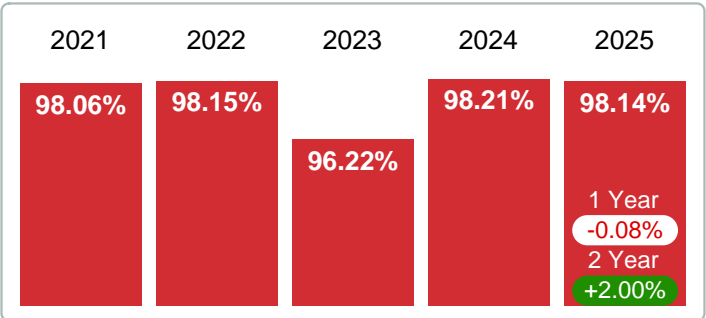
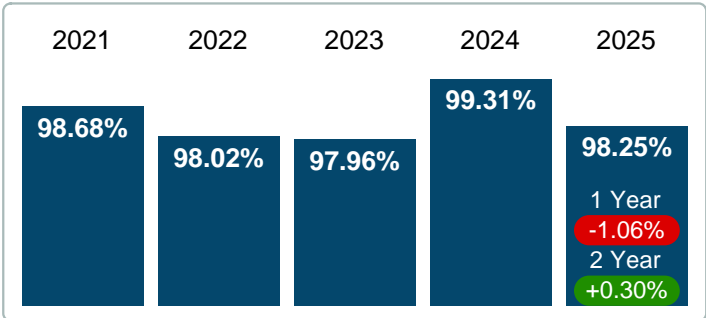


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on May 13, 2025 for MLS Technology Inc.

APRIL

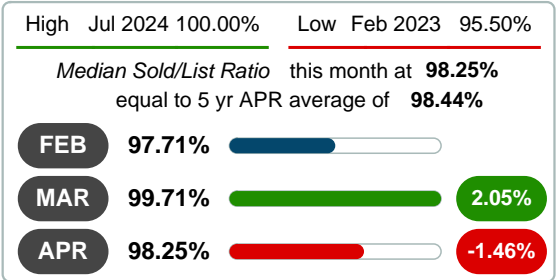
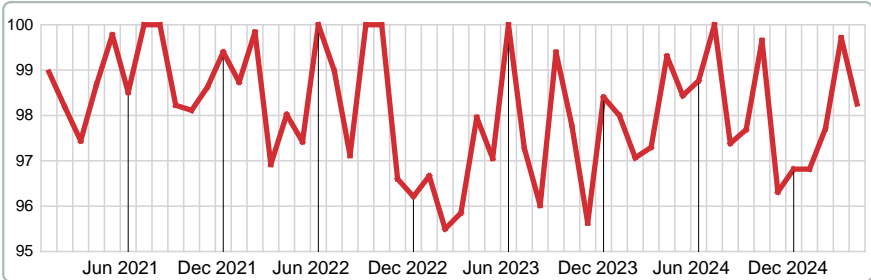
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 98.44%



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

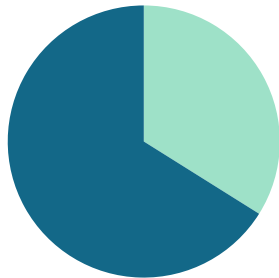
Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	7.55%	90.16%	80.32%	112.00%	0.00%	0.00%
\$50,001 - \$100,000	6	11.32%	100.00%	100.00%	99.33%	0.00%	0.00%
\$100,001 - \$150,000	7	13.21%	94.30%	94.86%	94.30%	0.00%	0.00%
\$150,001 - \$225,000	18	33.96%	100.00%	94.74%	100.00%	104.00%	93.89%
\$225,001 - \$275,000	5	9.43%	97.58%	0.00%	98.79%	0.00%	94.00%
\$275,001 - \$350,000	6	11.32%	98.94%	0.00%	97.03%	99.20%	0.00%
\$350,001 and up	7	13.21%	97.24%	0.00%	98.06%	93.51%	95.56%
Median Sold/List Ratio		98.25%		95.64%	98.64%	99.77%	94.00%
Total Closed Units		53	100%	14	30	6	3
Total Closed Volume		11,398,330		1.52M	7.00M	1.57M	1.31M

April 2025

Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential
Property Type

**MARKET SUMMARY**

Report produced on May 13, 2025 for MLS Technology Inc.

INVENTORY**Inventory**

New Listings
98 = 33.91%

Start Inventory
191

Total Inventory
Units
289

Volume
\$84,104,075

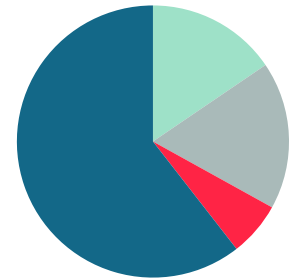
Market Activity

Closed Sales
53 = 15.50%

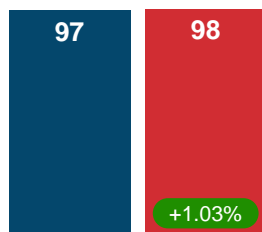
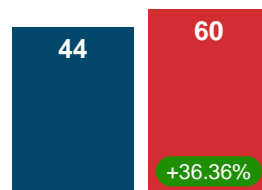
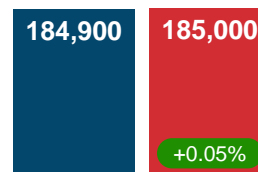
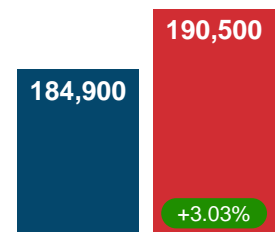
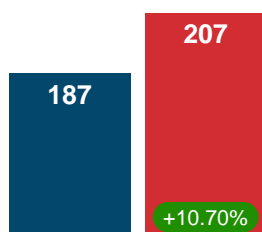
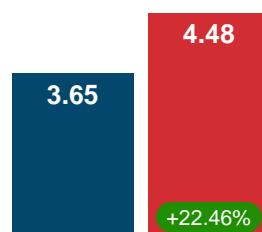
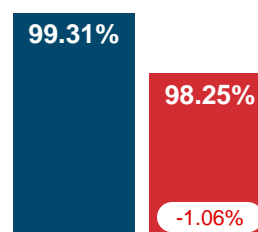
Pending Sales
60 = 17.54%

Other Off Market
22 = 6.43%

Active Inventory
207 = 60.53%

MARKET ACTIVITY

Compared Metrics	April			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	55	53	-3.64%	183	182	-0.55%
Pending Sales	44	60	36.36%	197	211	7.11%
New Listings	97	98	1.03%	310	333	7.42%
Median List Price	184,900	185,000	0.05%	179,900	187,450	4.20%
Median Sale Price	184,900	190,500	3.03%	176,300	187,000	6.07%
Median Percent of Selling Price to List Price	99.31%	98.25%	-1.06%	98.21%	98.14%	-0.08%
Median Days on Market to Sale	13.00	17.00	30.77%	20.00	22.50	12.50%
Monthly Inventory	187	207	10.70%	187	207	10.70%
Months Supply of Inventory	3.65	4.48	22.46%	3.65	4.48	22.46%

Absorption: Last 12 months, an Average of **46** Sales/Month**Inventory** on April 30, 2025 = **207****2024** **2025****APRIL 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**