

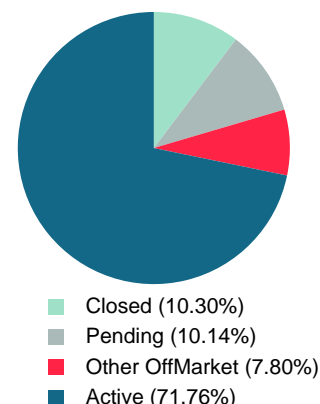
April 2025

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

**MONTHLY INVENTORY ANALYSIS**

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

| Compared Metrics | 2024 | April 2025 | +/- % |
|------------------------------------------------|---------|------------|---------|
| Closed Listings | 64 | 66 | 3.13% |
| Pending Listings | 74 | 65 | -12.16% |
| New Listings | 167 | 148 | -11.38% |
| Average List Price | 286,117 | 313,639 | 9.62% |
| Average Sale Price | 272,467 | 302,107 | 10.88% |
| Average Percent of Selling Price to List Price | 95.92% | 94.50% | -1.48% |
| Average Days on Market to Sale | 50.64 | 61.56 | 21.56% |
| End of Month Inventory | 352 | 460 | 30.68% |
| Months Supply of Inventory | 5.51 | 7.26 | 31.89% |



Absorption: Last 12 months, an Average of **63 Sales/Month**
Active Inventory as of April 30, 2025 = **460**

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

The total housing inventory at the end of April 2025 rose **30.68%** to 460 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 **7.26** 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 **10.88%** in April 2025 to \$302,107 versus the previous year at \$272,467.

Average Days on Market Lengthens

The average number of **61.56** days that homes spent on the market before selling increased by 10.92 days or **21.56%** in April 2025 compared to last year's same month at **50.64** DOM.

Sales Success for April 2025 is Positive

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

There were 148 New Listings in April 2025, down **11.38%** from last year at 167. Furthermore, there were 66 Closed Listings this month versus last year at 64, a **3.13%** increase.

Closed versus Listed trends yielded a **44.6%** ratio, up from previous year's, April 2024, at **38.3%**, a **16.36%** upswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

| | |
|-------------------------------------------------------|-----------|
| Closed Listings | 2 |
| Pending Listings | 3 |
| New Listings | 4 |
| Inventory | 5 |
| Months Supply of Inventory | 6 |
| Average Days on Market to Sale | 7 |
| Average List Price at Closing | 8 |
| Average Sale Price at Closing | 9 |
| Average Percent of Selling Price to List Price | 10 |
| Market Summary | 11 |

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 Atoka, Bryan, Choctaw, Marshall - Residential
Property Type

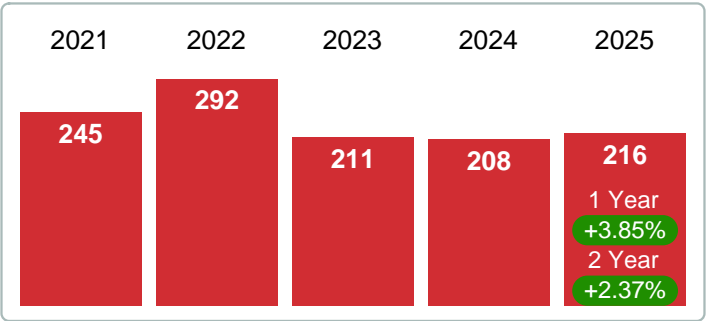
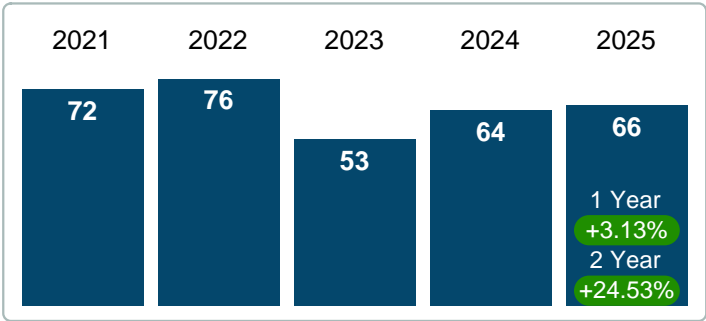


CLOSED LISTINGS

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

APRIL

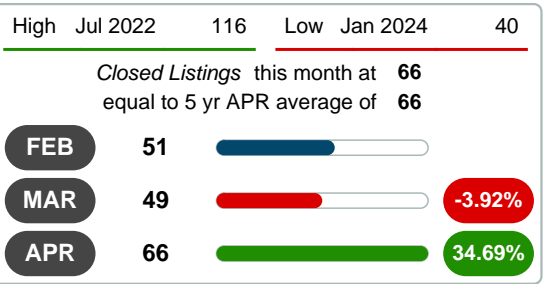
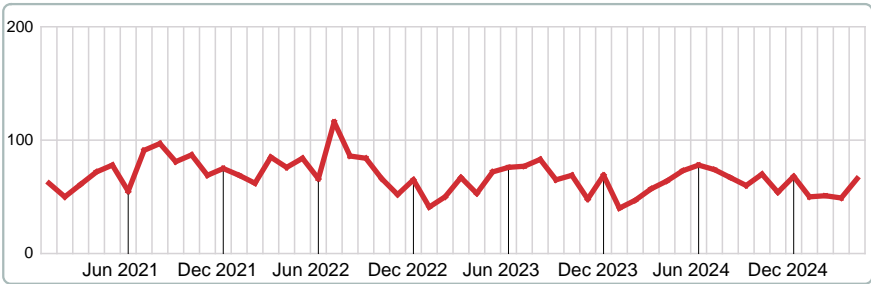
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 66



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range | | | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|------------------------------------------------|----|--|--|------------|-------|-----------|-----------|-----------|-----------|
| \$75,000 and less | 7 | | | 10.61% | 86.0 | 4 | 3 | 0 | 0 |
| \$75,001 - \$150,000 | 6 | | | 9.09% | 39.0 | 2 | 4 | 0 | 0 |
| \$150,001 - \$200,000 | 8 | | | 12.12% | 89.1 | 1 | 5 | 1 | 1 |
| \$200,001 - \$250,000 | 13 | | | 19.70% | 57.3 | 2 | 6 | 5 | 0 |
| \$250,001 - \$350,000 | 17 | | | 25.76% | 44.5 | 2 | 12 | 3 | 0 |
| \$350,001 - \$550,000 | 7 | | | 10.61% | 77.1 | 0 | 2 | 4 | 1 |
| \$550,001 and up | 8 | | | 12.12% | 59.0 | 4 | 1 | 2 | 1 |
| Total Closed Units | | | | 66 | | 15 | 33 | 15 | 3 |
| Total Closed Volume | | | | 19,939,060 | 100% | 4.40M | 7.97M | 6.41M | 1.17M |
| Average Closed Price | | | | \$302,107 | | \$293,333 | \$241,367 | \$427,264 | \$388,333 |

April 2025



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

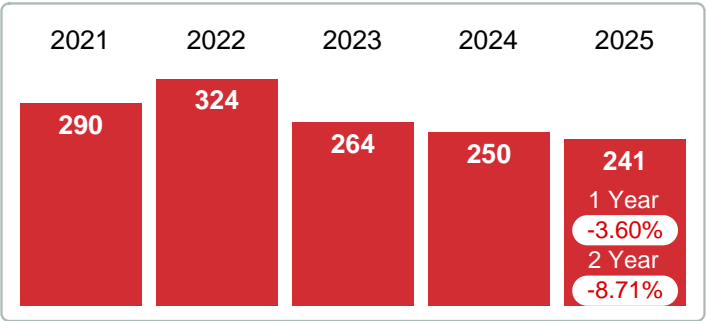
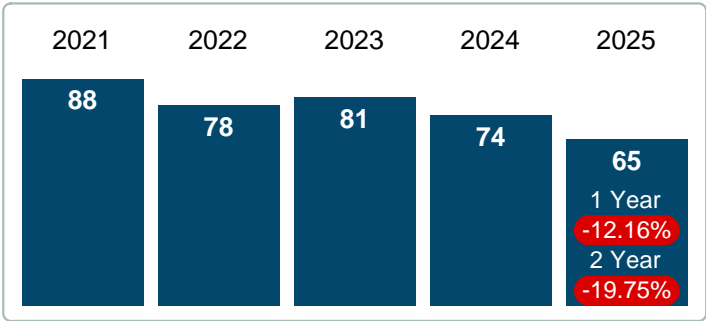


PENDING LISTINGS

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

APRIL

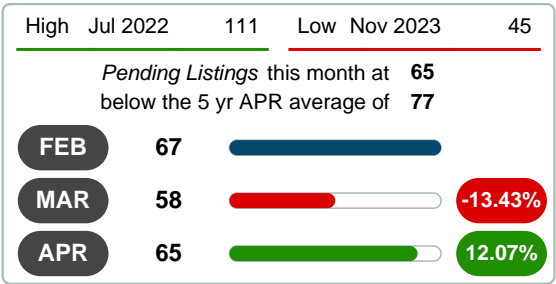
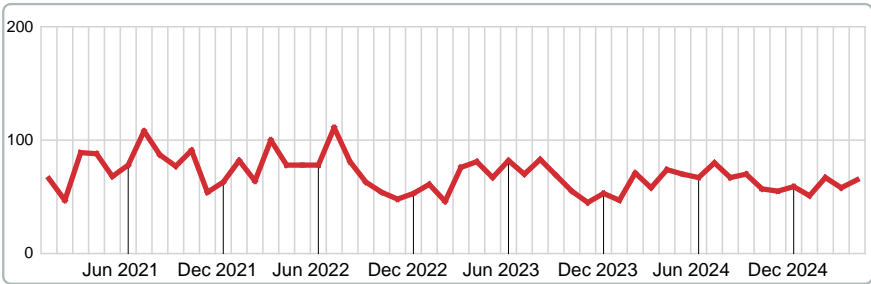
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 77



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range | | | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|-------------------------------------------------|----|--|--|--------|------------|-----------|-----------|-----------|-----------|
| \$100,000 and less | 5 | | | 7.69% | 122.2 | 2 | 3 | 0 | 0 |
| \$100,001 - \$175,000 | 6 | | | 9.23% | 84.0 | 3 | 2 | 1 | 0 |
| \$175,001 - \$225,000 | 12 | | | 18.46% | 59.1 | 2 | 5 | 5 | 0 |
| \$225,001 - \$325,000 | 17 | | | 26.15% | 63.1 | 2 | 11 | 4 | 0 |
| \$325,001 - \$375,000 | 9 | | | 13.85% | 66.4 | 0 | 5 | 4 | 0 |
| \$375,001 - \$675,000 | 9 | | | 13.85% | 45.0 | 1 | 7 | 0 | 1 |
| \$675,001 and up | 7 | | | 10.77% | 127.4 | 0 | 1 | 6 | 0 |
| Total Pending Units | | | | | 65 | 10 | 34 | 20 | 1 |
| Total Pending Volume | | | | | 25,217,375 | 1.75M | 11.13M | 11.77M | 570.00K |
| Average Listing Price | | | | | \$280,497 | \$174,808 | \$327,430 | \$588,334 | \$570,000 |

April 2025



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

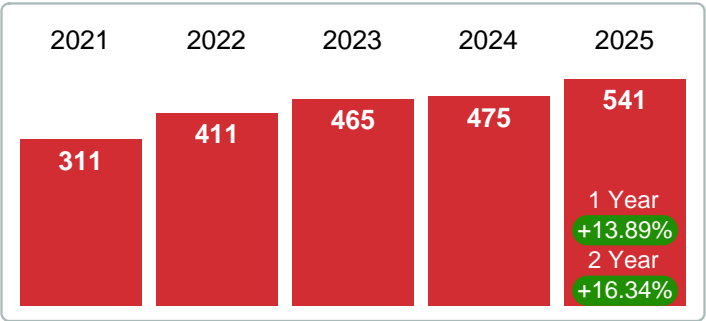
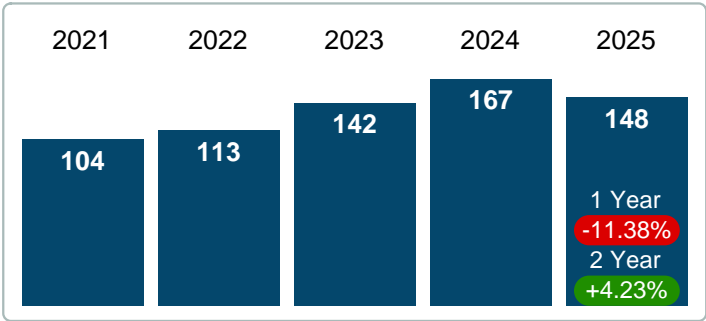


NEW LISTINGS

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

APRIL

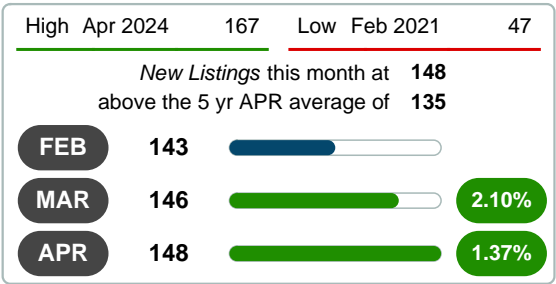
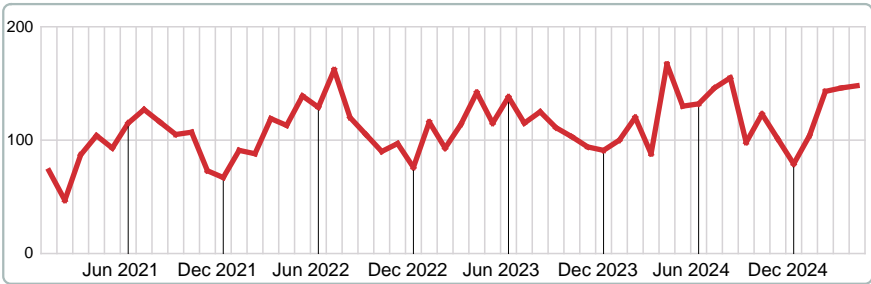
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 135



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of New Listings by Price Range | | | % |
|---------------------------------------------|------------|--|--------|
| \$125,000 and less | 11 | | 7.43% |
| \$125,001 - \$175,000 | 14 | | 9.46% |
| \$175,001 - \$250,000 | 30 | | 20.27% |
| \$250,001 - \$325,000 | 34 | | 22.97% |
| \$325,001 - \$400,000 | 21 | | 14.19% |
| \$400,001 - \$650,000 | 24 | | 16.22% |
| \$650,001 and up | 14 | | 9.46% |
| Total New Listed Units | 148 | | |
| Total New Listed Volume | 52,223,524 | | 100% |
| Average New Listed Listing Price | \$365,000 | | |

| 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|-----------|-----------|-----------|-----------|
| 5 | 5 | 1 | 0 |
| 5 | 7 | 1 | 1 |
| 5 | 19 | 5 | 1 |
| 3 | 25 | 3 | 3 |
| 3 | 9 | 8 | 1 |
| 2 | 13 | 8 | 1 |
| 0 | 4 | 10 | 0 |
| 23 | 82 | 36 | 7 |
| 5.23M | 27.22M | 17.60M | 2.18M |
| \$227,374 | \$331,941 | \$488,850 | \$310,877 |

April 2025



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

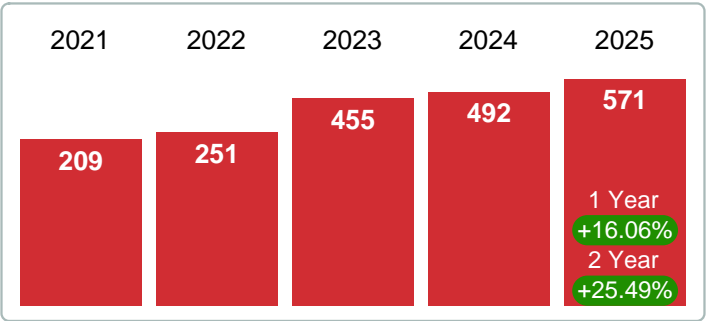
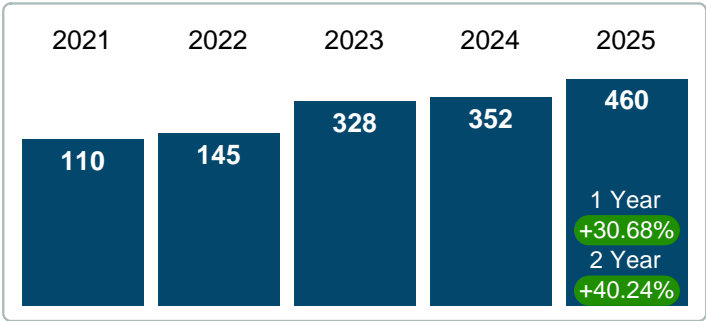


ACTIVE INVENTORY

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

END OF APRIL

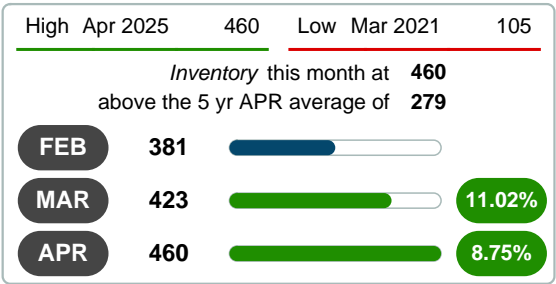
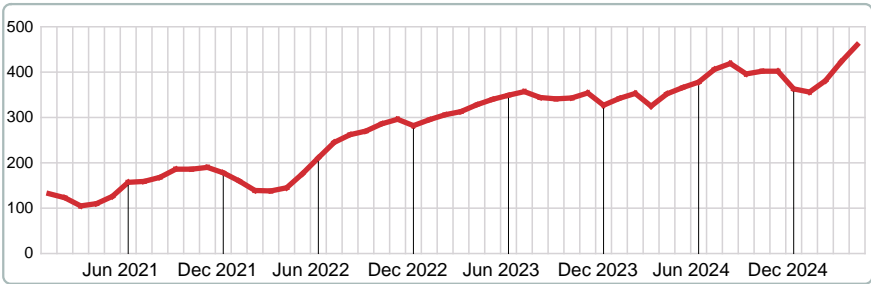
ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 279



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

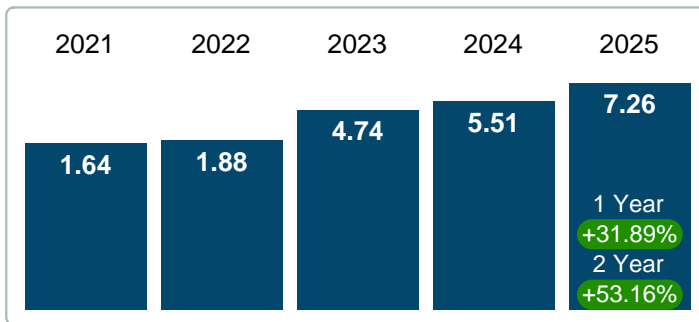
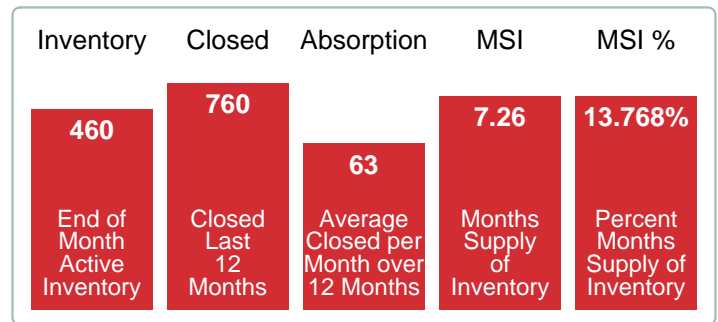
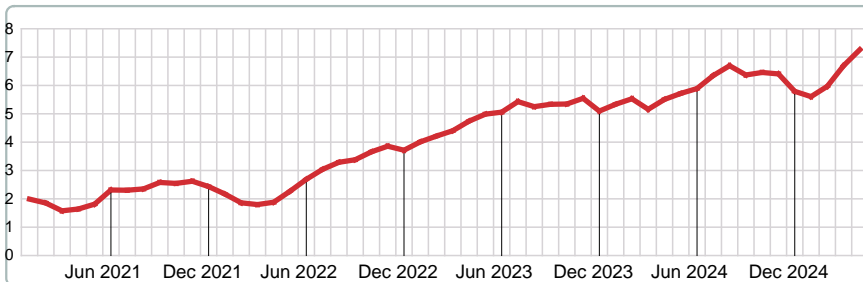
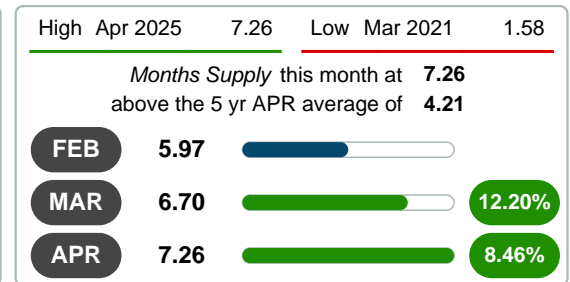
| Distribution of Inventory by Price Range | | | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|------------------------------------------|-----|--|--|--------|-------------|-----------|-----------|-----------|-----------|
| \$125,000 and less | 33 | | | 7.17% | 69.8 | 17 | 14 | 1 | 1 |
| \$125,001 - \$175,000 | 41 | | | 8.91% | 70.8 | 12 | 26 | 2 | 1 |
| \$175,001 - \$250,000 | 89 | | | 19.35% | 70.9 | 8 | 65 | 14 | 2 |
| \$250,001 - \$350,000 | 117 | | | 25.43% | 74.3 | 10 | 68 | 30 | 9 |
| \$350,001 - \$475,000 | 72 | | | 15.65% | 80.0 | 6 | 43 | 19 | 4 |
| \$475,001 - \$725,000 | 63 | | | 13.70% | 88.6 | 6 | 22 | 27 | 8 |
| \$725,001 and up | 45 | | | 9.78% | 125.3 | 1 | 19 | 15 | 10 |
| Total Active Inventory by Units | | | | | 460 | 60 | 257 | 108 | 35 |
| Total Active Inventory by Volume | | | | | 212,272,008 | 15.31M | 111.03M | 59.93M | 26.00M |
| Average Active Inventory Listing Price | | | | | \$461,461 | \$255,173 | \$432,023 | \$554,916 | \$742,881 |

April 2025

Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - 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 = 4.21****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 | 7.17% | 3.63 | 4.00 | 3.50 | 1.50 | 6.00 |
| \$125,001 - \$175,000 | 41 | 8.91% | 4.21 | 6.00 | 3.85 | 2.18 | 12.00 |
| \$175,001 - \$250,000 | 89 | 19.35% | 5.65 | 5.33 | 5.53 | 6.00 | 12.00 |
| \$250,001 - \$350,000 | 117 | 25.43% | 7.16 | 10.91 | 6.09 | 8.00 | 18.00 |
| \$350,001 - \$475,000 | 72 | 15.65% | 11.08 | 36.00 | 11.73 | 8.44 | 9.60 |
| \$475,001 - \$725,000 | 63 | 13.70% | 15.43 | 12.00 | 15.53 | 16.20 | 16.00 |
| \$725,001 and up | 45 | 9.78% | 24.55 | 6.00 | 25.33 | 22.50 | 40.00 |
| Market Supply of Inventory (MSI) | | | 7.26 | 6.32 | 6.51 | 8.82 | 16.80 |
| Total Active Inventory by Units | | 100% | 7.26 | 60 | 257 | 108 | 35 |

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

April 2025



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

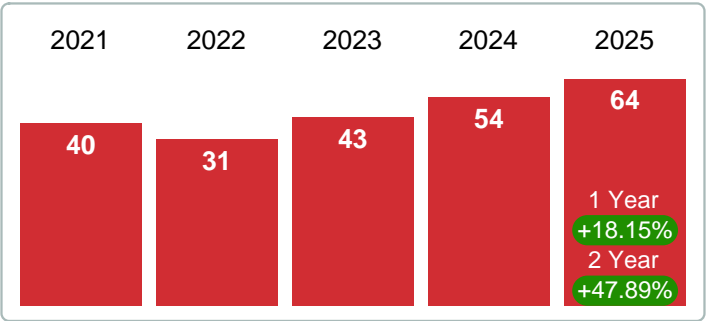
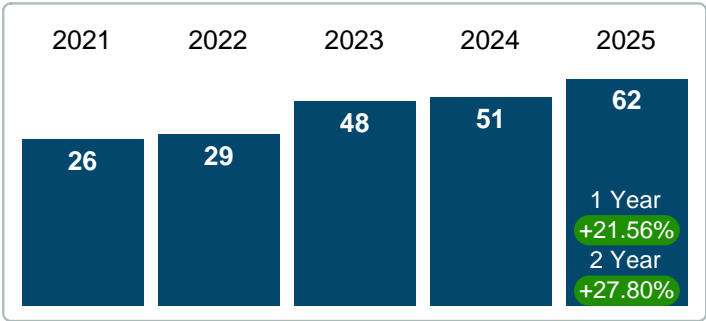


AVERAGE DAYS ON MARKET TO SALE

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

APRIL

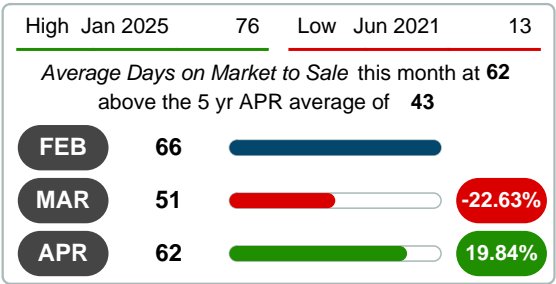
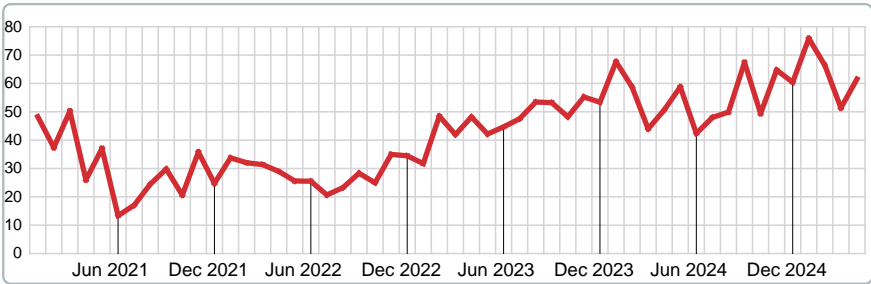
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 43

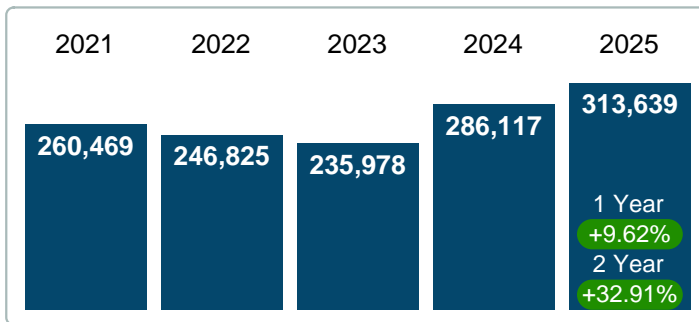
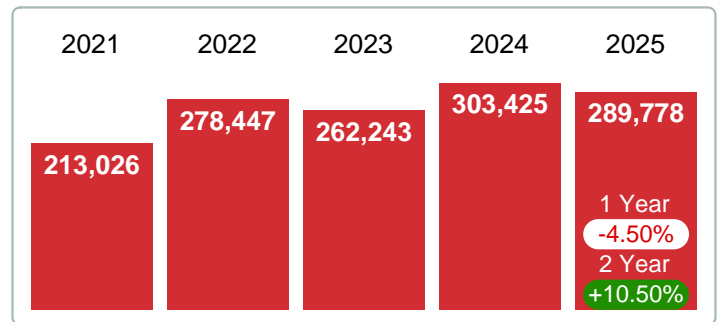
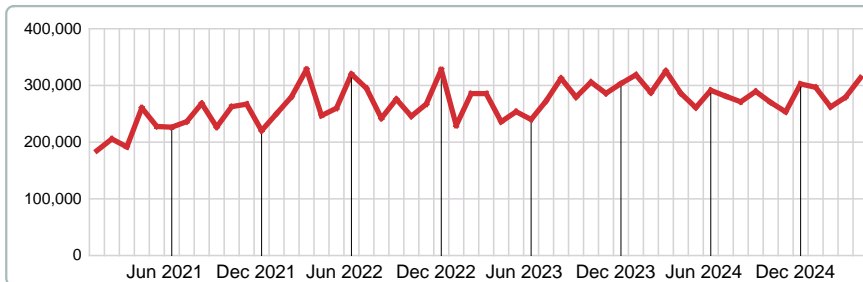


AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

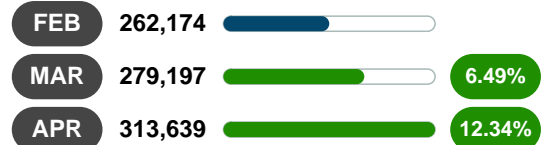
| Distribution of Average Days on Market to Sale by Price Range | | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|---------------------------------------------------------------|----|------------|--------|-------|----------|--------|--------|---------|
| \$75,000 and less | 7 | | 10.61% | 86 | 67 | 111 | 0 | 0 |
| \$75,001 - \$150,000 | 6 | | 9.09% | 39 | 31 | 43 | 0 | 0 |
| \$150,001 - \$200,000 | 8 | | 12.12% | 89 | 8 | 105 | 32 | 146 |
| \$200,001 - \$250,000 | 13 | | 19.70% | 57 | 78 | 58 | 49 | 0 |
| \$250,001 - \$350,000 | 17 | | 25.76% | 45 | 9 | 53 | 33 | 0 |
| \$350,001 - \$550,000 | 7 | | 10.61% | 77 | 0 | 19 | 80 | 181 |
| \$550,001 and up | 8 | | 12.12% | 59 | 72 | 54 | 66 | 1 |
| Average Closed DOM | | 62 | | | 53 | 64 | 55 | 109 |
| Total Closed Units | | 66 | 100% | 62 | 15 | 33 | 15 | 3 |
| Total Closed Volume | | 19,939,060 | | | 4.40M | 7.97M | 6.41M | 1.17M |

April 2025Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type**AVERAGE 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 = 268,606**

High Mar 2022 328,340 Low Jan 2021 184,959
 Average List Price at Closing this month at **313,639**
 above the 5 yr APR average of **268,606**

**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 |
|--------------------------------------------------------------|----|--------|------------|----------|---------|-----------|---------|
| \$75,000 and less | 4 | 6.06% | 39,850 | 52,475 | 80,667 | 0 | 0 |
| \$75,001 - \$150,000 | 6 | 9.09% | 104,900 | 135,000 | 140,450 | 0 | 0 |
| \$150,001 - \$200,000 | 10 | 15.15% | 176,370 | 169,900 | 187,960 | 199,000 | 190,000 |
| \$200,001 - \$250,000 | 13 | 19.70% | 231,253 | 224,788 | 236,310 | 242,096 | 0 |
| \$250,001 - \$350,000 | 17 | 25.76% | 288,299 | 262,500 | 301,090 | 288,827 | 0 |
| \$350,001 - \$550,000 | 8 | 12.12% | 426,237 | 0 | 405,000 | 444,975 | 415,000 |
| \$550,001 and up | 8 | 12.12% | 853,800 | 736,250 | 795,000 | 1,260,200 | 570,000 |
| Average List Price | | | 313,639 | 304,625 | 253,925 | 438,417 | 391,667 |
| Total Closed Units | | 100% | 313,639 | 15 | 33 | 15 | 3 |
| Total Closed Volume | | | 20,700,174 | 4.57M | 8.38M | 6.58M | 1.18M |

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

April 2025



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

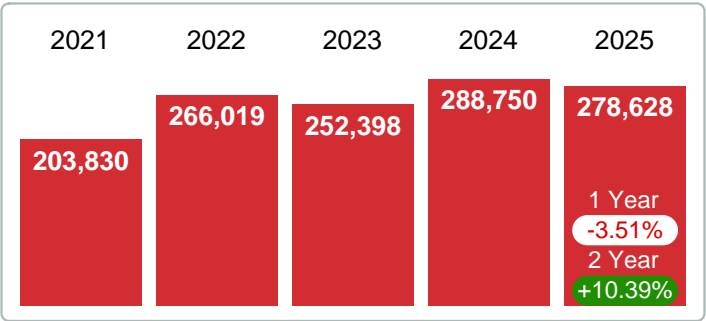
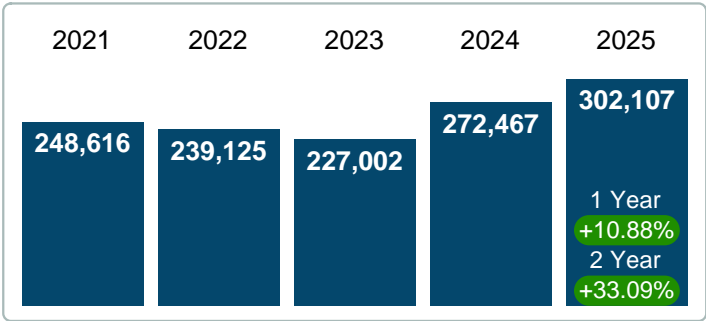


AVERAGE SOLD PRICE AT CLOSING

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

APRIL

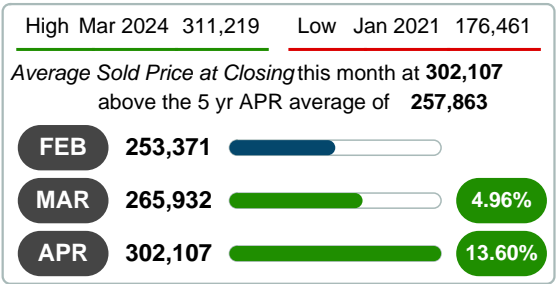
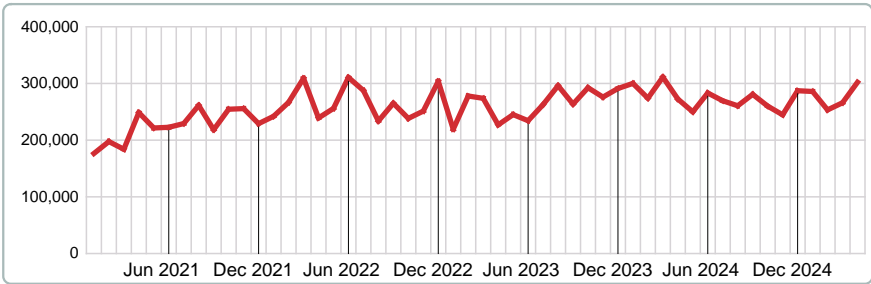
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 257,863



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

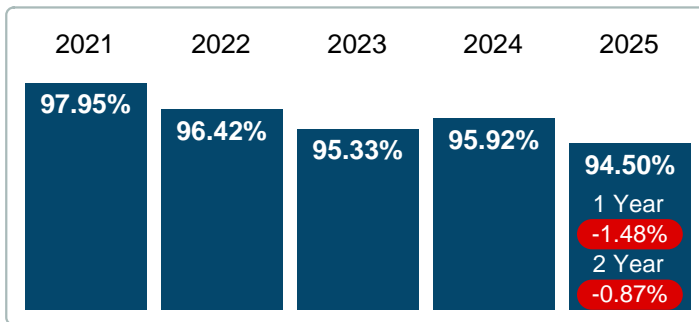
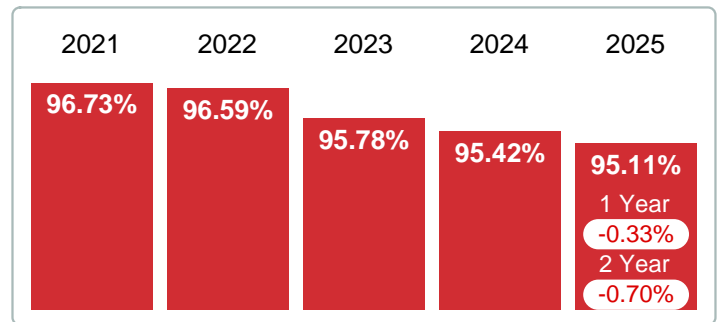
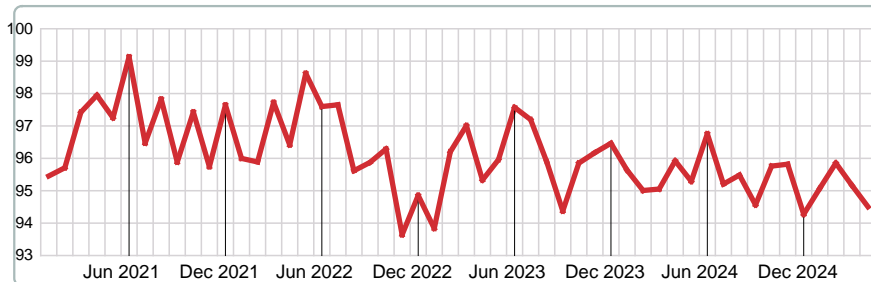
| Distribution of Average Sold Price at Closing by Price Range | | | | % | AV Sale | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--------------------------------------------------------------|----|--|--|--------|------------|----------|---------|-----------|---------|
| \$75,000 and less | 7 | | | 10.61% | 50,214 | 38,750 | 65,500 | 0 | 0 |
| \$75,001 - \$150,000 | 6 | | | 9.09% | 121,667 | 115,000 | 125,000 | 0 | 0 |
| \$150,001 - \$200,000 | 8 | | | 12.12% | 179,050 | 160,000 | 180,980 | 177,500 | 190,000 |
| \$200,001 - \$250,000 | 13 | | | 19.70% | 231,606 | 229,000 | 229,983 | 234,596 | 0 |
| \$250,001 - \$350,000 | 17 | | | 25.76% | 287,605 | 260,000 | 292,150 | 287,827 | 0 |
| \$350,001 - \$550,000 | 7 | | | 10.61% | 416,143 | 0 | 399,000 | 427,500 | 405,000 |
| \$550,001 and up | 8 | | | 12.12% | 826,500 | 719,250 | 680,000 | 1,242,500 | 570,000 |
| Average Sold Price | | | | | 302,107 | 293,333 | 241,367 | 427,264 | 388,333 |
| Total Closed Units | | | | 100% | 302,107 | 15 | 33 | 15 | 3 |
| Total Closed Volume | | | | | 19,939,060 | 4.40M | 7.97M | 6.41M | 1.17M |

April 2025

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

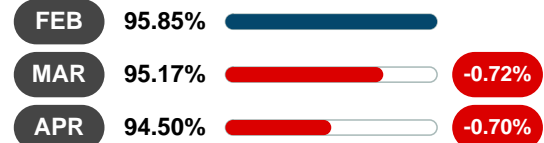
**AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE**

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 = 96.02%**

High Jun 2021 99.13% Low Nov 2022 93.64%

Average Sold/List Ratio this month at **94.50%**
below the 5 yr APR average of **96.02%**

**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 |
|------------------------------------------------|----|------------|---------|----------|--------|--------|---------|
| \$75,000 and less | 7 | 10.61% | 78.29% | 73.79% | 84.28% | 0.00% | 0.00% |
| \$75,001 - \$150,000 | 6 | 9.09% | 87.39% | 83.24% | 89.47% | 0.00% | 0.00% |
| \$150,001 - \$200,000 | 8 | 12.12% | 96.12% | 94.17% | 97.13% | 89.20% | 100.00% |
| \$200,001 - \$250,000 | 13 | 19.70% | 98.17% | 101.87% | 97.48% | 97.52% | 0.00% |
| \$250,001 - \$350,000 | 17 | 25.76% | 97.91% | 99.06% | 97.29% | 99.65% | 0.00% |
| \$350,001 - \$550,000 | 7 | 10.61% | 97.32% | 0.00% | 98.54% | 96.64% | 97.59% |
| \$550,001 and up | 8 | 12.12% | 96.75% | 98.11% | 85.53% | 98.03% | 100.00% |
| Average Sold/List Ratio | | 94.50% | | 90.01% | 94.89% | 97.22% | 99.20% |
| Total Closed Units | | 66 | 100% | 15 | 33 | 15 | 3 |
| Total Closed Volume | | 19,939,060 | | 4.40M | 7.97M | 6.41M | 1.17M |

Contact: MLS Technology Inc.

Phone: 918-663-7500

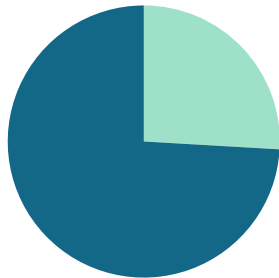
Email: support@mlstechnology.com

April 2025

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

**MARKET SUMMARY**

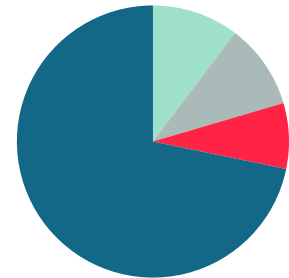
Report produced on May 13, 2025 for MLS Technology Inc.

INVENTORY**Inventory**

| | |
|-----------------------|---------------|
| New Listings | 148 = 25.92% |
| Start Inventory | 423 |
| Total Inventory Units | 571 |
| Volume | \$252,864,532 |

Market Activity

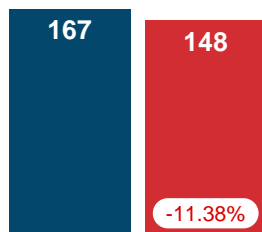
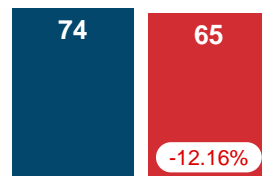
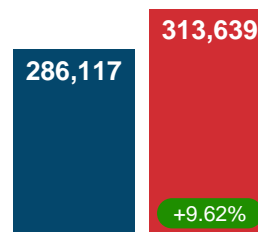
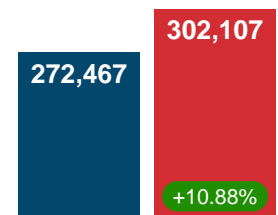
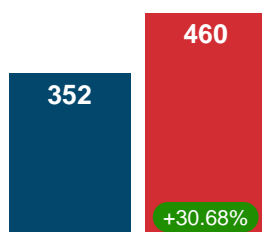
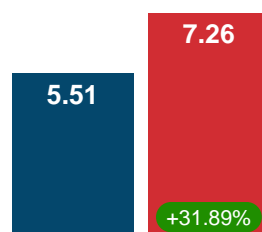
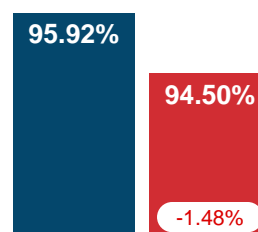
| | |
|------------------|--------------|
| Closed Sales | 66 = 10.30% |
| Pending Sales | 65 = 10.14% |
| Other Off Market | 50 = 7.80% |
| Active Inventory | 460 = 71.76% |

MARKET ACTIVITY

| Compared Metrics | 2024 | April 2025 | +/-% | 2024 | Year to Date 2025 | +/-% |
|------------------------------------------------|---------|------------|---------|---------|-------------------|--------|
| Closed Sales | 64 | 66 | 3.13% | 208 | 216 | 3.85% |
| Pending Sales | 74 | 65 | -12.16% | 250 | 241 | -3.60% |
| New Listings | 167 | 148 | -11.38% | 475 | 541 | 13.89% |
| Average List Price | 286,117 | 313,639 | 9.62% | 303,425 | 289,778 | -4.50% |
| Average Sale Price | 272,467 | 302,107 | 10.88% | 288,750 | 278,628 | -3.51% |
| Average Percent of Selling Price to List Price | 95.92% | 94.50% | -1.48% | 95.42% | 95.11% | -0.33% |
| Average Days on Market to Sale | 50.64 | 61.56 | 21.56% | 53.92 | 63.70 | 18.15% |
| Monthly Inventory | 352 | 460 | 30.68% | 352 | 460 | 30.68% |
| Months Supply of Inventory | 5.51 | 7.26 | 31.89% | 5.51 | 7.26 | 31.89% |

Absorption: Last 12 months, an Average of 63 Sales/Month**Inventory** on April 30, 2025 = 460

2024 2025

APRIL 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**